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CITY COUNCIL MEETING AGENDA
TUESDAY OCTOBER 20, 2020

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 October 6, 2020 Regular City Council Meeting.
- b. Approval of Accounts Payable; Checks Numbered 20005 to 20028 (Checks Numbered 19944-2004 were not printed as a result of being out of order and will be used for next check run).

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: Presentation of the September 2020 Activity Report.

8. City Hall Renovation Update:

- a. Review preliminary construction schedule and temporary office plans.

9. Cares Act Funding Discussion:

- a. Approval of Business Corona Virus Relief Grant Awards.
- b. Cares Act Funding Current Balance and Additional Organizational Funding Considerations.

10. Open/Misc.

11. Adjourn.

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE CITY COUNCIL
TUESDAY, OCTOBER 6, 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.

3. PLEDGE OF ALLEGIANCE.

Mayor Johnson led the group in the Pledge of Allegiance.

2. ROLL CALL

PRESENT: Mayor Johnson, Councilors Betts (virtual), Spencer, McCoy and Grotting

ABSENT:

STAFF: City Administrator Kaltsas, Assistant to Administrator Horner (virtual), City Attorney Vose (virtual)

VISITORS: Christina and Trevor Clemming Jr. (virtual), Stephen Eckman (virtual)

3. ****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 September 10, 2020 City Council Workshop.
- b. Approval of City Council Minutes from the September 15, 2020 Regular City Council Meeting.
- c. Approval of Accounts Payable; Checks Numbered 19894-19943.
- d. Approval of Election Judges for the 2020 General Election.
- e. Consideration of Amendment to the Hennepin Council residential recycling resolution.
- f. 3rd Quarter Building Permit Report (For Council Information).

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

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

Johnson noted that item number (9) on the agenda (Discussion regarding compliance of the Conditional Use Permit granted for the property located at 3315 County Road 92 N. (PID No. 09-118-24-34-0004) would be moved to the November meeting.

5. REPORTS OF BOARDS AND COMMITTEES BY COUNCIL AND STAFF

Spencer attended the following meetings:

- Planning Commission Meeting

Grotting attended the following meetings:

- Planning Commission Meeting

McCoy attended the following meetings:

- Planning Commission Meeting

Betts attended the following meetings:

- Planning Commission Meeting

Johnson attended the following meetings:

- Love Inc., Annual meeting (virtual)
- Planning Commission Meeting
- Northwest League of Municipalities
- Sensible Land Use Coalition (virtual)
- Small Cities Council meeting (virtual)
- Senior Community Services (virtual)
- Honor the Blue event in the Delano City Park

Horner attended the following meetings:

Kaltsas attended the following meetings:

- Highway 12 Meetings (MnDOT projects)
- Met with BKV architects

6. Trevor Clemming Jr. (Applicant/Owner) requests that the City consider the following action for the property located at 2740 Nelson Road (PID No. 18-118-24-42-0001) in Independence, MN:
 - a. RESOLUTION 20-1006-01: Considering approval of a conditional use permit (CUP) to allow a commercial riding stable to be operated on the subject property.

Kaltsas said the property is located on the east side of Nelson Road, south of TH 12 and north of Dean Lane. This property is located on the paved portion of Nelson Road. The property is comprised of an existing home, barn, riding arena and several additional detached accessory structures. The property has pasture areas, paddocks and a wetland in the southeast corner. The Applicant recently purchased the subject property and approached the City about the possibility of obtaining a conditional use permit to allow boarding and commercial riding stable operations on the property. The property has historically been operated as a private horse farm. There are eight stalls located within the existing barn. There is an existing quonset style building that is used for storage and would be renovated inside to accommodate an additional 6-10 stalls. There is an existing indoor and outdoor riding arena. The indoor riding arena and barn are connected.

Commercial riding stables are a conditional use in the Agriculture zoning district. The subject property is zoned Agriculture. The City generally allows 1 animal unit on the first two acres and then 1 additional animal per acre. Of the 25 acres, approximately 21 acres is useable upland based on the national wetland inventory and Hennepin County natural resources mapping. Applying the City's typical standard, the site would accommodate 24 animal units using the gross acreage.

The City has historically required that the applicants comply with a manure management plan, maintain all applicable permits relating to the management of manure on the property and maintain 1/3 acre of open

pasture per animal unit. In December 2018, City Council adopted a Manure Management Policy for the City. The policy provides regulations relating to the management of manure associated with commercial horse operations in the City. This property is subject to the Manure Management Policy.

The subject property is primarily comprised of open pasture, several small tree stands and a wetland in the southeast corner. There are approximately 15 acres of open pasture. The requisite amount of open pasture needed to comply with the City's Manure Management Policy (1/3 acre per animal unit) would be 8 acres (24 animal units). The applicant noted that the horses are not fully dependent on pasture grazing as all horses will be boarded inside the stall barn or renovated quonset building and receive hay and feed supplements.

The proposed commercial boarding stable would have the additional following characteristics:

1. The existing horse indoor riding arena is one-story and 8,400 SF in size.
2. The existing barn is 2,275 SF and has a total of 8 stalls.
3. There would be no full-time employees on the property. The Applicant is working with a trainer that would provide lessons and boarding for private clients. The typical number of guests on the property during regular hours will be 3-5. There may be additional guests for group trainings and clinics.
4. The applicant has stated that they would initially have 16 horses on the property in addition to the cows that are currently on the property. They would like to have the option to accommodate a maximum of 24 animal units on the property.
5. Farriers would come to the site to shoe the horses on a regular basis.
6. There would be regular garbage service and deliveries to the property.
7. Manure is proposed to be collected on-site and stored in a new manure enclosure that would have a concrete floor and wood wall construction. The applicant would like to spread the manure if possible, in accordance with the manure management policy. Any manure that could not be field spread would be hauled off-site as needed.
8. The applicant has already received a delivery of hay that will provide an adequate supply for this upcoming winter. Hay would be delivered as needed after that supply is consumed.
9. The City typically regulates the number of events, training sessions or gatherings that are greater than 15 people in size through the conditional use permit. The City has commonly applied a limit to no more than two larger events per year that would allow up to 50 people. Any event greater than 50 participants would be subject to the review and approval of a large assembly permit.
10. The Applicant has worked with the City to provide a site plan of the existing and proposed conditions.

The criteria for granting a conditional use permit are clearly delineated in the City's Zoning Ordinance (Section 520.11 subd. 1, a-i) as follows:

1. The conditional use will not adversely affect the health, safety, morals and general welfare of occupants of surrounding lands.
2. The proposed use will not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity for the purposes already permitted or on the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.
3. Existing roads and proposed access roads will be adequate to accommodate anticipated traffic.
4. Sufficient off-street parking and loading space will be provided to serve the proposed use.
5. The proposed conditional use can be adequately serviced by public utilities or on-site sewage treatment, and sufficient area of suitable soils for on-site sewage treatment is available to protect the city from pollution hazards.

6. The proposal includes adequate provision for protection of natural drainage systems, natural topography, tree growth, water courses, wetlands, historic sites and similar ecological and environmental features.
7. The proposal includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance.
8. The proposed condition use is consistent with the comprehensive plan of the City of Independence.
9. The proposed use will not stimulate growth incompatible with prevailing density standards.

The City has reviewed the site and discussed the operation of the proposed commercial riding stable with the applicant. The following additional considerations should be noted by the City:

- This property has historically been operated as a private horse farm and riding stable.
- The proposed use as a commercial riding stable generally fits into the character of the surrounding area and is in keeping with the City's Comprehensive Land Use Plan. It should be noted that there is a cluster of five-acre parcels located west and north of the subject property. All properties in this area are guided for long-term Agriculture.
- The applicant will need to fully comply with the City's recently adopted Manure Management Policy. This will include maintaining the prescribed buffer from the existing wetland located in the southwest corner of the property and constructing a new manure containment area.

