City Council Meeting Agenda

DATE	TIME	LOCATION
Tuesday, October 20, 2026	5:30 PM	City Hall, 1920 County Road 90

Please note: the City Council meeting now begins at **5:30 PM**.

AGENDA

01 Call to Order

02 Pledge of Allegiance

03 Roll Call

04 Consent Agenda

All items listed under the Consent Agenda are considered routine by the 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 considered separately.

a. Approval of City Council Minutes from the September 15, 2026, Regular City Council Meeting.

b. Approval of Accounts Payable: Batch #1, Checks No. 24623 to 24647; Batch #2, Checks No. 24649 to 24668; and Batch #3, Checks No. 24669 to 24697. *Note: Check No. 24648 was voided due to a printer error.*

c. Agriculture Preserve Applications:
- PID No. 20-118-24-43-0003
- PID No. 20-118-24-44-0001
- PID No. 20-118-24-41-0001
- PID No. 28-118-24-32-0008

d. *For Information Only:* LMCIT Dividend

e. *For Information Only:* Quarterly Building Permit Report

05 Reports of Boards and Committees by Council and Staff

06 West Hennepin Public Safety

Director Matthew DuRose: Presentation of the August and September 2026 Activity Reports.

07 6551 County Road 6 – Minor Subdivision

Racheal M. Holland ("Applicant") and Margaret Kowalke ("Owner") request that the City consider the following action for the properties located at and directly north of 6551 County Road 6, Independence, MN 55359 (PID Nos. 34-118-24-11-0001 and 27-118-24-44-0001):

a. **RESOLUTION No. 26-1020-01** – Considering approval of a minor subdivision to allow a lot line rearrangement. The lot line rearrangement would adjust the line separating the two properties by shifting the northern property line of 6551 County Road 6 south to County Road 6. No new properties are being proposed.

08 **Intersection Improvements at CSAH 6 and CSAH 83**

Review and consider directing the City Administrator to send a letter to Commissioner Anderson recommending that Hennepin County pursue intersection improvements at CSAH 6 and CSAH 83.

09 **Open / Miscellaneous**

10 **Adjourn**

CITY COUNCIL MEETING MINUTES
TUESDAY SEPTEMBER 15, 2026

CITY COUNCIL MEETING TIME: 6:30 PM

1. CALL TO ORDER

Mayor Brad Spencer called the meeting to order on Tuesday, September 15, 2026, at 6:30 PM

2. PLEDGE OF ALLEGIANCE

Mayor Spencer led the group in the Pledge of Allegiance.

3. ROLL CALL
   PRESENT: Spencer, Betts, Grotting
   ABSENT: McCoy, Fisher
   STAFF: Mayor Emeritus Johnson, Administrative Services Director Simon, Public Works Director Lehman
   VISITORS: Edward Genereux and JonPaul Story

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 Minutes from the September 9, 2026, City Council Workshop Meeting.
b. Approval of City Council Minutes from the September 1, 2026, Regular City Council Meeting.
c. Approval of Accounts Payable; (Batch #1 - Checks No. 24596-24622).

Motion by Betts, seconded by Grotting to approve the consent agenda. Ayes: Spencer, Betts, Grotting. Nays: None. Absent: McCoy, Fisher. Abstain: None. Motion Approved. 3-0

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

Council member Betts Attended the following meeting:

- Workshop

Council member Grotting Attended the following meeting:

- Workshop
- Planning

Mayor Spencer Attended the following meeting:

- Hwy 12 safety coalition
- Workshop
- Fall NW League of Municipalities

Amber Simon Attended the following meeting:

- None

Mark Kaltsas Attended the following meeting:

- None

6. West Hennepin Public Safety – Director Matthew DuRose: Presentation of the August 2026 Activity Reports.

This item was deferred to the following month. Mayor Spencer noted that the Director was absent and indicated that the August and September 2026 activity reports would be presented together at the next regular meeting.

