



CITY COUNCIL MEETING AGENDA  
TUESDAY MARCH 17, 2020

\*\*\*\*PLEASE NOTE\*\*\*\*

**6:00 PM - Hennepin County Assessor David Thomsen – Present Preliminary Local Board of Appeals and Equalization Information in Preparation for April 7, 2020 Meeting**

**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 March 2, 2020 Regular City Council Meeting.
- b. Approval of Accounts Payable; Checks Numbered 19504-19549.
- c. Agriculture Preserve Enrollment Application: **RESOLUTION No. 20-0317-01** Approving a Request to Enroll the Property Located at 2750 County Line Road in the Metropolitan Agriculture Preserve Program.
- d. Large Assembly Permit Approval: To Permit a Farm Auction on the Property Located at 7949 County Road 11 on May 30, 2020.
- e. Request for a One Year Subdivision Approval Extension for the Property Located at 2365 County Road 92 N.

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. West Hennepin Public Safety Director, Gary Kroells, February 2020 Monthly Report.

8. **PUBLIC HEARING:** A Public Hearing to Consider the Following:

- a. **RESOLUTION No. 20-0317-02** - 2020-2024 Capital Improvement Plan and Preliminary Approval to Issue Bonds to Finance the Costs of the Street Reconstruction.
  - b. **RESOLUTION No. 20-0317-03** - 2020-2024 Street Reconstruction Plan and Preliminary Approval to Issue Bonds to Finance the Costs of the Capital Improvement Plan.
- 9. Appointment of Members to the Accessory Building Height Review Committee.
  - a. **RESOLUTION NO. 20-0317-04** - Committee Member Appointment Resolution.
- 10. Open/Misc.
- 11. Adjourn.

MINUTES OF A REGULAR MEETING OF THE  
INDEPENDENCE CITY COUNCIL  
MONDAY, MARCH 2, 2020 –6:30 P.M.

1. CALL TO ORDER.

Pursuant to due call and notice thereof, a regular meeting of the Independence City Council was called to order by Mayor Johnson at 6:30 p.m.

2. Pledge of Allegiance

3. ROLL CALL

PRESENT: Mayor Johnson, Councilors Betts, Grotting, McCoy and Spencer

ABSENT: City Attorney Vose

STAFF: City Administrator Kaltsas, Assistant to Administrator Horner

VISITORS: Lynda Franklin

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 February 18, 2020 Regular City Council Meeting.
- b. Approval of City Council Minutes from the February 13, 2020 Regular City Council Workshop.
- c. Approval of Accounts Payable; Checks Numbered 19479-19503

**Motion by McCoy, second by Grotting to approve the Consent Agenda with corrections noted. Ayes: Johnson, Betts, McCoy, Spencer and Grotting. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED.**

5. SET AGENDA – ANYONE NOT ON THE AGENDA CAN BE PLACED UNDER OPEN/MISC.

6. REPORTS OF BOARDS AND COMMITTEES BY COUNCIL AND STAFF

**Spencer attended the following meetings:**

- Planning Commission Meeting
- 70<sup>th</sup> Delano Cub Scouts Anniversary

**Grotting attended the following meetings:**

- Planning Commission Meeting
- Xtratyme (Internet Service) Meeting with Kaltsas and Horner
- Met with Kaltsas about Highway 12 access solutions

**McCoy attended the following meetings:**

- Planning Commission Meeting
- Haven Homes Advisory Board Meeting
- Loretto Fire Commission Meeting

- Annual WHPS Firearms Certification

**Betts attended the following meetings:**

- Attended Open House for Chris LaTondresse who is running for Commissioner

**Johnson attended the following meetings:**

- Planning Commission Meeting
- Met with Congressman Phillips
- Caucus Event
- Haven Homes Advisory Board Meeting
- Loretto Fire Department Meeting

**Horner attended the following meetings:**

- Planning Commission Meeting
- Xtratyme (Internet Service) Meeting with Kaltsas and Grotting

**Kaltsas attended the following meetings:**

7. Three Rivers Park District: District 1 Representative Marge Beard - Introduction, Park District Updates.

Marge Beard, Three Rivers Park District 1 Representative, introduced herself and provided background information on the Three Rivers Park District and initiatives in progress. She noted the district was formed 50 years ago. The mission is environmental stewardship through natural resources and the 29,000 acres of land they manage. Beard said the parks receive 12.5 million visitors per year. Wildlife management is facilitated through the District and a sample of those efforts is the reintroduction of trumpeter swans, ospreys and turtles. Beard said they currently are working on a project with the “Rusty Patch Bumble Bee” which is the state bee. The District has an extensive watercraft inspection program with over 200 staff members inspecting vessels for invasive species.

McCoy asked where the plan for the railroad viaduct was in the process. Beard said they are waiting on the railroad and do have money reserved for it. McCoy asked her thoughts on why the Public Safety was cut back in the parks. He said it puts a strain on our own Public Safety Department. Beard said they are focused on conservation-style officers. McCoy said that we receive a lot of calls as the number of conservation officers go down in the parks. Johnson said that the fire department has felt the strain as well. Spencer asked who was responsible for the policing of the parks. He mentioned the campground at Baker Park and if that would be policed or would it fall on West Hennepin Public Safety. He noted it is a burden on our taxpayers if our police are patrolling it.

Spencer said he really appreciated all the work the Three Rivers Park District has done in conjunction with various programs on water quality and he noted the great relationship that has been built with the District. He said the relationship is truly appreciated.

8. West Hennepin Public Safety Director, Gary Kroells, January 2020 Monthly Report.

Kroells stated there have been a total of 414 incident complaints as of January 31, 2020. 244 were in the City of Independence and 160 in the City of Maple Plain. Kroells stated there would be a Highway 12 Safety Coalition meeting on Thursday at 3:00 p.m.

\*for a complete list see the activity report in the City Council packet.

Spencer asked about an exchange area for people wanting to do that type of thing (ex., Craigslist) where it could be safe and monitored like Medina does through their Police Department with a mounted camera. Kroells said he would support that and thought it was a great idea.

9. Consideration of Establishment of the Accessory Building Height Review Committee and Associated Application Fee.

a. **RESOLUTION NO. 20-0302-01:** Committee Formation Resolution

b. **RESOLUTION NO. 20-0302-02:** Proposed 2020 Fee Schedule Update

Kaltsas said the City recently adopted an amendment to the ordinance which established a process for the review and consideration of accessory structures that exceed the requisite height limitations established in the zoning ordinance. The amended ordinance allows the City Council to appoint a review committee that would review and apply the newly adopted ordinance provisions. An accessory structure may exceed the height of the principle structure if the accessory structure meets all applicable criteria of the Section and the following conditions are met:

- (1) Building plans containing any proposed accessory structure with a height exceeding that of the principle structure must be submitted to the City in advance of work to confirm compliance with this Section.
- (2) The City Council may establish an Accessory Building Height Review Committee to review building plans submitted for any proposed accessory structure with a height exceeding that of the principle structure to ensure compliance with the following:
  - a. On properties that are 2.5 acres or less, the proposed accessory structure must be located to the rear of the principle structure.
  - b. The proposed accessory structure must be detached and separated by a minimum distance of 75 feet from the principle structure.
  - c. The proposed accessory structure must meet the principle structure setbacks from all property lines.
  - d. The applicant shall provide with the application, the written consent of 100% of the owners or occupants of privately or publicly owned real estate directly abutting the premises for which the permit is being requested (on forms provided by the City). Where a street separates the premises for which the permit is being requested from other neighboring property, no consent is required from the owners or occupants of property located on the opposite side of the street. Where an abutting property consists of a multiple dwelling, the applicant need only obtain the written consent of the owner or manager, or other person in charge of the building.

Staff would like Council direction relating to the formation of the committee and appointment of three committee members. It was initially anticipated that the City would appoint two City Council Members and one Planning Commission Member or one City Council Member and two Planning Commission Members to form a three Person Committee.

Staff would like Council to provide direction relating to the appointment of the Accessory Building Height Review Committee. In addition to the appointment of the committee, Council will need to amend the Fee Schedule to include an Accessory Building Height Review Committee Application fee. Staff is recommending that the City consider adopting a \$100 application fee. This fee would provide approximately ¼ hour of administrative review time and ¾ hour of planning/building review time.

The following fees are proposed to be added to the City's 2020 Fee Schedule:

1. Accessory Building Height Review Committee Application: \$100

Johnson asked how many of these types of requests have happened within the last five years. Kaltsas said there has been about ½ dozen. There have been 3 variances that have come through in the last 8 years but many more have had to modify their building to what they did not really want in order to be able to build without a variance. There would be a \$100 fee to make the application. Grotting said he thought it was a great idea.

**Motion by Grotting, second by Spencer to approve RESOLUTION NO. 20-0302-01: Committee Formation for Accessory Structures. Ayes: Johnson, Betts, Spencer, McCoy and Grotting. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED.**

**Motion by Spencer, second by McCoy to approve RESOLUTION NO. 20-0302-02: 2020 Fee Schedule Update. Ayes: Johnson, Betts, Spencer, McCoy and Grotting. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED.**

7. Open/ Misc.

8. Adjourn.

**Motion by Grotting, second by Betts to adjourn at 7:30 p.m. Ayes: Johnson, Betts, Grotting, Spencer and McCoy. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED.**

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Respectfully Submitted,  
Trish Gronstal/ Recording Secretary

City of Independence  
New Application for Agriculture Preserve Enrollment

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*To:* City Council  
*From:* Mark Kaltsas, City Administrator  
*Meeting Date:* March 17, 2020

***Discussion:***

An agricultural preserve application has been received from William McMullen, for the property at 2750 County Line Road. The location of the property is shown on the attached map which is in the area guided and zoned agricultural under the City's zoning ordinance and comprehensive plan.

The property contains 69.91 acres. The parcel is eligible under Subdivision 1 of MN Statutes Chapter 473H.03 '*long-term agricultural land comprising 40 or more acres shall be eligible for designation as an agricultural preserve*'.

***Council Recommendation:***

City Council is asked to consider approval of **RESOLUTION NO. 20-0317-01** adopting the new Agricultural Preserve application.