The location of the property, the orientation of the buildings and their relationship to the surrounding properties and the existing use of the property as a private horse farm aid in mitigating potential impacts relating to the commercial use of the property. The City will need to find that the proposed commercial riding stable meets the requirements for granting a conditional use permit. The City discussed the proposed conditional use permit and asked questions of the City and applicant. Commissioners asked about additional traffic on Nelson Road and whether or not there would be any issues associated with dust control. It was noted that this property is located on the portion of Nelson Road that is paved.

Commissioners and the applicant asked about the number of animal units and how the City calculates other animal units such as pigs. The City described the way that animal units are calculated. The City also clarified that the total number of animal units on the property cannot exceed the maximum permitted regardless of the CUP. Ultimately the Planning Commission recommended approval of the proposed CUP with a clarification to the number of animal units that clearly notes the maximum number of animal units includes all animals on the property including the horses to be boarded.

The Planning Commission recommended approval of the request for a conditional use permit with the following findings and conditions:

1. The proposed conditional use permit requests meet all applicable conditions and restrictions stated in Chapter V, Section 510, Zoning, in the City of Independence Ordinances.
2. The conditional use permit will include the following conditions:
 - a. The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.
 - b. Any new signage shall comply with all applicable standards of the City's ordinance and require a sign permit.
 - c. No more than 24 horses shall be boarded on the property. The maximum number of animal units, including horses to be boarded on the property, shall not exceed 24.
 - d. The applicant and facility must operate in compliance with the City of Independence Manure Management Policy.

- e. The hours of operation are: 7:00 am – 10:00 pm.
 - f. No parking shall be permitted on public roadways.
 - g. Two (2), one day, horse related events (greater than 15 participants and less than 50) will be permitted per year and shall comply with the following provisions:
 - The horse related events shall occur during the permitted hours of operation.
 - No more than 50 participants shall be permitted at each event.
 - h. No renting of hack horses shall be permitted.
 - i. No riding on adjacent private land unless authorized by owners.
 - j. Must utilize appropriate management practices to control flies and odor.
 - k. No riding on adjacent private land unless authorized by owners.
 - l. No future expansion of the accessory structures shall be permitted on the property without the further review and approval by the City through the conditional use permit amendment process.
3. The applicant shall pay for all costs associated with the review and recording of the resolution for a conditional use permit.
4. The Applicant shall record the subdivision and City Council Resolution with the county within six (6) months of approval.

Johnson asked if there were different pastures for manure management. Kaltsas noted there were many pastures and they would like to apply manure but will have to do soil testing. Kaltsas noted that the Planning Commission changed item 2c to no more than 24 horses. Christina Clemming said they plan to put the stalls back up and confirmed that there are separate pastures. Betts said it was a very nice operation and a nice plan.

Motion by Grotting, second by Betts to approve RESOLUTION 20-1006-01 approving a conditional use permit (CUP) to allow a commercial riding stable to be operated on the property located at 2740 Nelson Road (PID No. 18-118-24-42-0001) in Independence, MN. Ayes: Johnson, Betts, Grotting, McCoy and Spencer. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED.

7. Darryl Jorgenson (Applicant) and Mary Jorgenson (Owner) request that the City consider the following action for the property located at 4594 Shady Beach Circle, Independence, MN (PID No. 02-118-24-21-0029):
- a. RESOLUTION 20-1006-02: Considering approval of the Final Plat and Development Agreement for the subdivision to be known as Shady Beach Park.

Kaltsas said the subject property is located on Lake Sarah and at the end of Shady Beach Circle. The City recently approved a minor subdivision which allowed the original parcel to be split into two parcels. The vacant parcel that was created has an existing pond and bituminous trail. The property has the following site characteristics:

The property is zoned RR-Rural Residential and is governed by the S-Shoreland Overlay District. Historically, the southern portion of the property was a part of the overall campground that existed on the property prior to the current residential developing occurring. The City approved a minor subdivision and preliminary plat of this property in May 2020 which allowed the house and accessory structure to be split off from the remainder of the property. The applicant is now seeking approval for a final plat that is consistent with the preliminary plat. Within the S-Shoreland Overlay zoning district, the City allows the subdivision of properties connected to City sewer into lots with a minimum size of one acre. The City has historically

allowed lots that are within 1,000 feet from the OWHL and connected to sewer to be subdivided as long as they meet all other applicable criteria. The applicant initially requested that the City consider a subdivision of the property into four lots, one of which would have captured the existing home that is located across the street and on Lake Sarah. In order for the City to consider approval of the four lots, a variance to allow a lot that is less than one acre in size would have been required for the existing home.

Initially, an application was submitted to the City for the Preliminary Plat and Variance and was considered by the Planning Commission in February. The proposed final plat would establish two new lots that meet all applicable requirements of the City. There is one sanitary sewer stub that connects to Lot 1, Block 1 that can likely be used for a new home. One additional sanitary sewer connection would be required to serve Lot 2, Block

1. The new lots as proposed would have the following detail:

Block 2 Area Frontage Lot Frontage to Lot Depth

Lot 1 1.0 acres 235 LF ~1:1

Lot 2 1.4 acres 261 LF ~1:1

The City requires the following setbacks/lots standards for lots zoned RR-Rural Residential and in the S-Shoreland:

Side Yard Setback: 30 feet

Front Yard Setback: 85 feet from the centerline of road

Rear Yard Setback: 40 feet

Wetland Buffer Setback: 10 feet

Maximum Impervious Coverage: 25%

The City has reviewed the proposed final plat and found it to be consistent with the preliminary plat. The following comments and notes are offered for further consideration:

1. The applicant is proposing to connect Lots 1 and 2, Block 1 to the existing sewer line running along Shady Beach Circle. There is one existing sewer stub that will serve Lot 1.

Lot 2 will require a new service stub. In order to make the connection, it will be necessary to cut into the existing bituminous street. The two new proposed lots would be subject to applicable sewer fees. In addition to applicable fees, a sewer assessment of \$9,550 per lot is applicable to Lot 2, Block 1. The applicant is asking the City to consider collection of this fee at the time a building permit is applied for with the City.

2. The proposed home on Lot 1, Block 1 would be a slab on grade home with no basement. This is a result of the high-water table, existing grades and adjacent pond elevation. Lot 2, Block 1 is shown as a walk out basement that utilizes the natural grade of the lot. The City has reviewed the proposed grading and has minor comments pertaining to the proposed driveway culverts, grading and swales. The applicant has revised the plans to address the comments of the City. One unique element that will be required is an additional easement over a portion of the remainder property (see below). This easement will accommodate a new public storm sewer connection between the pond and the ditch of Shady Beach Cir. The existing shed and sidewalk will be removed prior to development.

3. The applicant will be required to enter into a Development Agreement with the City. A copy of the draft agreement is attached to this report. The agreement stipulates the maintenance of the existing pond, park dedication fees, sewer connection fees, public improvement conditions and requisite security.

4. Lots 1 and 2, Block 1 will be subject to applicable park dedication fees. The current park dedication fee is \$3,500 per lot for all properties up to 5 acres in size.

The proposed final plat will split the property into two lots. The two lots created meet all applicable criteria of the City's zoning and subdivision ordinance. The City will work with the applicant to revise

the construction plans to address all advised comments outstanding following Council review.

Recommendation:

The City Council is being asked to consider approval of the proposed Final Plat of Shady Beach Park with the conditions noted below and found within the attached resolution.

1. The proposed final plat request meets all applicable conditions and restrictions stated in Chapter V, Section 520.19, Procedures on variances, and Chapter V, Section 500, Subdivisions, in the City of Independence Zoning Ordinance.
2. The Applicant shall address all comments made within this report, recommended by the City Council and required by the City's Engineer review of the subdivision.
3. The detached accessory structure on Lot 1, Block 1 shall be removed prior to issuance of a building permit for a new home on the property.
4. The Applicant shall prepare the legal description and convey the drainage and utility easement adjacent to the northerly property line of Lot 1, Block 1 as depicted on the Preliminary Plat of Shady Beach Park.
5. The Applicant shall enter into a Development Agreement with the City. The Development Agreement will provide for all applicable fees and details relating to the development and proposed improvements.
6. The Applicant shall pay for all costs associated with the City's review of the requested final plat
7. The Applicant shall record the final plat with Hennepin County within 180 days of the City Council approval.