7. Consider Approval of the 2027 Preliminary Budget and Tax Levies:

City Administrator Mark Kaltsas presented the 2027 preliminary budget and tax levy for Council consideration, summarizing the key outcomes of budget workshops held in July and September. He explained that, per state requirements, the preliminary levy must be certified to Hennepin County by September 30th, a Truth in Taxation public input meeting is scheduled for December 1st, and the final levy and budget must be adopted by December 30th. He noted that while the budget may be adjusted downward between now and final adoption, it cannot be increased beyond the preliminary levy approved tonight.

The proposed 2027 general fund levy was presented at $4,280,000, representing a 6.38% increase over the 2026 general fund levy. The total city operating levy was presented at $4,850,000, representing a 9.9% increase over 2026. The city's estimated tax rate would increase slightly from 32.16% to 32.88%, which Administrator Kaltsas characterized as effectively flat year-over-year, and well below the city's policy ceiling of 40%. He noted that the city has maintained a tax rate substantially lower than surrounding peer cities, including Corcoran, Greenfield, and Dayton.

Key budget pressures and highlights discussed included:

- **Public safety costs:** Police protection costs are projected to increase approximately 5.5% year-over-year, and fire protection costs are projected to increase approximately 14.5%, with both increases driven primarily by personnel and inflation.
- **Lobbyist services:** The budget continues to allocate $40,000 for lobbyist services, which were credited with securing bond funding for the Highway 12 project and are expected to pursue additional funding for Highway 12 and the city's aging sewer infrastructure.
- **Comprehensive Plan update:** Initial funding is included to begin the process of updating the city's 2050 Comprehensive Plan, which must be submitted by end of 2028. Costs are being spread across multiple budget years to avoid a one-time spike.
- **Public works capital fund:** A slight increase is included to maintain the city's ability to purchase equipment with cash rather than financing.
- **Debt service levy:** A planned increase in the debt levy reflects new debt associated with the gravel road improvement project completed in 2025. Administrator Kaltsas explained that the debt schedule was structured to absorb retiring debt and new issuances with minimal impact, and that all road projects were completed without special assessments to residents.
- **General fund balance:** The general fund balance is projected at approximately 49%, comfortably above the city's 40% threshold.

a. **RESOLUTION NO. 26-0915-01** – Establishing the 2027 Preliminary Budget.

Motion to approve Resolution No. 26-0915-01, establishing the 2027 Preliminary Budget at $4,280,000, was made by Councilmember Betts and seconded by Councilmember Grotting. The motion carried unanimously. 3-0

b. **RESOLUTION NO. 26-0915-02** – Establishing the General and Debt Service Preliminary Tax Levy and Setting a Date for the 2026 Truth in Taxation Meeting for December 1, 2026, at 6:00 PM.

Motion to approve Resolution No. 26-0915-02, establishing the General and Debt Service Preliminary Tax Levy at $4,850,000 (a 9.9% increase over 2026) and setting the Truth in Taxation public input meeting for December 1, 2026, at 6:00 PM, was made by Councilmember Grotting and seconded by Councilmember Betts. The motion carried unanimously. 3-0

c. **RESOLUTION NO. 26-0915-03** – Establishing the Pioneer Sarah Creek Watershed Management Commission Preliminary Tax Levy.

Mayor Spencer noted that the Pioneer Sarah Creek Watershed Management Commission levy of $2,318 represents an increase of less than 2% over the prior year. He recognized Commissioner Baker, the city's appointee and long-standing chair of the organization, for his effective management of expenses and his success in leveraging grant funding for watershed projects.