***Attachments:*** RESOLUTION NO. 20-0317-01, Approving the Agriculture Preserve Application



**CITY OF INDEPENDENCE  
RESOLUTION NO. 20-0317-01**

**RESOLUTION ADOPTING MAP OF LAND ELIGIBLE  
FOR DESIGNATION AS AGRICULTURAL PRESERVES**

**WHEREAS**, Minnesota Statutes, section 473H.04 authorizes the city of Independence (the “City”) to designate by resolution and a map the land within the community is eligible for designation as agricultural preserves; and

**WHEREAS**, the City has received an application from William McMullen (the “Applicants”) requesting that the city designate their land as eligible as agricultural preserves; and

**WHEREAS**, the City has determined it is in the best interest of the community to designate the Applicant’s land as eligible as agricultural preserves and intends also to rezone said land from agriculture to agricultural preservation.

**NOW, THEREFORE, BE IT RESOLVED**, by the city council of the City of Independence, as follows:

1. The land identified on the map attached hereto as Exhibit A is hereby declared to be eligible for designation as agricultural preserves.
2. City staff is hereby authorized and directed to transmit a copy of this resolution, with the attached map, to the Metropolitan Council, pursuant to Minnesota Statutes, section 473H.04, subd. 3.
3. City staff and consultants are hereby authorized and directed to take any and all additional actions necessary or convenient to accomplish the purpose of this resolution.

Dated: March 17, 2020.

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Marvin Johnson, Mayor

ATTEST:

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Mark Kaltsas, City Administrator



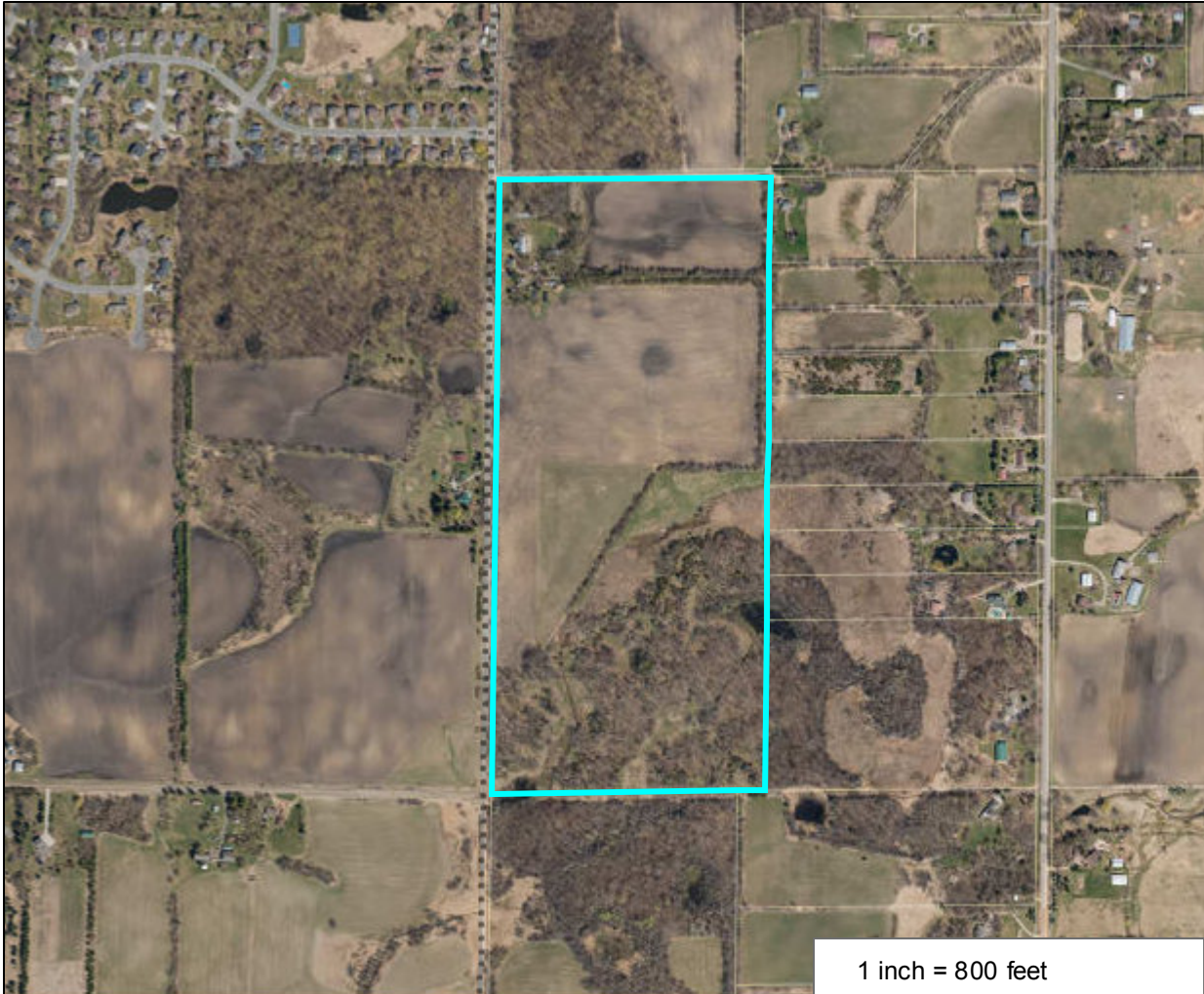
**Exhibit A**

The West half of the Southwest Quarter ( $W \frac{1}{2}$  of  $SW \frac{1}{4}$ ) of Section Eighteen, Township One Hundred Eighteen, Range Twenty-four, containing seventy-two acres, more or less according to the Government survey thereof.



# Hennepin County Property Map

Date: 3/11/2020



PARCEL ID: 1811824320001

OWNER NAME: Joyce A Twedt Rev Intiv Tr

PARCEL ADDRESS: 2750 County Line Rd,  
Independence MN 55328

PARCEL AREA: 69.91 acres, 3,045,238 sq ft

A-T-B: Abstract

SALE PRICE:

SALE DATA:

SALE CODE:

ASSESSED 2018, PAYABLE 2019

PROPERTY TYPE: Farm  
HOMESTEAD: Homestead  
MARKET VALUE: \$533,500  
TAX TOTAL: \$4,125.74

ASSESSED 2019, PAYABLE 2020

PROPERTY TYPE: Farm  
HOMESTEAD: Homestead  
MARKET VALUE: \$544,200

## Comments:

This data (i) is furnished 'AS IS' with no representation as to completeness or accuracy; (ii) is furnished with no warranty of any kind; and (iii) is not suitable for legal, engineering or surveying purposes. Hennepin County shall not be liable for any damage, injury or loss resulting from this data.

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COUNTY 2020

## METROPOLITAN AGRICULTURAL PRESERVES RESTRICTIVE COVENANT

THIS AGREEMENT, made and entered into this 17 day of March 2020, by and between

\_\_\_\_\_, Record Fee Owner(s);

JOYCE A. TWEDT, trustee of the Joyce A. Twedt Rev. Contract for Deed Vendor(s) (Sellers), if any;  
servivos Trust; William G. McMullen Contract for Deed Vendee(s) (Buyers), if any;

hereinafter collectively referred to as Landowner(s); AND the City of Independence,  
Hennepin County, Minnesota,

(NOTE: Above named Landowner(s) must be identified as husband and wife, a single person, a Partnership, a (State) Corporation, a Trustee of a Trust (describe), a Guardian or Administrator of an Estate (describe) — whatever the case might be — If property is homestead — spouse must join whether their name is on record or not — if property is non-homestead and spouse doesn't join — then a statement must be put at end of legal description that it is non-homestead.)

WITNESSETH:

WHEREAS, the Landowner(s) above named are the owners of the tract of land (the Land) in the County of \_\_\_\_\_, State of Minnesota, legally described as:

(IF TORRENS PROPERTY — Use description from Certificate of Title, verbatim; IF ABSTRACT PROPERTY — Use description from abstract or deed, if possible, or get it from your county auditor. Use an additional sheet if extra space is needed. Be sure to state your parcel identification number and whether or not your property is homesteaded.)

Parcel identification number: 18-118-24-32-0001

Homestead or Non-homestead.  
(Circle one)

Legal Description:

See Exhibit A

WHEREAS, the Landowner desires to receive the benefits of participation in the State of Minnesota Metropolitan Agricultural Preserves Program established by Minn. Stat., Chapter 473H, and has made application for initiating placement of the Land into a Metropolitan agricultural preserve, a copy of which is attached hereto and incorporated herein as Attachment A; and

WHEREAS, the Land described herein is classified as agricultural pursuant to Minn. Stat., Section 273.13 and City of Independence has (have) approved and certified this Land as being eligible for designation as an agricultural preserve; a copy of the affidavit evidencing that the land is certified long-term agricultural is attached hereto and incorporated herein by reference as Attachment B;

WHEREAS, Minn. Stat., Section 473H.05, requires that the applicant complete and file as part of his application a "restrictive covenant which shall constitute an easement running with the land";

NOW, THEREFORE, in consideration of receipt of the benefits of participation in the State of Minnesota Metropolitan Agricultural Preserves Program, the Landowner on behalf of himself, his successors and assignees, agrees and covenants as follows:

1. The Land herein described shall be kept in agricultural use. Agricultural use as that is used herein means the production for sale of livestock, dairy animals, dairy products, poultry or poultry products, fur bearing animals, horticultural or nursery stock, fruit, vegetables, forage, grains, or bees and apiary products. Wetlands, pasture and woodlands accompanying land in agricultural use shall be deemed to be in agricultural use.

2. The Land herein described shall be used in accordance with the provisions of Minn. Stat., Chapter 473H which exist on the date of this covenant.



For Individual or Husband/Wife:

State of )  
 ) SS  
County of )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

(Print or type exact same name(s) with marital status or identity as on page 1.)

\_\_\_\_\_  
Signature of Notary Public  
Commission Expires \_\_\_\_\_

For Public Officer:

State of )  
 ) SS  
County of )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
by \_\_\_\_\_, the \_\_\_\_\_ of the \_\_\_\_\_  
(Print name) (Title) (Local Authority)

\_\_\_\_\_  
Signature of Notary Public  
Commission Expires \_\_\_\_\_

For Corporation:

State of )  
 ) SS  
County of )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_, its \_\_\_\_\_ and \_\_\_\_\_  
its \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_  
Corporation, on behalf of the Corporation.

