



CITY COUNCIL MEETING AGENDA  
TUESDAY JANUARY 6, 2026

**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 December 16, 2025, Regular City Council Meeting.
- b. Approval of City Council Minutes from the December 16, 2025, Joint City Council Meeting (City of Independence and City of Maple Plain)
- c. Approval of Accounts Payable; (Batch #1 - Checks No. 24107-24140).
- d. *For Information* – Elected and Appointed Current Term Status.

5. Annual City Council Appointments.

- a. **RESOLUTION No. 26-0106-01** - Annual Organizational Appointments.

6. Annual Fee Schedule Adoption.

- a. **ORDINANCE No. 2026-01** – Adopting the 2026 Fee Schedule Adoption.

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

8. Open/Misc.

9. Adjourn.



CITY COUNCIL MEETING MINUTES  
TUESDAY DECEMBER 16, 2025

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

1. CALL TO ORDER

Mayor Brad Spencer called the meeting to order on Tuesday, December 16, 2025, at 6:30 PM

2. PLEDGE OF ALLEGIANCE

Mayor Spencer led the group in the Pledge of Allegiance.

3. ROLL CALL

PRESENT: Spencer, Betts, Fisher, McCoy, Grotting (virtual-no vote)

ABSENT: None

STAFF: City Administrator Kaltsas, Administrative Services Director Simon, PW  
Supervisor Ben Lehman, WHPS Chief DuRose, Administrative  
Assistant Solien

VISITORS: See Sign-in Sheet

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

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

- a. Approval of the City Council Minutes from the December 2, 2025, Regular City Council Meeting.
- b. Approval of the City Council Minutes from the December 2, 2025, Truth in Taxation.
- c. Approval of Accounts Payable; (Batch #1 - Checks No. 24088-24106).

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

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

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

- None

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

- None

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

- WHPS Police Commission
- Ribbon Cutting for Kwik Trip
- View Santa

**Mayor Spencer Attended the following meeting:**

- Retirement Party for Jim Lundbuerg (LMCC)
- View Santa
- WHPS Police Commission
- NW League of Municipalities – legislatures
- MP Lutheran Church 150<sup>th</sup> Anniversary Dinner with Marvin Johnson and Julie Maas-Kuske
- Kwik Trip Ribbon Cutting

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

- Nothing outside of those mentioned

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

- View Santa

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

Director DuRose presented the November 2025 activity report for West Hennepin Public Safety. He noted there was a 20% decrease in calls compared to the same period last year. However, there was a spike in crime reports in Independence, primarily from a cluster of thefts and burglaries that occurred in one neighborhood in a single night. These incidents coincided with thefts in Loretto. Working with Medina police, they recovered nearly all stolen property and identified suspects for possible charges.

Director DuRose highlighted the department's continued aggressive traffic enforcement, resulting in five DWI arrests in Independence during November. He also mentioned his participation in the View Santa event, which he found well-organized and a testament to the community. He announced that West Hennepin Public Safety received a \$1,000 donation from the new QuickTrip store that morning. The event collected approximately 1,400 pounds of food and \$800 in cash donations for the food shelf in Mound.

7. Consider Adoption of an Amendment to the City's Surface Water Use Regulations on Lake Independence.

a. **ORDINANCE NO. 2025-04** – Amending the Lake Independence Surface Water Use Regulations.

City Administrator Kaltsas introduced the proposed amendment to the Lake Independence Surface Water Use Regulations, which followed a public hearing in August. After that hearing, the city held additional meetings with the City of Medina, Three Rivers Park District, Hennepin County Sheriff's Office, Minnesota DNR, LICA (Lake Independence Citizens Association), and other stakeholders.

The proposed ordinance would establish a 600-foot no-wake buffer zone around Lake Independence during high water conditions, using the same trigger level already in place (958.2). This would provide a protective buffer around the lake's perimeter while still allowing recreational use in deeper parts of the lake. Studies have shown that at 500 feet there is little to no residual wake impact, and a 600-foot buffer corresponds well with the 20-foot depth recommended for wake-related activities.

The amendment also includes provisions for:

- Educational materials to be provided at Baker Park boat ramp explaining slow/no-wake requirements and impacts on water quality
- Annual buoy installation to clearly mark the 600-foot buffer zone
- Community engagement to encourage voluntary observance of the buffer at all times

Tom Blanck, representing LICA, addressed the council. He noted LICA supports the 600-foot buffer but would prefer maintaining the current trigger level with an additional "ceiling" level at which the entire lake would revert to no-wake status during extremely high water conditions. He expressed concerns about water quality impacts, noting that Lake Independence is on Minnesota's impaired waters list and that many projects have been undertaken to improve water quality.