Motion to approve Resolution No. 26-0915-03, establishing the Pioneer Sarah Creek Watershed Management Commission Preliminary Tax Levy at $2,318, was made by Mayor Spencer and seconded by Councilmember Grotting. The motion carried unanimously. 3-0

8. Open/Misc.

Mayor Spencer announced a change to the city council meeting start time, effective with the October 20th meeting. Council meetings will now begin at **5:30 PM**, with Planning Commission meetings to follow at **6:30 PM**. The rationale offered was to align with staff scheduling needs and to provide Planning Commission with an earlier start time, given that meetings beginning at 7:30 PM often run late into the evening. The change will be reflected on all official documents and the city website.

Motion to change the start time of City Council meetings to 5:30 PM and Planning Commission meetings to 6:30 PM, effective October 20, 2026, was made by Councilmember Betts and seconded by Councilmember Grotting. The motion carried unanimously.

9. Adjourn.

Motion to adjourn was made by Councilmember Betts and seconded by Councilmember Grotting. The motion carried unanimously. 3-0

The meeting was adjourned at 6:50 PM.

City Council Report

League of Minnesota Cities Insurance Trust 2026 Workers' Compensation Dividend

TO City Council | **FROM** Mark Kaltsas, City Administrator | **MEETING DATE** October 20, 2026

BACKGROUND

The City of Independence is a member of the League of Minnesota Cities Insurance Trust (LMCIT) workers' compensation program. When program balances exceed what is needed for current and projected claims, the LMCIT Board of Trustees may return excess funds to members as a dividend. For 2026, the Board approved a $20 million workers' compensation dividend. No property and casualty dividend was approved this year.

DISCUSSION

The City's share of the 2026 workers' compensation dividend is $9,879. LMCIT mailed the check during the week of September 28, 2026. Each member's share is based on premiums and total losses over the past 20 years, with individual losses capped at the lesser of $200,000 or 200 percent of the member's annual premium, which rewards long tenured members with strong loss control. Over that period the City's adjusted losses total $30,056 against $317,897 in earned premium.

2026 Dividend	Previous Dividends	Losses to Premium
$9,879 workers' comp program	**$17,483** prior years	**9.5%** $30,056 of $317,897

- With this year's dividend, the City has received a total of $27,362 in LMCIT workers' compensation dividends ($9,879 in 2026 and $17,483 previously).
- LMCIT encourages members to consider using dividends to strengthen employee safety and loss control efforts, such as training, equipment and other risk management initiatives.
- Dividends are not guaranteed, and LMCIT advises members not to rely on them when planning annual budgets.

RECOMMENDATION

For information only. No Council action is required.

ATTACHMENTS

- LMCIT 2026 Workers' Compensation Dividend Calculation and Dividend Notice

LEAGUE OF MINNESOTA CITIES INSURANCE TRUST

WORKERS' COMPENSATION PROGRAM

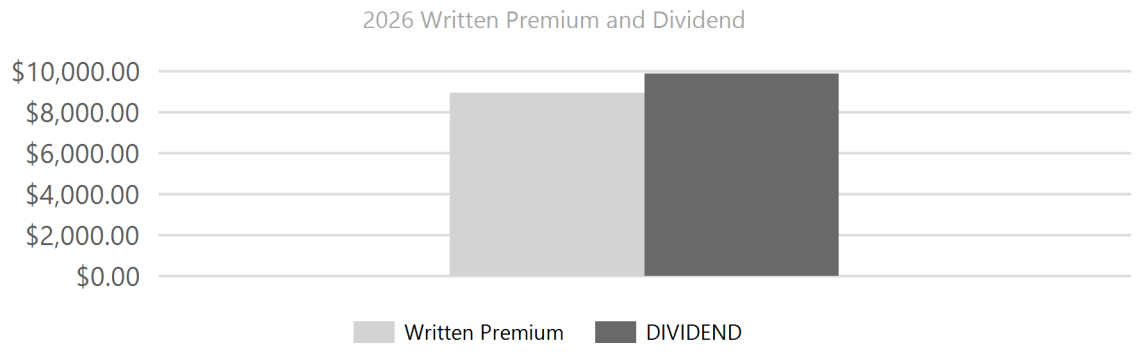
2026 DIVIDEND CALCULATION

AT SEPTEMBER 01, 2026

INDEPENDENCE, CITY OF

GROSS EARNED PREMIUM	**$317,897**
ADJUSTED LOSSES	**$30,056**
DIVIDEND RATIO	**0.00049395000**
DIVIDEND AMOUNT	**$9,879**