\_\_\_\_\_  
Signature of Notary Public  
Commission Expires \_\_\_\_\_

For Corporation:

State of )  
 ) SS  
County of )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_, its \_\_\_\_\_ and \_\_\_\_\_  
its \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_  
Corporation, on behalf of the Corporation.

\_\_\_\_\_  
Signature of Notary Public  
Commission Expires \_\_\_\_\_

For Partnership:

State of )  
 ) SS  
County of )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_, partner of \_\_\_\_\_ a partnership,  
on behalf of the partnership.

\_\_\_\_\_  
Signature of Notary Public  
Commission Expires \_\_\_\_\_

For Individual or Husband/Wife:

State of                                 )  
  ) SS  
County of                             )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

\_\_\_\_\_  
(Print or type exact same name(s) with marital status or identity as on page 1.)

\_\_\_\_\_  
Signature of Notary Public  
Commission Expires \_\_\_\_\_

For Public Officer:

State of                                 )  
  ) SS  
County of                             )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
by \_\_\_\_\_, the \_\_\_\_\_ of the \_\_\_\_\_  
(Print name)                                 (Title)                                 (Local Authority)

\_\_\_\_\_  
Signature of Notary Public  
Commission Expires \_\_\_\_\_

For Corporation:

State of                                 )  
  ) SS  
County of                             )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_, its \_\_\_\_\_ and \_\_\_\_\_  
its \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_  
Corporation, on behalf of the Corporation.

\_\_\_\_\_  
Signature of Notary Public  
Commission Expires \_\_\_\_\_

For Corporation:

State of                                 )  
  ) SS  
County of                             )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_, its \_\_\_\_\_ and \_\_\_\_\_  
its \_\_\_\_\_ of \_\_\_\_\_, a \_\_\_\_\_  
Corporation, on behalf of the Corporation.

\_\_\_\_\_  
Signature of Notary Public  
Commission Expires \_\_\_\_\_

For Partnership:

State of                                 )  
  ) SS  
County of                             )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_, partner of \_\_\_\_\_ a partnership,  
on behalf of the partnership.

\_\_\_\_\_  
Signature of Notary Public  
Commission Expires \_\_\_\_\_

For Partnership:

State of )  
 ) SS  
County of )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_, partner of \_\_\_\_\_ a partnership,  
on behalf of the partnership.

\_\_\_\_\_  
*Signature of Notary Public*  
Commission Expires \_\_\_\_\_

For Attorney-in-Fact:

State of )  
 ) SS  
County of )

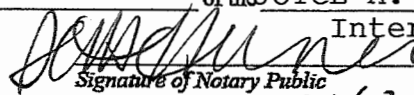
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_,  
by \_\_\_\_\_, as attorney-in-fact on behalf of \_\_\_\_\_

\_\_\_\_\_  
*Signature of Notary Public*  
Commission Expires \_\_\_\_\_

For Trustee or Personal Representative:

State of Minnesota )  
 ) SS  
County of Hennepin )

The foregoing instrument was acknowledged before me this 17 day of March, 2020,  
by William G. McMullen the buyer of the JOYCE A. TWEDT Rev.  
Intervivos Trust

  
\_\_\_\_\_  
*Signature of Notary Public*  
Commission Expires 01/31/2024



THIS INSTRUMENT WAS DRAFTED BY:  
Beth Horner, Assistant City Administrator  
City of Independence  
1920 County Road 90  
Independence, MN 55359

**APPLICATION FOR INITIATING  
PLACEMENT OF LAND INTO A  
METROPOLITAN AGRICULTURAL PRESERVE**

LOCAL AUTHORITY: City of Independence and \_\_\_\_\_  
(if applicable)

1. PRINT OR TYPE NAME(S) AND ADDRESS(ES) OF RECORD FEE OWNER(S) Owner(s) is ("X" one):  
(Use this space only if applicable. Must be same names as on page 1.)
- ☐ Individual  
☐ Legal Guardian  
☐ Family Farm Corporation  
☐ Other  
 (specify): \_\_\_\_\_

2. PRINT OR TYPE NAME(S) AND ADDRESS(ES) OF CONTRACT FOR DEED BUYER(S) (VENDEES)  
(Use this space only if applicable. Must be same names as on page 1.)

William G. McMullen  
8757 County Line Road  
Delano, MN 55328

3. PRINT OR TYPE NAME(S) AND ADDRESS(ES) OF CONTRACT FOR DEED SELLER(S) (VENDORS)  
(Use this space only if applicable. Must be same names as on page 1.)

Joyce A. Twedt Revocable Intervivos Trust  
2750 County Line Road  
Independence, MN 55328

4. BASIS OF ELIGIBILITY OF LAND ("X" one):

- ☒ 40 or more acres of land.  
☐ Non-contiguous parcels of at least ten acres each; parcels farmed as a unit.  
☐ 35-acre parcel, bound by public right-of-way or perturbation in the rectangular survey system.  
☐ 20-acre parcel, subject to the conditions of Minnesota Statutes, section 473H.03, subdivision 4.

5. TOTAL ACRES: 69.91

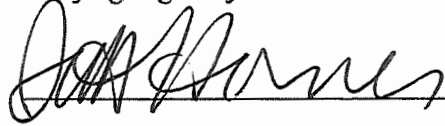
6. TYPE OF PROPERTY ("X" one):

- ☒ Abstract  
☐ Registered (Torrens). If "Torrens" property, include your Owner's Duplicate Certificate of Title.



FOR LOCAL AUTHORITY ONLY:

7. This application has been reviewed by this Authority and is determined complete this 17 day of March, 2020.  
The restrictive covenant and the affidavit from the Authority certifying eligibility of the land are included in this application.



Asst. City Administrator \_\_\_\_\_ of City of Independence  
*(Signature and Title or Position of Local Authority)*

8. DATE OF PLACEMENT OF LAND INTO PRESERVE: April 17, 2020  
*(Must be thirty days after the date in No. 7 above.)*

**ATTACHMENT B**

STATE OF MINNESOTA                    )  
  )  
COUNTY OF Hennepin                ) SS       **AFFIDAVIT OF "AUTHORITY"**  
  )  
  )


Beth Horner, being first duly sworn upon oath deposes and says as follows:

1. I am the Asst. City Administrator of City of Independence,  
(Title or Position of Local Authority)  
State of Minnesota, which unit of government exercises the planning and zoning authority for the land described herein, and constitutes the "Authority" as that term is defined under Minn. Stat., Section 473H.02, Subd. 4.
2. This affidavit is being executed and submitted on behalf of the Authority.
3. The tract of land in the County of Hennepin, State of Minnesota,  
legally described as (must be same as on page 1):  
  
Parcel identification number: 18-118-24-32-0001 Homestead or Non-homestead.  
(Circle one)  
  
Legal Description:

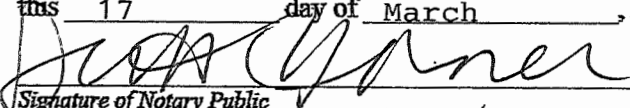
is, as of April 17, 2020, designated as long term agricultural land and in accordance with a resolution adopted by the Authority on March 17, 2020, is certified and eligible for designation as an agricultural preserve as provided under the provisions of Minn. Stat., Section 473H.04.

4. This affidavit is submitted at the request of  
William G. McMullen (Applicant)  
for the purpose of making application for designation and creation of an agricultural preserve in  
accordance with Minn. Stat., Chapter 473H.

Dated March 17, 2020.

Signature:   
Asst. City Admin. of City of Independence  
(Title or Position of Local Authority)

Subscribed and sworn to before me

this 17 day of March, 2020.  
  
Signature of Notary Public  
Commission Expires 01/31/2024



THIS INSTRUMENT WAS DRAFTED BY:  
Beth Horner  
City of Independence  
1920 County Road 90  
Independence, MN 55359

## Exhibit A

The West half of the Southwest Quarter (W ½ of SW ¼) of Section Eighteen, Township One Hundred Eighteen, Range Twenty-four, containing seventy-two acres, more or less according to the Government survey thereof.



## NON-CITY ASSEMBLY PERMIT APPLICATION

### Fees & Definitions:

200+ Attendees (Large Assembly) = \$100
100+ Attendees (Medium Assembly) = \$25
50+ Attendees (Small Assembly) = \$25

(Double fee for application received less than 10 business days prior to event).

Event Location: 1949 County Rd 11, Independence, MN  
Type of event: Auction Number of people ~ 100 Date 5-30-20  
☐ Residential ☐ Corporate ☐ Partnership ☐ Group or Association ☒ Other 20  
auction

Event Holder's Name: Theresa Maple Address: SAME  
Contact Person: Theresa Maple Phone: 612-709-3465  
2nd Contact Person: William B. Bl Phone: 605-201-7005

Security Plans: \_\_\_\_\_  
Date West Hennepin Public Safety was notified of the event: \_\_\_\_\_

Severe Weather Plans (in the event of): Rain - Continues - We have  
Buildings

Sound Plans - amplification and sound control:  
Outdoor Music ☐ Yes ☒ No - Starting Time 9:00 AM/PM, Ending  
Time 5 AM/PM

Food and Concessions Plans: Food Truck FBI - 18044 219 82  
Vendor's name, address, and license number (copies of vendor license, insurance and permits  
must be provided) Running W Concessions 7105 Lee Street, Loretto, MN 55357  
Vendor Work #: Same - Vendor Cell #: 763-370-4457

Serving Alcohol: Yes: \_\_\_\_\_ No: (circled)

763-479-0527 (Phone)

1920 County Road 90  
Independence, MN 55359  
www.ci.independence.mn.us

763-479-0528 (Fax)

Selling Alcohol: Yes:            No:            (If selling alcohol contact the City for a Permit)

Restroom Provisions: How many? 3 Location: at farm

Lighting - Type: N/A How many?             
Location of lights:           

\$1,000,000 Certificate of Liability Insurance-provide a copy:            ✓

Parking Plan: Please provide a site plan showing 1 parking space for each vehicle per 4 guests. If using adjacent property, written permission from property owners must be obtained. field party