Mayor Spencer explained that Medina has expressed interest in a dual-trigger system. He noted that since both cities must have matching ordinances under their joint powers agreement, any changes by Medina would need to come back to Independence for review. The mayor indicated that bringing this forward now would avoid scrambling to implement regulations in spring.

**Motion by Betts, seconded by McCoy to approve ORDINANCE 2025-04 amending the Lake Independence Surface Water Use Regulations. Ayes: Spencer, Betts, Fisher, McCoy. Nays: None. Absent: None. Abstain: None. Motion Approved. 4-0**

8. Consider Approval of the West Suburban Fire District Fire Protection Services Agreement.

a. The Agreement will Establish West Suburban Fire District as the sole Fire Department for the City of Independence and Consolidate the Maple Plain Fire Department into the West Suburban Fire District.

City Administrator Kaltsas presented the fire protection services agreement that would engage the entire City of Independence in a contract with West Suburban Fire District to provide fire, EMS, and rescue services. This represents the culmination of discussions over the past few years regarding consolidation of the Maple Plain Fire Department with West Suburban Fire District.

Key provisions of the 5-year agreement include:

- A 2-year out clause for all parties
- West Suburban will offer membership to all active Maple Plain volunteer firefighters
- Implementation date of January 1, 2026
- Additional pension contributions (split with Maple Plain) to bring transferred firefighters up to West Suburban's higher pension level
- A "cost plus" funding formula that gradually transitions to the standard formula over 5 years
- One-time equipment cost split evenly between Maple Plain and Independence
- Agreement to purchase a new fire engine (up to \$1.5 million) with costs split 50% to West Suburban and 50% between Maple Plain and Independence
- Limited warranty on transferred equipment through December 31, 2027, covering repair costs exceeding \$25,000

Kaltsas noted that the current joint powers agreement with Maple Plain will remain in place temporarily while issues with the retirement association and PERA are resolved.

**Motion by Spencer, seconded by McCoy to approve the West Suburban Fire District Fire Protection Services Agreement. Ayes: Spencer, Betts, McCoy, Fisher. Nays: None. Absent: None. Abstain: None. Motion Approved. 4-0**

9. Open/Misc.

10. Adjourn.

**Motion by Fisher, seconded by McCoy to adjourn the meeting at 7:19pm. Ayes: Fisher, Betts, Spencer, McCoy. Nays: None. Absent: None. Abstain: None. Motion Approved. 4-0**

MINUTES OF A SPECIAL MEETING OF  
THE INDEPENDENCE & MAPLE PLAIN CITY COUNCIL  
JOINT BUSINESS MEETING  
TUESDAY, DECEMBER 16, 2025 – 7:15 P.M.  
(Independence Council Chambers)

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 Spencer at 7:15 p.m.

2. ROLL CALL

PRESENT: Mayor Spencer and Maas-Kuskke, Independence Councilmembers Betts, Mccoy, Fisher, Maple Plain Councilmembers DeLuca, Francis, Burak and Arvizo

ABSENT: None

STAFF: Independence City Administrator Kaltsas and Maple Plain City Administrator Kolander, Independence Administrative Services Director Simon

VISITORS: See Sign-in Sheet

3. The City of Independence and Maple Plain held a Joint Council Meeting – Both Council's will sign the Fire Services Agreement with West Suburban Fire District. Refreshments to follow.

Mayor Brad Spencer of Independence called the meeting to order and welcomed attendees to the Independence City Hall, which he referred to as "neutral ground." He expressed appreciation for everyone's service and attendance at this historic occasion, noting that it represented the culmination of extensive work by many people.

Mayor Julie Maas-Kuskke of Maple Plain provided historical context for the consolidation effort, explaining that in early 2021, representatives from nine cities began meeting regularly as the "Future Fire Service Planning Group." This group collaborated with the state fire marshal, local fire departments, and municipalities to address the unsustainable nature of their current fire service model.

Mayor Maas-Kuskke highlighted that from the beginning, there were two main goals: ensuring residents would continue to receive exceptional fire service without disruption, and involving firefighters in the process. She acknowledged the legacy of the Maple Plain Fire Department dating back to 1930 and thanked all past and present members. She also expressed gratitude to Independence officials, including Mayor Spencer and city administrator, for their partnership and support in the consolidation process.

