



CITY COUNCIL MEETING AGENDA  
TUESDAY DECEMBER 2, 2025

**\*\*\*\*SPECIAL MEETING - TRUTH IN TAXATION 6:00 PM\*\*\*\***

1. Call to Order
  2. Truth in Taxation Hearing.
  3. Adjourn.
- 

**CITY COUNCIL MEETING TIME: 6:30 PM**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. \*\*\*\*Consent Agenda\*\*\*\*

All items listed under Consent Agenda are considered to be routine by Council and will be acted on by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.

- a. Approval of City Council Minutes from the November 18, 2025, Regular City Council Meeting.
  - b. Approval of City Council Minutes from the November 20, 2025, City Council Workshop Meeting.
  - c. Approval of Accounts Payable (Batch # 1; Checks Numbered 24058-24087).
5. Set Agenda – Anyone Not on the Agenda can be Placed Under Open/Misc.
  6. Reports of Boards and Committees by Council and Staff.
  7. Consider Adoption of the Final 2026 Tax Levy and General Fund Budget and Associated Actions.
    - a. **RESOLUTION 25-1202-01** – Adopting the 2026 General Fund Budget.
    - b. **RESOLUTION 25-1202-02** – Adopting the 2026 General Tax Levy.

- c. **RESOLUTION 25-1202-03** – Adopting the 2026 Pioneer Sarah Creek Watershed Management Commission Tax Levy.
- 8. Mark Moorhouse (Applicant/Owner) is requesting the following action for the properties located on County Road 11 (PID No's. 08-118-24-12-0001, 08-118-24-11-0002 and 08-118-24-14-0001) in the City of Independence, MN.
  - a. **RESOLUTION 25-1202-04** – Considering a minor subdivision to allow a lot combination of the following properties: (PID No's. 08-118-24-12-0001, 08-118-24-11-0002 and 08-118-24-14-0001). The proposed combination would consolidate the three (3) properties into one (1) property.
- 9. Mark Moorhouse (Applicant/Owner) is requesting the following action for the properties located on County Road 11 (PID No's. 09-118-24-22-0004, 09-118-24-22-0005 and 09-118-24-21-0001) in the City of Independence, MN.
  - a. **RESOLUTION 25-1202-05** – Considering a minor subdivision to allow a lot combination of the following properties: (PID No's. 08-118-24-12-0001, 08-118-24-11-0002 and 08-118-24-14-000). The proposed combination would consolidate the three (3) properties into one (1) property.
- 10. Consider Approval of the MS4 Petition for Reevaluation.
  - a. The city has an opportunity to be released from the MS4 regulatory program.
- 11. Annual Opportunity for Public Comment on MS4 Permit.
  - a. This is an opportunity for interested citizens to comment on the city's Storm Water Pollution Prevention Program (SWPPP) which is a part of the City's MS4 Permit.
- 12. Open/Misc.
- 13. Adjourn.



*Lighting the path forward*

# City of Independence

## 2026 Final Budget

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December 2, 2025

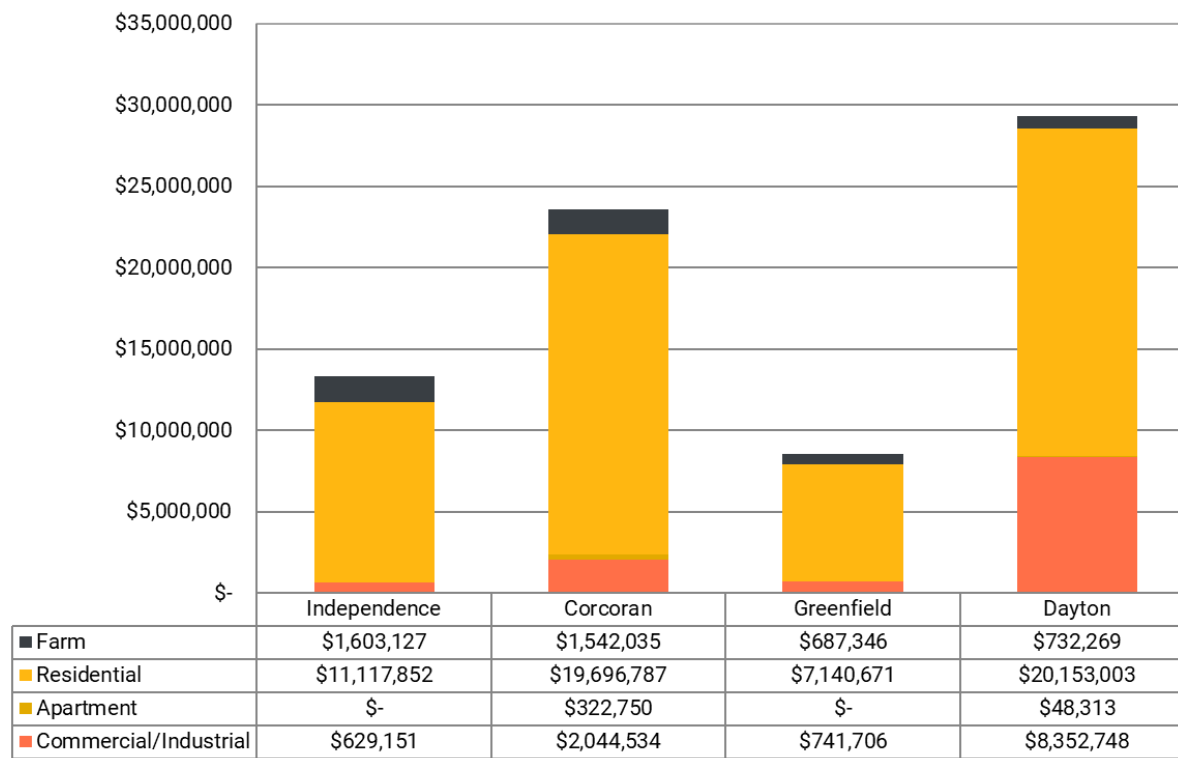


# 2026 Levy Compared to 2025

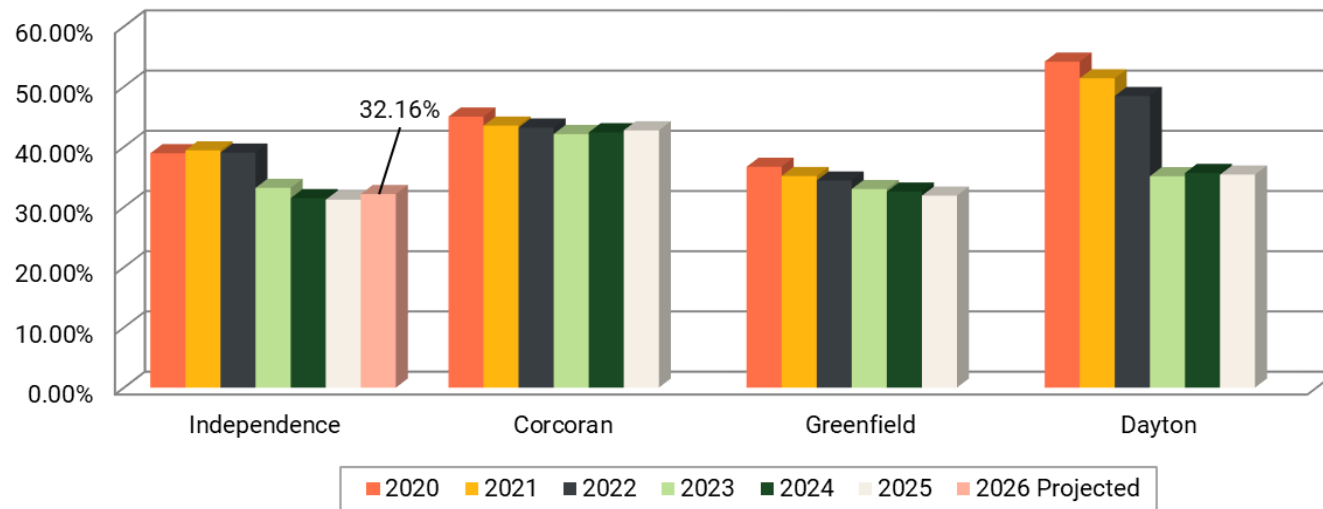
	2025 Budget	2026 Proposed	Increase (Decrease)	%Change
General	\$ 3,784,539	\$ 4,019,763	\$ 235,224	6.22%
Debt Service				
2010 GO Improvement Bonds	13,883	-	(13,883)	-100.00%
2015 GO Tax Abatement Bonds	177,148	-	(177,148)	-100.00%
2020A GO Bonds	123,577	122,317	(1,260)	-1.02%
2025A GO Bonds	0	270,428	270,428	100.00%
Total City Operating Levy	\$ 4,099,148	\$ 4,412,508	\$ 313,360	7.64%
Pioneer/Sarah Watershed Taxing District	\$ 72,194	\$ 81,056	\$ 8,862	12.28%



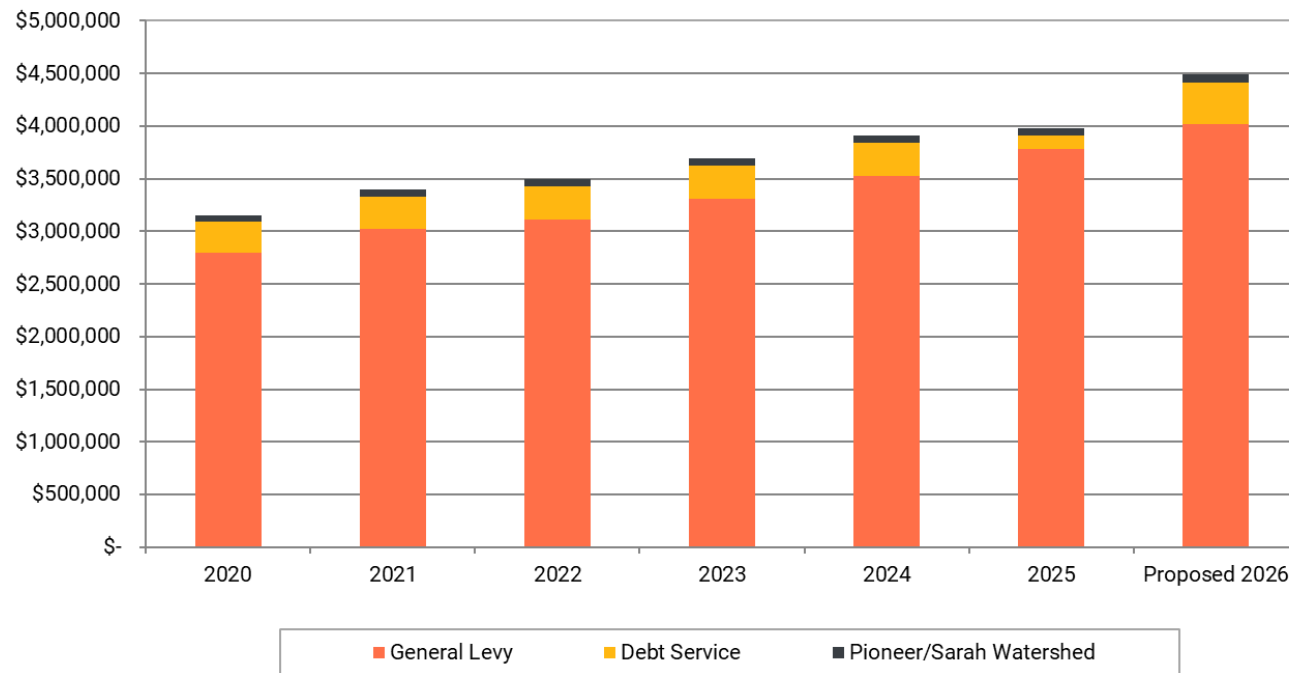
# Tax Capacity Graphs



# Tax Capacity Rate Graphs



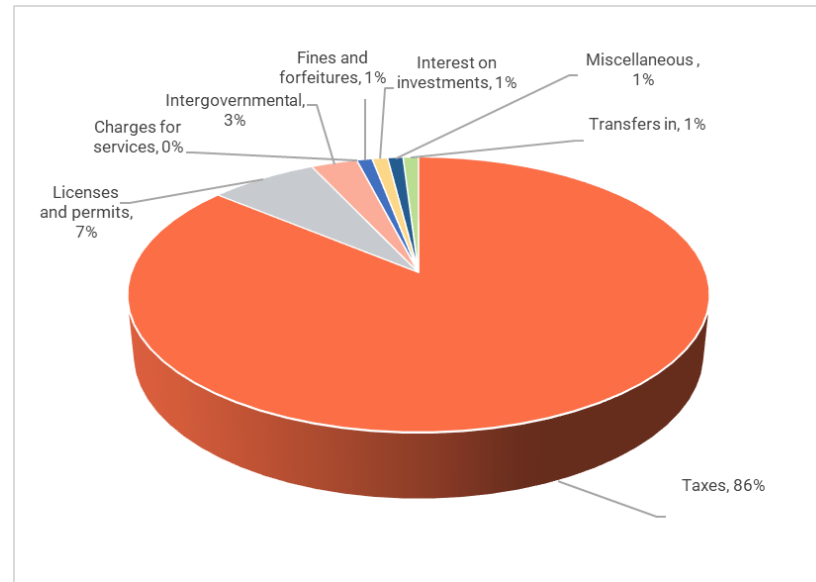
# Levy Summary 2020 to 2026 Projected



# 2026 Projected General Fund Revenue

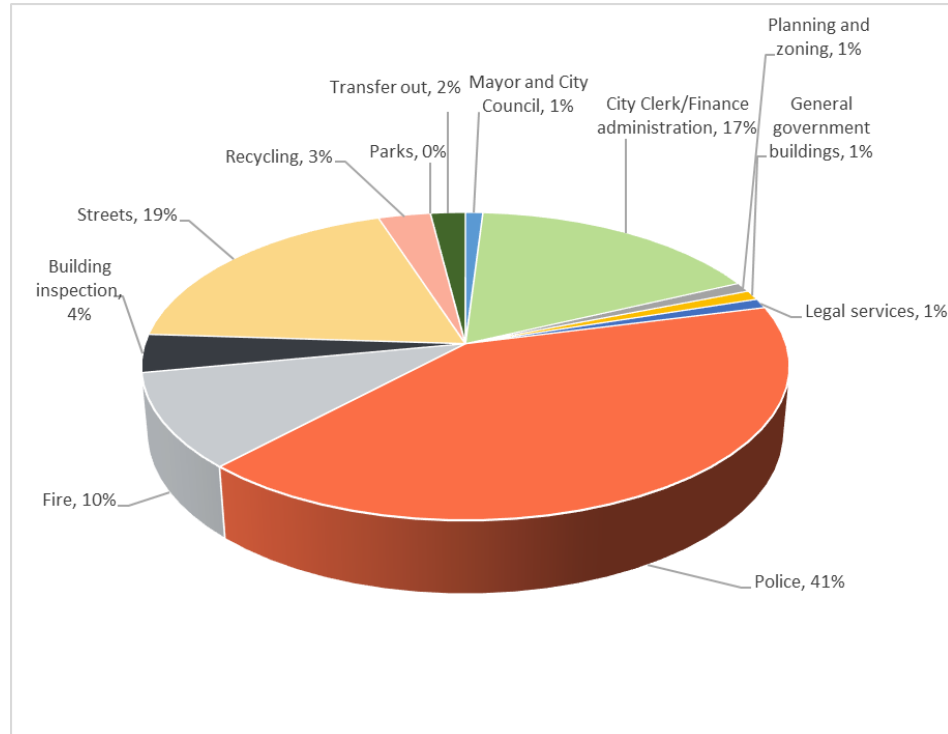
## Revenues

	2026
Taxes	\$ 4,019,763
Licenses and permits	299,100
Intergovernmental	129,315
Charges for services	6,100
Fines and forfeitures	25,000
Interest on investments	30,000
Miscellaneous	55,563
Transfers in	30,000
<b>Total Revenues</b>	<b>\$ 4,594,841</b>



# 2026 Projected General Fund Expenditures

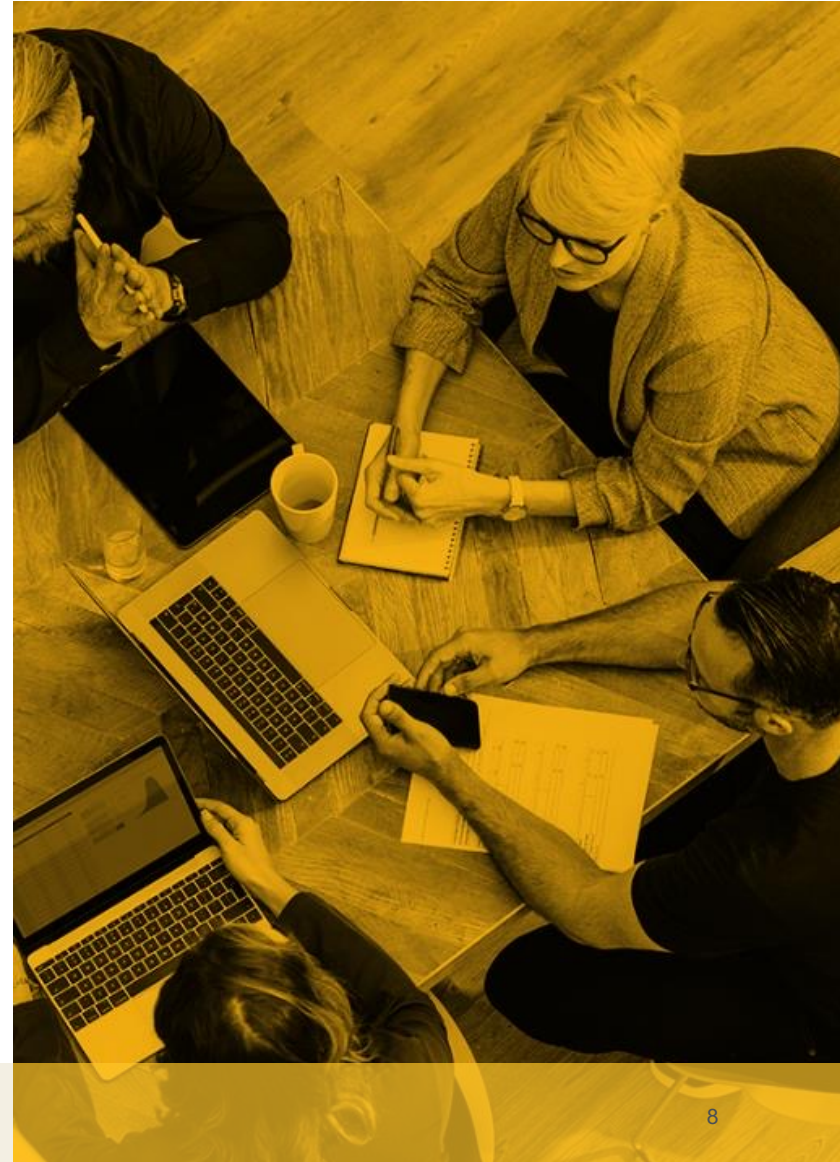
Expenditures	2026
Mayor and City Council	\$ 23,800
City clerk/Finance administration	760,099
Election	9,100
Planning and zoning	55,800
Water resource	5,000
General government buildings	62,453
Legal services	43,500
Police	1,879,918
Fire	451,000
Building inspection	204,386
Streets	866,250
Street lighting	3,500
Recycling	122,435
Parks	17,600
Capital outlay - general government	15,000
Capital outlay - public safety	-
Capital outlay - public works	-
Transfer out	75,000
<b>Total Expenditures</b>	<b>4,594,841</b>



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## Key Changes - General Fund

- The general fund tax levy increased \$235,224 or 6.22% over prior year.
- The tax rate calculates to 32.16%. The prior year's tax rate was 31.21%. Some factors in the change are described below.
- Excluding police and fire services, the general government levy decreased \$13,582 or 0.80%.
- Police protection increased \$183,107 or 10.79% from the 2025 budget.
- Fire services increased \$65,699 or 17.05% from the 2025 budget.
- Elections increased \$9,100 or 100% due to budgeting for 2026 elections.
- Streets decreased by \$70,541 or 7.53% due to budgeting less for gravel road maintenance.
- Parks decreased by \$12,134 or 40.81% due to budgeting less for repairs and maintenance.
- Charges for Services revenue decreased by \$37,090 or 85.88% due to less budgeting for zoning and subdivision fees.



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# Recommended Action

- Approve the final levy and budget as presented and certify to the County







Questions?





CITY COUNCIL MEETING MINUTES  
TUESDAY NOVEMBER 18, 2025

**CITY COUNCIL MEETING TIME: 6:30 PM**

1. CALL TO ORDER

Mayor Brad Spencer called the meeting to order on Tuesday, November 18, 2025, at 6:30 PM

2. PLEDGE OF ALLEGIANCE

Mayor Spencer led the group in the Pledge of Allegiance.