Shane Meyer  
Date

3-4-2020  
Signature of applicant

            
Date

            
Signature of applicant

Office Use Only

Application Received: 3-4-2020 Application Fee: 25.00 Date Fee Paid: 3-4-2020

Date \$1,000,000 certificate of liability insurance received: 3-4-2020

Signature of City Official

Date

            
Signature of West Hennepin Public Safety

3-4-2020  
Date

POST

CONSPICUOUSLY

MINNESOTA DEPARTMENT OF HEALTH

625 Robert Street North, P.O. Box 64975

Environmental Health Division

St. Paul, Minnesota 55164-0975

(651) 201-4505

NOT TRANSFERABLE  
AS TO PERSON  
OR PLACE

Fee Paid: \$290.00

315

LICENSE NO. FBL-18614-21982 FOR THE OPERATION OF:

License Categories: Base Fee - FBL Hospitality Fee, Mobile Food Unit

LICENSE PERIOD: March 1, 2020 THRU December 31, 2020

ISSUED TO:

Darlene Medin

7105 Lee Street

Loretto, Minnesota 55357

ESTABLISHMENT NAME

Running W Concessions

7105 Lee Street

Loretto, Minnesota 55357

License Type(s): Mobile Food Unit

County: Mobile Unit



VANDAUC-01

TRED41

## CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

2/27/2020

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> Buffalo Ridge Insurance 808 S Kniss Hwy 75 PO Box 596 Luverne, MN 56156-0596	<b>CONTACT NAME:</b>	
	<b>PHONE (A/C, No, Ext):</b> (507) 283-2381	<b>FAX (A/C, No):</b> (507) 283-4688
	<b>E-MAIL ADDRESS:</b> info@buffaloridgeins.com	
	<b>INSURER(S) AFFORDING COVERAGE</b>	<b>NAIC #</b>
	INSURER A : West Bend Mutual Insurance Co	15350
<b>INSURED</b> Vanderbrink Auctions, LLC Yvette VanDerBrink 1847 80th Avenue Hardwick, MN 56134	INSURER B :	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

## COVERAGES

CERTIFICATE NUMBER:

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			A232166	2/1/2020	2/1/2021	EACH OCCURRENCE \$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 5,000
							PERSONAL & ADV INJURY \$ 1,000,000
							GENERAL AGGREGATE \$ 2,000,000
							PRODUCTS - COMP/OP AGG \$ 2,000,000
							\$
A	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input checked="" type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS ONLY <input checked="" type="checkbox"/> NON-OWNED AUTOS ONLY			A232166	2/1/2020	2/1/2021	COMBINED SINGLE LIMIT (Ea accident) \$ 500,000
							BODILY INJURY (Per person) \$
							BODILY INJURY (Per accident) \$
							PROPERTY DAMAGE (Per accident) \$
							\$
	UMBRELLA LIAB						EACH OCCURRENCE \$
	EXCESS LIAB						AGGREGATE \$
	DED						\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A If yes, describe under DESCRIPTION OF OPERATIONS below						PER STATUTE <input type="checkbox"/> OTH-ER <input type="checkbox"/>
							E.L. EACH ACCIDENT \$
							E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

## CERTIFICATE HOLDER

## CANCELLATION

Vanderbrink Auctions, LLC  
Yvette VanDerBrink  
1847 80th Avenue  
Hardwick, MN 56134

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE



City of Independence  
Request for a One Year Subdivision Approval Extension  
for the Property Located at 2365 County Road 92 N

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*To:* City Council  
*From:* Mark Kaltsas, City Administrator  
*Meeting Date:* March 17, 2020

***Discussion:***

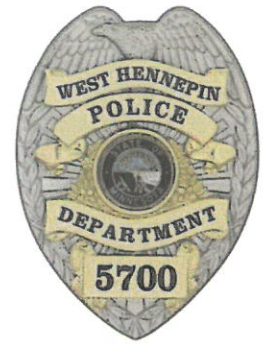
The City granted approval of a Rural View Lot Subdivision for the property located at 2365 County Road 92 N. The property owner has had the entire property for sale and has not yet recorded the approved subdivision. The property owner wanted to allow the buyer to determine if the property would remain as one parcel for the purpose of having horses, etc. or be subdivided to create the second entitlement. The City approved the subdivision by **Resolution 19-1001-01** on October 1, 2019 with the following condition:

- 1. The Applicant shall record the subdivision and City Council Resolution with the county within six (6) months of approval.*

The City Council can allow an extension of the approval for an additional period of time determined to be reasonable. The property owner is asking the Council to allow a one (1) year extension of the approval. The one (1) year extension would end on March 17, 2021.

***Council Recommendation:***

City Council is asked to consider allowing a one (1) year extension of the Rural View Lot Subdivision approval. The a one (1) year extension of the approval would end on March 17, 2021.



Date: March 2, 2020

To: Public Safety Commissioners  
City of Independence Council Members  
City of Maple Plain Council Members

From: Director Gary Kroells *G. Kroells*

SUBJECT: February 2020 ACTIVITY REPORT

The purpose of this report is to give the reader a quick overview of the activities of the Public Safety Department each month. It also compares monthly and year-to-date information to the reader.

The report is broken down into five categories, as defined by the Criminal Justice Reporting System.

CRIMINAL-- Criminal is broken down into Part I and Part II crimes.

Part I includes crimes against persons versus crimes against property; criminal homicide, forcible rape, robbery assault, aggravated assault, burglary -breaking or entering, larceny-theft, larceny analysis, motor vehicle theft and arson.

Part II includes other assaults, forgery and counterfeiting, fraud, embezzlement, stolen property, buying, receiving, possession; vandalism, weapons, carrying, possessing, etc.; prostitution and commercialized vice, sex offenses; drug abuse violations, gambling, offenses against the family and children, driving under the influence, liquor laws, drunkenness, disorderly conduct, vagrancy, all other offenses, suspicion, curfew and loitering laws - persons under 18; and runaways - persons under 18.

TRAFFIC-- Includes violations of the road and driving laws.

PART III-- Lost and Found: Includes lost and found persons, animals, and property, and stalled and abandoned vehicles.

PART IV-- Casualties: Includes all motor vehicle accidents, boating, and snowmobile; public home occupational accidents, fires, suicides, sudden deaths, burning permits, and burning violations.

PART V-- Miscellaneous Public: Includes open doors, gun permit applications, suspicious activities, animal complaints, motorist assists, alarm calls, parking complaints, house checks, driving complaints, civil matters, family disputes, department assists.

The balance of the report shows the total number of incidents handled, miles driven and how the Public Safety Department received calls. If anyone should desire more detailed statistical data, please contact my office.

\\WHPS#0\share\monthlyactivityreport\2020\lettertocouncilmonthlyreport.docx

*West Hennepin Public Safety Department*

*1918 County Road 90 / Maple Plain, Minnesota 55359*

*Phone: (763) 479-0500 / Fax: (763) 479-0504*

*Web Address: <http://www.westhennepin.com> E-mail: [westhennepin@westhennepin.com](mailto:westhennepin@westhennepin.com)*

# Monthly Activity Report

## February 2020

Offense	This Month	Same Month Last Year	This Year To Date	Last Year To Date
<b>City Of Independence</b>				
Criminal	15	3	25	11
Traffic	135	98	227	238
Part III	7	5	14	12
Part IV	36	50	72	86
Part V	99	105	198	205
<b>Total City of Independence</b>	<b>292</b>	<b>261</b>	<b>536</b>	<b>552</b>
<b>City Of Maple Plain</b>				
Criminal	6	4	10	10
Traffic	72	26	147	68
Part III	7	4	14	6
Part IV	18	11	36	34
Part V	64	74	120	157
<b>Total City Of Maple Plain</b>	<b>167</b>	<b>119</b>	<b>327</b>	<b>275</b>
<b>Grand Total Both Cities</b>	<b>459</b>	<b>380</b>	<b>863</b>	<b>827</b>
TZD	1	0	1	1
Agency Assists	19	22	29	52
<b>Total ICR Reports</b>	<b>478</b>	<b>402</b>	<b>892</b>	<b>879</b>
<b>How Received</b>				
Fax	8	10	17	17
In Person	24	29	46	53
Mail	0	2	0	2
Other	0	2	2	4
Phone	19	27	42	58
Radio	152	132	305	282
Visual	244	182	426	425
Email	4	9	11	13
Lobby Walk In	27	9	43	25
<b>Total</b>	<b>478</b>	<b>402</b>	<b>892</b>	<b>879</b>



February 2020 Criminal Part I & II  
City of Independence Grid #'s 3-5

AGN	ICR	Title	Grid #	Reported Date	MOC range
WHPS	20000433	Fross Misdemeanor Indecent Exposure	4	2/2/2020	O2692
WHPS	20000466	Theft	3	2/4/2020	T0229
WHPS	20000470	Identity Theft	3	2/5/2020	U0733
WHPS	20000591	Fraudulent Activity on retirement account	3	2/13/2020	U1200
WHPS	20000656	Drugs-Paraphernalia Possession / Drugs - Possess Small Amount of Marijuana	5	2/18/2020	DC500
WHPS	20000662	3rd Degree DWI	3	2/18/2020	JF501
WHPS	20000669	Financial Exploitation of a Vulnerable Adult/Tax Evasion	5	2/19/2020	U2112
WHPS	20000725	3rd Degree Gross Misdemeanor DWI /Open Bottle / Harrassment	3	2/21/2020	J3901
WHPS	20000731	Drugs-Paraphernalia Possession	3	2/22/2020	DC500
WHPS	20000747	Drugs-Paraphernalia Possession / Drugs - Possess Small Amount of Marijuana	3	2/23/2020	DC500
WHPS	20000751	DANCO - Domestic Abuse No Contact Order - Violation / Drugs - Possess Over 1.4 Grams Marijuana	5	2/24/2020	N3390
WHPS	20000805	Burglary	5	2/26/2020	B0464
WHPS	20000828	DANCO Violation at Jail	3	2/27/2020	N3390
WHPS	20000852	Traffic/Complain: DWI 3rd Degree Refusal	3	2/27/2020	JFR01