Chief Jeff Leuer of West Suburban Fire District spoke about the historic significance of the consolidation, explaining that it represents the future direction of fire service. He noted that at a recent conference, there was discussion about the need for fire department consolidation nationwide, particularly with increasing OSHA and other regulatory requirements. Chief Leuer described the scale of the consolidated department: 70 firefighters covering more than 80 square miles (larger than two cities the size of Plymouth), emphasizing that the consolidation was about creating efficiencies and improving service to residents.

Chief Rick Denneson of Maple Plain Fire Department described the consolidation as "precedent setting," noting that converting a municipal fire department into a private corporation was unusual and would likely become a model for others. He expressed appreciation for the cooperative relationship between Maple Plain and Independence, as well as the existing strong relationship between the Maple Plain and Loretto Fire Departments. Chief Denneson stated his excitement about the West Suburban model of training, duty crews, and inter-station cooperation, which he believed would best serve their communities.

Chief Leuer made special acknowledgment of his wife, Tricia, for her support throughout the consolidation process.

Mayor Spencer emphasized that the consolidation was not primarily about saving money but about helping firefighters better serve the community. He described the merger as representing years of effort, patience, and shared commitment that would result in stronger protection for lives and property.

The mayors and fire chiefs ceremoniously signed the agreement to combine the Maple Plain Fire Department into the West Suburban Fire District, effective December 16, 2025. Mayor Spencer distributed City of Independence challenge coins to participants who had not yet received them in appreciation of their service.

Mayor Spencer announced that refreshments were available and thanked everyone for their participation in this significant milestone.

#### 4. ADJOURN.

The meeting was adjourned at 7:45 PM.

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Respectfully Submitted,  
Amber Simon/ Recording Secretary



## Elected and Appointed Officials Terms

### City Council: (4-year term)

<b>Mayor Brad Spencer:</b>	term - Jan. 1, 2025 - Dec. 31, 2028	(Began 2009)
<b>Lynn Betts:</b>	term - Jan. 1, 2022 - Dec. 31, 2026	(Began 2001)
<b>Ray McCoy:</b>	term - Jan. 1, 2025 - Dec. 31, 2028	(Began 2016)
<b>Steve Grotting:</b>	term - Jan. 1, 2025 - Dec. 31, 2028	(Began 2016)
<b>Brad Fisher:</b>	term - Jan. 1, 2025 - Dec. 31, 2026	(Began 2025)

### Planning Commission: (3-year term)

<b>Robert Gardner:</b>	term - Jan. 1, 2025 - Dec. 31, 2027	(Began 1992)
<b>Hal Tearse:</b>	term - Jan. 1, 2025 - Dec. 31, 2027	(Began 2022 – took over for Tom P.)
<b>Steve Thompson:</b>	term - Jan. 1, 2025 - Dec. 31, 2027	(Began June 2013)
<b>Leith Dumas</b>	term - Jan. 1, 2020 - Dec. 31, 2025	(Began 2017)
<b>Anita Volkenant:</b>	term - Jan. 1, 2021- Dec. 31, 2025	(Began 2019)
<b>Jon-Paul Story, Alternate</b>	term - Aug 8, 2025 - Dec. 31, 2027	(Began 8/10/2021)
<b>Timothy Usset, Alternate</b>	term - May 17, 2022 - Dec. 31, 2025	(Began 5/17/2022)



City of Independence  
Consideration of Annual City Appointments

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*To:* City Council  
*From:* Mark Kaltsas, City Administrator  
*Meeting Date:* January 6, 2026

***Discussion:***

Each year the City selects Council Members, consultants and staff to serve the City and fill roles supporting boards and commissions. The Council has the discretion to make appointments as necessary. The various positions are identified on the attached schedule. Council appointments that have typically changed on an annual basis and there are several that need to be decided annually. The positions known to be open for 2026 are highlighted on the attached appointment schedule.

***Requested Action:***

It is recommended that the City Council discuss and approve the official 2025 appointments by adopting **RESOLUTION No. 26-0106-01**.

**ATTACHMENTS:**      **RESOLUTION No. 26-0106-01**  
Appointment Schedule



RESOLUTION OF THE  
CITY OF INDEPENDENCE  
HENNEPIN COUNTY, MINNESOTA

**RESOLUTION NO. 26-0106-01**

**RESOLUTION DECLARING ANNUAL ORGANIZATIONAL  
POSITIONS OF THE CITY**

**WHEREAS**, the City of Independence (the City) annually declares various positions and appointments within the City; and

**WHEREAS**, the City Council has prepared a list of the appointments.

**NOW THEREFORE, BE IT RESOLVED**, by the City Council of the City of Independence that it approves the appointments and positions within the City as noted on the schedule attached hereto for 2026.