3. ROLL CALL

PRESENT: Spencer, Betts, Grotting, Fisher

ABSENT: McCoy

STAFF: City Administrator Kaltsas, Administrative Services Director Simon, PW  
Supervisor Ben Lehman

VISITORS: See Sign-in Sheet

4. \*\*\*\*CONSENT AGENDA\*\*\*\*

Mayor Spencer stated that the consent agenda items would be considered routine and acted on by one motion unless someone would like to remove an item for discussion. The consent agenda

- a. Approval of the City Council Minutes from the November 4, 2025, Regular City Council Meeting.
- b. Approval of Accounts Payable; (Batch #1 - Checks No. 24038-24057).
- c. Approval to not waive the monetary limits on Tort Liability established by MN Statutes, to the extent of the limits of liability coverage obtained from the LMCIT.

**Motion by Fisher, seconded by Grotting to approve the consent agenda. Ayes: Spencer, Betts, Grotting, Fisher. Nays: None. Absent: McCoy. Abstain: None. Motion Approved. 4-0**

5. Reports of Boards and Committees by Council and Staff.

**Council member Fisher Attended the following meeting:**

- LMCC – noted that they moved into the new facility in Long Lake and are closing on the old building on December 1<sup>st</sup>. Jim is officially retiring after 25 years.

**Council member Betts Attended the following meeting:**

- None

**Council member Grotting Attended the following meeting:**

- None

**Acting Mayor McCoy Attended the following meeting:**

- NW League of Municipalities
- Numerous Fire consolidation meetings and phone calls with Chief Leuer

**City Administrator Mark Kaltsas Attended the following meeting:**

- Fire Meetings
- Hwy 12 Bonding Tour, which was successful

**Administrative Services Director Amber Simon Attended the following meeting:**

- Hwy 12 Tour

6. West Hennepin Public Safety – Director Matthew DuRose: Presentation of the October 2025 Activity Reports.

Director DuRose presented the monthly activity report for West Hennepin Public Safety for October 2025. He noted there was approximately a 19 percent increase month over month from last year, with about an 18 percent increase in incidents year-to-date compared to last year.

Director DuRose highlighted that traffic enforcement was up, with four DWI arrests made during the month. He also referenced a gun pointing incident that occurred during a road rage incident, noting they hadn't identified suspects but had a good vehicle description. He mentioned that similar incidents were becoming more common in the area, with approximately one incident per week being reported.

Additional highlights included:

- Receiving a grant award from the Minnesota Chiefs of Police Foundation for the "Cops and Bobbers" program
- Meeting a local citizen named Bill at the West Hennepin chamber meeting who wants to help with the Cops and Bobbers event
- New officer Mason starting in uniform and field training after two weeks in the office
- Upcoming View Santa event on December 6th (45th annual)
- Toys for Tots Collection boxes set up in the lobby area and will be delivered on December 12th

7. Certification of Delinquent Sewer Service Charges as Special Assessments.

- a. **RESOLUTION NO. 25-1118-01** – Resolution certifying delinquent sewer service charges.

Mayor Spencer explained this is an annual procedure where unpaid sewer bills are certified to be added to the tax bills of those who have failed to pay. There were eight accounts on the list for this year.

**Motion by Betts, seconded by Grotting to approve RESOLUTION 25-1118-01 approving Certification of Delinquent Sewer Service Charges as Special Assessments for 2026. Ayes: Spencer, Betts, Fisher, Grotting. Nays: None. Absent: McCoy. Abstain: None. Motion Approved. 4-0**

8. Approval of the Legislative Services Agreement between The City of Independence and Lockridge Grindal Nauen PPLP (LGN). LGN will be lobbying on behalf of the cities of Independence, Delano and Maple Plain for Highway 12 funding.

City Administrator Kaltsas explained that this was the official approval of the contract with Lockridge Grindal Nauen, who will be lobbying on behalf of the cities of Independence, Delano, and Maple Plain for Highway 12 funding.

Kaltsas noted that he had consulted with the city attorney, who reviewed the agreement and had only one minor comment regarding the 60-day out clause, suggesting that ideally a 30-day out clause would be preferable for a one-year contract, but it wasn't a concern.

Mayor Spencer mentioned that this firm might be worth considering for other opportunities after the Highway 12 funding project, possibly for water-related issues or other needs.

City Administrator Kaltsas mentioned that while they would be collecting funds from Delano and Maple Point for this effort, those formal agreements weren't yet finalized.

**Motion by Fisher, seconded by Grotting to authorize the Mayor to execute the legislative services agreement on behalf of the city. Ayes: Spencer, Betts, Grotting, Fisher. Nays: None. Absent: McCoy. Abstain: None. Motion Approved. 4-0**

9. Open/Misc.

Kenton Anderson, a resident on County Road 92 south of Mark Morehouse's property, expressed concerns about dump trucks and construction activity that has been occurring on the neighboring property for approximately five years. He described constant backup noises and dump trucks "clanging" on weekends and during the day. Mayor Spencer advised that this matter would be more appropriate to address during the Planning Commission's public hearing rather than during the City Council meeting.

Council members briefly discussed upcoming fire meetings, noting they would provide an update at the workshop scheduled for Thursday at 7 AM.

10. Adjourn.

**Motion by Betts, seconded by Fisher to adjourn the meeting at 6:49pm. Ayes: Fisher, Betts, Spencer, Grotting. Nays: None. Absent: McCoy. Abstain: None. Motion Approved.**  
**4-0**

MINUTES OF A WORK SESSION OF THE  
INDEPENDENCE CITY COUNCIL  
THURSDAY, NOVEMBER 20, 2025 – 7:00 AM.  
(WHPS Conference Room)

1. CALL TO ORDER.

Pursuant to due call and notice thereof, a work session of the Independence City Council was called to order by Mayor Spencer at 7:03 a.m.

2. ROLL CALL

PRESENT: Mayor Spencer, Councilors Betts, Grotting and Fisher

ABSENT: McCoy

STAFF: City Administrator Kaltsas, Administrative Services Director Simon, Public Works Supervisor, Lehman

VISITORS: Chief DuRose

3. General Administration

a. 2025 Final Budget Discussion

o City Budget and General Tax Levy

b. Miscellaneous Administration Updates

City Administrator Mark Kaltsas presented the 2025 final budget discussion, noting they had reviewed the preliminary budget and identified some changes. He reported approximately \$50,000 in savings from an officer hiring situation, but several factors emerged that affected the budget:

An employee who has historically not taken city benefits over the past 5-6 years recently chose to opt into the benefits, resulting in approximately a \$20,000 impact on the budget. The timing of benefits acceptance was discussed, with a suggestion to make the cutoff deadline prior to preliminary budget discussions in the future. Although the additional cost of \$20,000 was buffered by the city's budget, it is a significant factor that interrupted potential savings.

IT requirements including mandatory two-factor authentication implementation added costs to the budget. Mark noted that there is an increasing cost associated with IT services, mentioning that two-factor authentication alone costs approximately \$6,500 annually. Additional costs for server replacement and other IT-related expenses also emerged during the budget review. There was an ongoing effort to manage and minimize these expenses through proactive measures and potential contract reviews with IT service providers.

The city had hired a lobbyist at a cost of \$16,000. This decision was part of the adjustments made to the final budget and was noted as a strategic move to support city operations and advocacy.

Mr. Kaltsas stated that although there was a possibility for budget reduction by around \$20,000, he ultimately recommended maintaining the preliminary budget as it was presented. The projected tax levy increase would remain at 7.64% with the general fund budget seeing an increase of 6.21%. The necessity to address various unforeseen expenses, such as the newly incorporated benefits and IT costs, influenced this decision.

Mayor Brad Spencer concurred with maintaining the proposed budget, emphasizing the ongoing discussions and negotiations about fire service and potential variables that the city could face. Additionally, Mr. Kaltsas highlighted that Independence's tax rate was relatively low at 31.21% when compared to neighboring cities, especially considering Independence offers police protection, which is not common among all neighboring cities.

He stressed that the city has prudently managed long-term reserves, currently holding approximately 48% in cash reserves, aligning well within the city's target range of 40-50%.

The council also discussed ongoing development activities, acknowledging the continuing strength in the Koch's Crossing development, Bridgevine, and other ongoing construction projects like pole barns and horse farms. Future commercial development potentials, such as garage condos, were highlighted, although their impact on the tax base would not register until 2027.

The consensus of the council was to proceed with the budget as it was presented in the preliminary figures, considering the discussed factors and future uncertainties.

## B. Miscellaneous Administration Updates

Mr. Kaltsas reported that:

- The road project was nearing completion with final paving work being finalized. There had been grading activity to address issues with wash boarding, particularly after the application of granite which did not pack hard immediately. The city was cautious about assuming maintenance responsibilities before ensuring the quality of the work completed. This had delayed some activities, but maintenance had been greenlit recently. Councilmember Lynn Betts noted feedback from the community, indicating that certain roads had been in poor condition before recent improvements.
- The new boardwalk at the park had been installed, with approaches built by the Public Works Department. The newly constructed bridge was ready, and the approaches added by the department gave it a finished look. Expectations were for the boardwalk to be opened in the spring after ensuring it was fully ready for public use.
- The pavers outside city hall were deteriorating due to salt application. It was speculated that the heavy use of salt voided any warranty, which meant the city could not claim any replacement under defective product warranties. Mike Kuka was tasked with assessing the extent of the damage and considering potential repairs. There were discussions about possibly reducing the amount of salt used moving forward, especially contemplating leaving the center section unpaved to reduce the damage done by salt during icy periods.

### **3. Maple Plain Fire Department Merger with West Suburban Fire District**

#### **a. Update on Fire District Merger**

Mayor Spencer reported that the fire department merger negotiations with West Suburban Fire District had hit complications. After reaching a verbal agreement, Fire Chief Jeff raised concerns about contract terms at the last minute. The main issues included:

1. The 5% annual budget escalator that Independence had proposed, which West Suburban's board objected to
2. Concerns about who would bear costs for unexpected equipment failures
3. Questions about keeping Maple Plain Fire finances separate from West Suburban for the first five years

The Mayor explained that they discovered Chief Jeff was treating Maple Plain Fire as a separate financial entity rather than fully merging operations immediately. This created confusion about how costs would be shared and managed.

Mr. Kaltsas presented financial comparisons showing that if Independence were immediately absorbed into the West Suburban formula, their fire costs would be approximately \$400,000 for 2026, similar to their combined 2025 payments. Under the proposed five-year agreement, they would pay \$451,000, which represented a premium but would include enhanced services.

The Mayor noted that some West Suburban board members were concerned about potential cost increases to their existing cities if Independence and Maple Plain joined under the formula.

#### **b. Review Probable 2026 Fire Budget**

City Administrator Kaltsas explained they were working on two potential solutions:

1. Accept Chief Jeff's approach but refine some budget numbers to account for equipment maintenance and repairs
2. Develop a phased approach to implementing the formula, where Independence would compensate other cities for increased costs over a five-year period (100% for first two years, then 75%, 50%, and 25% in subsequent years)

Both the Mayor and Administrator emphasized that completing the merger was important because:

1. The Maple Plain Fire Relief Association had already provided notice of disbanding at year-end
2. Chief Jeff had already begun managing the Maple Plain department

3. The volunteer fire model was becoming unsustainable, with Maple Plain down to 21 firefighters and struggling to retain new recruits
4. The merger would provide improved service through full-time chief, administration, and duty crews
5. Firefighters would receive better pay and pension benefits

Councilmember Lynn Betts emphasized that everyone wanted the merger to succeed, especially considering the impact on community members. The council agreed that despite the complications, they needed to find a path forward, as the alternative would be costlier and provide less effective service.

#### 4. Adjourn

Grotting, seconded by Fisher motioned to adjourn at 8:07 a.m.

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Respectfully Submitted,  
Amber Simon/ Recording Secretary



# City of Independence

## 2026 Final Budget and Levy Discussion

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*To:* City Council  
*From:* Mark Kaltsas, City Administrator  
*Meeting Date:* December 2, 2025

### ***Discussion:***

Council adopted a preliminary budget and corresponding tax levy for 2026 at the end of September. Since that time, Council has met with staff and further reviewed the budget and considered making adjustments and changes which support all city operations for 2026. Several individual line items have changed from the adopted preliminary levy including a decrease in the WHPS budget as noted during the preliminary levy discussion. Since that time, the city has determined various costs associated with health insurance, required technology updates (two factor authentication) and included the recently approved legislative advocacy contract amounts. The sum of these changes would bring the final proposed budget to almost the preliminary levy amount. Note that the city is projecting a market valuation growth of ~4.68% in Independence.

The final budget reflects an overall levy increase of 7.64% or \$313,360 and a general fund tax levy increase of \$235,224 or 6.22% over prior year. This increase equates to an essentially flat City tax rate year over year (31.21% - 2025 to 32.16% - 2026). The city's tax rate is below the policy ceiling of 40% that was put in place almost 10 years ago. Note that emergency services cost accounts for 90% of the projected year over year increase. The final budget and associated budget memo provide additional information relating to the budget.

## Tax Levy Summary

Overall, the tax levy includes levies for general operations, city infrastructure and debt services. The 2026 and 2025 budgeted tax levies are listed below.

	2025 Budget	Proposed Budget	Increase (Decrease)	% Change
General	\$ 3,784,539	\$ 4,019,763	\$ 235,224	6.22%
Debt Service				
2010 GO Improvement Bonds	13,883	-	(13,883)	-100.00%
2015 GO Tax Abatement Bonds	177,148	-	(177,148)	-100.00%
2020A GO Bonds	123,577	122,317	(1,260)	-1.02%
2025A GO Bonds	-	270,428	270,428	100.00%
<b>Total City Operating Levy</b>	<b>\$ 4,099,148</b>	<b>\$ 4,412,508</b>	<b>\$ 313,360</b>	<b>7.64%</b>
Pioneer/Sarah Watershed Taxing District	\$ 72,194	\$ 81,056	\$ 8,862	12.28%

Several highlights of the draft preliminary budget are as follows:

- The budget includes initial public safety increases prepared by all public safety entities. The initial budget increase for public safety is projected to be \$294,066 of the cities total budget. Note that West Hennepin Public Safety has provided a preliminary budget for initial review and consideration – it is anticipated that this budget will likely change prior to adoption of the preliminary levy. Also note that the formula has shifted slightly for 2026 (see historic chart below). The preliminary proposed 2026 public safety and fire contract amounts are as follows:

	<u>2026</u>	2025	2024	2023
Maple Plain Fire:	<b>\$307,151</b>	\$252,549	\$281,458	\$243,444
Loretto Fire:	<b>\$142,954</b>	\$131,171	\$109,247	\$105,783
WHPS:	<b>\$1,876,633</b>	\$1,709,322	\$1,550,160	\$1,491,688
	<u>\$2,326,738</u>	<u>\$2,093,042</u>		

## WHPS - Historic Formula Splits

	Maple Plain	Independence
2017	31.44%	68.56%
2018	30.98%	69.02%
2019	31.74%	68.26%
2020	32.48%	67.52%
2021	32.56%	67.44%
2022	32.29%	67.71%
2023	31.11%	68.89%
2024	30.75%	69.25%
2025	30.03%	69.97%
2026	29.61%	70.39%

- The City is proposing maintain the PW capital equipment contribution for 2026 at \$75,000 as planned for in the long-range capital equipment plan. This will still allow the City to maintain a positive balance on all future PW capital expenditures. The City's capital equipment plan projects how the City will be able to fund capital equipment purchases moving forward using a flat budget number of \$75,000 per year (see capital equipment plan).
- Once again, the capital improvement plan for City Hall shows no significant expenditures as a result of the current improvement projects.
- The budget reflects a 3% cost of living increase. It should be noted that health insurance costs are estimated to be increasing by ~7-8%.
- The City has a capital road improvement plan that includes seal coating and gravel road tiling. The proposed numbers for 2026 are \$60,000 for each item (total of \$120,000). The city also has a gravel road budget number of \$100,000. This will fund our overall gravel road plan moving forward.
- The City is project to receive approximately \$74,000 from the TAA – Transportation Advancement Account (small cities road fund). This amount is down slightly from last year and will be used to offset gravel road funding.
- The City also annually receives CAM – County Aid to Municipalities money. The city is budgeting \$30,000 in revenue for 2026.
- The budget now includes the legislative advocacy consultant cost of \$16,000.

The final levy is required to be set prior to December 20, 2025. The City can adopt a final levy that is less than the preliminary but cannot increase the final levy above the preliminary levy amount.

***Council Direction:***

The City Council is being asked to consider approval of **RESOLUTION 25-1202-01**, **RESOLUTION 25-1202-02** and **RESOLUTION 25-1202-03** approving the final city budget and levies for 2026.

***Attachments:*** **RESOLUTION 25-1202-01**

**RESOLUTION 25-1202-02**

**RESOLUTION 25-1202-03**

ABDO Memorandum with Final Budget and Levy Memorandum and Budgets



RESOLUTION OF THE  
CITY OF INDEPENDENCE  
HENNEPIN COUNTY, MINNESOTA

**RESOLUTION NO. 25-1202-01**

**RESOLUTION APPROVING 2026 GENERAL FUND BUDGET**

**WHEREAS**, it is the practice of the City of Independence to create and adopt a General Fund Budget; and

**WHEREAS**, the City Council for the City of Independence has determined to create a balanced budget; and

**WHEREAS**, the City Council has determined that the 2026 General Fund Budget will call for revenues and expenditures of **\$3,784,539.00**; and

**WHEREAS**, the proposed 2026 General Fund Budget meets the criteria of a balanced budget,

**NOW, THEREFORE, BE IT RESOLVED**, that the Independence City Council hereby adopts the General Fund Budget for 2026.

**General Fund**

**2026 Final Budget**  
**\$4,019,763.00**

This resolution was adopted by the City Council of the City of Independence on this 2<sup>nd</sup> day of December 2025, by a vote of \_\_\_\_ayes and \_\_\_\_nays.

\_\_\_\_\_  
Brad Spencer, Mayor

ATTEST:

\_\_\_\_\_  
Mark Kaltsas, City Administrator



RESOLUTION OF THE  
CITY OF INDEPENDENCE  
HENNEPIN COUNTY, MINNESOTA

**RESOLUTION NO. 25-1202-02**

**RESOLUTION APPROVING 2026 FINAL PROPERTY TAX GENERAL LEVY**

**WHEREAS**, the City of Independence is required by State law to approve a resolution setting forth an annual tax levy to the Hennepin County Auditor; and

**WHEREAS**, Minnesota Statutes require approval of a final property tax levy and final budget on or before the fifth business day following the 20<sup>th</sup> of December of each year; and

**BE IT RESOLVED** that the City Council of the City of Independence, Hennepin County, Minnesota, that the following sums of money be levied for collection in 2026 upon the table property in said City of Independence for the following purposes:

	<b><u>2026 Final Budget</u></b>
<b>General Fund</b>	\$ 4,019,763
<b>Debt Service</b>	
2020A GO Bonds	\$ 122,317
2025A GO Bonds	<u>\$ 270,428</u>
<b>Total City Operating Levies</b>	<b><u>\$ 4,412,508</u></b>

**BE IT FURTHER RESOLVED** that the City Administrator is hereby authorized and directed to transmit this information to the County Auditor of Hennepin County, Minnesota and the Minnesota Department of Revenue, if applicable, in the format requested as required by law.

This resolution was adopted by the City Council of the City of Independence on this 2<sup>nd</sup> day of December 2025, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

\_\_\_\_\_  
Brad Spencer, Mayor

ATTEST:

\_\_\_\_\_  
Mark Kaltsas, City Administrator



RESOLUTION OF THE  
CITY OF INDEPENDENCE  
HENNEPIN COUNTY, MINNESOTA

**RESOLUTION NO. 25-1202-03**

**RESOLUTION APPROVING 2026 PIONEER CREEK WATERSHED  
MANAGEMENT COMMISSION TAX LEVY**

**WHEREAS**, the City of Independence is required by State law to approve a resolution setting forth an annual tax levy to the Hennepin County Auditor; and

**WHEREAS**, Minnesota Statutes require approval of a final property tax levy and final budget on or before the fifth business day following the 20<sup>th</sup> of December of each year; and

**BE IT RESOLVED** that the City Council of the City of Independence, Hennepin County, Minnesota, that the following sums of money be levied for collection in 2026 upon the table property in said City of Independence for the following purposes:

<b>Pioneer/Sarah Watershed Commission Taxing District</b>	<b><u>\$.</u>    <u>81,056.00</u></b>
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**BE IT FURTHER RESOLVED** that the City Administrator is hereby authorized and directed to transmit this information to the County Auditor of Hennepin County, Minnesota and the Minnesota Department of Revenue, if applicable, in the format requested as required by law.

This resolution was adopted by the City Council of the City of Independence on this 2<sup>nd</sup> day of December 2025, by a vote of \_\_\_\_ayes and \_\_\_\_nays.