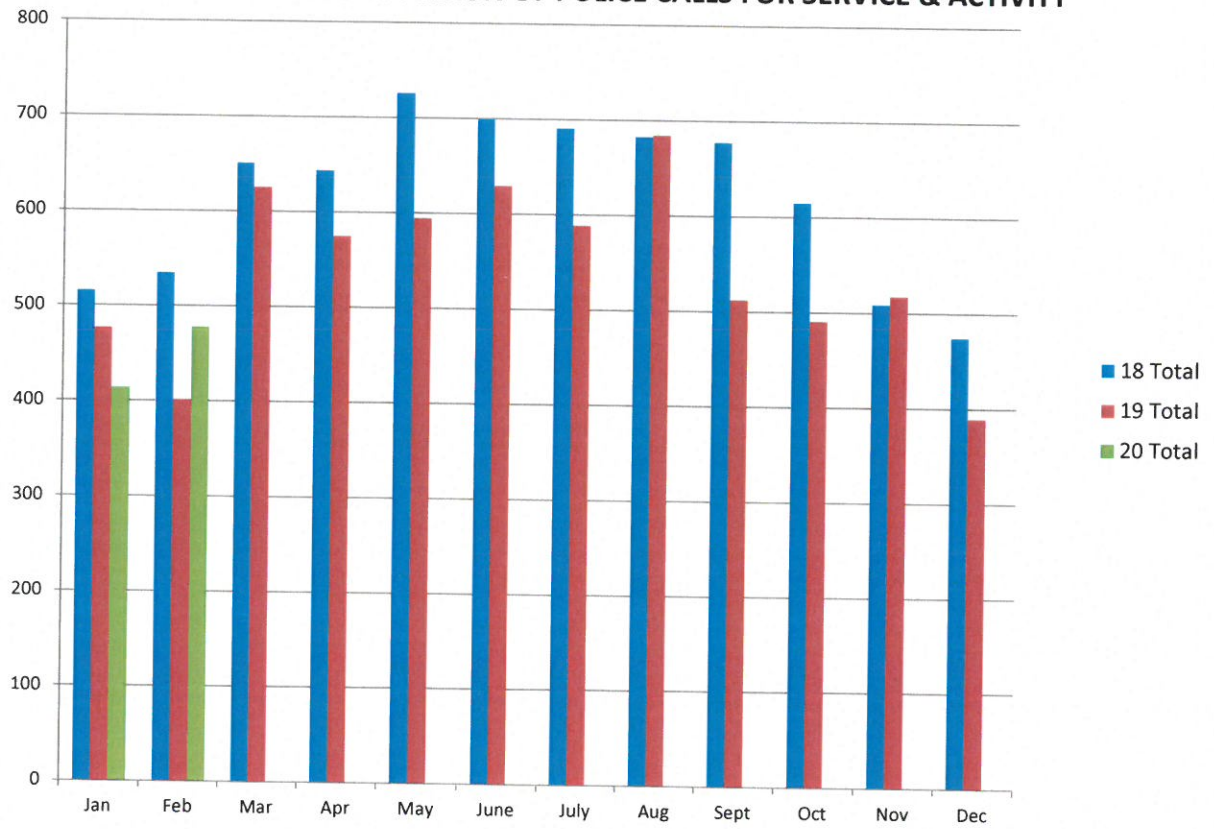
City of Maple Plain Grid # 1-2

AGN	ICR	Title	Grid #	Reported Date	MOC range
WHPS	20000523	4th Degree DWI	2	2/8/2020	JGW01
	20000599	Drugs-Paraphernalia Possession / Minor Consumption	1	2/14/2020	DC500
WHPS	20000622	Theft of Tools	2	2/15/2020	TM029
WHPS	20000651	Theft of Gas	1	2/18/2020	TW229
WHPS	20000833	Drugs-Small Amt of Marijuana in Motor Vehicle	2	2/27/2020	DA540
WHPS	20000835	Drugs-Paraphernalia Possession / Drugs - Possess Small Amount of Marijuana	2	2/27/2020	DC500

February 2020 Criminal Part I & II  
Towards Zero Death Grant Shift

AGN	ICR	Title	Grid #	Reported Date	MOC range
WHPS	20000885	4th Degree DWI	20	2/29/2020	JGW01

**THREE YEAR COMPARISON OF POLICE CALLS FOR SERVICE & ACTIVITY**



# DIRECTOR'S NEWS & NOTES

## WEST HENNEPIN PUBLIC SAFETY

### February 2020 Activity Report

#### Year to Date Activity Report

At the end of February 29, 2020 West Hennepin Public Safety (WHPS) handled year-to-date a total 892 incident complaints. For the month of February 292 incidents were in the city of Independence and 167 in the city of Maple Plain.

The Criminal Part I and Part II cases for both cities have been highlighted for your review on the attached documents.

#### Recent Highlighted Cases:

##### Indecent Exposure

Feb 2 12:34 a.m. 3675 Ihduhapi Trail, Independence. Reported a 43-year-old male client exposed himself to a 23-year-old female client. The male was arrested, transported and booked into Hennepin Co Jail, charged with Gross Misdemeanor – Indecent Exposure / Lewdness to Another.

##### Verbal Domestic

Feb 3 3300 block CR 92, Independence. Male and female were arguing on moving goats to another property. The female agreed to let the male move the goats and left the property.

##### Utility Check

Feb 4 1500 block Halgren Rd, Maple Plain. Reported a possible water main break of water boiling out of the ditch in front of a residence. Public works was notified and responded to the scene. Officer assisted in slowing traffic down due to water on the road.

##### Gas Odor

Feb 4 4900 block Hwy 12, Maple Plain. Reported a gas odor at the bank, employees had been evacuated and the gas company had been called. Customers were advised to come back later while the Maple Plain Fire Dept checked the interior. No problem was found.

##### Theft

Feb 4 500 block Game Farm Rd, Independence. Resident reported two envelopes in their mail had been opened and put back into their mailbox. A birthday gift was stolen from one and paperwork from the 2<sup>nd</sup> envelope. Case under investigation.

##### Identity Theft

Feb 5 5800 block CR 6, Independence. Unknown suspect in Colorado fraudulently opened a Sprint account in residents name and he is receiving notices from a debt collector. Sprint requested the resident make a police report on the disputed charges. Resident reported to the Federal Trade Commission his identity had been compromised.

##### Burning Complaint

Feb 5 5300 block Bryantwood Dr, Maple Plain. Dispatched to a burning complaint that garbage was being burned as it stinks, does not smell like wood. Officer advised the employee on site of the complaint. The wood burning shed was checked and there was only wood inside and no signs of garbage. There were dumpsters on site for the garbage.



#### Vehicle Fire

Feb 6 4:58 a.m. CR 6 / Cr 90, Independence. Dispatched for a vehicle fire. Officer found it was the same vehicle that had been in the ditch a few hours earlier. The vehicle was removed from the ditch and driven a short distance when the front right wheel caught on fire. Traffic was shut down on CR 6 until the fire was extinguished by Maple Plain Fire Dept. and the vehicle towed from the scene. Officer gave the driver a ride to his house in Independence.

#### Suspicious Activity

Feb 7 4800 block Main Street Maple Plain. Resident reported at 5:30 a.m. their dog was barking, and her husband awoke to find a male with a walking stick and a large Pitbull dog on their deck. The male apologized and left. Officer made contact with the male suspect who stated his dog ripped the leash out of his hand and took off running. Resident was advised of the police findings.

#### Odor Complaint

Feb 7 9:21 p.m. 9000 block Hwy 12, Independence. Resident smelled marijuana when he exited his house to start his truck. A car with its lights off, was parked in a nearby driveway and he felt the occupants of the car were smoking marijuana. Officer arrival the car had left and was no longer in the area.

#### Suspicious person

Feb 8 1:30 a.m. Three Oaks / Henry Street, Maple Plain. Officer observed a male wearing a face mask and dressed all in black was walking throughout the neighborhood and did not appear to have a destination. Contact with the 31-year-old male from Maple Plain who stated he was just out for a walk.

#### 4<sup>th</sup> Degree DWI

Feb 8 2:09 a.m. 5900 block Hwy 12, Maple Plain. Officer observed a headlight out and severe front damage on a car driven slowly in the traffic lane. Contact with the driver, Tessa Cassandra Kletscher, 22 of Independence, determined she had been drinking alcohol. Kletscher submitted to a breath test which resulted in a .11 Breath Alcohol Concentration. Kletscher was arrested for 4<sup>th</sup> Degree DWI and released to her father.

#### Welfare Check

Feb 8 2:47 p.m. 6400 block Pagenkopf Rd, Independence. Reported a female stopped at a residence stating she was looking for a friend in a wheelchair who was missing, and she was following the wheelchair tracks. Officer checked the area and located the female on the side of the road at Old Post Rd. Female was given a ride to the police station to wait for a ride to pick her up.

#### Assistance

Feb 8 4:26 p.m. Police Dept. Independence. Female had been waiting for her ride in the police station lobby for some time. Officer gave the female a ride to her mother's house in Rockford. While there, Officer assisted in unlocking the female's sister car. The sister had locked her keys in the car which prevented her from picking the female up.

#### Snowmobile Complaint

Feb 9 200 Ingerson Rd, Independence. Homeowner reported her fence was down and snowmobiles are riding off the Luce Line into her back yard. Homeowner had seen law enforcement on snowmobiles on the Luce Line and was going to call the DNR and ask for extra patrol of the Luce Line.

#### Suspicious Act

Feb 10 9:35 p.m. 100 block Hamilton Hills, Independence. Vehicle was parked in a cul-de-sac by 3 homes under construction. Vehicle appeared to have been parked for some time as it was cool to the touch. Sites were checked and no signs of criminal activity was found.

#### Fraud

Feb 13 7000 Block Hwy 12, Independence. Resident received a letter from her pension company confirming her address change and funds to begin going into a Wells Fargo account. Resident did not have an address change or a Wells Fargo account. Wells Fargo would not work with her until she filed a police report.

#### Scam Attempt

Feb 13 1800 block Budd Street N, Maple Plain. Caller asked resident if her husband had any pain, back or knee pain and Medicare had a free gift for him. Resident said no he's good.

#### Suspicious Act

Feb 28 11:50 p.m. 5000 block Industrial Street, Maple Plain. On routine patrol, Officer observed a vehicle pull into the parking lot of a closed business. Officer smelled the odor of alcohol coming from the driver, 33-year-old female from Minnetrista. Female submitted a PBT breath test which resulted .04 on the PBT. Female's DL was revoked, and she was given a ride to her residence in Delano.