This resolution was adopted by the City Council of the City of Independence on this 6<sup>th</sup> day of January 2026, by a vote of \_\_\_\_\_ ayes and \_\_\_\_\_ nays.

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

ATTEST:

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

# City of Independence

## 2025 Council Appointments

Acting Mayor	Councilor McCoy
Assessor	Hennepin County
Weed Inspector	Public Works Director
Assn. of Metro Municipalities	Mayor Spencer
Attorney, Civil	Kennedy & Graven
Attorney, Criminal	Carson, Clelland & Schreder
Auditor	Bergan KDV (Creative Planning Services)
Civil Defense Director	WHPS Director Mathew DuRose
Dog Pound	Crossroads Animal Shelter
City Engineer	Kimley-Horn, Michael Kirsch, Bolton & Menk, Inc., Andrew Budde, Hakanson Anderson – Shane Nelson
Fire Department Advisory Boards	
- Maple Plain FD	Mayor Spencer, Councilor Grotting, City Admin. Kaltsas
- West Suburban FD	Mayor Spencer, Councilor McCoy, City Admin. Kaltsas
Fire Marshall	Building Official Bruce Satek
Hennepin County Recycling Comm	Administrative Assistant, Katie Powell
Highway 55 Coalition	Mayor Emeritus Johnson
Highway 12 Coalition	Mayor Spencer, Councilor Betts
HRA	Mayor Spencer, Councilors Betts, McCoy and Grotting
Lake Minnetonka Cable Commission	Brad Fisher, Alt. Mayor Spencer
Minnehaha Creek Watershed District	Mayor Spencer
Newspaper	Crow River News (official), Pioneer and Delano Herald (optional)
Northwest Hennepin League	Mayor Spencer, Councilors Betts, McCoy, Grotting and City Admin Kaltsas
Official Depository	Bank of Maple Plain, Northland Securities, Ehlers & Assoc., League of MN Cities
Pioneer Sarah Watershed	Joe Baker, Alt. Mayor Spencer
City Planner	Terramark - Mark Kaltsas
Planning Commission Liaison	Councilor Grotting
Public Works Road Liasion	Councilor Grotting
Registered Municipal Advisor	Tammy Omdal, Northland Securities
Water Resource Staff	Hakanson/Anderson – Shane Nelson
West Hennepin Police Commission	Mayor Spencer, Councilor McCoy

If a Councilmember is unable to attend a meeting another Councilmember can go in their place as the representative.

## City of Independence

### 2026 Fee Schedule Adoption

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*To:* City Council  
*From:* Mark Kaltsas, City Administrator  
*Meeting Date:* January 6, 2026

#### ***Discussion:***

The City annually reviews and considers adoption of a fee schedule which establishes fees related to services/permits/review provided by the City. The annual review of the City's fee schedule ensures that the cost of providing various services is commensurate with the services provided. The City has determined that the following fees be amended based on actual costs of providing services and or administration of the fees in 2025. It is recommended that the City Council consider increasing the fees as follows:

1. Quarterly sewer charges are generally proposed to be amended in accordance with the City's sewer charge study. The city initiated a sewer rate study in 2025 that is still in process and will be presented to Council within the next few months. At this time, it is recommended that the city consider a 3% increase for 2026. The city is continually looking for opportunities to reduce the cost of maintaining the sewer system by proactively and efficiently addressing issues.
  - a. Quarterly sewer access charge: \$280 (\$271 in 25')
  - b. Quarterly availability charge: \$280 (\$271 in 25')

#### ***Council Recommendation:***

City Council is asked to consider approval of **ORDINANCE NO. 2026-01** adopting the 2026 fee schedule.

***Attachments:*** Proposed Fee Schedule 2026  
**ORDINANCE NO. 2026-01**

**ORDINANCE NO. 2026-01**

**CITY OF INDEPENDENCE  
COUNTY OF HENNEPIN  
STATE OF MINNESOTA**

**AN ORDINANCE ADOPTING THE CITY OF INDEPENDENCE  
FEE SCHEDULE FOR 2026**

THE CITY COUNCIL OF THE CITY OF INDEPENDENCE DOES ORDAIN:

**SECTION 1. ADOPTION.** The fee schedule attached hereto as **Appendix A** is hereby adopted as the fee schedule for the City. Any and all other fee schedules previously adopted by the City Council are hereby repealed.