\_\_\_\_\_  
Brad Spencer, Mayor

ATTEST:

\_\_\_\_\_  
Mark Kaltsas, City Administrator

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## BUDGET MEMO

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**TO:** CITY ADMINISTRATOR

**FROM:** ABDO FINANCIAL SOLUTIONS, LLC

**SUBJECT:** 2026 BUDGET POINTS MEMO

**DATE:** DECEMBER 2, 2025

### Introduction

Upon your request, we have summarized the 2026 Budget highlights below.

### Budget Format

The 2026 Budget included the Council approved priorities for each department. These will continue to be reviewed and updated as needed.

### Key Items in this Year's Budget

- The general fund tax levy increased \$235,224 or 6.22% over prior year. The tax rate calculates to 32.16%. Prior year's tax rate was 31.21%. Some factors in the change are described below.
- Excluding police and fire services, the general government levy decreased.
- City clerk/Finance administration increased \$79,298 or 11.65% due to increased admin consulting fees & accounting fees.
- Police protection increased \$183,107 or 10.79% from the 2025 budget.
- Fire services increased \$65,699 or 17.05% from the 2025 budget.
- Elections increased \$9,100 or \$100% due to budgeting for 2026 elections.
- Streets decreased by \$70,541 or 7.53% due to budgeting less for gravel road maintenance.
- Parks decreased by \$12,134 or 40.81% due to budgeting less for repairs and maintenance.
- Charges for Services revenue decreased by \$37,090 or 85.88% due to less budgeting for zoning and subdivision fees.

## Taxation Notification Summary Chart for Taxes Payable 2026

Due Date	EDA and City Levy Process
9/30/2025	The EDA must pass a resolution authorizing the proposed 2026 EDA levy
9/30/2025	The City must pass a resolution and file with the County the exact amount of the proposed 2026 City levy. The due date of the City property tax levy is September 30, 2025.
9/30/2025	At one meeting, the City Council adopts the proposed property tax levy and announces the time and place of a future City Council meeting at which the budget and levy will be discussed and public input allowed, prior to final budget and levy determination. This public input meeting must occur after November 24, 2025 and must start at or after 6:00 PM. The time and place of the public input meeting must be included in the minutes but newspaper publication of the minutes is not required. This information must be filed with the County Auditor.
11/24/25 - 12/30/25	EDA must pass a resolution approving the 2026 EDA levy
11/24/25 - 12/30/25	City must pass a resolution approving the 2026 City levy
11/24/25 - 12/30/25	City Council must hold a meeting to discuss the budget and property tax levy and, before a final determination, all public input.
12/30/25	City must file the certificate of compliance (form TNT-2014) with the Department of Revenue by December 30, 2025.

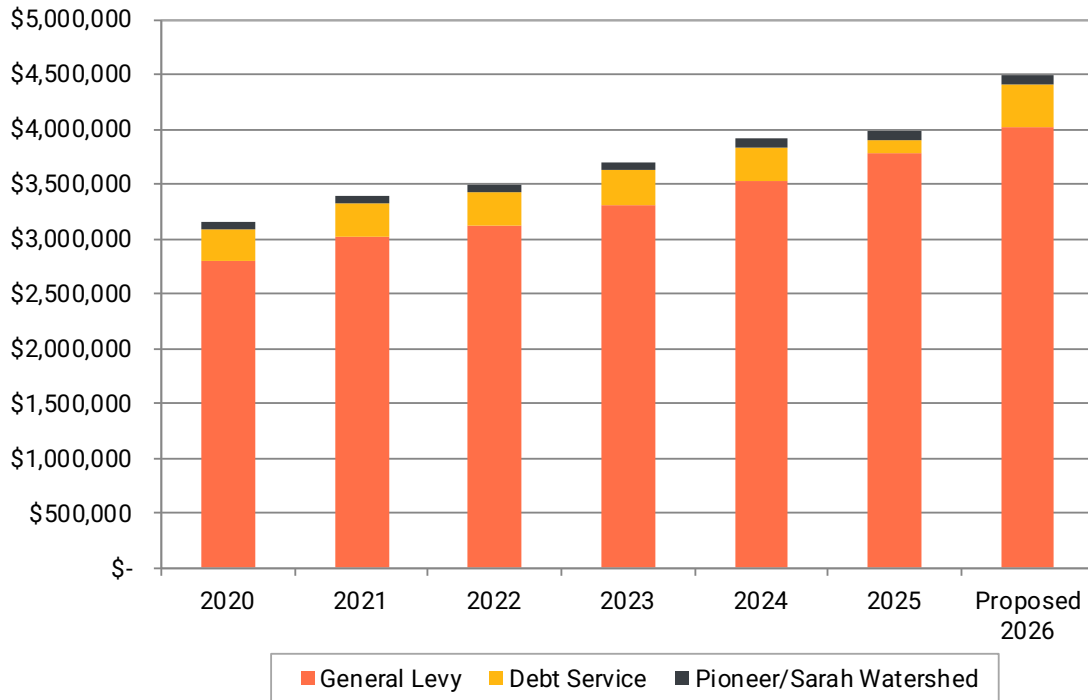
## Tax Levy Summary

Overall, the tax levy includes levies for general operations, city infrastructure and debt services. The 2026 and 2025 budgeted tax levies are listed below.

	2025 Budget	Proposed Budget	Increase (Decrease)	% Change
General	\$ 3,784,539	\$ 4,019,763	\$ 235,224	6.22%
Debt Service				
2010 GO Improvement Bonds	13,883	-	(13,883)	-100.00%
2015 GO Tax Abatement Bonds	177,148	-	(177,148)	-100.00%
2020A GO Bonds	123,577	122,317	(1,260)	-1.02%
2025A GO Bonds	-	270,428	270,428	100.00%
Total City Operating Levy	\$ 4,099,148	\$ 4,412,508	\$ 313,360	7.64%
Pioneer/Sarah Watershed Taxing District	\$ 72,194	\$ 81,056	\$ 8,862	12.28%



## Levy Summary 2020 to 2026 Projected



### Summary of the City's Tax Capacity

The estimated tax capacity increased 4.68% for 2026.

A comparison of the current year tax capacity compared to the prior three years and the overall percentage change for the county is listed below:

	2022 Pay	2023	2023 Pay	2024	2024 Pay	2025	Estimated 2025 Pay 2026	% Change	% Change (County-wide)
Commercial/Industrial	\$ 392,516	\$ 616,176	\$ 710,868	\$ 629,151	-11.50%	-5.53%			
Residential	8,936,700	9,847,274	10,542,586	11,117,852	5.46%	3.91%			
Farm	1,226,914	1,406,315	1,499,986	1,603,127	6.88%	2.98%			
Total	\$ 10,556,130	\$ 11,869,765	\$ 12,753,440	\$ 13,350,130	4.68%	0.43%			

The current tax capacity and historical tax capacity rates are summarized below for Independence and three relatively comparable Hennepin County Cities. The major difference between Independence and the three comparable cites is the large commercial tax base.

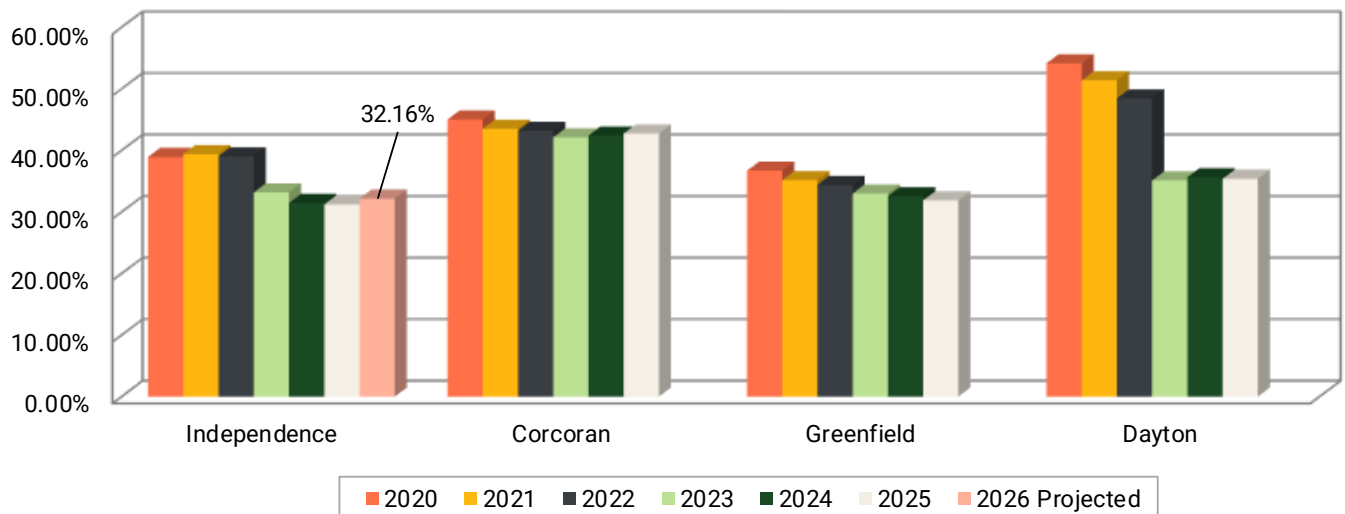
## Tax Capacity by Property Type - Estimated 2025 Pay 2026

City of Independence Tax Rate History Compared to other similar sized Hennepin County Cities:

	Independence	Corcoran	Greenfield	Dayton
Commercial/Industrial	\$ 629,151	\$ 2,044,534	\$ 741,706	\$ 8,352,748
Apartment	-	322,750	-	48,313
Residential	11,117,852	19,696,787	7,140,671	20,153,003
Farm	1,603,127	1,542,035	687,346	732,269
Total	\$ 13,350,130	\$ 23,606,106	\$ 8,569,723	\$ 29,286,333

## Tax Capacity Rates

	Independence	Corcoran	Greenfield	Dayton
2020	38.93%	45.01%	36.69%	54.14%
2021	39.40%	43.52%	35.15%	51.38%
2022	39.03%	43.19%	34.40%	48.44%
2023	33.18%	42.12%	32.99%	35.11%
2024	31.47%	42.41%	32.56%	35.65%
2025	31.21%	42.73%	31.88%	35.39%
2026 Projected	32.16%			



## Staffing

Data related to the number of full-time equivalent positions is noted below:

Summary of FTES by Department	2023	2024	2025	2026
City Council	5.00	5.00	5.00	5.00
Adminstration	2.69	2.19	2.69	2.70
Streets	1.80	1.79	1.80	1.80
Building Inspection	1.00	0.93	1.00	1.02
Subtotal General Fund	10.49	9.91	10.49	10.52
Sewer	1.70	1.42	1.70	1.70
Total	12.19	11.33	12.19	12.22

## General Fund Summary

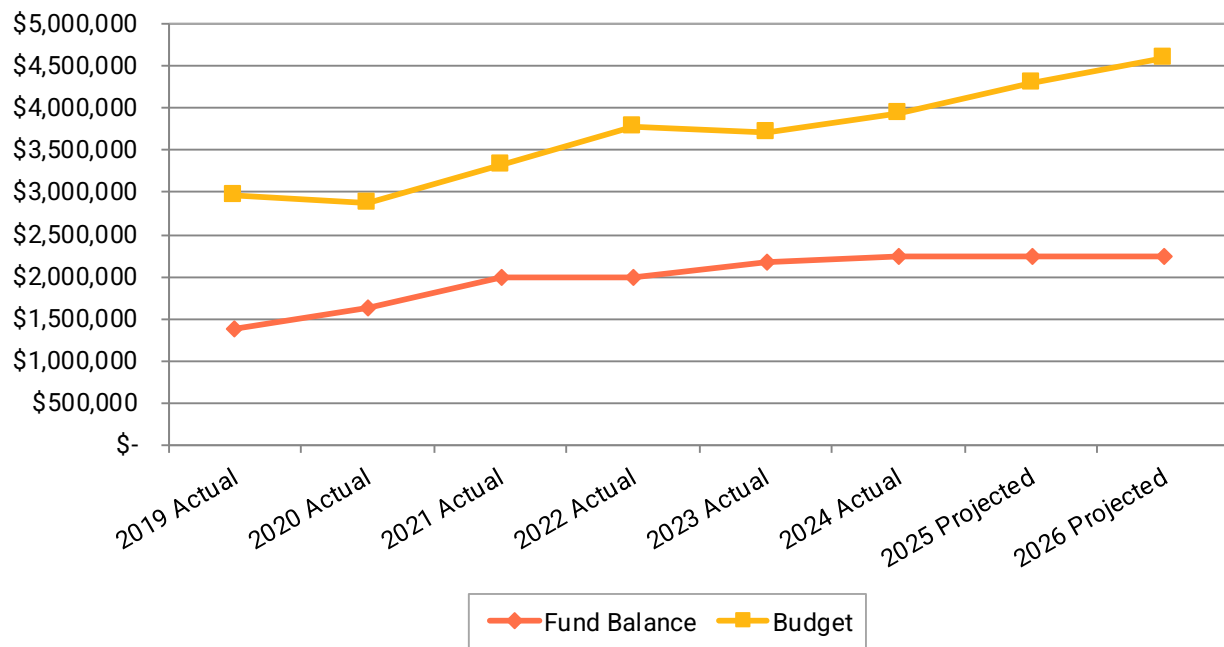
### 2026 General Fund Summary Budget

	Actual 2024	Budget 2025	Budget 2026	Increase/ (Decrease)	Percent Change
<b>Revenues</b>					
Taxes	\$ 3,557,473	\$ 3,784,539	\$ 4,019,763	\$ 235,224	6.22%
Licenses and permits	410,944	265,000	299,100	34,100	12.87%
Intergovernmental	171,069	103,550	129,315	25,765	24.88%
Charges for services	27,235	43,190	6,100	(37,090)	-85.88%
Fines and forfeitures	21,467	36,900	25,000	(11,900)	-32.25%
Interest on investments	40,590	25,000	30,000	5,000	20.00%
Miscellaneous	145,835	43,309	55,563	12,254	28.29%
Transfers in	-	-	30,000	30,000	
<b>Total Revenues</b>	<b>\$ 4,374,613</b>	<b>\$ 4,301,488</b>	<b>\$ 4,594,841</b>	<b>\$ 293,353</b>	<b>6.82%</b>
	Actual 2024	Budget 2025	Budget 2026	Increase/ (Decrease)	Percent Change
<b>Expenditures</b>					
Mayor and City Council	\$ 20,025	\$ 28,329	\$ 23,800	\$ (4,529)	-15.99%
City Clerk/Finance administration	716,466	680,801	760,099	79,298	11.65%
Election	7,718	-	9,100	9,100	0.00%
Planning and zoning	53,957	49,631	55,800	6,169	12.43%
Water resource	-	5,000	5,000	-	0.00%
General government buildings	103,445	54,303	62,453	8,150	15.01%
Legal services	28,280	49,500	43,500	(6,000)	-12.12%
Police	1,686,380	1,696,811	1,879,918	183,107	10.79%
Fire	387,055	385,301	451,000	65,699	17.05%
Building inspection	164,636	177,183	204,386	27,203	15.35%
Streets	869,776	936,791	866,250	(70,541)	-7.53%
Street lighting	3,301	6,500	3,500	(3,000)	-46.15%
Recycling	110,885	111,604	122,435	10,831	9.70%
Parks	17,440	29,734	17,600	(12,134)	-40.81%
Capital outlay - general government	10,652	15,000	15,000	-	0.00%
Capital outlay - public safety		-	-	-	0.00%
Capital outlay - public works		-	-	-	0.00%
Transfer out	123,819	75,000	75,000	-	0.00%
<b>Total Expenditures</b>	<b>4,303,835</b>	<b>4,301,488</b>	<b>4,594,841</b>	<b>293,353</b>	<b>6.82%</b>
<b>Net Change</b>	<b>\$ 70,778</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	

## General Fund Balance

The City has built a healthy fund balance which can contribute to a positive bond rating and mitigates the potential for needing short-term borrowing. It will be important to continue to maintain reserve levels at 40 to 50 percent. A summary of the general fund balance history and 2024 budget is as follows. It should be noted that the future projections assume a 3% increase in expenses and a breakeven budget which results in the City eroding reserves levels when viewed as a present of expenditures.

Year	Fund Balance December 31	General Fund Budget	Percent of Fund Balance to Budget
2019 Actual	\$ 1,378,021	\$ 2,961,463	46.5%
2020 Actual	1,630,768	2,871,447	56.8%
2021 Actual	1,982,099	3,326,128	59.6%
2022 Actual	1,996,513	3,770,183	53.0%
2023 Actual	2,161,569	3,724,180	58.0%
2024 Actual	2,232,348	3,945,316	56.6%
2025 Projected	2,232,348	4,301,488	51.9%
2026 Projected	2,232,348	4,594,841	48.6%



## Pioneer/Sarah Watershed Summary

Account	Description	Actual 2023	Actual 2024	YTD 10/31/2025	Budget 2025	Budget 2026
200-31010	Ad Valorem Taxes	\$ 64,510	\$ 71,776	\$ 36,923	\$ 68,710	\$ 77,572
200-31040	Fiscal Disparities	2,381	2,046	1,055	3,484	3,484
200-36210	Interest Earnings	1,526	2,026	1,196	-	1,000
200-39200	Transfer In (General Fund)	-	-	-	-	-
	<b>Total Revenues</b>	<b>68,417</b>	<b>75,848</b>	<b>39,174</b>	<b>72,194</b>	<b>82,056</b>
200-41920-309	Pioneer-Sarah Watershed Comm.	47,967	48,368	48,892	48,892	51,456
200-41920-310	Other Consulting Fees	0	-	-	1,202	1,000
200-41920-320	Water Resource Staff	8,766	26,462	15,551	10,000	17,500
200-41920-350	Printing&Publications-(Legals)	-	-	-	-	-
200-41920-433	Misc. Dues/Ffes	560	-	-	-	-
200-41920-570	Capital Outlay (Project Cost)	-	-	-	12,100	12,100
	<b>Total Expenses</b>	<b>57,293</b>	<b>74,829</b>	<b>64,443</b>	<b>72,194</b>	<b>82,056</b>
	Change in Fund Balance	\$ 11,124	\$ 1,019	\$ (25,269)	\$ -	\$ -
Beginning Capital Balance						\$ - \$ 12,100
Additions						12,100 12,100
Uses						- -
Ending Capital Balance						<u>\$ 12,100</u> <u>\$ 24,200</u>

## Capital Planning

### Public Works Equipment Fund (403)

City Staff has reviewed the existing capital needs of the department and determined the following represent anticipated expenditures through 2029.

City of Independence, Minnesota  
Capital Improvement Plan - Public Works Equipment Fund 403  
Schedule of Planned Capital Outlay 2023 to 2029

			2023	2024	2025	2026	2027	2028	2029
Department	Year to Replace	Item	Cost	Cost History	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Public works	2023	Road Grader Overhaul	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ -	\$ -	\$ -
Public works	2024	Road Side Mower (Replacement)	57,000	20,000	-	73,000	-	-	-
Public works	2024	Tractor & Loader	130,000	130,000	-	98,400	-	-	-
Public works	2024	Lawn Mower	30,000	-	-	8,500	16,000	-	-
Public works	2025	New Truck Tandem Axel	250,000	-	-	326,727	-	-	-
Public works	2029	Single Axel	200,000	-	-	-	-	-	200,000
Public works	2030	(5) 800 MHz Radios	15,000	-	-	-	-	-	-
Public works	2030	Pickup - 3/4 Ton	65,000	-	-	-	-	-	-
Public works	2031	Generator	50,000	-	-	-	-	-	-
Public works	2031	Grader	260,000	-	-	-	-	-	-
Public works	2033	Crack Sealer	70,000	-	-	-	-	-	-
Public works	2034	Pay Loader	150,000	-	-	-	-	-	-
Public works	2035	Tandem	300,000	210,000	-	-	-	-	-
Public works	NA	Road Packer	-	20,000	-	-	-	-	-
Public works	NA	Trailer	-	-	-	-	-	-	-
Public works	2026	Wood Chipper	-	-	-	20,000	-	-	-
Public works	2027	Aerial Bucket Truck	-	-	-	30,000	-	-	-
			\$ 40,000	\$ 179,900	\$ 392,727	\$ -	\$ -	\$ -	\$ 200,000

City Staff created a cash flow analysis for the Public Works Equipment Fund through 2029.