#### Vehicle in the Ditch

Feb 29 2:04 a.m. Halgren Rd / Joyce, Maple Plain. Driver left her vehicle in the ditch and called AAA from home for a tow. Kelly's Towing was responding and requested an Officer to respond. Officer went to the registered owners address and spoke with the husband who stated his wife had been at the Iron Exchange earlier in the evening, put the car in the ditch on the way home and had been drinking since returning home. The wife would not come out of her house to speak with the officer. The husband was PBT'd, tested .000 and was advised he could retrieve the car.

#### 4<sup>th</sup> Degree DWI / TZD

Feb 29 I 394 / Louisiana, St. Louis Park. Vehicle stopped for speed, 84/ 55 mph. Driver Evan Wallace Miller, 28 from St. Louis Park showed signs of impairment and agreed to submit a breath test which resulted in .11 Breath Alcohol Concentration. Miller was arrested and booked into Hennepin Co Jail and released for 4<sup>th</sup> Degree DWI.

215 contacts of citations, verbal and written warnings were issued for traffic and equipment violations  
7 citations for 'hands-free'



# City of Independence

## Resolution Approving 2020 Street Overlay Plans and Ordering advertisement of Bids

---

*To:* City Council  
*From:* Mark Kaltsas, City Administrator  
*Meeting Date:* March 17, 2020

### ***Discussion:***

The City has determined that certain streets in the City are in need of reconstruction, repair and improvements. The City based its findings on the long-range street improvement plans which assess all streets in the City based on their age, condition, number of users and current condition. The City's engineer has prepared detailed plans and specifications for the 2020 Street Overlay Project. The overlay project will provide for an approximately one and half inch bituminous overlay on top of the existing roads included in the project. The project will also include the installation of a gravel shoulder, specific crack repair and the installation of a bituminous apron at certain road intersections. Approximately 6 miles of existing bituminous roads will be included in the project and are identified below:

- Stephanie Way
- Brei Kessel Road
- Merz Way
- Waldemar Way
- Providence Place
- Providence Court, Warren Way
- Providence Curve
- Providence Path
- Turner Road
- Polo Club Road
- Copeland Road
- Lindgren Lane
- Independence Road
- Budd Street
- Fieldstone Place
- Stone Court
- Hillstrom Road
- Drake Court
- Drake Drive
- Painter Creek Green
- Timber Island Trail

The City has prepared a 5-year street plan which corresponds with the bituminous overlay of the aforementioned streets.

In addition to the street reconstruction plan, the City is in the process of reviewing conditions and preparing plans and specifications for an update to the City Hall/West Hennepin Public Safety Building. The update would include the replacement of a portion of the HVAC equipment used to heat and cool the building, the replacement of the existing carpet/flooring throughout the building, replacement/repair of wall coverings, updating and making restrooms ADA compliant, updating the community room and City Council chambers, refinishing/painting portions of the building exterior and the addition of a new multi-purpose accessory building for WHPS and PW. The City has prepared the requisite five-year capital improvement plan identifying the proposed building improvements.

The City is required to hold a public hearing relating to the five-year capital improvement plan and street reconstruction plan and preliminarily approving the issuance of bonds required to carry out the plans. The City would need to give preliminary approval to the issuance of the Capital Improvement Bonds in the maximum principal amount of \$2,500,000. The City would also need to authorize the issuance and sale of general obligation street reconstruction bonds in a maximum principal amount of \$1,400,000.

***Council Recommendation:***

The City Council finds that the Street Reconstruction Plan will improve the City's system of public roads, which serves the interests of the City as a whole and approves the Plan in the form presented. In addition, the Council finds that the capital improvements identified in the Capital Improvement Plan serves the interest of the City as a whole and approves the Plan in the form presented. The Council authorizes staff to do all other things and take all other actions as may be necessary or appropriate to carry out both Plans in accordance with City Council is asked to consider approval of **RESOLUTION NO. 20-0317-02 and RESOLUTION NO. 20-20-0317-03.**

***Attachment:*** **RESOLUTION NO. 20-0317-02 – Approving the Capital Improvement Plan and Preliminary Issuance of Bonds**

**RESOLUTION NO. 20-0317-03 - Approving the Street Reconstruction Plan and Preliminary Issuance of Bonds**



**CITY OF INDEPENDENCE  
RESOLUTION NO. 20-0317-02**

**ADOPTING A FIVE-YEAR CAPITAL IMPROVEMENT PLAN AND  
PROVIDING PRELIMINARY APPROVAL FOR THE ISSUANCE  
OF BONDS THEREUNDER**

BE IT RESOLVED by the City Council (the “Council”) of the City of Independence, Hennepin County, Minnesota (the “City”), as follows:

Section 1. Background.

1.01. Pursuant to Minnesota Statutes, Section 475.521, as amended (the “Act”), cities are authorized to adopt a capital improvement plan and carry out programs for the financing of capital improvements. Pursuant to the Act, the City may issue general obligation bonds to finance the costs of capital improvements described in the capital improvement plan.

1.02. Before the approval of the capital improvement plan and the issuance of any bonds under the Act, the City is required to hold a public hearing on the capital improvement plan and the issuance of bonds thereunder.

1.03. The City has caused to be prepared the 2020 through 2024 Five-Year Capital Improvement Plan for the City of Independence, Minnesota (the “Plan”).

1.04. On the date hereof, the Council conducted a duly noticed public hearing regarding adoption of the Plan pursuant to the requirements of the Act and the issuance of general obligation bonds in one or more series thereunder in order to finance a portion of the capital improvements identified in the Plan including the renovation, expanding, improvement and equipping of the City’s existing City Hall, public safety and public works facilities.

1.05. The City has determined that it is in the best interests of the City to authorize the issuance and sale of general obligation capital improvement plan bonds in one or more series pursuant to the Act in a maximum principal amount of \$2,500,000 (the “Bonds”).

1.06. In considering the Plan, the Council has considered for each project and for the overall Capital Improvement Plan:

1. the condition of the City’s existing infrastructure, including the projected need for repair and replacement;
2. the likely demand for the improvement;
3. the estimated cost of the improvement;
4. the available public resources;
5. the level of overlapping debt in the City;
6. the relative benefits and costs of alternative uses of the funds;

7. operating costs of the proposed improvements; and
8. alternatives for providing services more efficiently through shared facilities with other local government units.

Section 2. Plan Approved; Bonds Authorized.

2.01 The Council finds that the Plan will provide for certain capital improvements, which serves the interest of the City as a whole. The Plan is hereby approved.

2.02 City staff are hereby authorized to do all other things and take all other actions as may be necessary or appropriate to carry out the Plan in accordance with any applicable laws and regulations, subject to the contingency in Section 2.03 below.

2.03 The City gives preliminary approval to the issuance of the Bonds in the maximum principal amount of \$2,500,000, provided that if a petition requesting a vote on issuance of the Bonds, signed by voters equal to five percent (5%) of the votes cast in the last general election, is filed with City Administrator by April 16, 2020, the City may issue the Bonds only after obtaining approval of a majority of voters voting on the question at an election. The authorization to issue the Bonds is subject to expiration of the 30-day period without the City's receipt of a qualified petition under the Act, or if a qualified petition is filed, upon the approving vote of a majority of the voters voting on the question of issuance of the Bonds.

Approved by the City Council of the City of Independence, Minnesota, this 17<sup>th</sup> day of March, 2020.

---

Mayor

Attest:

---

City Administrator



**CITY OF INDEPENDENCE  
RESOLUTION NO. 20-0317-03**

**RESOLUTION APPROVING THE ADOPTION OF A STREET RECONSTRUCTION PLAN  
AND AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION STREET  
RECONSTRUCTION BONDS**

BE IT RESOLVED by the City Council of the City of Independence, Hennepin County, Minnesota (the “City”), as follows:

Section 1.     Background.

1.01. The City is authorized under Minnesota Statutes, Section 475.58, subdivision 3b, as amended (the “Act”) to prepare a plan for street reconstruction in the City over the next five (5) years that will be financed under the Act, including a description of the proposed work and estimated costs. Pursuant to the Act, the City may issue general obligation bonds to finance the cost of street reconstruction activities described in the plan.

1.02. Before the approval of the street reconstruction plan and the issuance of any bonds under the Act, the City is required to hold a public hearing on the plan and the issuance of bonds thereunder.

1.03. Pursuant to the Act, the City, in consultation with its City engineer, has caused preparation of a street reconstruction plan for years 2020 through 2024 (the “Plan”), describing certain street reconstruction and overlay activities and the estimated costs of the Plan over the five-year period covered by the Plan. The reconstruction activities described in the Plan include, but are not limited to, bituminous overlay along with crack repair, restriping and shoulder work on roads within the City including Stephanie Way, Brei Kessel Road, Merz Way, Waldemar Way, Providence Place, Providence Court, Warren Way, Providence Curve, Providence Path, Turner Road, Polo Club Road, Copeland Road, Lindgren Lane, Independence Road, Budd Street, Fieldstone Place, Stone Court, Hillstrom Road, Drake Court, Drake Drive, Painter Creek Green and Timber Island Trail, as described in more detail in the Plan (collectively, the “Project”).

1.05. The City has determined that it is in the best interests of the City to authorize the issuance and sale of general obligation street reconstruction bonds pursuant to the Act in a maximum principal amount of \$1,400,000 (the “Bonds”). The purpose of the Bonds is to finance the costs of the Project as described in the Plan.

1.06. On the date hereof, the City Council held a public hearing on the Plan and the issuance of the Bonds, after publication in the City’s official newspaper of a notice of public hearing at least 10 days but no more than 28 days before the date of the public hearing.

Section 2.     Plan Approved; Bonds Authorized.

2.01. The City Council finds that the Plan will improve the City's system of public roads, which serves the interests of the City as a whole, and approves the Plan in the form presented at the public hearing and on file at City Hall.

2.02. The City Council authorizes the issuance of the Bonds in accordance with the Plan. City staff and consultants are authorized to take all actions necessary to negotiate the sale of the Bonds, subject to the contingency described in Section 2.03 hereof.

2.03. If a petition requesting a vote on the issuance of the Bonds, signed by voters equal to five percent of the votes cast in the last municipal general election, is filed with the City Administrator within 30 days after the date of the public hearing, the City may issue the Bonds only after obtaining approval of a majority of voters voting on the question at an election. The authorization to issue the Bonds is subject to expiration of the 30-day period without the City's receipt of a qualified petition under the Act, or if a qualified petition is filed, upon the approving vote of a majority of the voters voting on the question of issuance of the Bonds.