**SECTION 2. EFFECTIVE DATE.** This Ordinance shall be in full force and effect from and after its passage and publications as required by law.

Adopted by the City Council of the City of Independence this 6<sup>th</sup> day of January 2026.

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Brad Spencer, Mayor

ATTEST:

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Mark Kaltsas, City Administrator

## LIQUOR LICENSES

Wine, on sale	\$ 600
On-sale intoxicating	\$5500
Off-sale intoxicating	\$ 240
Sunday On-sale	\$ 200
Beer Off-sale	\$ 50
Beer On-sale	\$ 500
Setup	\$ 500
Investigation fee	\$ 500
Temporary liquor (1-4 days)	\$ 100/day

## DOG LICENSES (#)

Lifetime License	\$ 20
Replacement tag	\$ 2
Dangerous Dog annual fee	\$ 500
Dog Impound Fee 1 <sup>st</sup> Violation	\$ 35
2 <sup>nd</sup> Violation	\$ 70
3 <sup>rd</sup> Violation	\$ 105

## SERVICE FEES (#)

Address Labels	\$ 50
Address List	\$ 30
Copies 8 ½ x 11	\$ .25
Copies, Oversize	\$ .50
Copies: City Code Book	\$ 60
Copies: Subdivision Ordinance	\$ 15
Copies: Zoning Ordinance	\$ 15
Copies: Shoreland Ordinance	\$ 15
Copies: City Comp. Plan	\$ 40
Copies: Park Comp. Plan	\$ 15
Copies: Audit Book	\$ 45
City Address Map	\$ 8
Zoning Map (color)	\$ 3
Land Use Map (color)	\$ 3
Assessment Search written req.	\$ 25
Flood Zone Search written req.	\$ 25
Ag Preserve Application	\$ 50
Ag Preserve Expiration	\$ 50
NSF Check	\$ 30
Special Council Meeting fee	\$ 250
Election Filing fee	\$ 2

## SIGN PERMIT (#)

Temporary (administrative)	\$ 100
Permanent Sign/Site Plan Review	\$ 250
Farm Nameplate Sign Permit	\$ 25

## ZONING FEES

Extension	\$ 250
Appeal Admin. Decision	\$ 750
Move Building	\$ 175
Zoning Permit (Sheds, Ag buildings)	\$ 50
Accessory Building Review	\$ 100
Grading Permit + Deposit (100 cu yd or more)	\$ 300+700
Wetland Delineation/Review + deposit.	\$ 300+700
Zoning Verification Letter:	\$ 250
Other (non-defined) Planning/Review:	\$ 250
Staff time in excess of application fees:	
Professional per hour	\$ 120
Clerical per hour	\$ 65

### Planning Application Type I - Application Fee: \$1,500/Additional Fee Deposit \$500

- Concept Minor Subdivision, Minor Subdivision (Minor Subdivision (Lot Line Rearrangement, Lot Consolidation, Rural View Lot Subdivision, Lot Split-2 lots or less)
- Rezoning
- Variance (residential)
- Conditional Use Permit (residential)
- Interim Use Permit (residential)
- Right of Way or Easement Vacation
- Simple Concept Plan
- Simple Zoning Text Amendment
- Simple Site Plan Review

### Planning Application Type II - Application Fee: \$2,000/Additional Fee Deposit \$1,750

- Concept Subdivision, Preliminary Plat (3 lots to 10 lots, plus \$750 per lot) (11 lots to 25 lots, plus \$500 per lot) (more than 25 lots, plus \$400 per lot)
- Final Plat (plus \$250 per lot)
- Conditional Use Permit (commercial)
- Interim Use Permit (commercial)
- Variance (commercial)
- Comprehensive Plan Amendment
- Complex Concept Plan
- Complex Site Plan Review
- Complex Zoning Text Amendment

### After-the-fact fees

double

## PARK DEDICATION FEES

\$3500 per lot to 4.99 acres + \$750 per acre over 5 acres.