Kaltsas noted the pond maintenance would be the responsibility of the 2 new owners and if they failed to do the maintenance then the City would take over and those properties would be assessed. He said all properties drain towards the pond.

Spencer said there was an error on the survey. He noted the pond is actually higher than the lake. Kaltsas said water will get above the pipe but then it will drain into the ditch and under the road. He noted there is separation of elevation of the water and the house. Kaltsas said the only outlet is to the lake. He said as part of the development the existing sidewalk would be removed by the applicant. There will be park dedication fees and the lots will be connected to city sewer. Kaltsas said the Planning Commission noted the final plat is consistent with the preliminary plat so it did not go back to Planning for a second review.

Johnson asked Mary Jorgensen if everything sounded good and she understood the information provided to be in line with what they are thinking. Attorney Tarrell Friedley said it looked good but noted the small building would be taken down after the house permit was approved. Mary Jorgensen said she listened to the whole meeting and it all sounds ok. Betts said everything looked good as well.

Vose said he would give Kaltsas a "virtual pat on the back" due to the work on the pond maintenance. He noted Kaltsas steered us toward a pond maintenance agreement and this is good protection for the City and hopefully it will not become an issue. Kaltsas noted the City would maintain the storm sewer ponds.

Motion by Spencer, second by McCoy to approve RESOLUTION 20-1006-02 approving the Final Plat and Development Agreement with the reduced park dedication fee and approval for the bath house to remain until the building permit is pulled for said lot for the subdivision to be known as Shady Beach Park located at 4594 Shady Beach Circle, Independence, MN (PID No. 02-118-24-21-0029). Ayes: Johnson, Betts, Grotting, McCoy and Spencer. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED.

8. Discussion regarding compliance of the Conditional Use Permit granted for the property located at 3315 County Road 92 N. (PID No. 09-118-24-34-0004).

Stephen Eckman said he remembers sitting here before and is concerned that this is being put off again. He asked if they would consider this as he is trying to help other neighbors. He noted this is a 26-year problem and as neighbors they are concerned with the abject, non-compliance of this property. He noted the sign out front and the noise.

9. Discussion relating to the interpretation and application of setbacks for detached accessory structures within the City.

Council was recently notified of a potential discrepancy in an interpretation of the rear yard setback for a property located at 6098 Wood Hill Lane. Staff had initially made an interpretation relating to the designation of the rear and side yard for this property. When the formal building permit was submitted and reviewed, it was determined that there was no basis for the previous interpretation and the applicant was notified of the actual setback requirements based on the City's zoning ordinance.

The City clearly identifies the front, rear and side yards and stipulates setbacks for each yard. The City further provides setbacks for both detached accessory structures as well as principle structure setbacks.

Subd. 53. "Lot line, front." The line connecting the side lot lines of a lot measured along the boundary of the right-of-way designated by the city council to serve the lot.

Subd. 54. "Lot line, rear." The lot line that is opposite the front lot line. If the rear line is less than ten feet in length or if the lot forms a point at the rear, the rear lot line is a line ten feet in length within the lot, parallel to and at the maximum distance from the front lot line.

Subd. 55. "Lot line, side." Any lot line that is not a front lot line or a rear lot line.

Subd. 2.

Setbacks. All buildings and structures, including houses with attached garages or decks, must meet or exceed the following setbacks:

(a) Front yard setback: a 85 feet from centerline of road.

(b) Corner yard setback: c 51 feet from right-of-way line.

(c) Side yard setback: a b 30 feet from side lot line.

(d) Rear yard setback: a 40 feet from rear lot line.

(e) Setback from lakes, rivers and streams: 100 feet from ordinary high mark.

(f) Setback from wetlands: ten feet from the outside edge of the required wetland buffer.

(g) Fences, trees, shrubs, or other appurtenances are not allowed within any road right-of-way.

a Except buildings housing livestock, which may not be located closer than 150 feet from an existing residential structure on all adjacent property.)

b Except detached garages and other accessory buildings, which may be 15 feet from the side lot line.)

c All principle and accessory structures shall meet the corner yard setback requirements.)

The City currently requires detached accessory structures to have a 15-foot side yard setback and a 40-foot rear yard setback. The lot that was in question has a clear front and rear yard; however, the lots to the east, west and south all have unique conditions that bring into question the side and rear yard setbacks. In addition, the lot that is directly north of the subject property has a side yard condition that abuts this lots rear yard condition. This means that the subject property has to maintain a 40-foot setback, but the property to the north can build a structure to within 15 feet of the same line. Staff has been looking for a possible solution to the

issue presented to the City. Staff and the City Attorney have discussed the issue and determined that there are two possible solutions:

- The City could grant a variance to allow a reduced rear yard setback
- The City could amend the zoning ordinance to reduce (or change how it is applied) the rear yard setback for detached accessory structures.

Staff has looked at the ordinance and believes that it is reasonable to consider reviewing the rear yard setback for detached accessory structures. The City could look at a provision that would accommodate situations where there are two different prescribed setbacks for a common property line (i.e. the rear yard of one lot is the side yard of an adjoining lot). The City could determine that in this type of situation, the lesser of the two setback requirements could apply to both lots. The City could also look at reducing the requisite setback from 40 feet to something closer to 15 feet. It is often a typical condition that detached accessory structures such as sheds, would be located in the “back corner” of a property. Having a consistent rear and side yard would eliminate the discrepancy and remove the need to interpret side and rear property lines that do not clearly meet the prescribed definition.

Staff is seeking Council direction relating to this issue. If City Council agrees that the ordinance should be reviewed for a possible amendment, staff can be directed to go through the process for considering an ordinance amendment.

Betts said she thought neighboring properties and property size should be considered. Kaltsas agreed. Vose reiterated what had been said and noted nothing changes code or zoning. He noted whatever staff says and interpretation cannot be blamed on individual staff. Vose stated the law can't be rewritten tonight and the setbacks may not be ignored. Grotting stated no work should be done without a permit. Kaltsas said they could look at an amendment to the ordinance instead of a variance. McCoy asked what the philosophy was behind a 40' rear yard and 15' side yard setback.

Johnson said it could be sent to Planning in October with a Public Hearing in November and then to Council in December. Spencer noted that with some of the odd shaped developments there are conflicting definitions. Vose stated there are theoretical legal issues that only Council can decide as it is not a legal problem. Kaltsas said the ordinance could be amended to allow a committee to look at the process.

Motion by Betts, second by Spencer to allow Staff to review the ordinance regarding setbacks and look at redefining the administrative process to bring to Planning for a recommendation. Ayes: Johnson, Betts, Grotting, McCoy and Spencer. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED.

10. OPEN/MISC.

11. ADJOURN.

Motion by Grotting, second by McCoy to adjourn at 8:17 p.m. Ayes: Johnson, Betts, Grotting, McCoy and Spencer. Nays: None. Absent: None. Abstain. None. MOTION DECLARED CARRIED.

Respectfully Submitted,
Trish Gronstal/ Recording Secretary

DIRECTOR'S NEWS & NOTES

WEST HENNEPIN PUBLIC SAFETY September 2020 Activity Report

Year to Date Activity Report

At the end of September 30, 2020 West Hennepin Public Safety (WHPS) handled year-to-date a total 3,986 incident complaints. For the month of September, 269 incidents were in the city of Independence and 149 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:

Medical

Sept 1 3675 Ihduhapi Trail, Independence. Vinland reported a male was threatening others. Officer arrival the male was calm, stated he feels anxious when he does not get his shot. North Memorial EMS transported him to the hospital.

Motorist Assist

Sept 1 CR 92 /Egret, Independence. Vehicle pulling a horse trailer ran out of fuel and pulled into a driveway. Officer assisted the driver while he refueled the vehicle and provided traffic control so the vehicle could back out on CR 92.

Help/Unknown Problem

Sept 2 1500 Howard Ave, Maple Plain. Responded to a request for help through Life Alert. Caller was found to have fallen on the kitchen floor and could not get up. Patient was assisted to a chair and assessed by paramedics but refused transport to the hospital.