2.04. City staff are authorized and directed to take all other actions necessary to carry out the intent of this resolution.

Approved by the City Council of the City of Independence, Minnesota, this 17<sup>th</sup> day of March, 2020.

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Mayor

ATTEST:

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City Administrator

2020 through 2024

Five-Year Capital Improvement Plan for the

City of Independence, Minnesota

Adopted March 17, 2020

**CITY OF INDEPENDENCE**  
**FIVE-YEAR CAPITAL IMPROVEMENT PLAN**  
**2020 THROUGH 2024**

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**I. INTRODUCTION**

In 2003, the Minnesota State Legislature adopted Minnesota Statutes, Section 475.521, as amended (the “Act”) that generally exempts city and town general obligation bonds issued under a capital improvement plan from the referendum requirements usually required for city halls, public works, public safety facilities and libraries.

**II. PURPOSE**

Under the Act, a capital improvement is a major expenditure of City funds for the acquisition or betterment to public lands, buildings, or other improvements used as a city hall, town hall, library, public safety, or public works facility, which has a useful life of five years or more. Under the Act, capital improvements do not include light rail transit or related activities, parks, road/bridges, administrative buildings other than a city hall or town hall, or land for those facilities. A Capital Improvement Plan (“CIP” or “Plan”) is a document designed to anticipate capital improvement expenditures and schedule them over a five-year period so that they may be purchased in the most efficient and cost-effective method possible. A CIP allows the matching of expenditures with anticipated income. As potential expenditures are reviewed, the City considers the benefits, costs, alternatives and impact on operating expenditures.

Before issuing bonds under a CIP, the City must hold a public hearing on the CIP and the proposed bonds, and must then approve the CIP and authorize the issuance of the bonds by at least a 3/5 majority.

If a petition signed by voters equal to at least 5% of the votes cast in the City at the last general City election requesting a vote on the issuance of bonds is received by the clerk within 30 days after the public hearing, then the bonds may not be issued unless approved by a majority of voters voting on the question at an election.

The Act established certain criteria that must be considered for each project to be undertaken pursuant to a CIP. These criteria are:

1. Condition of the City’s existing infrastructure and projected need for repair or replacement
2. Likely demand for the improvement
3. Estimated cost of the improvement
4. Availability of public resources



5. Level of overlapping debt
6. Cost/benefits of alternative uses of funds
7. Operating costs of the proposed improvements
8. Alternatives for providing services most efficiently through shared facilities with other municipalities or local governments

### III. PLAN SUMMARY

This Plan is intended to describe and analyze the need for the proposed capital improvement projects described herein in accordance with the Act. The City may modify this Plan from year to year as authorized by the Act.

Following is a summary of estimated expenditures proposed capital improvement projects in the City:

#### **2020 Expenditures**

The City intends to renovate, expand, improve and equip the City's existing City Hall, public safety and public works facilities (the "Project"). The estimated cost for this Project is \$2,500,000. The Project is to be financed through bond proceeds.

#### **2021 Expenditures**

None anticipated at this time.

#### **2022 Expenditures**

None anticipated at this time.

#### **2023 Expenditures**

None anticipated at this time.

#### **2024 Expenditures**

None anticipated at this time.

#### **Analysis**

The City has analyzed the eight points required by the Act for the Project on an individual basis and as a whole. The findings are as follows:

#### **1. Conditions of City Infrastructure, Including the Projected Need for Repair or Replacement and Need for the Project**

Staff has been working with an architect to analyze existing City facilities. The existing City Hall, public safety and public works facilities are outdated and too small to meet existing needs. Basic features at City Hall including carpet, HVAC, security systems, windows,

technology and other features have exceeded their useful life and require repair or replacement.

## 2. Likely Demand for the Project

The Project will modernize the City Hall, public safety and public works facilities to meet the needs of the growing community. The improvements to the City Hall will allow the City to provide additional room for meetings and gatherings. The improvements to the public safety facility and public works facility will enhance the public safety department's ability to deploy vehicles in a safe, efficient, and timely manner with the addition of additional garage spaces and parking.

## 3. Estimated Cost of the Project

The estimated cost, including architectural/engineering, contingency, legal and bonding, of the 2020 Project (the only Project for which bond authorization is requested) is \$2,500,000.

## 4. Available Public Resources

The City does not have sufficient cash reserves on hand to finance construction of the Project without issuing bonds.

## 5. Level of Overlapping Debt in the City

As of December 31, 2019, the level of overlapping debt in the City is provided in the table below:

<i><u>Issuer</u></i>	<i><u>2018/2019 Tax Capacity Value(1)</u></i>	<i><u>2018/2019 Tax Capacity Value in City(1)</u></i>	<i><u>Percentage Applicable in City</u></i>	<i><u>Outstanding General Obligation Debt(2)</u></i>	<i><u>Taxpayers' Share of Debt</u></i>
Hennepin County	\$ 1,979,015,644	\$ 7,564,107	0.38%	\$996,820,000	\$ 3,787,916
ISD No. 277, Westonka	43,717,936	7,564,107	17.30	37,555,000	6,497,015
ISD No. 278, Orono	42,002,883	7,564,107	18.01	62,545,000	11,264,355
ISD No. 879, Delano	16,686,319	7,564,107	45.33	67,995,000	30,822,134
ISD No. 883, Rockford	12,268,641	7,564,107	61.65	34,735,000	21,414,128
Metropolitan Council	4,281,620,797	7,564,107	0.18	1,200,000(3)	2,160
Three Rivers Park District	1,392,585,502	7,564,107	0.54	53,070,000	<u>286,578</u>
<i>Total Indirect Debt:</i>					<u>\$ 74,074,286</u>

(1) Tax Capacity Value is after tax increment deduction and fiscal disparity adjustments. The values for Metropolitan Council and Metro Transit are for 2018/2019; the 2019/2020 values are not yet available.

(2) As of December 31, 2019, as reported by the County, unless noted otherwise.

(3) Metropolitan Council has \$1,200,000 of general obligation debt outstanding as of December 31, 2019. This debt is payable from ad valorem taxes levied on all taxable property within the Metropolitan Taxing District. This amount excludes \$1,289,704,035 of general obligation debt payable from wastewater and sewer revenues, and lease agreements.

## **6. Relative Benefits and Costs of Alternative Uses of the Funds**

The proposed Project could potentially be financed through the issuance of lease-revenue bonds. However, both costs of issuance and overall debt service payments would be higher, since lease-revenue bonds are not general obligation debt and are therefore not as attractive to potential purchasers. The issuance of general obligation capital improvement plan bonds represents the most cost-efficient way to finance the proposed Project.

## **7. Operating Costs of the Proposed Project**

Operating costs are expected to be stable with the proposed improvements. The Project will expand current facilities which may increase costs, but the proposed improvements and maintenance upgrades may also improve energy efficiency at City Hall. In addition, repair and maintenance costs are anticipated to decrease due to improvements and repairs.

## **8. Alternatives for Providing Services Most Efficiently Through Shared Facilities with Other Municipalities or Local Government Units**

The current public safety facility already provides law enforcement services to the City as well as the neighboring City of Maple Plain, and will continue to provide shared law enforcement services.

Due to the nature of the City Hall facility and the services provided therein, there are no opportunities to share the facility with neighboring governmental jurisdictions.

## **IV. FINANCING THE CAPITAL IMPROVEMENT PLAN**

The total amount of requested expenditures under this CIP is expected not to exceed \$2,500,000. These expenditures are to be funded by the sale of the City's general obligation capital improvement plan bonds in the maximum principal amount of \$2,500,000 for the Project listed under the 2020 Expenditures.

Two statutory limitations apply to financing projects under a CIP. Under Minnesota Statutes, Chapter 475, as amended, with few exceptions, a municipality cannot incur debt in excess of 3% of the assessor's estimated market value of taxable property ("TMV") for the municipality. In the case of a municipality with a population of 2,500 or less, bonds issued under the Act are not subject to the net debt limits. The City's 2010 Census population was 3,504. Therefore, the proposed Bonds to be issued in the years 2020 through 2024 would be subject to the debt limit.

In addition, the total amount that can be used for principal and interest in any one year for CIP debt issued under the Act cannot exceed 0.16% of the estimated market value for the City. The maximum annual principal and interest for the City is \$1,195,809.18 (\$747,380,736 x .0016).

Under this CIP, the City may issue up to \$2,500,000 in general obligation capital improvement plan bonds in the years 2020 through 2024 to finance the Project. If the City were to issue general obligation capital improvement bonds in the maximum principal amount of \$2,500,000 for the 2020 Project, the bond issue would be repaid over a period not to exceed thirty (30) years pursuant to the Act. For preliminary planning purposes, the

maximum annual principal and interest payments would be estimated not to exceed \$299,375 over 21 years at an average rate of 2.2976% per annum (this amount takes into account the 105% debt service coverage requirement required by law). The expected debt service payments for the proposed bonds to be issued in 2020, along with the final \$109,200 payment due on December 1, 2020 on the City's General Obligation Capital Improvement Plan Bonds, Series 2006A, is within the statutory limits.

The City may delay the Project and the issuance of general obligation capital improvement bonds until subsequent years of this Plan and postpone the issuance of any general obligations, or issue any general obligation bonds in more than one series, so long as the total general obligation bonds so issued do not exceed the maximum amount authorized in this Plan.

### **Annual Review of the Capital Improvement Plan**

The City Council, using the process outlined in this CIP, may review this CIP annually, taking into account proposed expenditures, making priority decisions and seeking funding for those expenditures it deems necessary for the City. If deemed appropriate, the City Council will prepare an update to this CIP.

City of Independence, Minnesota  
Street Reconstruction Plan  
2020 through 2024

Adopted March 17, 2020

**City of Independence, MN  
Street Reconstruction Plan  
2020 through 2024**

**Statutory Authority and Requirements**

Minnesota Statutes, Section 475.58, subdivision 3b, as amended (the “Act”), authorizes a Minnesota city to adopt a Street Reconstruction Plan (a “Plan”) and to issue general obligation bonds to finance costs associated therewith. The Plan must cover a five-year period and set forth the street reconstruction or overlay projects to be financed, the estimated costs, and any planned reconstruction or overlay of other streets in the municipality. The Plan must be approved by a two-thirds majority of members of the City Council present at the meeting after a duly noticed public hearing.