City of Independence, Minnesota  
Cash Flow - Public Works Equipment Fund 403

	2023	2024	2025	2026	2027	2028	2029
Beginning Balance	\$ 314,389	\$ 487,896	\$ 437,483	\$ 132,881	\$ 211,867	\$ 293,223	\$ 377,020
Transfers in	160,728	113,055	75,000	75,000	75,000	75,000	75,000
Interest	12,779	17,289	13,124	3,986	6,356	8,797	11,311
Expenditures	-	180,757	392,727	-	-	-	200,000
Ending Balance	\$ 487,896	\$ 437,483	\$ 132,881	\$ 211,867	\$ 293,223	\$ 377,020	\$ 263,330
Transfers in are from:							
100-43100-720	\$ 61,800	\$ 113,055	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
100-49300-720	-	-	-	-	-	-	-
	\$ 99,855	\$ 113,055	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000

## Capital Planning (Continued)

### Administrative Fund (404)

City Staff has reviewed the existing capital needs for improvements to City Hall and determined the following represent the anticipated expenditures. The next scheduled capital outlay item will be in 2031.

City of Independence, Minnesota  
Capital Improvement Plan - Administrative Fund 404  
Schedule of Planned Capital Outlay 2023 to 2026

Department	Year	Item	Cost	2023	2024
				Estimated Amounts	Estimated Amounts
General government	2031	Office Equipment - Furnishing	\$ 5,000	\$ -	\$ -
General government	2031	Mechanical Electric	32,500	-	-
General government	2031	City Hall Parking Lot (original paid by 2015 bond)	67,000	-	-
General government	2031	City Hall Carpet	20,000	-	-
General government	2032	Paint Exterior	27,500	-	-
				<u>\$ -</u>	<u>\$ -</u>

The cash flow in the fund is anticipated to be the following through 2027.

City of Independence, Minnesota  
Cash Flow - Administrative Fund 404

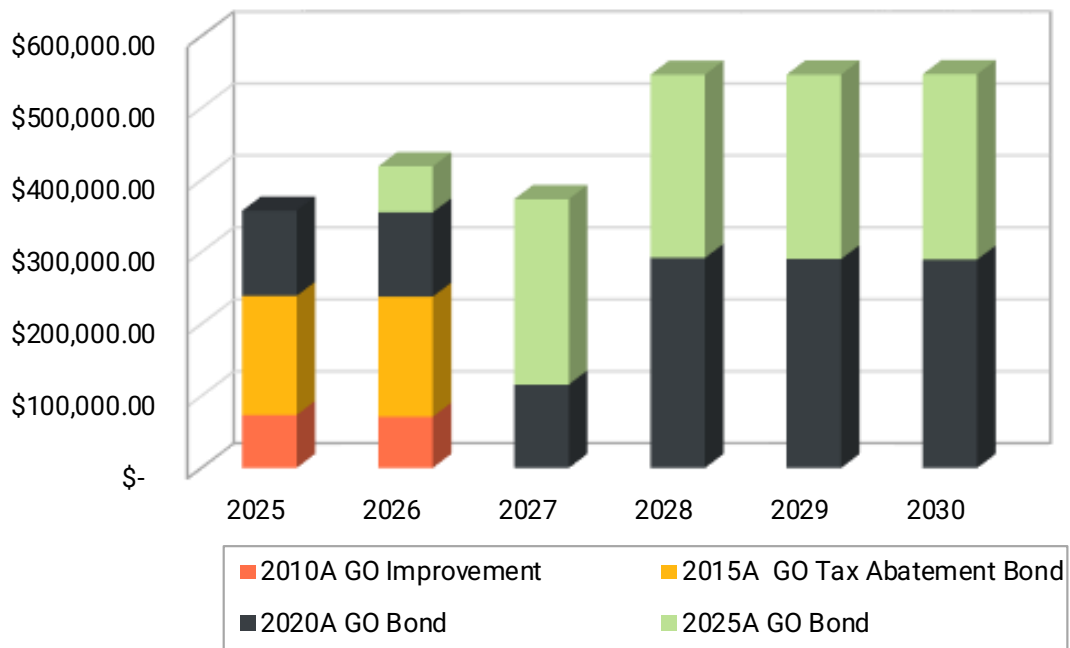
	2023	2024	2025	2026	2027
Beginning Balance	\$ 84,501	\$ 220,034	\$ 227,652	\$ 229,928	\$ 232,227
Transfers in	132,500	-	-	-	-
Other receipts	3,033	7,617	2,277	2,299	2,322
Expenditures	-	-	-	-	-
Ending Balance	<u>\$ 220,034</u>	<u>\$ 227,652</u>	<u>\$ 229,928</u>	<u>\$ 232,227</u>	<u>\$ 234,550</u>



## Debt Schedule

### City of Independence Bond Payment Schedule

Fund	Maturity Date		Total Remaining	2025	2026	2027	2028	2029	2030
602 2010A GO Improvement	2/1/2026	Principal	\$ 140,000	\$ 70,000	\$ 70,000				
602 2010A GO Improvement	2/1/2026	Interest	4,760	3,570	1,190				
		Total	144,760	73,570	71,190				
314 2015A GO Tax Abatement Bond	2/1/2026	Principal	325,000	160,000	165,000				
314 2015A GO Tax Abatement Bond	2/1/2026	Interest	7,369	5,513	1,856				
		Total	332,369	165,513	166,856				
315 2020A GO Bond	2/1/2041	Principal	3,655,000	40,000	40,000	\$ 40,000	\$ 220,000	\$ 225,000	\$ 230,000
315 2020A GO Bond	2/1/2041	Interest	755,326	78,293	77,093	75,893	71,993	65,318	59,643
		Total	4,410,326	118,293	117,093	115,893	291,993	290,318	289,643
316 2025A GO Bond	2/1/2036	Principal	2,000,000			\$ 160,000	\$ 165,000	\$ 175,000	\$ 185,000
315 2025A GO Bond	2/1/2036	Interest	629,450		63,950	97,550	89,550	81,300	72,550
		Total	2,629,450	-	63,950	257,550	254,550	256,300	257,550



# CITY OF INDEPENDENCE

## ABDO 2026 Budget Report

11/19/25 8:42 AM

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Account Descr	2023 Amt	2024 Amt	2025 YTD Amt	2025 Budget	2026 Budget	%Diff from Cur Yr 2025
100 GENERAL FUND						
R 100-31010 AD VALOREM TAXES	\$3,135,945.68	\$3,395,046.45	\$1,932,033.29	\$3,665,373.00	\$3,900,597.00	6.42%
R 100-31020 DELINQUENT TAXES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 100-31040 FISCAL DISPARITIES	\$127,882.74	\$110,409.97	\$57,446.24	\$119,166.00	\$119,166.00	0.00%
R 100-32100 BUSINESS LICENSES	\$18,040.00	\$18,240.00	\$18,350.00	\$18,000.00	\$18,000.00	0.00%
R 100-32210 BUILDING PERMIT	\$365,666.00	\$292,937.86	\$356,891.62	\$201,232.00	\$215,000.00	6.84%
R 100-32211 PLAN REVIEW FEES	\$104,394.91	\$96,141.08	\$104,324.89	\$40,018.00	\$60,000.00	49.93%
R 100-32240 ANIMAL LICENSES	\$60.00	\$100.00	\$80.00	\$500.00	\$100.00	-80.00%
R 100-32250 MISC. LICENSES & PERMITS	\$2,750.00	\$3,525.00	\$8,700.00	\$5,250.00	\$6,000.00	14.29%
R 100-33400 STATE GRANT	\$166,070.00	\$69,413.00	\$22,371.00	\$92,350.00	\$74,315.00	-19.53%
R 100-33401 LOCAL GOVERNMENT AIDS	\$16,800.35	\$18,501.64	\$8,060.70	\$0.00	\$15,000.00	0.00%
R 100-33610 CTY. GRANTS & AID (STREETS)	\$0.00	\$70,144.00	\$0.00	\$0.00	\$30,000.00	0.00%
R 100-33620 COUNTY GRANTS & AID (OTHER)	\$9,219.59	\$13,010.33	\$6,230.83	\$11,200.00	\$10,000.00	-10.71%
R 100-33630 C.D.B.G./MISC. CREDIT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 100-34103 ZONING/SUBDIVISION FEE	\$10,300.00	\$18,800.00	\$11,100.00	\$12,915.00	\$6,000.00	-53.54%
R 100-34104 WATER/RESOURCE FEES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 100-34105 SALE-MAPS,PUBLICATION,COPIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 100-34107 ASSESSMENT SEARCH FEES	\$150.00	\$100.00	\$75.00	\$375.00	\$100.00	-73.33%
R 100-34108 ADMINISTRATIVE CHARGES/REIMB	\$18,805.00	\$8,335.00	\$4,980.00	\$29,400.00	\$0.00	-100.00%
R 100-34305 PUBLIC WORKS REIMBURSEMENTS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 100-34306 BUILDING INSPECTIONS REIMBURS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 100-34307 PLANNING/ZONING REIMB. DEVL.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 100-34308 LEGAL FEE/REIMB. DEV	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 100-34309 ENG. FEE/REIMB. DEV	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 100-34310 MINNEHAHA WATERSHED REIMB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 100-35000 COURT FINES/DOG IMPOUNDING	\$29,185.07	\$21,467.00	\$19,511.86	\$36,900.00	\$25,000.00	-32.25%
R 100-36100 SPECIAL ASSESS/INT (CTY. PYMT)	\$127,281.02	\$50,138.20	\$0.00	\$20,429.00	\$30,643.00	50.00%
R 100-36210 INTEREST EARNINGS	\$38,694.63	\$40,589.88	\$31,761.94	\$25,000.00	\$30,000.00	20.00%
R 100-36211 ADVALOREM TAXES - WASTEWATER	\$2,362.33	\$1,878.55	\$0.00	\$0.00	\$0.00	0.00%
R 100-36220 INSURANCE PREMIUM REFUND	\$3,387.00	\$0.00	\$0.00	\$3,860.00	\$0.00	-100.00%
R 100-36230 MISC REVENUE/REFUNDS	\$33,512.43	\$127,846.23	\$18,597.00	\$525.00	\$5,000.00	852.38%
R 100-36231 DONATIONS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 100-36240 COMMUNITY CENTER REVENUES	\$1,000.00	\$825.00	\$675.00	\$500.00	\$250.00	-50.00%
R 100-36242 PARK RENTAL FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 100-36250 SALES TAX (COLLECTED)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 100-36262 Lease Revenue	\$17,113.09	\$17,163.80	\$15,913.50	\$18,495.00	\$19,670.00	6.35%

Account Descr	2023 Amt	2024 Amt	2025 YTD Amt	2025 Budget	2026 Budget	%Diff from Cur Yr 2025
R 100-39100 SALE OF EQUIPMENT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 100-39101 SALE OF LAND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 100-39102 COMPENSATION FOR LOSS OF GEN	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 100-39200 TRANSFERS IN (GENERAL FUND)	\$423,373.04	\$0.00	\$0.00	\$0.00	\$30,000.00	0.00%
R 100-39900 PROCEEDS FROM LEASE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
	\$4,651,992.88	\$4,374,612.99	\$2,617,102.87	\$4,301,488.00	\$4,594,841.00	
BUILDING INSPECTOR ADMIN						
E 100-42400-101 WAGES (FULL-TIME)	\$104,989.99	\$110,847.22	\$97,740.64	\$116,622.00	\$126,730.00	8.67%
E 100-42400-104 WAGES - TEMP HELP	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-42400-121 PERA	\$7,605.28	\$8,510.77	\$8,152.63	\$8,746.00	\$9,505.00	8.68%
E 100-42400-122 FICA(6.2) MEDICARE (1.45)	\$7,753.07	\$8,636.87	\$8,358.88	\$8,922.00	\$9,695.00	8.66%
E 100-42400-123 MN PAID LEAVE	\$0.00	\$0.00	\$0.00	\$0.00	\$558.00	0.00%
E 100-42400-131 CITY PAID BENEFIT ALLOWANC	\$18,152.47	\$25,088.51	\$18,796.42	\$18,696.00	\$41,911.00	124.17%
E 100-42400-200 OFFICE SUPPLIES	\$900.37	\$283.19	\$63.87	\$756.00	\$756.00	0.00%
E 100-42400-212 VEHICLE OPER.SUPPLIES(FUEL,	\$0.00	\$1,182.23	\$20.00	\$861.00	\$800.00	-7.08%
E 100-42400-310 OTHER CONSULTING EXPENSE	\$0.00	\$0.00	\$600.00	\$546.00	\$750.00	37.36%
E 100-42400-321 COMMUNICATIONS (TELEPHON	\$480.05	\$479.96	\$780.10	\$480.00	\$900.00	87.50%
E 100-42400-331 CONFERENCE & TRAVEL	\$591.63	\$2,397.03	\$588.00	\$2,709.00	\$1,750.00	-35.40%
E 100-42400-360 WORKERS COMP INSURANCE	\$5,384.34	\$4,479.88	\$3,835.62	\$5,923.00	\$4,600.00	-22.34%
E 100-42400-361 INSURANCE	\$2,372.70	\$2,475.00	\$2,282.64	\$2,491.00	\$2,500.00	0.36%
E 100-42400-433 DUES & SUBSCRIPTIONS	\$145.00	\$255.00	\$0.00	\$431.00	\$431.00	0.00%
E 100-42400-570 CAPITAL OUTLAY (EQUIPMENT)	\$0.00	\$0.00	\$0.00	\$10,000.00	\$3,500.00	-65.00%
BUILDING INSPECTOR ADMIN	\$148,374.90	\$164,635.66	\$141,218.80	\$177,183.00	\$204,386.00	
CITY CLERK/FINANCE						
E 100-41500-101 WAGES (FULL-TIME)	\$111,662.35	\$116,371.70	\$84,041.97	\$107,809.00	\$117,186.00	8.70%
E 100-41500-102 WAGES (PART-TIME)	\$70,805.71	\$93,733.81	\$97,317.34	\$103,962.00	\$109,358.00	5.19%
E 100-41500-105 WAGES (UNEMPLOYMENT)	\$0.00	\$0.00	\$1,725.00	\$0.00	\$0.00	0.00%
E 100-41500-121 PERA	\$13,856.19	\$15,310.91	\$13,565.51	\$15,882.00	\$16,991.00	6.98%
E 100-41500-122 FICA(6.2) MEDICARE (1.45)	\$13,270.04	\$14,103.90	\$13,744.81	\$16,200.00	\$17,331.00	6.98%
E 100-41500-123 MN PAID LEAVE	\$0.00	\$0.00	\$0.00	\$0.00	\$997.00	0.00%
E 100-41500-131 CITY PAID BENEFIT ALLOWANC	\$49,055.57	\$45,183.14	\$50,191.40	\$53,284.00	\$54,883.00	3.00%
E 100-41500-200 OFFICE SUPPLIES	\$2,079.08	\$4,269.27	\$6,607.28	\$3,250.00	\$5,500.00	69.23%
E 100-41500-301 AUDITING FEES	\$29,875.00	\$25,295.50	\$15,000.00	\$25,800.00	\$30,000.00	16.28%
E 100-41500-302 ADMINISTRATION CONSULTIN	\$141,120.00	\$148,506.00	\$119,306.20	\$155,585.00	\$183,746.00	18.10%
E 100-41500-305 CPA FEES	\$88,389.52	\$96,804.60	\$80,879.65	\$94,180.00	\$104,180.00	10.62%
E 100-41500-310 OTHER CONSULTING EXPENSE	\$38,356.50	\$580.00	\$600.00	\$17,500.00	\$21,477.00	22.73%
E 100-41500-313 UNCOLLECTED PROJECT EXPEN	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-41500-315 ASSESSOR'S FEE	\$76,000.00	\$81,000.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-41500-321 COMMUNICATIONS (TELEPHON	\$856.12	\$1,044.12	\$837.40	\$1,000.00	\$1,100.00	10.00%

Account Descr	2023 Amt	2024 Amt	2025 YTD Amt	2025 Budget	2026 Budget	%Diff from Cur Yr 2025
E 100-41500-322 POSTAGE	\$3,811.31	\$4,003.84	\$3,529.75	\$2,838.00	\$4,000.00	40.94%
E 100-41500-325 IT CONSULTING	\$20,958.84	\$18,066.42	\$24,735.60	\$22,000.00	\$24,000.00	9.09%
E 100-41500-331 CONFERENCE & TRAVEL	\$3,076.25	\$415.40	\$884.99	\$4,500.00	\$4,500.00	0.00%
E 100-41500-350 PRINTING & PUBLICATIONS	\$16,872.90	\$13,650.48	\$14,399.77	\$18,000.00	\$18,000.00	0.00%
E 100-41500-360 WORKERS COMP INSURANCE	\$11,965.20	\$9,829.09	\$8,523.60	\$12,000.00	\$10,500.00	-12.50%
E 100-41500-361 INSURANCE	\$2,372.70	\$2,475.00	\$2,282.64	\$2,491.00	\$2,500.00	0.36%
E 100-41500-404 MAINT.&REPAIR EQUIP.(CONTR	\$265.00	\$196.00	\$0.00	\$2,100.00	\$2,100.00	0.00%
E 100-41500-405 MISCELLANEOUS	-\$654.61	\$2,855.35	\$1,188.91	\$1,670.00	\$0.00	-100.00%
E 100-41500-408 DUST CONTROL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-41500-433 DUES & SUBSCRIPTIONS	\$17,593.35	\$19,434.48	\$19,270.60	\$17,250.00	\$28,000.00	62.32%
E 100-41500-480 COVID 19	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-41500-560 CAPITAL OUTLAY (OFFICE EQUI	\$8,270.45	\$10,652.07	\$11,458.46	\$15,000.00	\$15,000.00	0.00%
E 100-41500-570 CAPITAL OUTLAY (EQUIPMENT)	\$2,643.94	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-41500-602 LEASE/PURCHASE (COPIER)	\$3,347.09	\$3,336.96	\$2,997.22	\$3,500.00	\$3,750.00	7.14%
E 100-41500-720 TRANSFERS OUT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
CITY CLERK/FINANCE	\$725,848.50	\$727,118.04	\$573,088.10	\$695,801.00	\$775,099.00	
COMMUNITY SERVICE						
E 100-45200-409 YOUTH GROUPS	\$0.00	\$0.00	\$0.00	\$680.00	\$0.00	-100.00%
COMMUNITY SERVICE	\$0.00	\$0.00	\$0.00	\$680.00	\$0.00	
ELECTIONS						
E 100-41410-102 WAGES (PART-TIME)	\$0.00	\$4,417.50	\$0.00	\$0.00	\$5,000.00	0.00%
E 100-41410-210 OPERATING SUPPLIES/MTN EQ	\$721.10	\$1,130.53	\$0.00	\$0.00	\$1,500.00	0.00%
E 100-41410-350 PRINTING & PUBLICATIONS	\$0.00	\$61.88	\$0.00	\$0.00	\$100.00	0.00%
E 100-41410-351 BALLOT PRINTING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-41410-405 MISCELLANEOUS	\$0.00	\$2,108.41	\$0.00	\$0.00	\$2,500.00	0.00%
ELECTIONS	\$721.10	\$7,718.32	\$0.00	\$0.00	\$9,100.00	
ENVIRONMENTAL PROTECTION						
E 100-41920-311 WATER RESOURCE STAFF FEE	\$752.05	\$0.00	\$0.00	\$5,000.00	\$5,000.00	0.00%
E 100-41920-320 WATER RESOURCE STAFF	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
ENVIRONMENTAL PROTECTION	\$752.05	\$0.00	\$0.00	\$5,000.00	\$5,000.00	
GENERAL GOVERNMENT BUILDING						
E 100-41940-321 COMMUNICATIONS (TELEPHON	\$8,155.66	\$9,291.14	\$8,974.61	\$10,500.00	\$10,500.00	0.00%
E 100-41940-360 WORKERS COMP INSURANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-41940-361 INSURANCE	\$5,931.75	\$6,187.50	\$5,706.60	\$6,228.00	\$6,000.00	-3.66%
E 100-41940-380 ELECTRIC & GAS UTILITIES	\$22,182.02	\$14,915.29	\$16,337.99	\$15,000.00	\$22,000.00	46.67%
E 100-41940-384 GARBAGE PICK-UP	\$1,856.61	\$3,334.14	\$2,638.99	\$1,376.00	\$3,500.00	154.36%
E 100-41940-401 MAINT.&REPAIR BLD CONTRAC	\$18,762.33	\$67,798.11	\$51,732.35	\$15,000.00	\$15,000.00	0.00%
E 100-41940-402 MUSEUM	\$0.00	\$0.00	\$0.00	\$158.00	\$0.00	-100.00%