## MISC. PERMIT/REIMBURSEMENT FEES

Fireworks Dealer License	\$ 75
Tower (wireless communication)	\$ 1000
Mailbox Reimbursement	\$ 125

## LICENSES (#)

Garbage hauler/per year	\$ 150
Per truck per year	\$ 20
Tobacco	\$ 100
1 <sup>st</sup> Offense	\$ 75
2 <sup>nd</sup> Offense	\$ 200
3 <sup>rd</sup> Offense & over	\$ 250
Solicitation	\$ 100

## FLAT FEE BUILDING PERMIT FEES (#)

Mechanical	
Furnace	\$ 100
Air Conditioner	\$ 100
Gas Fireplace	\$ 100
Water Heater	\$ 50
Wood stove/fireplace	\$ 100
Chimney	\$ 100
Fuel tank removal	\$ 100
Lawn Sprinkler	\$ 100
Plumbing remodel	\$ 100
Plumbing new	\$ 100
(\$10 per fixture over five)	
Re-roof	\$ 100
Re-side	\$ 100
Window replacement same size	\$ 100 (1) +
(\$10 each additional opening)	

### Flat Fee State Permit Surcharge Add \$ 1 (Example: A/C + Furnace = \$201)

Demolition	\$ 100
Driveway	\$ 100
Right Of Way	\$ 100

### All Other Building Permits Based on Value Electrical Permits (Contact State)

## SEPTIC FEES

Private On-site Compliance Escrow	\$ 45,000
Private On-site Permit	\$ 400
Mound Repair	\$ 200
Abandonment of System/Tank	\$ 75
Holding Tank with Pumping Agreement	\$ 100
First Year	\$ 50
Annual	\$ 25
Operating Permit Business	\$ 175
First Year	\$ 175
Annual	\$ 75
Mid-Size System	\$ 400
(+ \$1,000 escrow)	

*Total New Sewer Connection Fee	\$ 7760
- Includes \$ 5150 City Sewer Permit	
- Includes \$ 125 Street to house connect	
- Includes \$ 2485 SAC (MUSA)	

\*Property with an existing sewer stub paid for prior to December 31, 2020 will pay \$1250 for the City Sewer Permit Fee.

Quarterly sewer access charge	\$ 280
Quarterly availability charge	\$ 280
(dwellings not connected to available sewer)	
SAC (MUSA)	\$ 2485
Winter septic holding tank escrow*	\$ 8000
*Plus Administrative fee	\$ 55

## OTHER INSPECTION FEES

Investigation/Re-inspection Fee	\$ 100/1 <sup>st</sup> Hr.
	\$ 50/Hr.
Fire Damage Inspection	\$ 100

## COMMUNITY ROOM RENTAL (#)

(maximum 200 guests)

Non-Profit	\$ 75
Security /Damage Deposit	\$ 650
False Fire Alarm	\$ 350
Organizations regular mtgs.	\$ 100
Events under 50 – resident	\$ 150
Events 50 – 100 – resident	\$ 200
Events 101 – 150 – resident	\$ 300
Events 151 – 200 – resident	\$ 400
Funeral – resident	\$ 50
Wedding – resident	\$ 400

## OVERWEIGHT VEHICLE PERMIT FEES-AT THE DISCRETION OF PUBLIC WORKS SUPERVISOR

Daily Permit (per truck/ day max 7 ton)	\$ 100
Single Trip-Seasonal, Home Delivery	\$ 250
Commercial Tow Truck (per occurrence)	\$ 750
No Permit	<b>DOUBLE FEE</b>
Emergency-Well & Septic (max 7 ton)	<b>NO CHARGE</b>
Resident Annual to/from (max 5 ton)	<b>NO CHARGE</b>

## ASSEMBLY PERMIT FEES

Small Assembly Permit (50+ attendees)	\$ 25
*Medium Assembly (100+ attendees)	\$ 25
*Large Assembly (200+ attendees)	\$ 100
*Requires West Hennepin Public Safety Deposit (\$500)	

## PARK RENTAL FEES (#)

Commercial, daily - resident	\$ 200
Individual, daily - resident	\$ 75
(Liability Insurance Required)	

## FREQUENTLY CALLED NUMBERS

City of Independence	763-479-0527
West Hennepin Public Safety	763-479-0500
Burn permits WHPS	763-479-0500
Hennepin County	612-348-3000

CREDIT CARD PAYMENTS ACCEPTED FOR FEES IDENTIFIED WITH THE (#) SYMBOL. THE CITY WILL CHARGE THE LISTED FEE, PLUS APPLICABLE CHARGES FOR PROCESSING THE CREDIT CARD (CURRENTLY 3.00%).

# FEE SCHEDULE

Updated January 1, 2026



1920 COUNTY ROAD 90  
INDEPENDENCE MN 55359

PHONE: 763-479-0527

FAX: 763-479-0528

Website: <https://ci.independence.mn.us>

**ALL FEES ARE NON-REFUNDABLE.**

**Fees are Subject to change**