Street reconstruction and bituminous overlays includes utility replacement and relocation and other activities incidental to the street reconstruction, turn lanes and other improvements having a substantial public safety function, realignments, other modifications to intersect with state and county roads, and the local share of state and county road projects.

Except in the case of turn lanes, safety improvements, realignments, intersection modifications, and the local share of state and county road projects, street reconstruction does not include the portion of the project cost allocable to widening a street or adding curbs and gutters where none previously existed.

A city may issue general obligation bonds for improvements included in an approved Plan if the following conditions are satisfied:

1. The Plan has been approved following a public hearing for which notice has been published in the City’s official newspaper at least 10 days, but not more than 28 days prior to the hearing.
2. The issuance of general obligation bonds to finance the costs the Plan or any portion thereof has been approved following the public hearing described above.
3. The Plan and the issuance of general obligation bonds to finance the Plan or any portion thereof must be approved by a vote of a two-thirds majority of the members of the governing body present at the meeting following the public hearing.
4. The approved obligations are subject to referendum voter approval only if a petition requesting a vote and signed by 5% of the votes cast in the last municipal general election is filed with the City Clerk within 30 days of the public hearing.

This Plan provides for the issuance of general obligation street reconstruction bonds in an aggregate principal amount not to exceed \$1,400,000 (the “Bonds”) for street reconstruction and overlay projects contemplated in the years 2020 through 2024 as described below.

**Net Debt Limits**

Minnesota Statutes, Section 475.53, subdivision 1, as amended, states that no municipality, except a school district or a city of the first class, shall incur or be subject to a net debt in excess of three percent of the market value of taxable property in the municipality. Bonds issued under the authority granted in this Plan are subject to the net debt limit restriction described above. The City currently has the following net debt capacity:

Payable 2020 Taxable Market Value

2020 Taxable Market Value  
times 3%

\$ 747,380,736  
.03

Max Net Debt Limit	22,421,422
Less Outstanding Debt that Applies	<u>105,000</u>
<b>Available Debt Capacity</b>	<b><u>\$22,316,422.08</u></b>

The City proposes to issue the Bonds pursuant to this Plan in 2020. The proposed bond issuance is within the City's net debt limit.

### **Proposed Street Reconstruction and Overlay Projects & Cost Estimates**

The City has identified streets that are in various stages of disrepair. To mitigate this issue, the City will undertake street reconstruction projects in 2020. The City anticipates that the reconstruction of street in the City may include crack repair, restriping and shoulder work in association with the bituminous overlay in strategic locations. Streets included in the project proposed for 2020 include the following as evidenced by the map attached hereto as Exhibit A:

Stephanie Way – entire length

Brei Kessel Road – entire length

Merz Way – entire length

Waldemar Way – entire length

Providence Place – entire length

Providence Court – entire length

Warren Way – entire length

Providence Curve – entire length

Providence Path – entire length

Turner Road – from CSAH 90 West to Polo Club Road

Polo Club Road – entire length

Copeland Road – from CSAH 6 North for a distance of 1,300 feet

Lindgren Lane – entire length

Independence Road – entire length

Budd Street – from Pagenkopf Road North to end

Fieldstone Place – entire length

Stone Court – entire length

Hillstrom Road – entire length

Drake Court – entire length

Drake Drive – entire length

Painter Creek Green – entire length

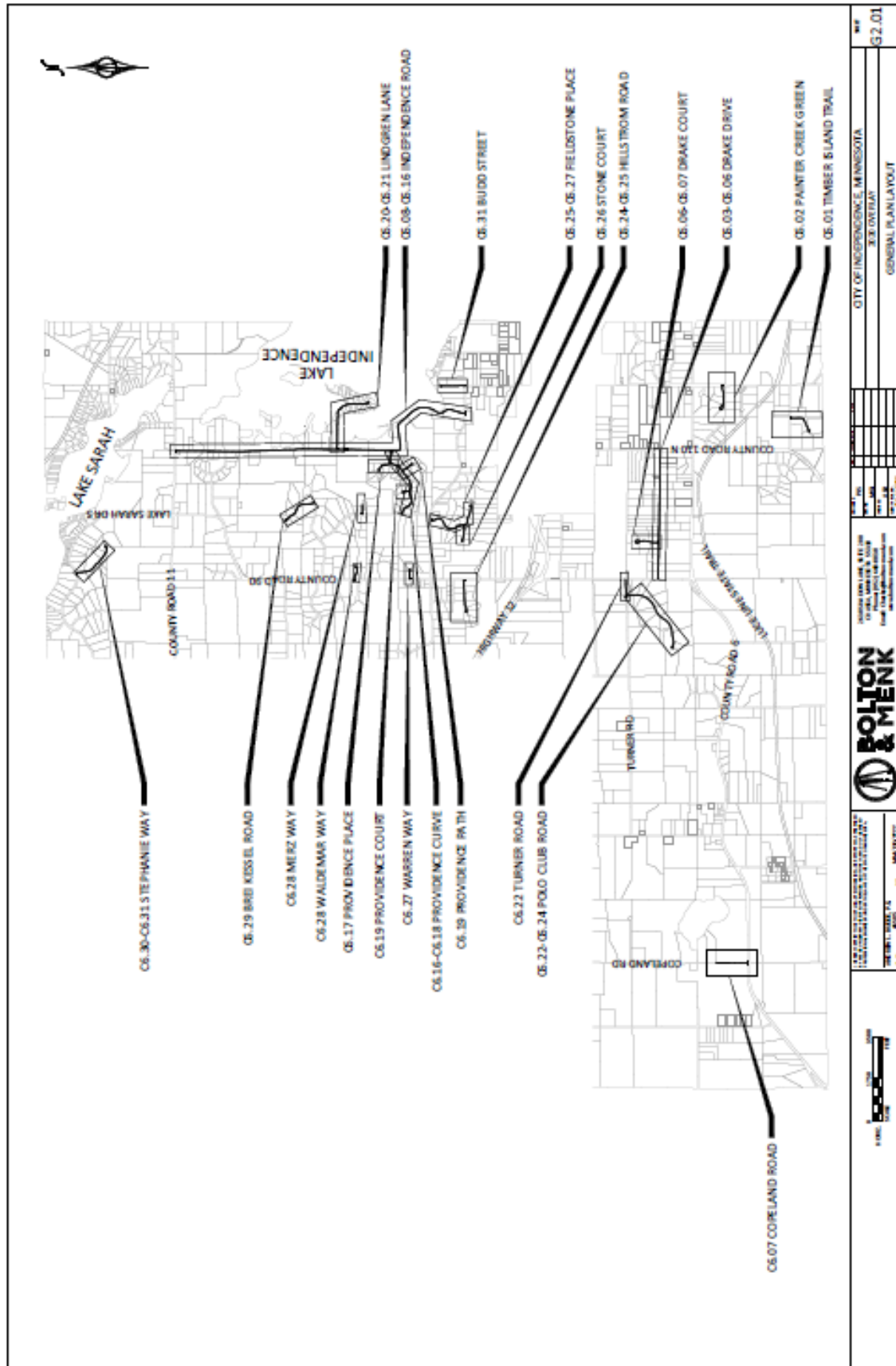
Timber Island Trail – entire length

The table below details the preliminary schedule and proposed financing associated with the street reconstruction projects described in this plan. The City does not currently anticipate other street reconstruction or overlay projects to be financed with the proceeds of general obligation bonds in the years 2021 through 2024. The City may delay reconstruction and overlay of certain portions of the above described projects until subsequent years of this Plan and postpone the issuance of the Bonds, or issue the Bonds in more than one series, so long as the Bonds so issued do not exceed the maximum amount authorized in this Plan. If the City determines to issue additional bonds for future reconstruction costs not described in this Plan, the City will revise this plan to identify the amount of such bonds after a public hearing in accordance with the Act

<b>Project Name:</b>	<b>Year Constructed:</b>	<b>Proposed Street Reconstruction Bonds:</b>
Stephanie Way, Brei Kessel Road, Merz Way, Waldemar Way, Providence Place, Providence Court, Warren Way, Providence Curve, Providence Path, Turner Road, Polo Club Road, Copeland Road, Lindgren Lane, Independence Road, Budd Street, Fieldstone Place, Stone Court, Hillstrom Road, Drake Court, Drake Drive, Painter Creek Green and Timber Island Trail	2020	\$1,400,000
<b>TOTAL:</b>		<b>\$1,400,000</b>



## **EXHIBIT A**



City of Independence  
Building Height Review Committee Appointment

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*To:* City Council  
*From:* Mark Kaltsas, City Administrator  
*Meeting Date:* March 17, 2020

***Discussion:***

At the last Council Meeting, the City established the Accessory Building Height Review Committee to review applications seeking an exception to the height limitations set forth by City Ordinance. The City recommended approval of the following members. Staff confirmed that the individuals are willing to serve a one (1) year term on the Committee.

***Council Recommendation:***

City Council is asked to consider appointing the following members to a one (1) year appointment to the Accessory Building Height Review Committee:

- Brad Spencer
- Tom Palmquist
- Steve Thompson

***Attachments:*** Resolution 20-0317-04 - Approving the Appointment of Committee Members



**CITY OF INDEPENDENCE  
RESOLUTION NO. 20-0317-04**

**RESOLUTION APPOINTING MEMBERS TO THE ACCESSORY BUILDING HEIGHT  
REVIEW COMMITTEE**

**WHEREAS**, the City of Independence (the City) engages advisory bodies to the City Council in addressing planning needs within the community; and

**WHEREAS**, the City has identified a need to establish a new committee to review accessory building heights for conformance with applicable standards; and

**WHEREAS**, the City has determined that the committee shall be comprised of a combination of three (3) members who also serve on the City Council and Planning Commission; and

**NOW, THEREFORE BE IT RESOLVED** that the City Council of the City of Independence appoints the following members to a one (1) year term:

- Brad Spencer
- Tom Palmquist
- Steve Thompson

Adopted by the City Council this 17<sup>th</sup> day of March 2020, by a vote of \_\_\_ ayes and \_\_\_ nays.

\_\_\_\_\_  
Marvin Johnson, Mayor

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