Account Descr	2023 Amt	2024 Amt	2025 YTD Amt	2025 Budget	2026 Budget	%Diff from Cur Yr 2025
E 100-41940-403 GROUND MAINTENANCE CONT	\$0.00	\$0.00	\$0.00	\$588.00	\$0.00	-100.00%
E 100-41940-405 MISCELLANEOUS	\$2,845.53	\$1,918.82	\$1,848.63	\$2,607.00	\$2,607.00	0.00%
E 100-41940-510 C.O.(LAND & BLD. - 804)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
GENERAL GOVERNMENT BUILDING	\$59,733.90	\$103,445.00	\$87,239.17	\$51,457.00	\$59,607.00	
LEGAL SERVICES						
E 100-41600-304 CIVIL, LEGAL (K&G)	\$9,907.93	\$12,237.75	\$6,571.26	\$20,000.00	\$15,000.00	-25.00%
E 100-41600-306 PROSECUTION (C&C)	\$18,864.44	\$14,656.20	\$16,293.80	\$25,000.00	\$25,000.00	0.00%
E 100-41600-312 CODIFICATION OF ORDINANCE	\$4,269.89	\$1,385.65	\$1,454.92	\$4,500.00	\$3,500.00	-22.22%
E 100-41600-405 MISCELLANEOUS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
LEGAL SERVICES	\$33,042.26	\$28,279.60	\$24,319.98	\$49,500.00	\$43,500.00	
LEGISLATIVE						
E 100-41000-100 MAYOR'S SALARY	\$185.63	\$4,788.58	\$3,388.50	\$3,843.00	\$3,958.00	2.99%
E 100-41000-103 COUNCIL SALARIES	\$11,730.00	\$7,389.22	\$7,249.06	\$9,224.00	\$9,500.00	2.99%
E 100-41000-122 FICA(6.2) MEDICARE (1.45)	\$897.39	\$263.95	\$548.95	\$1,000.00	\$1,030.00	3.00%
E 100-41000-123 MN PAID LEAVE	\$0.00	\$0.00	\$0.00	\$0.00	\$60.00	0.00%
E 100-41000-331 CONFERENCE & TRAVEL	\$3,908.70	\$3,470.99	\$58.00	\$9,734.00	\$5,000.00	-48.63%
E 100-41000-360 WORKERS COMP INSURANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-41000-361 INSURANCE	\$2,372.70	\$2,475.00	\$2,282.64	\$2,491.00	\$2,500.00	0.36%
E 100-41000-405 MISCELLANEOUS	-\$241.90	\$790.53	\$100.00	\$252.00	\$252.00	0.00%
E 100-41000-433 DUES & SUBSCRIPTIONS	\$829.25	\$847.00	\$230.00	\$1,785.00	\$1,500.00	-15.97%
LEGISLATIVE	\$19,681.77	\$20,025.27	\$13,857.15	\$28,329.00	\$23,800.00	
PARK MAINTENANCE						
E 100-45300-210 OPERATING SUPPLIES/MTN EQ	\$0.00	\$238.73	\$1,820.00	\$1,176.00	\$1,500.00	27.55%
E 100-45300-220 MAINT.&REPAIR SUPPLIES (EQ	\$8,392.62	\$8,108.73	\$26,515.18	\$12,500.00	\$7,500.00	-40.00%
E 100-45300-230 EQUIPMENT PURCHASES	\$430.00	\$0.00	\$0.00	\$3,109.00	\$2,000.00	-35.67%
E 100-45300-310 OTHER CONSULTING EXPENSE	\$312.00	\$0.00	\$0.00	\$609.00	\$0.00	-100.00%
E 100-45300-361 INSURANCE	\$5,931.75	\$6,187.50	\$5,706.60	\$6,228.00	\$6,000.00	-3.66%
E 100-45300-380 ELECTRIC & GAS UTILITIES	\$0.00	\$0.00	\$0.00	\$680.00	\$0.00	-100.00%
E 100-45300-405 MISCELLANEOUS	\$1,200.00	\$600.00	\$0.00	\$252.00	\$600.00	138.10%
PARK MAINTENANCE	\$16,266.37	\$15,134.96	\$34,041.78	\$24,554.00	\$17,600.00	
PLANNING AND ZONING						
E 100-41900-303 ENGINEERING	\$0.00	\$7,494.11	\$0.00	\$0.00	\$0.00	0.00%
E 100-41900-307 PLANNER CONTRACT	\$45,040.80	\$38,625.84	\$31,669.26	\$41,793.00	\$48,000.00	14.85%
E 100-41900-311 WATER RESOURCE STAFF FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-41900-360 WORKERS COMP INSURANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-41900-361 INSURANCE	\$7,513.55	\$7,837.50	\$7,228.36	\$7,838.00	\$7,800.00	-0.48%
E 100-41900-405 MISCELLANEOUS	\$6.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%

Account Descr	2023 Amt	2024 Amt	2025 YTD Amt	2025 Budget	2026 Budget	%Diff from Cur Yr 2025
PLANNING AND ZONING	\$52,560.35	\$53,957.45	\$38,897.62	\$49,631.00	\$55,800.00	
PUBLIC SAFETY						
E 100-42000-405 MISCELLANEOUS	\$4,308.01	\$134,408.38	\$705.00	\$1,292.00	\$1,500.00	16.10%
E 100-42000-440 POLICE CONTRACT	\$1,479,622.00	\$1,550,160.00	\$1,562,131.58	\$1,693,734.00	\$1,876,633.00	10.80%
E 100-42000-442 PRISONER BOOKING	\$1,507.91	\$1,811.24	\$401.04	\$1,785.00	\$1,785.00	0.00%
E 100-42000-450 FIRE PROTECTION	\$412,149.06	\$387,055.20	\$361,180.65	\$385,301.00	\$451,000.00	17.05%
E 100-42000-461 BUILDING CODE SURCHARGE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
PUBLIC SAFETY	\$1,897,586.98	\$2,073,434.82	\$1,924,418.27	\$2,082,112.00	\$2,330,918.00	
PUBLIC WORKS						
E 100-43100-101 WAGES (FULL-TIME)	\$143,755.66	\$159,684.50	\$141,644.92	\$145,956.00	\$154,767.00	6.04%
E 100-43100-102 WAGES (PART-TIME)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-43100-121 PERA	\$10,644.78	\$11,199.83	\$10,690.32	\$10,947.00	\$11,233.00	2.61%
E 100-43100-122 FICA(6.2) MEDICARE (1.45)	\$11,405.45	\$12,491.38	\$11,299.27	\$11,166.00	\$11,458.00	2.62%
E 100-43100-123 MN PAID LEAVE	\$0.00	\$0.00	\$0.00	\$0.00	\$678.00	0.00%
E 100-43100-131 CITY PAID BENEFIT ALLOWANC	\$32,276.68	\$34,861.86	\$35,882.34	\$32,718.00	\$33,670.00	2.91%
E 100-43100-210 OPERATING SUPPLIES/MTN EQ	\$1,181.93	\$973.70	\$2,240.10	\$1,000.00	\$0.00	-100.00%
E 100-43100-212 VEHICLE OPER.SUPPLIES(FUEL,	\$24,633.80	\$21,627.17	\$11,625.34	\$25,820.00	\$25,820.00	0.00%
E 100-43100-217 SIGNS	\$8,516.43	\$5,542.09	\$5,038.89	\$7,035.00	\$7,035.00	0.00%
E 100-43100-218 UNIFORMS	\$4,493.75	\$3,507.87	\$3,990.44	\$4,200.00	\$4,200.00	0.00%
E 100-43100-219 CULVERTS	\$7,483.00	\$11,051.34	\$5,244.60	\$5,565.00	\$5,565.00	0.00%
E 100-43100-220 MAINT.&REPAIR SUPPLIES (EQ	\$33,153.42	\$46,293.25	\$13,018.58	\$30,000.00	\$30,000.00	0.00%
E 100-43100-223 MAINT.& REPAIR SUPPLIES(BLD	\$7,632.79	\$5,890.75	\$7,542.26	\$5,324.00	\$5,324.00	0.00%
E 100-43100-224 ROAD MAINT.MATERIALS(ON-G	\$53,893.88	\$169,963.37	\$39,281.18	\$79,000.00	\$79,000.00	0.00%
E 100-43100-226 BLACKTOP MAINTENANCE	\$54,779.33	\$50,512.90	\$36,168.00	\$55,000.00	\$60,000.00	9.09%
E 100-43100-227 EQUIPMENT RENTAL CONTRAC	\$0.00	\$113.36	\$688.24	\$2,000.00	\$2,000.00	0.00%
E 100-43100-240 SMALL TOOLS & MINOR EQUIP	\$131.97	\$1,081.83	\$2,022.69	\$1,500.00	\$1,500.00	0.00%
E 100-43100-303 ENGINEERING	\$17,159.86	\$22,497.08	\$74,978.23	\$18,000.00	\$20,000.00	11.11%
E 100-43100-310 OTHER CONSULTING EXPENSE	\$0.00	\$9,980.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-43100-321 COMMUNICATIONS (TELEPHON	\$5,658.54	\$6,044.31	\$3,887.56	\$7,600.00	\$6,000.00	-21.05%
E 100-43100-331 CONFERENCE & TRAVEL	\$615.00	\$361.00	\$1,375.33	\$1,176.00	\$1,500.00	27.55%
E 100-43100-350 PRINTING & PUBLICATIONS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-43100-360 WORKERS COMP INSURANCE	\$11,366.94	\$9,457.52	\$8,097.42	\$12,504.00	\$10,500.00	-16.03%
E 100-43100-361 INSURANCE	\$11,863.50	\$12,375.00	\$11,413.20	\$12,457.00	\$12,000.00	-3.67%
E 100-43100-380 ELECTRIC & GAS UTILITIES	\$8,485.97	\$7,813.53	\$6,255.65	\$11,288.00	\$10,000.00	-11.41%
E 100-43100-381 STREET LIGHTING	\$4,888.41	\$3,300.58	\$2,304.92	\$6,500.00	\$3,500.00	-46.15%
E 100-43100-384 GARBAGE PICK-UP	\$0.00	\$0.00	\$0.00	\$536.00	\$0.00	-100.00%
E 100-43100-405 MISCELLANEOUS	\$43.00	\$88.42	\$100.00	\$294.00	\$0.00	-100.00%
E 100-43100-407 SNOW REMOVAL-MATERIALS	\$50,165.59	\$25,287.97	\$16,544.98	\$31,343.00	\$32,000.00	2.10%
E 100-43100-408 DUST CONTROL	\$84,235.06	\$117,117.66	\$61,975.56	\$98,000.00	\$98,000.00	0.00%

Account Descr	2023 Amt	2024 Amt	2025 YTD Amt	2025 Budget	2026 Budget	%Diff from Cur Yr 2025
E 100-43100-412 BRUSH & TREE REMOVAL	\$16,250.00	\$12,330.95	\$594.30	\$17,500.00	\$10,000.00	-42.86%
E 100-43100-413 SALES/FUEL TAX & LICENSE	\$0.00	\$0.00	\$0.00	\$578.00	\$0.00	-100.00%
E 100-43100-415 SAC CHARGES	\$0.00	\$0.00	\$0.00	\$620.00	\$0.00	-100.00%
E 100-43100-418 WEED CONTROL	\$0.00	\$2,496.93	\$4,631.50	\$3,339.00	\$5,000.00	49.75%
E 100-43100-420 GOPHER STATE ONE-CALL	\$1,187.65	\$1,431.05	\$1,877.90	\$2,132.00	\$2,000.00	-6.19%
E 100-43100-421 SEAL COATING	\$0.00	\$40,992.60	\$88,042.24	\$60,000.00	\$60,000.00	0.00%
E 100-43100-422 ROAD TILING	\$0.00	\$48,998.85	\$0.00	\$60,000.00	\$60,000.00	0.00%
E 100-43100-423 GRAVEL ROADS	\$0.00	\$0.00	\$0.00	\$175,000.00	\$100,000.00	-42.86%
E 100-43100-430 SAFETY PROGRAM (AWAIR, ET	\$6,462.00	\$6,655.86	\$5,556.00	\$6,500.00	\$6,500.00	0.00%
E 100-43100-433 DUES & SUBSCRIPTIONS	\$0.00	\$0.00	\$0.00	\$693.00	\$500.00	-27.85%
E 100-43100-500 Capital Outlay	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-43100-550 C.O. (ROAD IMPROV. - 802)	\$111,093.93	\$0.00	\$1,355.00	\$0.00	\$0.00	0.00%
E 100-43100-570 CAPITAL OUTLAY (EQUIPMENT)	\$84,514.84	\$11,052.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-43100-720 TRANSFERS OUT	\$61,800.00	\$123,818.95	\$62,500.00	\$75,000.00	\$75,000.00	0.00%
PUBLIC WORKS	\$869,773.16	\$996,895.46	\$677,866.96	\$1,018,291.00	\$944,750.00	
RECREATION						
E 100-45100-120 COMMUNITY EVENT CONTRIBU	\$5,062.32	\$2,304.76	\$7,105.50	\$4,500.00	\$6,000.00	33.33%
RECREATION	\$5,062.32	\$2,304.76	\$7,105.50	\$4,500.00	\$6,000.00	
SOLID WASTE (LAND & RECYCLING)						
E 100-43200-383 RECYCLING EXPENSES	\$73,428.19	\$95,408.99	\$75,382.56	\$96,604.00	\$101,435.00	5.00%
E 100-43200-405 MISCELLANEOUS	\$0.00	\$520.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-43200-410 EQUIPMENT RENTAL	\$0.00	\$315.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-43200-411 CLEAN-UP DAY	\$24,412.34	\$14,641.30	\$13,741.00	\$15,000.00	\$15,000.00	0.00%
SOLID WASTE (LAND & RECYCLING)	\$97,840.53	\$110,885.29	\$89,123.56	\$111,604.00	\$116,435.00	
TRANSFER OUT						
E 100-49300-720 TRANSFERS OUT	\$559,327.04	\$0.00	\$104,445.00	\$0.00	\$0.00	0.00%
TRANSFER OUT	\$559,327.04	\$0.00	\$104,445.00	\$0.00	\$0.00	
UNALLOCATED INSURANCE						
E 100-49240-375 CLAIM DEDUCTIBLE	\$0.00	\$0.00	\$0.00	\$620.00	\$620.00	0.00%
E 100-49240-620 AGENCY FEES	\$0.00	\$0.00	\$0.00	\$2,226.00	\$2,226.00	0.00%
UNALLOCATED INSURANCE	\$0.00	\$0.00	\$0.00	\$2,846.00	\$2,846.00	
100 GENERAL FUND	\$9,138,564.11	\$8,678,447.62	\$6,332,724.76	\$8,602,976.00	\$9,189,682.00	

Account Descr	2023 Amt	2024 Amt	2025 YTD Amt	2025 Budget	2026 Budget	%Diff from Cur Yr 2025
200 WATER RESOURCE DEVELOPMENT						
R 200-31010 AD VALOREM TAXES	\$64,510.28	\$71,775.87	\$36,922.60	\$68,710.00	\$77,572.00	12.90%
R 200-31020 DELINQUENT TAXES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 200-31040 FISCAL DISPARITIES	\$2,380.93	\$2,045.96	\$1,055.33	\$3,484.00	\$3,484.00	0.00%
R 200-34103 ZONING/SUBDIVISION FEE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 200-34108 ADMINISTRATIVE CHARGES/REIMB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 200-36210 INTEREST EARNINGS	\$1,525.87	\$2,026.39	\$1,195.65	\$0.00	\$1,000.00	0.00%
R 200-36230 MISC REVENUE/REFUNDS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 200-36261 EVENT REVENUES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 200-39200 TRANSFERS IN (GENERAL FUND)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
	\$68,417.08	\$75,848.22	\$39,173.58	\$72,194.00	\$82,056.00	
ENVIRONMENTAL PROTECTION						
E 200-41920-303 ENGINEERING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 200-41920-309 PIONEER-SARAH WATERSHED	\$47,966.67	\$48,367.76	\$48,892.12	\$48,892.12	\$51,456.00	5.24%
E 200-41920-310 OTHER CONSULTING EXPENSE	\$0.37	\$0.00	\$0.00	\$1,202.00	\$1,000.00	-16.81%
E 200-41920-320 WATER RESOURCE STAFF	\$8,765.91	\$26,461.59	\$15,551.35	\$10,000.00	\$17,500.00	75.00%
E 200-41920-350 PRINTING & PUBLICATIONS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 200-41920-433 DUES & SUBSCRIPTIONS	\$560.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 200-41920-570 CAPITAL OUTLAY (EQUIPMENT)	\$0.00	\$0.00	\$0.00	\$12,100.00	\$12,100.00	0.00%
ENVIRONMENTAL PROTECTION	\$57,292.95	\$74,829.35	\$64,443.47	\$72,194.12	\$82,056.00	
200 WATER RESOURCE DEVELOPMENT	\$125,710.03	\$150,677.57	\$103,617.05	\$144,388.12	\$164,112.00	



Account Descr	2023 Amt	2024 Amt	2025 YTD Amt	2025 Budget	2026 Budget	%Diff from Cur Yr 2025
602 SEWER FUND						
R 602-31010 AD VALOREM TAXES	\$13,351.00	\$16,382.00	\$6,941.50	\$0.00	\$0.00	0.00%
R 602-31040 FISCAL DISPARITIES	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 602-34108 ADMINISTRATIVE CHARGES/REIMB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 602-34401 SEWER CONNECTION CHARGE	\$2,293.40	\$3,860.00	\$0.00	\$14,553.00	\$3,000.00	-79.39%
R 602-34408 USER AVAIL. CHG.	\$21,627.24	\$24,090.08	\$15,901.40	\$0.00	\$15,000.00	0.00%
R 602-34410 SEWER COMPLIANCE CHARGE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 602-36100 SPECIAL ASSESS/INT (CTY. PYMT)	\$21,587.56	\$24,157.89	\$26,321.99	\$0.00	\$0.00	0.00%
R 602-36101 PRINCIPLE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 602-36210 INTEREST EARNINGS	\$15,646.59	\$17,181.46	\$11,636.49	\$10,000.00	\$13,000.00	30.00%
R 602-36230 MISC REVENUE/REFUNDS	\$158,407.00	\$92,292.96	\$0.00	\$0.00	\$0.00	0.00%
R 602-37200 TRANSFERS IN (GENERAL FUND)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 602-37210 COLLECTION & GRAVITY LINE	\$244,068.46	\$264,874.64	\$186,433.63	\$229,320.00	\$229,320.00	0.00%
R 602-37220 RESIDENTIAL CLUSTER	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 602-37230 ON-SITE SYSTEMS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 602-37240 CLUSTER MOUND	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 602-37250 COMMERCIAL	\$16,132.02	\$16,469.54	\$21,650.96	\$18,743.00	\$18,743.00	0.00%
R 602-37260 SALE OF FIXED ASSETS	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 602-37270 DEL UTILITIES - CITY PYMT	\$151.55	\$31.14	\$0.00	\$0.00	\$0.00	0.00%
R 602-37600 STREET TO HOUSE CONNECT	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 602-39203 TRANSFER IN	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
R 602-39999 Prior Period Adjustment	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
	\$493,264.82	\$459,339.71	\$268,885.97	\$272,616.00	\$279,063.00	
SEWER						
E 602-49450-101 WAGES (FULL-TIME)	\$112,329.67	\$105,054.67	\$73,585.95	\$132,266.00	\$115,304.00	-12.82%
E 602-49450-121 PERA	\$51,008.06	\$296.50	\$5,731.20	\$9,921.00	\$8,648.00	-12.83%
E 602-49450-122 FICA(6.2) MEDICARE (1.45)	\$8,116.19	\$8,383.55	\$6,037.15	\$10,118.00	\$8,821.00	-12.82%
E 602-49450-123 MN PAID LEAVE	\$0.00	\$0.00	\$0.00	\$0.00	\$508.00	0.00%
E 602-49450-131 CITY PAID BENEFIT ALLOWANC	\$23,122.13	\$24,234.78	\$25,474.47	\$26,174.00	\$26,960.00	3.00%
E 602-49450-210 OPERATING SUPPLIES/MTN EQ	\$5,369.69	\$12,398.41	\$2,119.70	\$19,243.00	\$12,500.00	-35.04%
E 602-49450-301 AUDITING FEES	\$0.00	\$0.00	\$0.00	\$1,113.00	\$0.00	-100.00%
E 602-49450-303 ENGINEERING	\$0.00	\$0.00	\$0.00	\$3,000.00	\$10,000.00	233.33%
E 602-49450-304 CIVIL, LEGAL (K&G)	\$475.00	\$475.00	\$237.50	\$0.00	\$0.00	0.00%
E 602-49450-310 OTHER CONSULTING EXPENSE	\$2,156.09	\$2,189.65	\$1,700.53	\$3,000.00	\$3,000.00	0.00%
E 602-49450-331 CONFERENCE & TRAVEL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 602-49450-360 WORKERS COMP INSURANCE	\$1,196.52	\$995.51	\$852.36	\$1,316.00	\$1,200.00	-8.81%
E 602-49450-361 INSURANCE	\$1,186.35	\$1,237.50	\$1,141.32	\$1,246.00	\$1,200.00	-3.69%