Suspicious Act

Sept 2 6:45 a.m., 1800 Nelson Rd, Independence. A homeowner called WHPS to report seeing a black Chevy Avalanche pull up to his mailbox and open it, then leave as soon as the driver saw the homeowner in the driveway. The mailbox was empty prior to this incident occurring so nothing was stolen. An officer responded but was unable to locate the vehicle.

Medical-Dizzy

Sept. 2 2 p.m., 6400 block Olstad Dr, Independence. Reported a female delivered a healthy baby boy at home but then became dizzy. Maple Plain Fire and North Ambulance responded and took over patient care. She then felt better and was not transported to the hospital.

Domestic

Sept 2 8:10 p.m., 900 block CR19, Independence. Officers responded to a verbal domestic. Both persons were found to have been drinking. They were separated. One person agreed to stay with a family member for the evening.

Fall
Sept 3 12:30 a.m., 1500 Howard Ave, Maple Plain. Responded to a call of a person who had fallen the night before and was now having right side pain and not feeling well. North Ambulance arrived and transported the patient to Ridgeview.

Domestic
Sept. 3 8:51 p.m., 5000 block Main St, Maple Plain. Officers responded to a call of screaming and yelling at a residence. Upon arrival it was learned that a male became upset after coming home from work and wanting some space from kids and his girlfriend. A verbal argument ensued, which became physical and the male was arrested and booked into Hennepin County Jail for Domestic Assault.

Burglary
Sept 4 6:40 a.m., 3000 block Ihduhapi Trl, Independence. Report received of a burglary at a maintenance shop over the weekend. Numerous items were stolen, Stihl chain saws and weed whips, Milwaukee eq, including a Kubota side-by-side, which was later found stuck in the ditch up the road from the maintenance shop and recovered. Crime Lab processed the scene. Total loss is estimated to be \$22,378. Case is under currently investigation.

Medical
Sept 5 1:03 a.m., 2000 block Nelson Rd, Independence. Call received of a female who fell and hit her head and was bleeding but had it under control. It was determined that alcohol was a contributing factor. The female was transported to Methodist Hospital.

DWI
Sept. 5 8:45 p.m., 5000 block Hwy. 12, Independence. A vehicle was stopped for speeding. While speaking with the driver, the officer detected the strong odor of alcohol coming from her breath. Courtney Ann Goerger, 23 of St. Cloud, failed field sobriety tests, was placed under arrest and brought back to the police station where she blew .08 Breath Alcohol Concentration. She was booked and cited for 4th Degree DWI and released into the custody of her mother.

Mental Health Issue
Sept. 6 7:49 p.m., 4000 block Drake St, Maple Plain. Police received a call looking for direction and advice for a family member having mental health issues. Options were discussed and the caller was advised to continue working with the family to possibly obtain a civil commitment.

Narcotics Complaint
Sept. 6 9:54 p.m. 5000 block Bryantwood Dr, Maple Plain. Police responded to a call of a resident smelling marijuana infiltrating her apartment. The officer was unable to detect the smell or where it might have come from. The resident was advised to call back if she could determine the source or had further complaints.

Help/Unknown Problem
Sept. 7 8:41 p.m. 1500 block Howard Ave, Maple Plain. A call was received of someone calling out for help. Officers found a wheelchair bound person stuck in her front doorway and assisted her.

Trespassing

Sept. 8 9:01 a.m., 3000 block Lake Haughey Rd, Independence. Caller reported finding trash and ashes near his buildings, in his garage and cabin. The officer and caller discussed locking all buildings, posting his property, game cameras and officers providing extra patrol of the area.

Vehicle Fire

Sept. 8 9:26 a.m., boundary Ave/Hwy 12, Maple Plain. Police were called to a vehicle on fire and a passerby had stopped, used a fire extinguisher to extinguish it. The fire was believed to have started in a cardboard box of nails between the cab and the bed and a cigarette or something similar blew into it. The vehicle was still drivable, but the driver decided to have it towed. During the officer's contact with the driver the odor of alcohol was detected. He admitted drinking the night before. Field sobriety tests were administered, and he blew .032 PBT.

Theft

Sept. 8 2:10 p.m., 5000 block Hwy 12, Maple plain. Call received of suspicious activity one month ago. A white male was seen near the business's vans at 5:30 a.m. and left the area. Caller learned today that a catalytic converter was cut off and stolen from one of the vans. Total loss estimated at \$1,000. Caller was advised to call 911 in the future when suspicious activity is observed. No suspect info currently.

Recovered Stolen Property

Sept 10 Maple Plain. Columbia Heights Police reported they had recovered license plates that had been entered in NCIC as stolen from a resident's vehicle in Maple Plain. The owner was notified, and the stolen plates were removed from NCIC.

Agency Assist

Sept 11 5200 block Manchester Dr, Maple Plain. Savage PD requested an agency assist in locating a resident that had violated a Harassment Restraining Order in their city. No response to Officer knocking several times on the resident's door. Findings were reported to Savage PD.

Welfare Check

Sept 11 9:20 a.m. Pioneer Creek Community Park, Independence. Officer dispatched for a female sitting on a park bench looking distraught. Female was sick of arguing with her husband and had left her residence. Female said she was ready to go home, take a nap and did not need any assistance.

Domestic

Sept 11 11:34 p.m. 1800 block Newport Street, Maple Plain. Officer responded to a reported domestic. It was determined that no criminal violation occurred. The male left to stay with his father.

Suspicious Act / Hold

Sept 13 3:10 a.m. WHPS Police Department, Independence. A female, naked and wrapped in a blanket stopped at the back door of the police department. The female was not making sense, felt she been poisoned with arsenic and meth and her house was booby trapped. Allina Ambulance EMS arrived and transported her to the hospital.

Drug Overdose

Sept 14 6:14 a.m. 2000 block Budd St, Independence. Responded to a patient who was in a lot of pain after consuming a large quantity of powdered caffeine. MPFD provided oxygen until North Memorial EMS arrived and took over patient care. Patient condition continued to deteriorate, and she was transported to the hospital in the ambulance.

Bleeding/Intoxication

Sept 14 11:05 p.m. 4800 block Hwy 12, Maple Plain. Caller was concerned for a male with an injury to his face, then left without communicating what had happened. The male was found nearby with a bruised and bleeding eye. The male smelled of alcohol, speech was slurred, and was staggering on his feet. Medics indicated he needed stitches and the bruising indicated possible head trauma. The male refused ambulance transportation. The male was unable to take care of himself and was released to his sister who agreed to take him to the hospital.

Warrant Arrest

Sept 15 4:38 p.m. 5000 block Hwy 12, Maple Plain. Female employee had an active Warrant with the Carver Co Sheriff's Office. Female was picked up and transported to the city of Watertown and released to the custody of a Carver County Sheriff's Deputy.

Missing Property

Sept 16 Hwy 12/ CR 92N, Independence. Caller reported he is having a garage sale and his very nice, expensive garage sale signs were missing from Hwy 12 / CR 92N. The signs had been set on the road right of way and MNDOT had picked up his signs. Caller was going to call MNDOT to retrieve his signs.

Gas Odor

Sept 17 6200 block County Road 11, Independence. Caller reported a gas line break. Loretto Fire responded and found the gas line was not a main line and was able to pinch the line. The caller's residence was checked for natural gas and none was detected. CenterPoint was notified of the gas line break.

Noise Complaint

Sept 17 11:51 p.m. 5200 block Manchester Dr Maple Plain. Caller reported some people in the parking lot were speaking loudly and he was trying to sleep. Caller asked them to be quiet, but they continued. Officer contacted a male in the parking lot who admitted to speaking with a friend but did not think they were being too loud. The male agreed to go to a different portion of the parking lot to talk and avoid confrontation.

Crash

Sept 18 Hwy 12/ Nelson Rd, Independence. Driver of Veh1 was e/b on Hwy 12 approaching Nelson Rd, stated the sun was in his eyes and did not see the slowed/stopped traffic until just before the crash. His Veh1 struck Veh2 at highway speed causing Veh2 to then hit Veh3 that was slowed/stopped. Driver of Veh1 was cited for Failure to Drive with Due Care.