Account Descr	2023 Amt	2024 Amt	2025 YTD Amt	2025 Budget	2026 Budget	%Diff from Cur Yr 2025
E 602-49450-375 CLAIM DEDUCTIBLE	\$0.00	\$0.00	\$0.00	\$2,264.00	\$0.00	-100.00%
E 602-49450-380 ELECTRIC & GAS UTILITIES	\$28,799.18	\$26,361.84	\$21,708.70	\$29,000.00	\$29,000.00	0.00%
E 602-49450-401 MAINT.&REPAIR BLD CONTRAC	\$0.00	\$0.00	\$25,501.72	\$23,100.00	\$20,000.00	-13.42%
E 602-49450-404 MAINT.&REPAIR EQUIP.(CONTR	\$39,223.11	\$9,744.35	\$23,793.17	\$22,953.00	\$22,000.00	-4.15%
E 602-49450-405 MISCELLANEOUS	\$4,449.24	\$10,742.08	\$2,667.50	\$0.00	\$5,000.00	0.00%
E 602-49450-414 METRO COUNCIL-ENVIRON.(SE	\$46,261.99	\$51,440.48	\$52,482.90	\$49,741.00	\$63,000.00	26.66%
E 602-49450-415 SAC CHARGES	\$19,880.00	\$32,180.75	\$17,320.45	\$44,100.00	\$44,100.00	0.00%
E 602-49450-416 DEPRECIATION	\$121,552.69	\$121,552.69	\$109,943.40	\$131,932.00	\$130,000.00	-1.46%
E 602-49450-417 LICENSES & PERMITS	\$0.00	\$0.00	\$400.00	\$0.00	\$0.00	0.00%
E 602-49450-433 DUES & SUBSCRIPTIONS	\$840.00	\$840.00	\$865.00	\$100.00	\$850.00	750.00%
E 602-49450-560 CAPITAL OUTLAY (OFFICE EQUI	\$0.00	\$0.00	\$0.00	\$835.00	\$0.00	-100.00%
E 602-49450-570 CAPITAL OUTLAY (EQUIPMENT)	\$22,360.00	\$0.00	\$0.00	\$588.00	\$0.00	-100.00%
E 602-49450-601 BOND PRINCIPAL	\$0.00	\$0.00	\$0.00	\$70,000.00	\$70,000.00	0.00%
E 602-49450-611 INTEREST EXPENSE (Loan)	\$7,048.75	\$4,935.25	\$3,570.00	\$3,570.00	\$1,190.00	-66.67%
E 602-49450-620 AGENCY FEES	\$0.00	\$0.00	\$100.00	\$0.00	\$100.00	0.00%
E 602-49450-999 PRIOR PERIOD ADJ.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
SEWER	\$495,374.66	\$413,063.01	\$375,233.02	\$585,580.00	\$573,381.00	
602 SEWER FUND	\$988,639.48	\$872,402.72	\$644,118.99	\$858,196.00	\$852,444.00	

Account Descr	2023 Amt	2024 Amt	2025 YTD Amt	2025 Budget	2026 Budget	%Diff from Cur Yr 2025
	\$10,252,913.62	\$9,701,527.91	\$7,080,460.80	\$9,605,560.12	\$10,206,238.00	

■City of Independence

***Request for a Minor Subdivision to Allow a Lot Combination  
as Described Within this Report***

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*To:* City Council  
*From:* Mark Kaltsas, City Planner  
*Meeting Date:* December 2, 2025  
*Applicant:* Mark Moorhouse  
*Property Owner:* Mark Moorhouse  
*Location:* 7949 County Road 11

***Request:***

Mark Moorhouse (Applicant/Owner) is requesting the following action for the properties located on County Road 11 (PID No's. 08-118-24-12-0001, 08-118-24-11-0002 and 08-118-24-14-0001) in the City of Independence, MN.

- a. A minor subdivision to allow a lot combination of the following properties: (PID No's. 08-118-24-12-0001, 08-118-24-11-0002 and 08-118-24-14-0001). The proposed combination would consolidate the three (3) properties into one (1) property.

Mark Moorhouse (Applicant/Owner) is requesting the following action for the properties located on County Road 11 (PID No's. 09-118-24-22-0004, 09-118-24-22-0005 and 09-118-24-21-0001) in the City of Independence, MN.

- b. A minor subdivision to allow a lot combination of the following properties: (PID No's. 09-118-24-22-0004, 09-118-24-22-0005 and 09-118-24-21-0001). The proposed combination would consolidate the three (3) properties into one (1) property.

***Property/Site Information:***

The properties are located on the south side County Road 11 between County Line Road and County Road 92. The property has an existing home and several detached accessory structures. The property has the following characteristics:

**Property Information: 8145 County Road 11**

*Zoning: Agriculture*

*Comprehensive Plan: Agriculture*

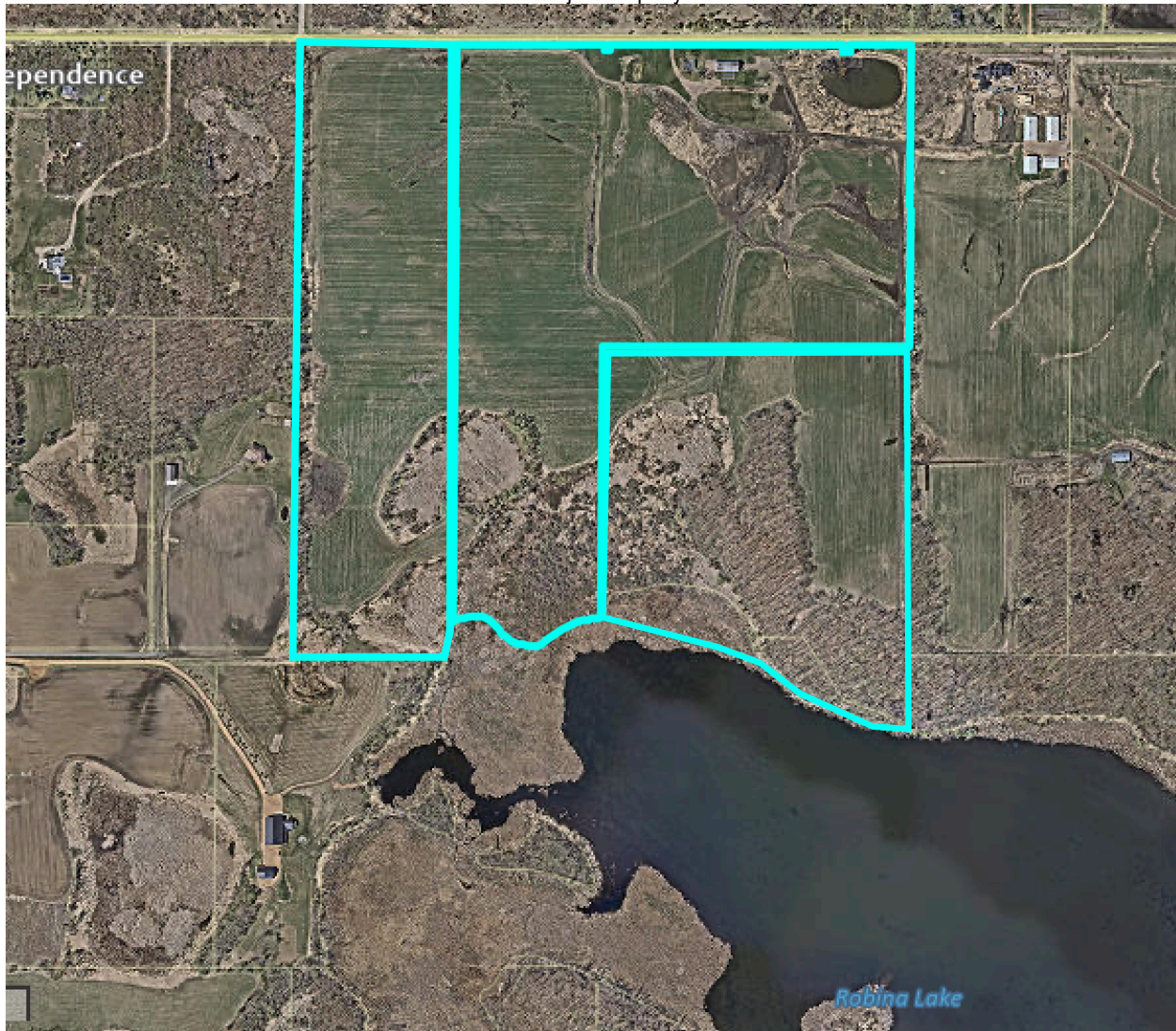
*Acreage (Before): Parcel A – 39.99 acres*

*Parcel B – 76.8 acres*

*Parcel C – 41.9 acres*

*Acreage (After): Combined – 158.7 acres*

Subject Property





**Property Information: 7949 County Road 11**

Zoning: *Agriculture*

Comprehensive Plan: *Agriculture*

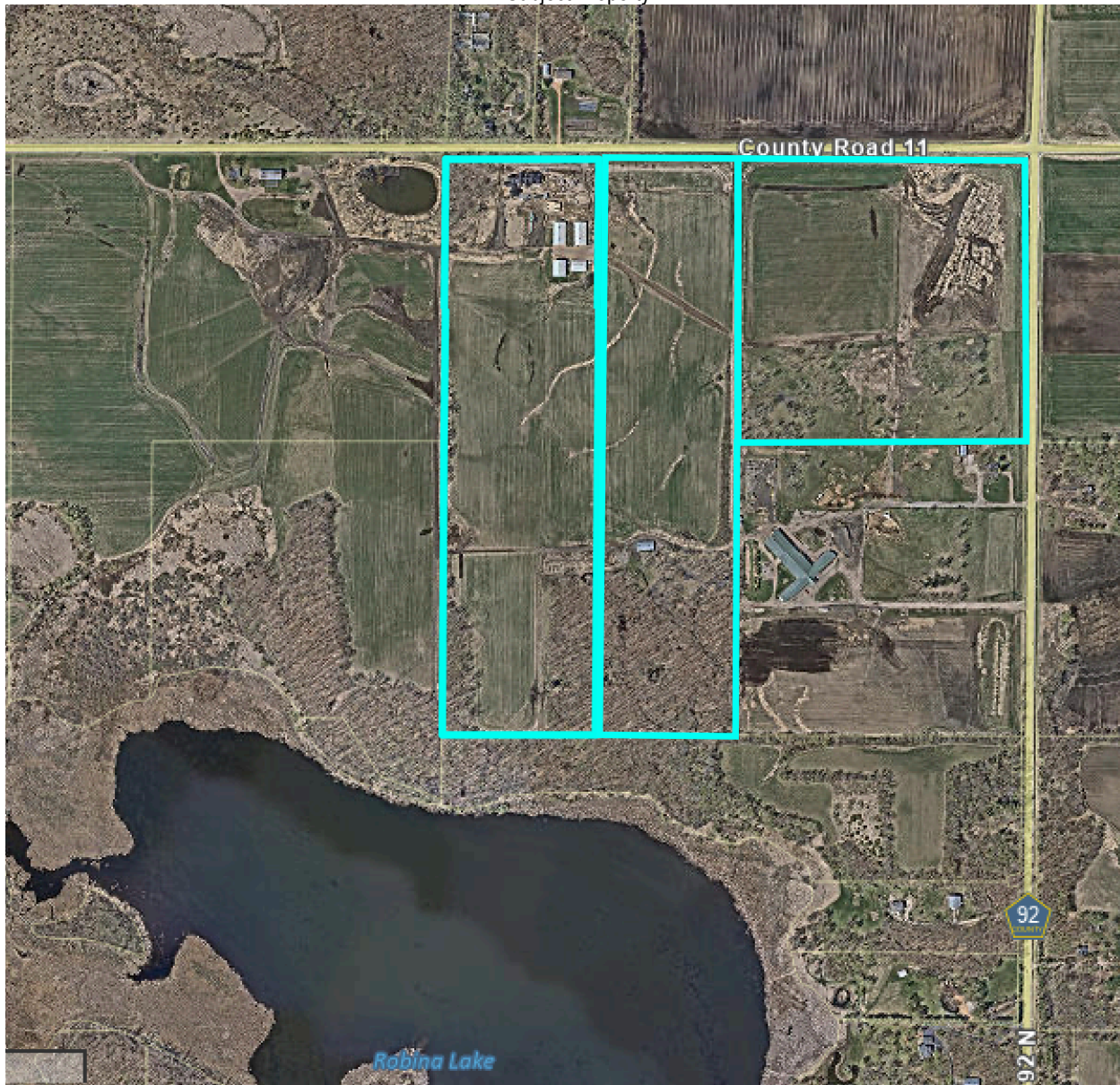
Acreage (Before): *Parcel A – 41.16 acres*

*Parcel B – 37.54 acres*

*Parcel C – 39.38 acres*

Acreage (After): *Combined – 118.08 acres*

Subject Property



**Discussion:**

The applicant approached the City about the possibility of combining several of their properties into two larger properties. The applicant has acquired a handful of properties in this general area. Not all the properties that they have acquired are contiguous. The applicant also recently came before the city to request a ground mounted solar array on one of his properties. At that time, the ground mounted array was approved subject to the applicant combining at least two of his properties.

The city discussed several options for combining the properties with the applicants' representatives. Ultimately, the applicant would like to create two larger parcels that each maintain only one principal structure with the associated accessory structures. The proposed combination will simplify the use of the properties, maintain their legal conforming status and remove any previous non-conforming structures or conditional uses.

The city has reviewed the request and would offer the following for consideration by the Planning Commission:

- The city allows the minor subdivision (division and rearrangements) of property that does not create additional lots. In this case, the applicant is seeking to consolidate three (3) lots into one (1) lot. The consolidation will not create any new lots and will reduce the total number of lots.
- The city is processing it as two applications due to the creation of two separate lots, each with a principal structure.
- Any lot that is created can only have one (1) principal structure. In this case the applicant could not combine the two larger parcels because there would be two (2) principal structures on one lot.
- Any existing entitlements that exist on the underlying property will go away with the consolidation. The property owner will be subject to the rules and regulations that are in place at the time if they would choose to subdivide the properties in the future.
- The proposed lots would meet all applicable requirements for AG-Agriculture properties in the after condition. No non-conformities would be created as a result of the consolidation.
- The city has required the applicant to combine the 7949 CSAH 11 and 7855 CSAH 11 properties as a condition of the CUP approval for the ground mounted solar arrays approved earlier this year.
- The County has previously requested 17 additional feet of right of way along the CSAH 11 corridor. Several of the properties have already granted the additional ROW. It is

recommended that the city consider requiring the additional properties to dedicate the 17 feet of additional ROW.

The City will need to find that the requested consolidations meet applicable requirements of the city's subdivision ordinance.

***Neighbor Comments:***

Several residents attended the public hearing and expressed concerns relating to the ongoing construction activities occurring across all of the applicant's properties. Residents asked questions relating the zoning of the property and potential land uses.

***Planning Commission Discussion:***

Commissioners discussed the request and asked questions of staff relating to the application. Commissioners discussed that the city had required the combination of two of the lots as a condition of the conditional use permit allowing a ground mounted solar array. Commissioners noted that the proposed lot combinations would reduce the number of building eligibilities available on the properties. Commissioners discussed the zoning and comprehensive plan guidance of the subject properties. It was noted that the property is zoned Agriculture and guided for Agriculture by the Comprehensive Plan. Commissioners discussed the concerns of the residents that presented at the public hearing. Commissioners recommended that the City Council look at potential ways to mitigate the ongoing construction disturbances noted by surrounding property owners. Commissioners discussed the notification requirements and recommended that the city consider expanding the notification radius to encompass more properties than state statute requires. Commissioners found that the requested minor subdivisions met all applicable requirements of the city and recommended approval to the City Council.

***Recommendation:***

The Planning Commission recommended approval of the request for a minor subdivision to permit the two (2) lot consolidation applications with the following findings and conditions:

1. The proposed minor subdivision meets all applicable conditions and restrictions stated in Chapter V, Section 500.07, Divisions, in the City of Independence Ordinance.
2. The Applicant shall provide the legal descriptions, execute and record the requisite drainage and utility easements with the county within six (6) months of approval.



3. The Applicant shall provide an additional 17 feet of roadway easement along the entirety of the CSAH 11 frontage. The Applicant shall provide a legal description and execute and record the requisite easements with the county within six (6) months of approval.
4. The Applicant shall record the subdivision and City Council Resolution with the county within six (6) months of approval.
5. The applicant shall pay for all costs associated with the review and recording of the resolution granting approval of minor subdivision.

***Attachments:***

1. Application
2. Before and After Exhibits (x2)



RESOLUTION OF THE  
CITY OF INDEPENDENCE  
HENNEPIN COUNTY, MINNESOTA

**RESOLUTION NO. 25-1202-04**

**A RESOLUTION GRANTING APPROVAL OF MINOR SUBDIVISION  
TO ALLOW A LOT COMBINATION AS REQUESTED FOR THE  
PROPERTIES LOCATED ON COUNTY ROAD 11**

WHEREAS, the City of Independence (the “City”) is a municipal corporation under the laws of Minnesota; and

WHEREAS, the City adopted a comprehensive plan in 2022 to guide the development of the community; and

WHEREAS, the City has adopted a zoning ordinance and other official controls to assist in implementing the comprehensive plan; and

WHEREAS, Mark Moorhouse (“Applicant” and “Owner”) submitted a request for a minor subdivision to allow a lot combination of the following properties: (PID No’s. 08-118-24-12-0001, 08-118-24-11-0002 and 08-118-24-14-0001) (together, the “Property”). The proposed combination would consolidate the three (3) properties into one (1) property; and

WHEREAS, the Property is legally described on **EXHIBIT A**, attached hereto; and

WHEREAS, the Property is zoned Agriculture; and

WHEREAS the requested minor subdivision meets all requirements, standards and specifications of the City of Independence zoning ordinance for Agriculture lots; and

WHEREAS the Planning Commission held a public hearing on November 18, 2025, to review the application for a minor subdivision, following mailed and published notice as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that the proposed minor subdivision meets all applicable

conditions and restrictions stated in Chapter V, Section 500.07, Divisions, in the City of Independence Ordinance, and;

BE IT RESOLVED FURTHER that the application by the Owner for a minor subdivision to permit a lot combination is subject to the following:

1. The approved subdivision shall be as depicted on **Exhibit B**, attached hereto
2. The Applicant shall provide the legal descriptions, execute and record the requisite drainage and utility easements with the county within six (6) months of approval.
3. The Applicant shall provide an additional 17 feet of roadway easement along the entirety of the CSAH 11 frontage. The Applicant shall provide a legal description and execute and record the requisite easements with the county within six (6) months of approval.
4. The Applicant shall record the subdivision and City Council Resolution with the county within six (6) months of approval.
5. The applicant shall pay for all costs associated with the review and recording of the resolution granting approval of minor subdivision.

This resolution was adopted by the City Council of the City of Independence on this 2<sup>nd</sup> day of December 2025, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

---

Brad Spencer, Mayor

ATTEST:

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Mark Kaltsas, City Administrator

**EXHIBIT A**  
*(Legal Description)*

*PROPOSED PROPERTY DESCRIPTION:*

*The West Half of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter, all in Section 9, Township 118, Range 24, Hennepin, County.*

**EXHIBIT B**  
(Minor Subdivision)



RESOLUTION OF THE  
CITY OF INDEPENDENCE  
HENNEPIN COUNTY, MINNESOTA

**RESOLUTION NO. 25-1202-05**

**A RESOLUTION GRANTING APPROVAL OF MINOR SUBDIVISION  
TO ALLOW A LOT COMBINATION AS REQUESTED FOR THE  
PROPERTIES LOCATED ON COUNTY ROAD 11**

WHEREAS, the City of Independence (the “City”) is a municipal corporation under the laws of Minnesota; and

WHEREAS, the City adopted a comprehensive plan in 2022 to guide the development of the community; and

WHEREAS, the City has adopted a zoning ordinance and other official controls to assist in implementing the comprehensive plan; and

WHEREAS, Mark Moorhouse (“Applicant” and “Owner”) submitted a request for a minor subdivision to allow a lot combination of the following properties: (PID No’s. 09-118-24-22-0004, 09-118-24-22-0005 and 09-118-24-21-0001) (together, the “Property”). The proposed combination would consolidate the three (3) properties into one (1) property; and

WHEREAS, the Property is legally described on **EXHIBIT A**, attached hereto; and

WHEREAS, the Property is zoned Agriculture; and

WHEREAS the requested minor subdivision meets all requirements, standards and specifications of the City of Independence zoning ordinance for Agriculture lots; and

WHEREAS the Planning Commission held a public hearing on November 18, 2025, to review the application for a minor subdivision, following mailed and published notice as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that the proposed minor subdivision meets all applicable

conditions and restrictions stated in Chapter V, Section 500.07, Divisions, in the City of Independence Ordinance, and;

BE IT RESOLVED FURTHER that the application by the Owner for a minor subdivision to permit a lot combination is subject to the following:

1. The approved subdivision shall be as depicted on **Exhibit B**, attached hereto
2. The Applicant shall provide the legal descriptions, execute and record the requisite drainage and utility easements with the county within six (6) months of approval.
3. The Applicant shall provide an additional 17 feet of roadway easement along the entirety of the CSAH 11 frontage. The Applicant shall provide a legal description and execute and record the requisite easements with the county within six (6) months of approval.
4. The Applicant shall record the subdivision and City Council Resolution with the county within six (6) months of approval.
5. The applicant shall pay for all costs associated with the review and recording of the resolution granting approval of minor subdivision.