Welfare Check

Sept. 19 10:51 p.m., 1500 block Howard Ave, Maple Plain. Caller requested a welfare check on her elderly mother who she had not heard from in several days. Police responded to the mother's residence and contacted her. All was OK.

Breathing Problem

Sept. 20 2:08 p.m., 2000 block CR 90, Independence. Caller reported a 2-month-old having trouble breathing and turning blue. Patient was lethargic and pale when the officer arrived. Patient was given supplemental oxygen and stimulation until North Ambulance arrived, took over treatment and transported patient to Children's Hospital.

Crash/PI

Sept. 20 4:30 p.m., Hwy 12/Halgren Rd, Maple Plain. Vehicle 1 was westbound Hwy 12, stopped at a red light. Vehicle 2 was slowing to stop behind Vehicle 1. Vehicle 3 failed to slow and stop, rear-ending Vehicle 2, which then rear-ended Vehicle 1. Passenger in Vehicle 2 had possible injuries and was transported by ambulance to the hospital. Vehicles 1 and 3 were towed from the scene. Driver of Vehicle 3 cited for Failure to Drive with Due Care.

Suspicious Act

Sept. 21 10:01 a.m., 7300 block Lake Sarah Dr, Independence. Caller reported the chain on her gate was not in the same position she left it in the night before. Caller did not see anyone on the property, and nothing was missing. She was given some ideas on what to do for additional security of her property.

Suspicious Act

Sept. 21 11:23 a.m., 5300 block Pioneer Creed Dr, Maple Plain. Call received of locks cut off a renter's storage units. No damage was noted to the storage units or items were stolen. Extra patrol of the area was requested.

Found Property

Sept. 21 12:41 p.m., 2800 block Becker Rd, Independence. A person turned in a found wallet at the police department. The owner was contacted and claimed it later that same day.

Theft from Auto

Sept. 21 7:55 p.m., 5000 block Main St, Maple Plain. Report received of a purse stolen out of an unlocked car while parked in a church parking lot. While victim was on the phone with her bank to freeze her account. Suspect had attempted to purchase a large amount of gift cards in Eden Prairie but were denied. No suspects at this time. Case is under investigation.

Welfare Check

Sept. 21 9:44 p.m., 5100 block Main St, Maple Plain. Two callers reported a male dancing, then lying in the street, then last seen walking, and shouting WB Hwy 12. An officer responded but was unable to locate the male.

Unknown Problem

Sept. 22 1:19 a.m., 6500 block Fogelman Rd, Independence. Caller reported a woman on their front doorstep asking for help. Upon officer's arrival he found the woman was at another residence's doorstep and extremely intoxicated. While speaking to her, a male was found looking for her. The male admitted they were friends; they had both had been drinking, and she had wandered away from his residence. The female identified as Annika Olson, 18, of Chanhassen, PBT a .243. A family member was unable to be contacted so Olson was transported to West Health ER in Plymouth.

Suspicious Act

Sept. 22 3:21 p.m., 6700 block Fogelman Rd, Independence. A male was observed standing in the driveway of a house for sale. He appeared to be loitering and his vehicle was parked 50 yards away on the shoulder of the road with a cracked windshield. Contact was made with the male who admitted he was taking aerial photos with a drone for the realtor.

Sign Issue

Sept. 23 2:53 p.m., Hwy 12/CR 92 N, Independence. A male was reported to be hanging a sign on a tree located in the road right of way and on private BNSF land. He was told to remove it and did so.

Suicidal

Sept. 23 6:38 p.m., 5600 block Lake Sarah Heights Dr, Independence. Call was received of a male who consumed numerous pain killers and alcohol. Officers were able to convince him to go to the hospital. He was transported by ambulance to North Memorial.

Crash/DWI

Sept. 23 7:06 p.m., CR 90/Marsh Point Rd, Independence. Call received of a single vehicle crash. The driver was seen getting out of his car, into another one and left the scene. The registered owner of the crashed vehicle was located at his residence a short distance from the scene. Mark Peifer, 63 of Independence, was arrested and transported to the police department. He registered .15 BAC, was booked for 4th degree DWI and released.

Citation

Sept. 24 8:40 a.m., Hwy 12, Main St, Maple Plain. Officer observed a vehicle drive through a school bus's red flashing lights and extended stop arm. Vehicle was stopped and the driver was cited for the stop arm violation.

Burglary

Sept. 24 3:44 p.m., 5300 block Pioneer Creek Dr, Maple Plain. Owner reported someone broke into his storage locker and stole impact drills, auger bits, pliers, conduit fittings, multiple tools, and items. Milwaukee impact drills were entered in NCIC. Approximate loss \$6,000.00.

Safety Concern

Sept. 24 4:48 p.m., Budd Ave/Manchester Dr, Maple Plain. A citizen expressed concern about the height of grass and weeds at the crosswalk while for kids are waiting for the school bus. The officer requested the public works contractor cut the weeds and grass down.

Stolen Boat

Sept. 25 5000 block Hwy 12, Maple Plain. Caller reported he had parked a boat he had recently purchased behind his business and it was stolen overnight. Approximate value \$3,000. Boat was entered in NCIC. On Sept 29th, Blaine Police Dept. located the stolen boat in an industrial parking lot, not connected to any vehicle. Owner was notified and his boat was returned to him.

Parking Complaint

Sept 26 1800 block Pioneer Creek Center, Maple Plain. Caller reported an RV parked at Wenck and Associates. Contact with the owner who said he was working as a contractor for

Wenck and had parked there over the weekend since he could not get a campground reservation for Saturday night at Baker Park. Officer advised caller of his findings.

Property Damage/ Hit and Run

Sept 27 CR 19 / Oak St, Maple Plain. Officer was dispatched to a single vehicle crash on Co Rd 19 near Oak St in the city of Maple Plain. Caller observed a male walking away from the crashed vehicle. The area was checked by several units and the driver / registered owner was not located and could not be reached by phone. Charges pending follow up / contact with the registered owner.

Welfare Check

Sept 28 3:30 a.m. 4900 block Hwy 12, Maple Plain. Male called reporting he is having a hard time dealing with a recent breakup, he took 9 muscle relaxers to make the pain go away, it was not working, and he felt suicidal. North Memorial EMS transported the male to the hospital.

Found Wallet

Sept 29 1900 block CR 90, Independence. A wallet was turned in to the police department that was found in the middle of Co Rd 90. The owner of the wallet was located. Owner had left her wallet on the roof of her car and had been driving around searching for it. Owner was thankful it was found.

Utility Check

Sept 30 9:40 p.m. 5200 block Independence Street, Independence. Officer on routine patrol, observed sparks come from the top of a power pole located on the corner of a building. A guide wire had come loose, touching another wire, causing the sparking. Xcel Energy was notified of the problem.

180 contacts of citations, verbal and written warnings were issued for traffic and equipment violations
1 citation for 'hands-free'

City of Independence

City Hall Renovation Schedule and Discussion

To: City Council
From: Mark Kaltsas, City Administrator
Meeting Date: October 20, 2020

Discussion:

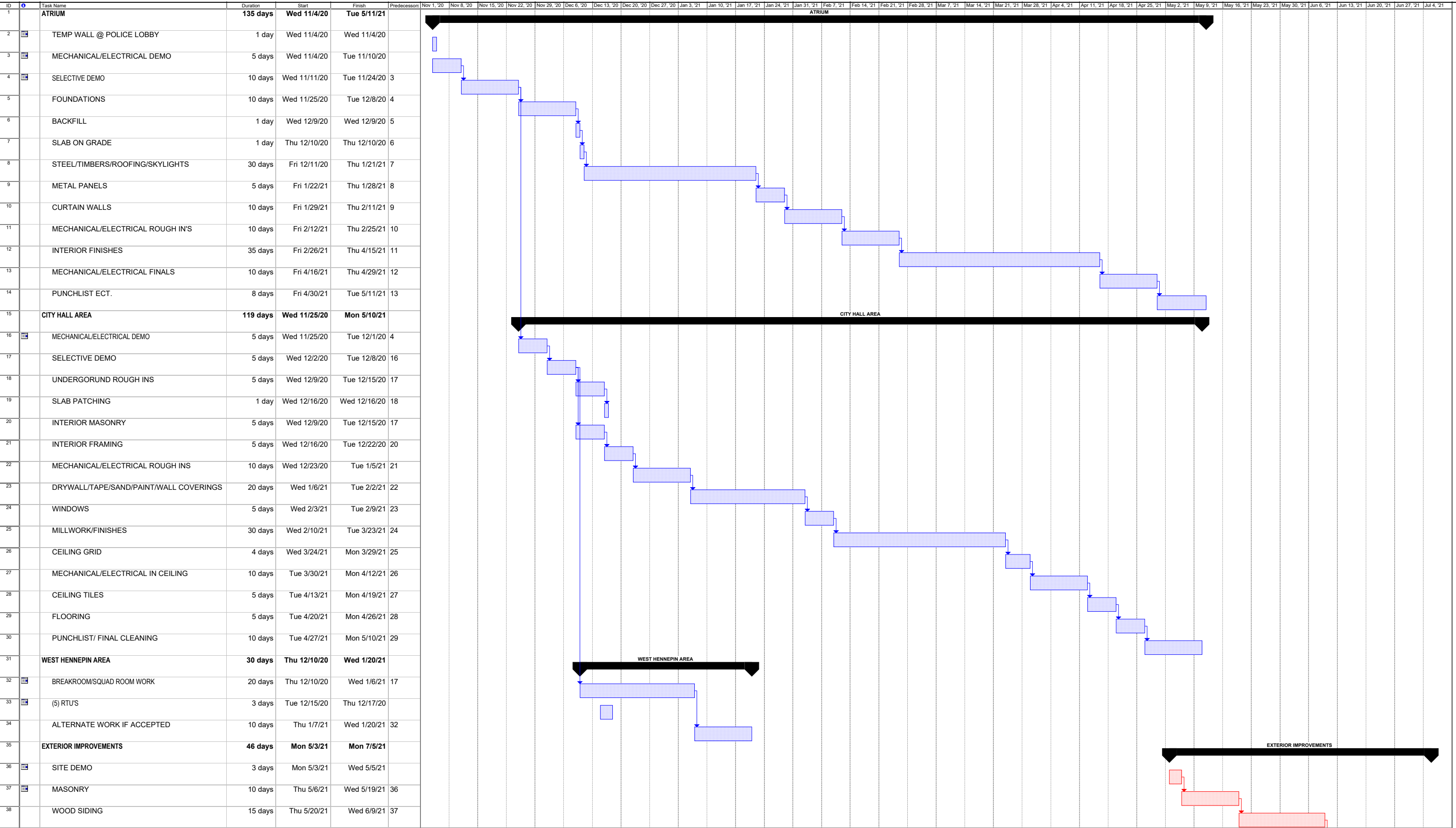
The City has been working with our contractor on the coordination and timing of the project. Our contractor has provided the City with a tentative schedule and initial construction site plan. Based on the discussions and information provided, there will be an approximately 4-6-month period where access to the community room and City Hall offices will be limited. Staff is working on a plan to accommodate the construction and limit disruption to City services. It is currently anticipated that construction will commence immediately following the election.

The City has discussed the possibility of temporary relocating the City Hall office and public facing window in order to avoid construction conflict, additional costs with staging, temporary and frequent disruptions to service and to expedite the overall construction process. Staff has reviewed several options including bringing in a construction trailer, relocating offices to the WHPS side of the building and relocating offices to the Public Works front office. For a wide array of reasons, staff believes that relocating to the Public Works front office will be the most suitable and efficient option. Having access to our network, phones, a non-portable restroom and a front facing door are all benefits of temporarily relocating to this space versus other options.

Staff will review the draft schedule with Council and the discuss the process, plans and timing of the project.

Attachments: Tentative Schedule
Initial Construction Staging Plan

CITY OF INDEPENDENCE
CITY HALL RENOVATION



Community School of Excellence
Date: Mon 10/12/20

Task

Critical Task

Progress

Milestone

Summary

Rolled Up Task

Rolled Up Critical Task

Rolled Up Milestone

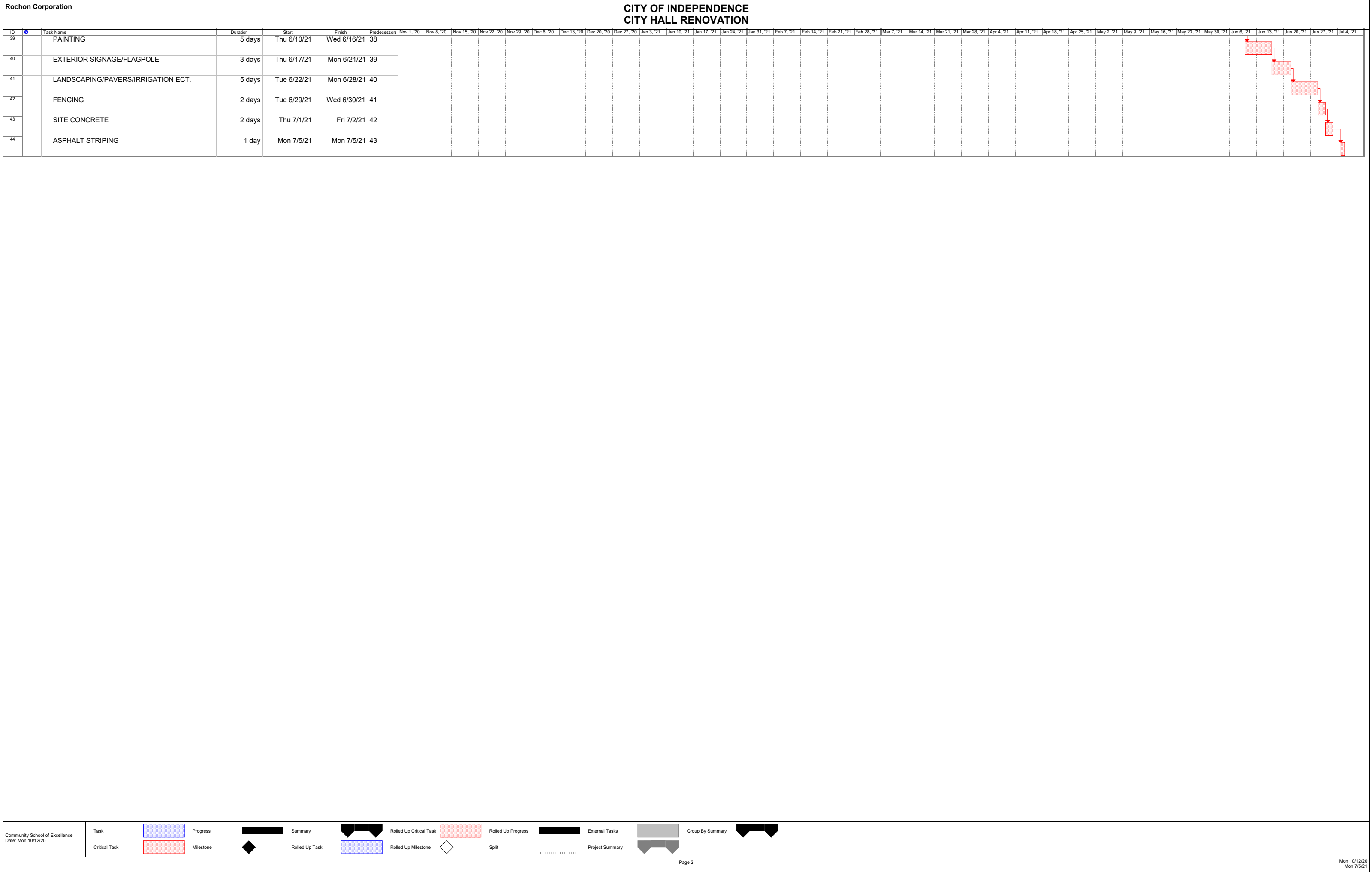
Rolled Up Progress

Split

External Tasks

Project Summary

Group By Summary

[illegible]

ISSUE #	DATE	DESCRIPTION
3	07/10/2020	CO SET
4	08/10/2020	100 DATE

DRAWN BY	SC
CHECKED BY	SM
COMMISSION NUMBER	2330 01

KEYNOTES - DEMOLITION	
002	REMOVE EXISTING FUTURE. PROTECT AND STORE FOR RENOVATION.
003	REMOVE ALL FLOOR AND WALL FINISHES IN THIS ROOM. SUBSTITUTES TO BE DRAIN. REMOVE ANY EXISTING IRON AND WALL HANG ACCESSORIES. REFER TO NEW AND SELECT FOR RELATED WORK.
006	DEMOLISH EXISTING CONCRETE STRUCTURAL SLAB. SEE SD-01.
007	DEMOLISH EXISTING PARTITION AND ASSOCIATED OVER-HEAD TRACK.
008	DEMOLISH CASEWORK.
009	DEMOLISH SINKS.
010	DEMOLISH OVEN.
011	REMOVE EXISTING CARPET AND CARPET WALL BASE. PROTECT WALL FINISHES TO REMAIN.
012	DEMOLISH EXISTING TOWER INCLUDING STEEL STRUCTURE, FIBERGLASS GYPSA WALLS AND WINDOWS.
013	REMOVE EXISTING PLANTINGS.
014	REMOVE PORTIONS OF EXISTING CONCRETE EDENALAS AS NOTICED. COORDINATE WITH ARCHITECTURAL AND STRUCTURAL FOR LIMITS OF NEW WORK.
015	SALVAGE AND PROTECT EXISTING REFRIGERATOR FOR RENOVATION.
016	DEMOLISH EXISTING BASED PLANTER BED. REMOVE FLAGPOLE AND SALVAGE FOR RENOVATION. PROTECT EXISTING WALL AND WAINCOT TO REMAIN.
017	SALVAGE EXISTING BULLETPROOF SERVICE WINDOW UNIT AND FRAME FOR RENOVATION.
018	DEMOLISH EXISTING PROTECTION SCREEN.
019	SELECTIVE DEMOLITION AT EXISTING CMU FOR NEW DOOR WINDOW OPENINGS. SEE STRUCTURAL FOR LIMITS AND SCHEDULE.
020	DEMOLISH ASPHALT FOR NEW SITE WORK.
021	REMOVE EXISTING CARPET AND CARPET WALL BASE. PROTECT WALL FINISHES TO REMAIN. SEE AD-014 IN PROJECT MANUAL.
022	DEMOLISH EXISTING WINDOW UNIT.
023	REMOVE EXISTING MECHANICAL UNITS. PROTECT ASSOCIATED EXTERIOR DUCTWORK. TO REMAIN. SEE MECHANICAL.
024	REMOVE EXISTING MECHANICAL UNITS. PROTECT ASSOCIATED EXTERIOR DUCTWORK. TO REMAIN. SEE MECHANICAL.
025	REMOVE EXISTING MECHANICAL UNITS. PROTECT ASSOCIATED EXTERIOR DUCTWORK. TO REMAIN. SEE MECHANICAL.
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031	REMOVE EXISTING MECHANICAL UNITS. PROTECT ASSOCIATED EXTERIOR DUCTWORK. TO REMAIN. SEE MECHANICAL.
032	REMOVE EXISTING MECHANICAL UNITS. PROTECT ASSOCIATED EXTERIOR DUCTWORK. TO REMAIN. SEE MECHANICAL.
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035	REMOVE EXISTING MECHANICAL UNITS. PROTECT ASSOCIATED EXTERIOR DUCTWORK. TO REMAIN. SEE MECHANICAL.
036	REMOVE EXISTING MECHANICAL UNITS. PROTECT ASSOCIATED EXTERIOR DUCTWORK. TO REMAIN. SEE MECHANICAL.
037	REMOVE EXISTING MECHANICAL UNITS. PROTECT ASSOCIATED EXTERIOR DUCTWORK. TO REMAIN. SEE MECHANICAL.
038	REMOVE EXISTING MECHANICAL UNITS. PROTECT ASSOCIATED EXTERIOR DUCTWORK. TO REMAIN. SEE MECHANICAL.

CITY HALL OFFICES
LIKELY MOVING TO
PUBLIC WORKS
BUILDING AS TEMP
SPACE. REQUIRES
CPT/PAINT

TEMP LOBBY? OPT 1

TEMP ACCESS? OPT 2

HAS PHONE
SYSTEM IN:

GENERAL DEMOLITION NOTES

- VERIFY ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH DEMOLITION. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES IMMEDIATELY UPON DISCOVERY. REFER TO PROJECT MANUAL FOR DETAILED DESCRIPTION OF BID ALTERNATES.
- COORDINATE DEMOLITION WITH PROJECT FINISHING PLANS. GENERAL CONTRACTOR SHALL COORDINATE AND INCLUDE THE FULL SCOPE OF WORK - INCLUDING RELATED ITEMS INDICATED IN REFERENCE TO MECHANICAL, PLUMBING AND ELECTRICAL TRADES - WHETHER OR NOT THOSE ITEMS ARE INDICATED ON OTHER DRAWINGS OR IN SPECIFICATIONS.
- VERIFY AND MAINTAIN THE LOCATION OF EXISTING POWER, COMMUNICATION, AND DATA CABLES TO PREVENT INTERRUPTION OF THEIR SERVICES.
- CONTRACTOR SHALL INSPECT AND CONFIRM THE LOCATION OF ANY EXISTING CONCEALED WALLS AFFECTED BY REMODELING. IF CONCEALED WALLS ARE DISCOVERED OR SUSPECTED, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AND THE OWNER'S REPRESENTATIVE IMMEDIATELY, BEFORE PROCEEDING WITH DEMOLITION.
- REPAIR AND PREP ALL SURFACES WHERE MATERIALS HAVE BEEN REMOVED (WALLS, DOORS, FRAMES, CONCRETE SLABS, ETC.) TO ALLOW FOR NEW FINISHES TO BE INSTALLED. REFER TO FINISHES PLAN FOR ADDITIONAL INFORMATION.
- EVERY EFFORT SHALL BE MADE TO MINIMIZE DISRUPTION TO THE OWNERS OPERATIONS AND TO PROVIDE SAFETY FOR BUILDING USERS. EXCESSIVE NOISE AND OR VIBRATION SHALL BE PRE-APPROVED AND COORDINATED WITH THE OWNER'S REPRESENTATIVE.
- COORDINATE ANY REQUIRED DISRUPTION OF EXISTING UTILITY SERVICES WITH THE OWNER AND AS SPECIFIED.
- CONSTRUCT TEMPORARY CONSTRUCTION PARTITIONS TO ISOLATE ANY DEMOLITION OR CONSTRUCTION WORK FROM THE GENERAL PUBLIC, AND AS DESIRED NECESSARY BY THE OWNER AND/OR CODE OFFICIALS HAVING JURISDICTION. COORDINATE PARTITION LOCATIONS WITH THE OWNER AND MAINTAIN MEANS OF EGRESS THROUGHOUT THE WORK.
- THE OWNER SHALL RESERVE THE RIGHT TO SALVAGE ANY MATERIALS.
- PROTECT ALL EXISTING BUILDING MATERIALS, EQUIPMENT, AND SYSTEMS FROM DAMAGE DUE TO DEMOLITION OR CONSTRUCTION-RELATED ACTIVITIES PERFORMED UNDER THIS CONTRACT.
- REPAIR OR REPLACE ITEMS THAT ARE DAMAGED AS A RESULT OF DEMOLITION OR CONSTRUCTION TO MATCH EXISTING FINISH AND/OR CONSTRUCTION.
- PATCH WALL, FLOOR, AND CEILING PENETRATIONS RESULTING FROM REMOVAL OR RE-ROUTING OF NEW OR EXISTING PIPING, DUCTWORK, CONDUIT, ETC. AS REQUIRED TO MAINTAIN FIRE, SECURITY, AND ACOUSTIC RATINGS AND SEPARATIONS. FINISH AS REQUIRED FOR NEW OR EXISTING ADJACENT SURFACES.
- CAP ALL DISCONNECTED PIPING LINES WITH WALLS OR FLOORS WHERE THEY OCCUR. REFER TO PLUMBING DRAWINGS. PATCH AND FINISH AS REQUIRED TO MATCH NEW OR EXISTING ADJACENT SURFACES.
- WHERE EXISTING WALLS ARE REMOVED AND DIFFERENT FLOOR ELEVATIONS OCCUR, PREPARE OR REMOVE PART OF FLOOR AREAS AS NECESSARY TO PROVIDE A SMOOTH FLOOR TRANSITION ACROSS AREAS OF REMOVED WALLS.
- IF DEMOLITION REVEALS MATERIALS SUSPECTED TO CONTAIN ASBESTOS OR OTHER HAZARDOUS SUBSTANCES, THE CONTRACTOR SHALL STOP WORK AND IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER. WORK SHALL NOT PROCEED UNTIL FURTHER DIRECTION IS PROVIDED.
- VERIFY ALL EXISTING ROOM NUMBERS, ROOM NAMES, AND DOOR NUMBERS. IF DISCREPANCIES ARE DISCOVERED IN THESE DOCUMENTS, NOTIFY THE ARCHITECT AS SOON AS POSSIBLE.
- KEYNOTES WITHOUT ARROWS APPLY TO THE ENTIRE ROOM.