This resolution was adopted by the City Council of the City of Independence on this 2<sup>nd</sup> day of December 2025, by a vote of \_\_\_\_ ayes and \_\_\_\_ nays.

---

Brad Spencer, Mayor

ATTEST:

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Mark Kaltsas, City Administrator

**EXHIBIT A**  
*(Legal Description)*

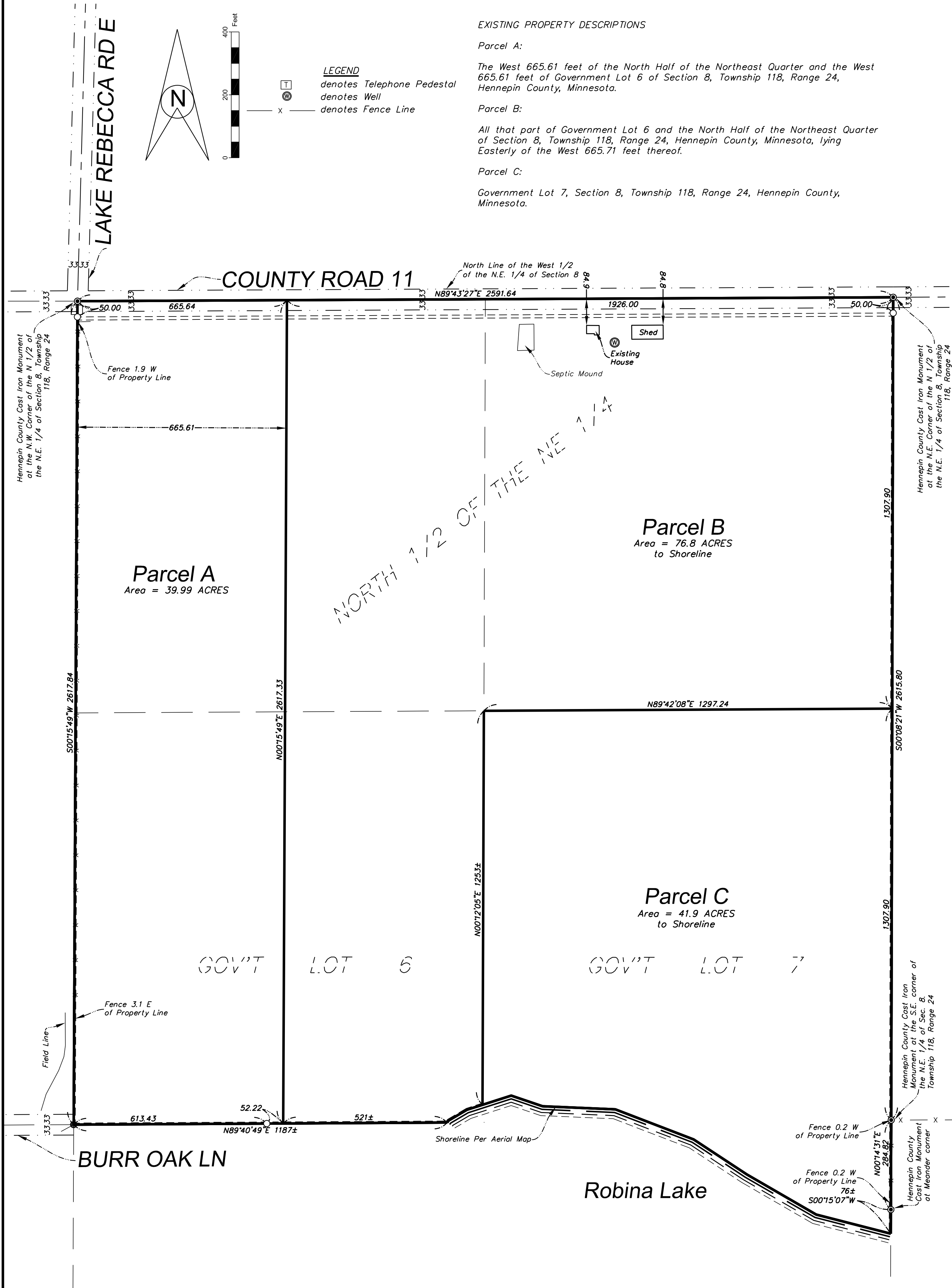
*PROPOSED PROPERTY DESCRIPTION:*

*The North Half of the Northeast Quarter and Government Lots 6 and 7, all in Section 8, Township 118, Range 24, Hennepin County, Minnesota.*



**EXHIBIT B**  
(Minor Subdivision)

# Certificate of Survey (Before)



## EXISTING PROPERTY DESCRIPTIONS

### Parcel A:

The West 665.61 feet of the North Half of the Northeast Quarter and the West 665.61 feet of Government Lot 6 of Section 8, Township 118, Range 24, Hennepin County, Minnesota.

### Parcel B:

All that part of Government Lot 6 and the North Half of the Northeast Quarter of Section 8, Township 118, Range 24, Hennepin County, Minnesota, lying Easterly of the West 665.71 feet thereof.

### Parcel C:

Government Lot 7, Section 8, Township 118, Range 24, Hennepin County, Minnesota.

NORTH 1/2 OF THE NE 1/4

Parcel A  
Area = 39.99 ACRES

Parcel B  
Area = 76.8 ACRES  
to Shoreline

Parcel C  
Area = 41.9 ACRES  
to Shoreline

denotes iron monument found  
denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062  
denotes found Judicial Land Monument

Project No. 25-0387

www.ottoassociates.com  
9 West Division Street  
Buffalo, MN 55313  
(763) 682-4727  
Fax: (763) 682-3522

**OTTO ASSOCIATES**  
Engineers & Land Surveyors, Inc.

Requested By:  
**Lake Robina Farms, LLC**

Date: 9-22-25  
Drawn By: N.A.B.  
Checked By: P.E.O.  
Scale: 1"=200'

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

*Paul E. Otto*  
Paul E. Otto  
License #40062 Date: 9-29-25

Certificate of Survey on the N 1/2 of the NE 1/4 and Gov't Lots 6 and 7 of Sec. 8, T. 118. R. 24, Hennepin County, Minnesota

Revised:

Certificate of Survey (After)

PROPOSED PROPERTY DESCRIPTION:

The North Half of the Northeast Quarter and Government Lots 6 and 7, all in Section 8, Township 118, Range 24, Hennepin County, Minnesota.

PROPOSED ROAD RIGHT OF WAY EASEMENT:

A perpetual easement for road right of way purposes over, under, and across the North 50.00 feet of the North Half of the Northeast Quarter of Section 8, Township 118, Range 24, Hennepin County, Minnesota.

PROPOSED DRAINAGE AND UTILITY EASEMENTS:

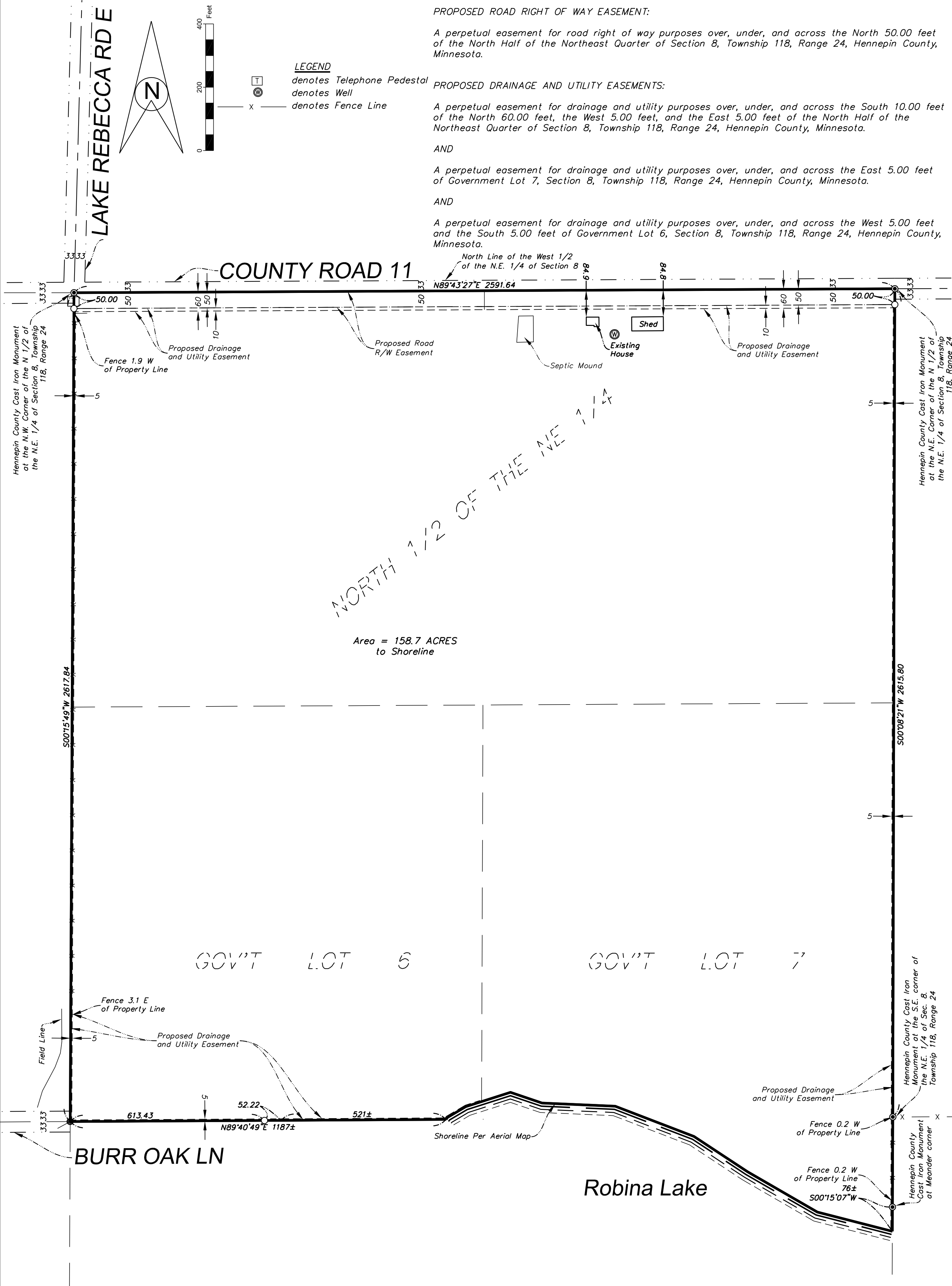
A perpetual easement for drainage and utility purposes over, under, and across the South 10.00 feet of the North 60.00 feet, the West 5.00 feet, and the East 5.00 feet of the North Half of the Northeast Quarter of Section 8, Township 118, Range 24, Hennepin County, Minnesota.

AND

A perpetual easement for drainage and utility purposes over, under, and across the East 5.00 feet of Government Lot 7, Section 8, Township 118, Range 24, Hennepin County, Minnesota.

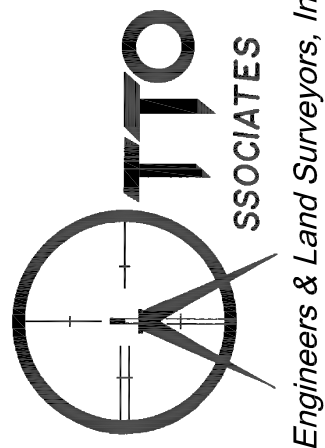
AND

A perpetual easement for drainage and utility purposes over, under, and across the West 5.00 feet and the South 5.00 feet of Government Lot 6, Section 8, Township 118, Range 24, Hennepin County, Minnesota.



- denotes iron monument found
- denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062
- denotes found Judicial Land Monument

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9 West Division Street  
Buffalo, MN 55313  
(763) 682-4727  
Fax: (763) 682-3522



Lake Robina Farms, LLC

Date: 9-22-25  
Drawn By: N.A.B.  
Checked By: P.E.O.

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

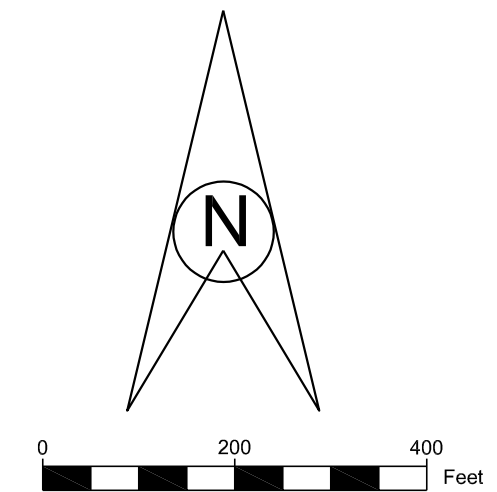
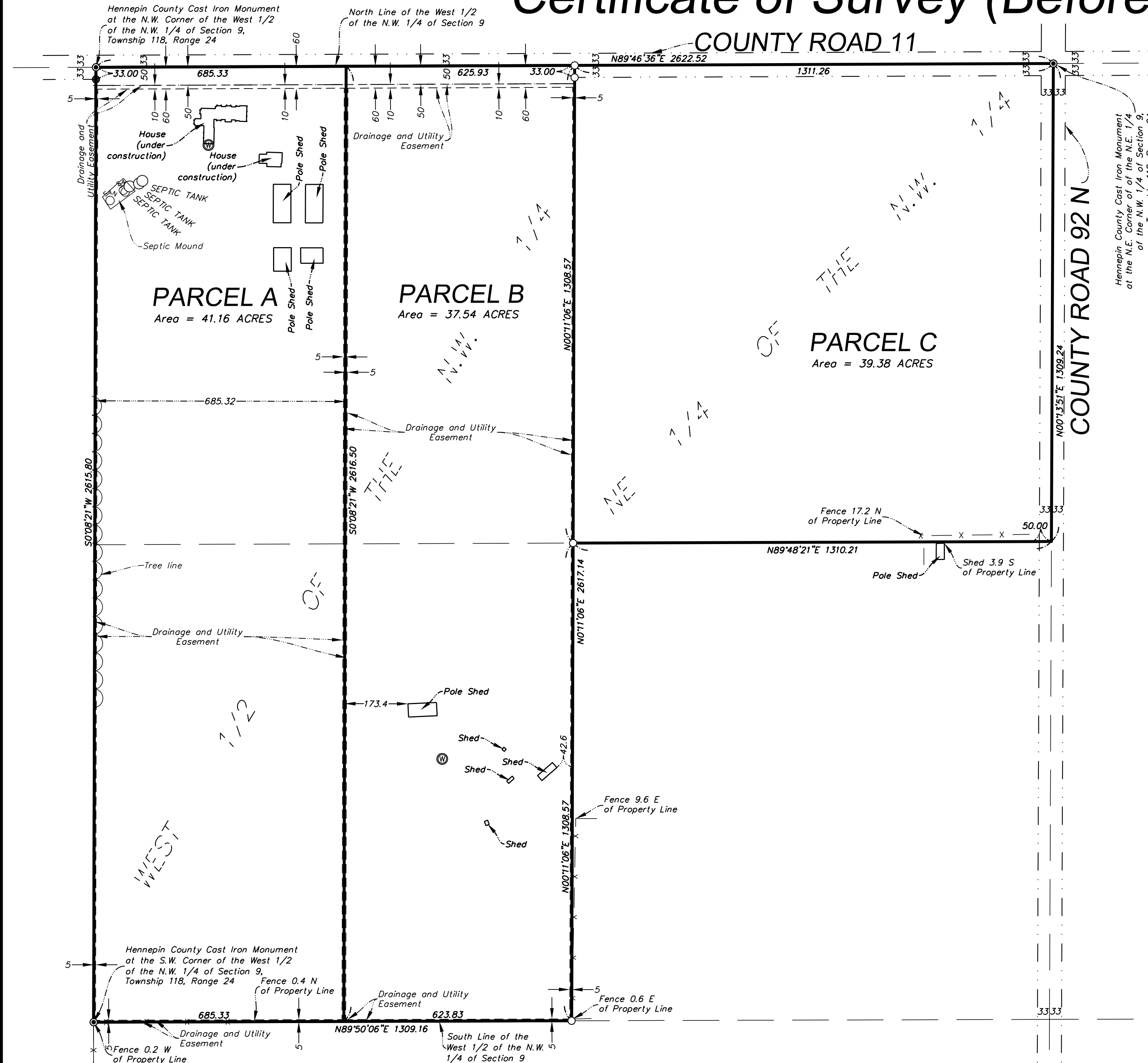
Paul E. Otto  
Paul E. Otto  
License #40062 Date: 9-29-25

Certificate of Survey on the N 1/2 of the NE 1/4 and Gov't Lots 6 and 7 of Sec. 8, T. 118. R. 24, Hennepin County, Minnesota

Revised:

Project No. 25-0387

# Certificate of Survey (Before)



**LEGEND**  
● denotes Well  
○ denotes Sanitary Cleanout  
— x — denotes Fence Line

## EXISTING PROPERTY DESCRIPTION:

### Parcel A

The West 685.32 feet of the West Half of the Northwest Quarter of Section 9, Township 118, Range 24, Hennepin County, Minnesota.

### Parcel B

That part of the West Half of the Northwest Quarter of Section 9, Township 118, Range 24, Hennepin County, Minnesota, that lies East of the West 685.32 feet thereof.

### Parcel C

The Northeast Quarter of the Northwest Quarter of Section 9, Township 118, Range 24, Hennepin County, Minnesota.

## PROPOSED DRAINAGE AND UTILITY EASEMENTS TO BE VACATED:

A perpetual easement for drainage and utility purposes over, under, and across the South 10.00 feet of the North 60.00 feet, the West 5.00 feet, the East 5.00 feet, and the South 5.00 feet of the West 685.32 feet of the West Half of the Northwest Quarter of Section 9, Township 118, Range 24, Hennepin County, Minnesota.

## AND

A perpetual easement for drainage and utility purposes over, under, and across the South 10.00 feet of the North 60.00 feet, the West 5.00 feet, the East 5.00 feet, and the South 5.00 feet of that part of the West Half of the Northwest Quarter of Section 9, Township 118, Range 24, Hennepin County, Minnesota, that lies Easterly of the West 685.32 feet thereof.

Certificate of Survey on part of the NW 1/4 of Sec. 9, T. 118. R. 24, Hennepin County, Minnesota

Revised:

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

*Paul E. Otto*  
Paul E. Otto  
License #40062 Date: 9-29-25

Requested By:

**Lake Robina Farms, LLC**

Date:

9-22-25

Drawn By:

N.A.B.