Temp fencing

Dumpster
Toilet

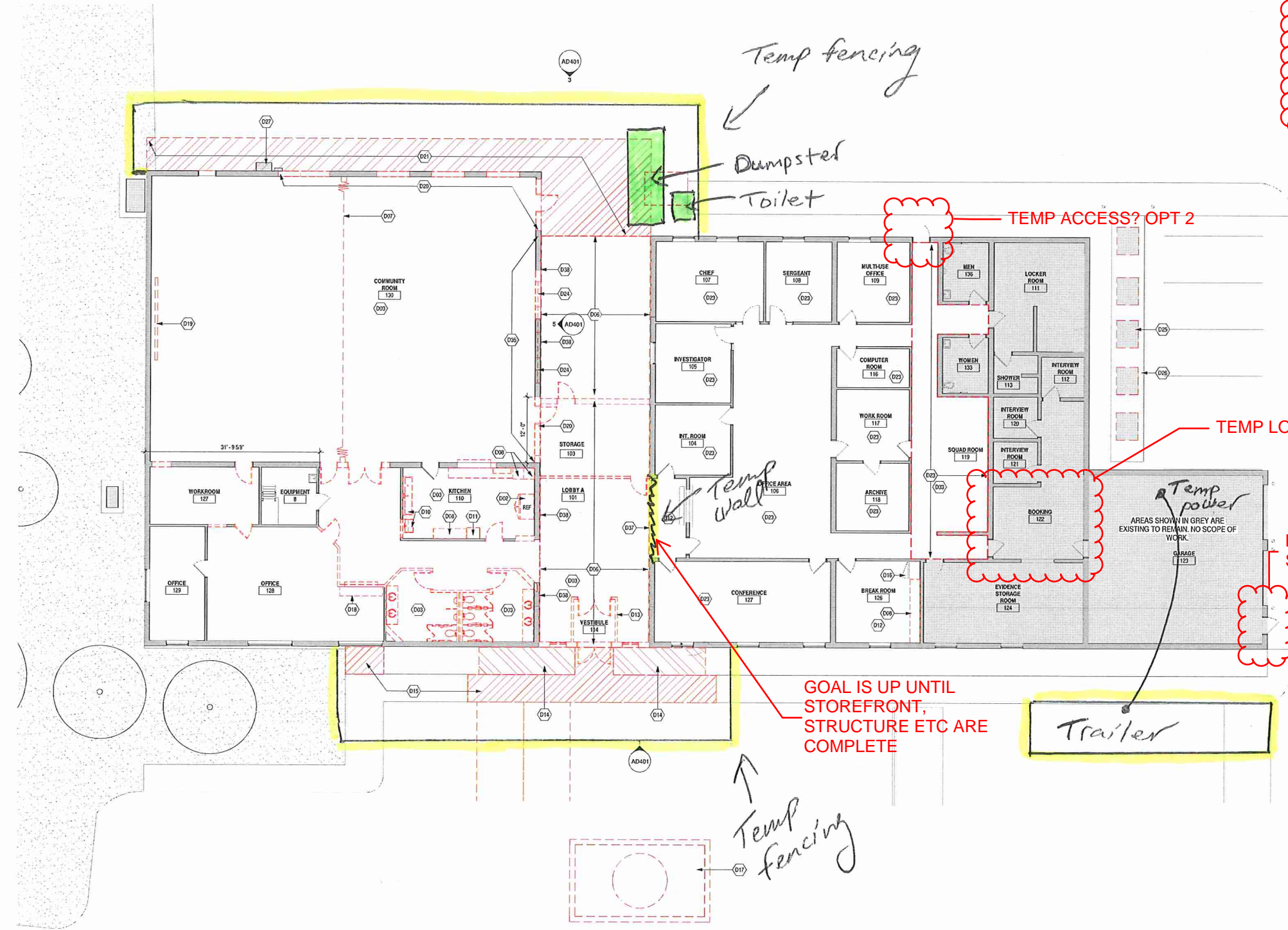
Temp wall

GOAL IS UP UNTIL
STOREFRONT,
STRUCTURE ETC ARE
COMPLETE

Temp fencing

Trailer

Temp power
AREAS SHOWN IN GREY ARE
EXISTING TO REMAIN. NO SCOPE OF
WORK



City of Independence

Cares Act Funding and Business Corona Virus Relief Grant Award

To: City Council
From: Mark Kaltsas, City Administrator
Meeting Date: October 20, 2020

Discussion:

The City received \$283,505 dollars in federal Cares Act Funding. The City has already paid for eligible expenses relating to increased costs associated with operating during the pandemic. Eligible expenses include technology upgrades, a new data tower at City Hall, PPE supplies, additional cleaning costs, additional staff time due to remote conditions and printing and mailing of information to residents.

Cares Act Award:				\$283,505.00
Expenses to Date:				\$59,108.89
Pending Projects/Expenses:				
Security keypads				\$ 15,847.86
Gas tank installation				\$ 11,226.00
Business Relief Grant Program				\$ 50,000.00
Security Cameras (park)				\$ 56,480.99
Security Cameras (building)				\$ 26,166.21
WHPS PPE (pro rata share)				\$ 10,501.02
Sub Total Pending Projects/Expenses:				\$ 170,222.08
Sub Total Pending and Paid Expenses:				\$229,330.97
Balance:				\$54,174.03

The City has expended approximately \$59,000 to date. The City is in the process of assessing and moving forward with several additional projects that would meet eligibility criteria and provide additional flexibility relating to navigating the pandemic and protecting City resources and staff (see pending project list above). The City has also received requests from outside organizations for funding. Staff would like to further discuss funding outside organizations and remaining projects and expenses with City Council.

As it relates to the information provided above, the City has determined that the encouragement and the financial support of economic development and redevelopment in the City is in the best interests of the health, safety, success and common welfare of the citizens of Independence. The 2020 COVID-19 Pandemic has presented significant challenges and economic impacts to many residents and businesses.

In September 2020, the City Council made \$50,000 available to Independence businesses in the form of the Corona Virus Business Relief Grant Program.

Applications were directly mailed to as many local businesses known to be in existence within the City. As of the time this report was prepared, the City has only received one application. As a result of the limited number of applications received, staff is recommending that Council extend the program through November 5th. The proceeds from the Cares Act Funding needs to be utilized by November 15th, 2020. This will allow the City to continue to market the program and solicit additional applications.

City Council Recommendation:

It is recommended that the City Council approve the application from Ox Yoke Inn and award the requested grant in the amount of \$2,000. It is also recommended that the City extend the grant program until November 5th, 2020.

Attachments: Ox Yoke Grant Application