Scale:

1"=200'

Checked By:

P.E.O.



www.ottoassociates.com

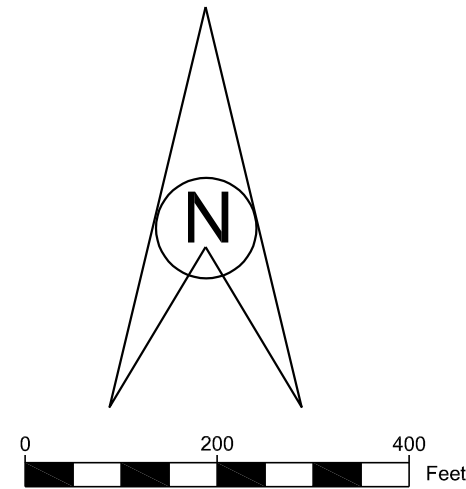
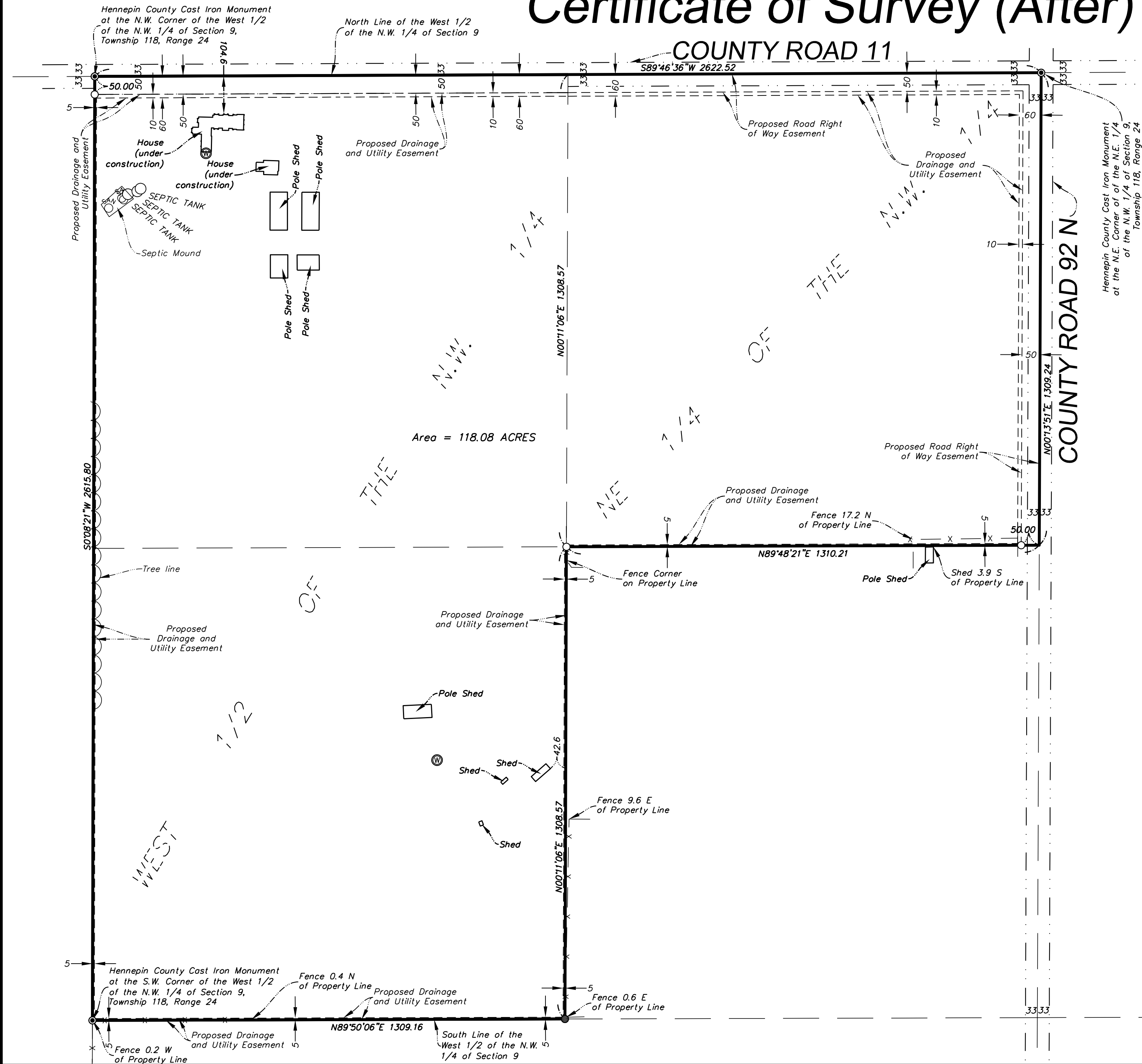
9 West Division Street  
Buffalo, MN 55313  
(763)682-4727  
Fax: (763)682-3522

- denotes iron monument found
- denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Project No.

25-0388

# Certificate of Survey (After)



**LEGEND**  
● denotes Well  
○ denotes Sanitary Cleanout  
— x — denotes Fence Line

**PROPOSED PROPERTY DESCRIPTION:**

The West Half of the Northwest Quarter and the Northeast Quarter of the Northwest Quarter, all in Section 9, Township 118, Range 24, Hennepin, County.

**PROPOSED DRAINAGE AND UTILITY EASEMENTS:**

A perpetual easement for drainage and utility purposes over, under, and across the West 5.00 feet of the West Half of the Northwest Quarter of Section 9, Township 118, Range 24, Hennepin County, Minnesota, that lies South of the North 50.00 feet thereof.

AND

A perpetual easement for drainage and utility purposes over, under, and across the South 5.00 feet and the East 5.00 feet of the Southwest Quarter of the Northwest Quarter of Section 9, Township 118, Range 24, Hennepin County, Minnesota.

AND

A perpetual easement for drainage and utility purposes over, under, and across the South 5.00 feet of the East 5.00 feet and the South 10.00 feet of the North 60.00 feet of the Northwest Quarter of the Northwest Quarter of Section 9, Township 118, Range 24, Hennepin County, Minnesota.

AND

A perpetual easement for drainage and utility purposes over, under, and across the South 5.00 feet, the West 10.00 feet of the East 60.00 feet, and the South 10.00 feet of the North 60.00 feet of the Northeast Quarter of the Northwest Quarter all in Section 9, Township 118, Range 24, Hennepin County, Minnesota.

**PROPOSED ROAD RIGHT OF WAY EASEMENT:**

A perpetual easement for road right of way purposes over, under, and across the North 50.00 feet and the East 50.00 feet of the Northeast Quarter of the Northwest Quarter of Section 9, Township 118, Range 24, Hennepin County, Minnesota.

Certificate of Survey on part of the NW 1/4 of Sec. 9, T. 118. R. 24, Hennepin County, Minnesota

Revised:

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

*Paul E. Otto*  
Paul E. Otto  
License #40062 Date: 9-29-25

Requested By:

**Lake Robina Farms, LLC**

Date: 9-22-25 Drawn By: N.A.B. Scale: 1"=200' Checked By: P.E.O.



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9 West Division Street  
Buffalo, MN 55313  
(763)682-4727  
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- denotes iron monument found
- denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Project No. 25-0388

## MEMORANDUM

**TO:** Mark Kaltsas, City Administrator  
Amber Simon, Administrative Services Director

**CC:** Shane Nelson, Water Resources Engineer  
Nikki McDermond-Spies, Environmental Specialist

**FROM:** Erica Halek, Environmental Scientist

**DATE:** November 20, 2025

**RE:** Agenda Item for December 2, 2025: Approve Submittal of MS4 Petition for  
Reevaluation

---

We are requesting that the following item is added to the Independence City Council meeting on December 2, 2025.

### **Approve Submittal of MS4 Petition for Reevaluation**

The City is currently regulated under the Municipal Separate Storm Sewer System (MS4) Permit due to the City of Independence being defined as an “Urbanized” Area by the US Census. This regulatory status was in accord with the Code of Federal Regulations (CFR) § 122.32(a)(1).

There were two significant changes with the 2020 Census. First, The Census abandoned the term “Urbanized Area” and moved to simply “Urban Area”. EPA responded with a new Federal Rule revising their rule language from “urbanized area” to “urban area with a population of 50,000 or more people”, to match the earlier concept of “Urbanized Area”.

The second change was that the boundary for the Minneapolis-St. Paul Urban Area was redrawn and Independence is currently outside this boundary. The attached map shows the 2020 Census Minneapolis-St. Paul Urban Area, which is not located within the City of Independence.

There is a petition process written into MN Rules which allow an MS4 Permittee to petition to have their regulatory designation reevaluated. Submittal of the attached petition would initiate this process.

We are requesting that the Council approve submittal of the attached MS4 Petition for Reevaluation.

MS4 petition for reevaluation form  
Municipal Separate Storm Sewer Systems (MS4) Program

Doc Type: Petition

**Instructions:** Complete this form if you want your municipality to be reevaluated as a regulated MS4, as described under Minn. R. 7090.1010, subp. 4, item B.

**Submit the completed form to:**

Attn: MS4 Program Supervisor  
Minnesota Pollution Control Agency  
520 Lafayette Road North  
St. Paul, MN 55155-4194

**Or**

Email a signed, scanned PDF copy to [ms4permitprogram.pca@state.mn.us](mailto:ms4permitprogram.pca@state.mn.us)

**Questions:** Please contact the Minnesota Pollution Control Agency (MPCA) staff person assigned to your MS4, using the MPCA website at [https://stormwater.pca.state.mn.us/index.php?title=List\\_of\\_MS4\\_permittee\\_staff\\_assignments](https://stormwater.pca.state.mn.us/index.php?title=List_of_MS4_permittee_staff_assignments).

**Section I. MS4 information****A. MS4 owner**

(City, county, community, municipality, government agency, or other party/entity) with ownership or operational responsibility, or control of the MS4).

MS4 name: City of Independence County: Hennepin

Mailing address: 1920 County Road 90

City: Independence State: MN Zip code: 55359

**B. MS4 general contact**

(Director, department head, MS4 coordinator, consultant or other person with Stormwater Pollution Prevention Program [SWPPP] implementation responsibility for all general correspondence about MS4 General Stormwater Permit compliance issues between the MPCA and your organization/entity).

Contact name: Shane Nelson Title: Water Resources Engineer

Mailing address: 3601 Thurston Ave

City: Anoka State: MN Zip code: 55303

Phone: 763-852-0479 Email: ShaneN@haa-inc.com

**Section II. Basis for petition**

In accordance with Minn. R. 7090.1010, subp. 4, item B, you are requesting that the Commissioner of the MPCA reevaluate the designation of your MS4 to determine if your MS4 continues to meet the criteria established in Minn. R. 7090.1010, subp. 1 and 2 and is still required to be regulated for stormwater discharges.

**A. Please select your appropriate MS4 type and complete the corresponding sections.**

- ☒ City – Complete Section II.C, Section II.D (if applicable), and Section III.
- ☐ Township - Complete Section II.C, Section II.D (if applicable), and Section III.
- ☐ Hospital – Complete Section II.B, Section II.D (if applicable), and Section III.
- ☐ College/University – Complete Section II.B, Section II.D (if applicable), and Section III.
- ☐ Correctional Facility – Complete Section II.B, Section II.D (if applicable), and Section III.
- ☐ County - Complete Section II.B.1 and 2, Section II.D (if applicable), and Section III.
- ☐ Watershed District - Complete Section II.B.1 and 2, Section II.D (if applicable), and Section III.
- ☐ State highway department - Complete Section II.B.1 and 2, Section II.D (if applicable), and Section III.

Note: The MS4 mapping tool (<https://pca-gis02.pca.state.mn.us/ms4/index.html>) is available for your use. The MS4 mapping tool can depict applicable features referenced in this form, including Urbanized Area (UA), Outstanding Resource Value Waters (ORVWs), trout streams, and impaired waters.



**B. Hospitals, colleges, universities, and correctional facilities must answer questions 1 through 5, below. Counties, Watershed Districts, and State Hwy Departments must only answer questions 1 and 2, below. [Minn. R. 7090.1010, subp. 1.A.].**

1. Is your publicly owned entity located within the UA in whole or in part, as determined by the most recent Decennial Census?  
☐ Yes Answer next question. ☐ No Skip to Section II.D.
2. Do you own/operate stormwater conveyances/infrastructure (e.g., curb and gutter, pipes, ditches, swales, stormwater ponds, rain gardens, etc.) within the UA?  
☐ Yes Answer next question. ☐ No Skip to Section II.D.
3. Does your publicly-owned entity have a resident capacity of 1,000 or more?  
☐ Yes Enter number of residents below. ☐ No Answer next question.  
Number of residents: \_\_\_\_\_
4. Does your publicly-owned entity have a bed-count occupancy of 1,000 or more?  
☐ Yes Enter bed count below. ☐ No Answer next question.  
Bed count: \_\_\_\_\_
5. Does your publicly-owned entity have an average-daily user population of 1,000 or more?  
☐ Yes Estimated average-daily user population below. ☐ No  
Estimated average-daily user population: \_\_\_\_\_

**C. Cities and townships must answer questions 1 through 6 below.**

1. Does your city or township own/operate stormwater conveyances/infrastructure (e.g., curb and gutter, pipes, ditches, swales, stormwater ponds, rain gardens, etc.) within the UA as determined by the most recent Decennial Census? [Minn. R. 7090.1010, subp. 1.B.(1)]  
☐ Yes Answer next question. ☒ No Answer next question.
2. Does your municipality have a population of 10,000 or more based on the most recent Decennial Census or approved municipal boundary adjustment under the provisions of Minn. Stat. ch. 414? [Minn. R. 7090.1010, subp. 1.B.(2)]  
☐ Yes Answer next question. ☒ No Answer next question.
3. Does your municipality have a population of 5,000 or more based on the most recent Decennial Census or approved municipal boundary adjustment under the provisions of Minn. Stat. ch. 414? [Minn. R. 7090.1010, subp. 1.B.(3)]  
☐ Yes Answer next question. ☒ No Skip to Section II.D.
4. Does your municipality discharge stormwater into an ORVW as identified in Minn. R. 7050.0335? [Minn. R. 7090.1010, subp. 1.B.(3)(a)]  
☐ Yes Answer next question. ☐ No Answer next question.
5. Does your municipality discharge stormwater into a trout lake or trout stream as identified in Minn. R. 6264.0050, subp. 2 and 4? [Minn. R. 7090.1010, subp. 1.B.(3)(b)]  
☐ Yes Answer next question. ☐ No Answer next question.
6. Does your municipality discharge stormwater into a water listed as impaired under section 303(d) of the Clean Water Act, United States Code, title 33, section 1313, except those waters listed as impaired solely for mercury (Hg) or polychlorinated biphenyls (PCB's)? [Minn. R. 7090.1010, subp. 1.B.(3)(c)]  
☐ Yes ☐ No

**D. Please include any other relevant information to support your petition in the space below or attach as a separate file.** For example, include maps of most recent jurisdictional boundaries, completed orderly annexation agreements, photographs, maps of your MS4 conveyance systems as they relate to Urbanized Area as determined by the most recent Decennial Census, etc.). Once you have completed Section II.D. (if applicable), complete the certification in Section III and submit the petition.  
**Note: MPCA staff may contact you to confirm or seek clarification related to information submitted on this form.**

To the best of my knowledge and understanding, the City of Independence is no longer located in an urban area with a population of 50,000 or more people as determined by the latest Decennial Census (2020) by the Bureau of the Census. There is no portion of our city that is within such an urban area. We have determined that our city does not meet any of the other MS4 designation criteria in 40 CFR 122.32(a)(2) or Minn. R. 7090.1010. Subp. 1. We have relied on mapping that is publicly available at the Bureau of Census Web site. We have found the boundaries therein to accurately reflect the current jurisdictional boundaries of our city. We do not own or operate any MS4 conveyance system components outside of our jurisdictional boundaries. For these reasons, the City of Independence requests that the MPCA reevaluate the designation of



our city for a determination that we do not meet the criteria in Minn. R. 7090.1010, Subp. 1, and do not need an MS4 permit. We request that the MPCA grant this petition and release our city from the MS4 regulatory program.

**Section III. Certification**

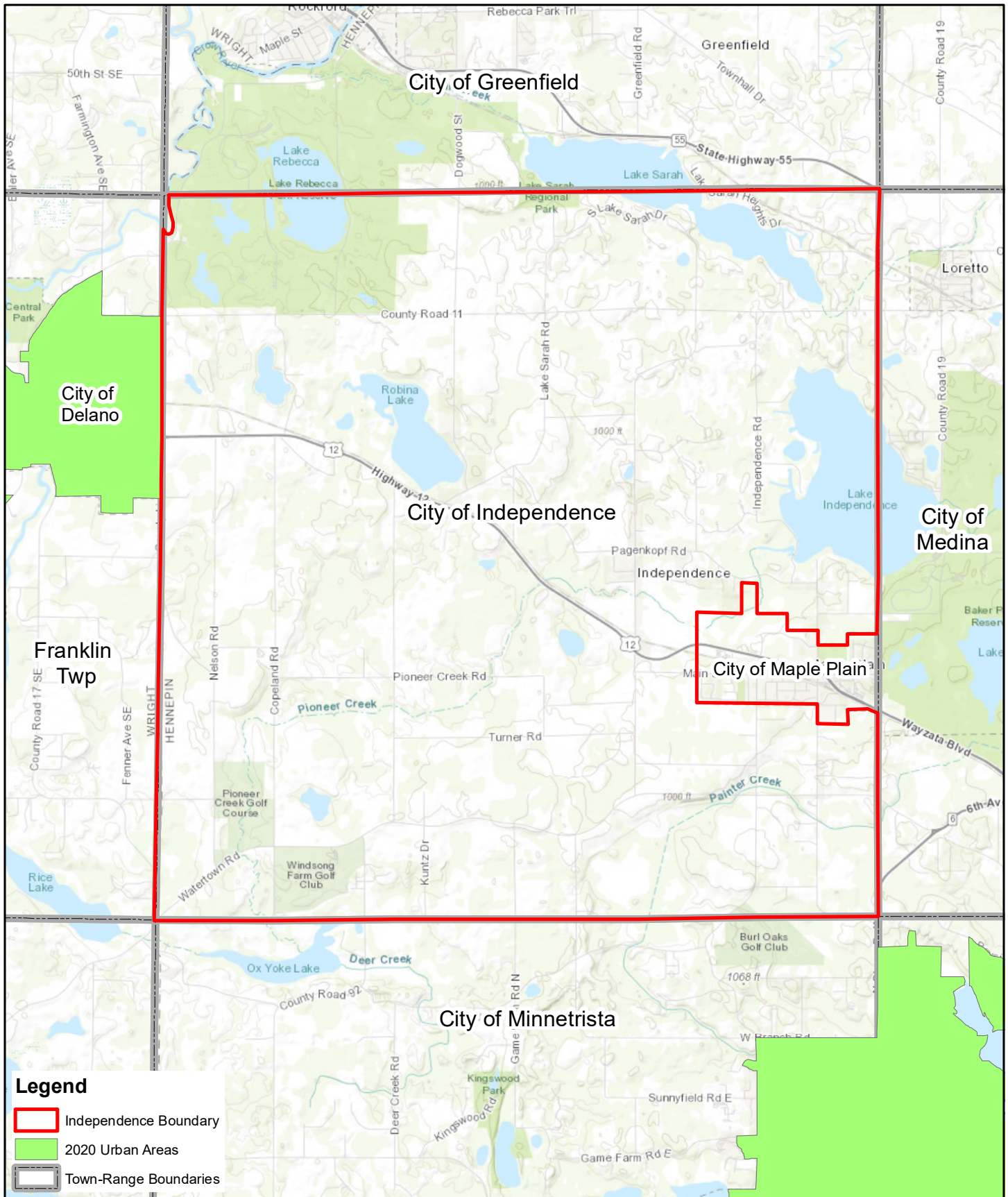
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I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons, who manage the system or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief, true, accurate, and complete.

**Authorized representative**

Print name: Brad Spencer Title: Mayor  
Signature: \_\_\_\_\_ Date (mm/dd/yyyy): \_\_\_\_\_

**Note:** *This form will not be processed without a completed certification*



**Hakanson  
Anderson**

0 2,050 4,100 8,200  
Feet



**2020 Census  
Urban Areas**

## MEMORANDUM

**TO:** Mark Kaltsas, City Administrator  
Amber Simon, Administrative Services Director

**CC:** Shane Nelson, Water Resources Engineer  
Nikki McDermond-Spies, Environmental Specialist

**FROM:** Erica Halek, Environmental Scientist

**DATE:** November 20, 2025

**RE:** Agenda Item for December 2, 2025: Annual Opportunity for Public Comment on SWPPP; Approve Submittal of MS4 Petition for Reevaluation

---

We are requesting that the following item is added to the Independence City Council meeting on December 2, 2025.

### **Annual Opportunity for Public Comment on SWPPP**

Each year, the City is required to offer the public an opportunity to provide comments related to the City's SWPPP, which is part of the MS4 Permit. No official public hearing is required.

*From the MPCA:*

What is an MS4?

A municipal separate storm sewer system (MS4) is a conveyance or system of conveyances (roads with drainage systems, municipal streets, catch basins, curbs, gutters, ditches, man-made channels, storm drains, etc.) that is also:

- Owned or operated by a public entity (which can include cities, townships, counties, military bases, hospitals, prison complexes, highway departments, universities, etc.).
- Designed or used for collecting or conveying stormwater.
- Not a combined sewer.
- Not part of a publicly owned treatment works.

The MS4 general permit is designed to reduce the amount of sediment and other pollutants entering state waters from stormwater systems. Entities that are regulated by the MS4 general permit must develop a stormwater pollution prevention program (SWPPP) and adopt best practices.

The goal of the SWPPP is to reduce the discharge of pollutants into receiving waters to the maximum extent practicable. The SWPPP consists of six components, each called a Minimum Control Measure (MCM). The MCMs and their requirements are shown below.

1. Public Education and Outreach
  - Distribute educational materials

- Develop measurable goals
- 2. Public Participation/Involvement
  - Provide one opportunity annually for public comment
  - Provide access to SWPPP document upon request
- 3. Illicit Discharge Detection and Elimination
  - Regulatory mechanism prohibiting non-stormwater discharges
  - Training all field staff in recognition and reporting
- 4. Construction Site Stormwater Runoff Control
  - Regulatory mechanism for erosion and sediment control
  - Site plan review and site inspections
- 5. Post-Construction Stormwater Management
  - Regulatory mechanism for new and redevelopment regarding volume control and long-term maintenance
- 6. Pollution Prevention/Good Housekeeping for Municipal Operations
  - Facilities inventory
  - Pond assessment procedures and schedule
  - Employee training

Please open the meeting to the public to allow public input on the adequacy of our SWPPP. If no public input is received, record such in the minutes and move on to the next agenda item. If public input is received, provide input/public comments to City staff for review and analysis.