INDEPENDENCE, CITY OF



Category	Dollars
Gross Earned Premium	$317,897.00
Net Losses	$30,056.00
Adjusted Losses	$30,056.00
Net Gain / Loss	$287,841.00
Dividend Ratio	0.00049
Previous Dividends	$17,483

The "gross earned premium" figure is the member's total earned premiums as of September 01, 2026 for the past 20 years. This is the premium figure that's used in the dividend calculation.
The "2026 written premium" figure is the member's total premium for the member's most recent renewal prior to September 01, 2026 (for most members, only a portion of that 2026 written premium would be earned as of September 01, 2026).

2026 Building Permits: Approved Permits

Approved permits grouped by category, then by approval date. New single family dwellings are highlighted.

KEY	
	New Single Family Dwelling (entire row highlighted)
	FINAL: permit has received final inspection
	placeholder data

Category	Permits	Valuation	Total Fees
New Single Family Dwelling	2	$2,556,747	$26,294.81
New Accessory Structure	3	$58,000	$1,323.73
Remodel / Addition / Finish	9	$2,360,000	$23,891.60
Windows, Doors, Roof & Siding	8	$301,313	$1,834.43
Mechanical / Fireplace	17	$205,412	$3,197.03
Plumbing	10	$49,200	$2,273.27
Septic	0	-	-
Deck, Pool, Fence & Other	4	$39,800	$1,440.68
Total	**53**	**$5,570,472**	**$60,255.55**

										Surcharges						Totals (calculated)					
Category	Approved Date	Submission Date	Permit #	Applicant	Address	PID #	Permit Type	Permit Fee	Plan Review Fee	Other (Windows / Re-Roof / Re-Side)	Mechanical	Plumbing	Base Value	Septic	Sewer	Total Fees (incl. Surcharge)	Total Surcharge	Total Fees (w/o Surcharge)	Valuation	Paid Via	Final
New Single Family Dwelling	2/12/2026	1/5/2026	26-18	Mike Mann	6798 County Rd 6 (Division in Process)	34-12-0002	**New SFD and Septic**	$8,558.01	$4,451.20		$1.00	$1.00	$536.00			$13,547.21	$538.00	$13,009.21	$1,340,000	CK#72849	
New Single Family Dwelling	3/3/2026	1/28/2026	2026-50 Cloud Permit	Phillip Kothrade	6288 Drake Drive	26-32-0003	**New SFD and Septic**	$7,959.76	$4,198.84		$1.00	$1.00	$587.00			$12,747.60	$589.00	$12,158.60	$1,216,747		
New Accessory Structure	1/27/2026	10/7/2025	26-07	Fred Caslavka	2286 Co Rd 92 N	21-22-0002	Raising Home and Pole Barn	$200.00								$200.00	-	$200.00	$10,000	CK#11212	
New Accessory Structure	3/13/2026	2/24/2026	26-26	Brian Varner	92 County Rd 92 N	32-44-0002	New Construction Post Frame Addition	$642.26	$417.47				$24.00			$1,083.73	$24.00	$1,059.73	$48,000		
New Accessory Structure	3/19/2026	10/24/2025	26-31	Stephanie Seubert	637 Nelson Rd	31-21-0006	Greenhouse	$40.00								$40.00	-	$40.00	-		
Remodel / Addition / Finish	1/12/2026	11/25/2025	25-335	Eric Hill	18 Golf Walk	32-42-0001	Remodel	$1,311.96	$852.78				$75.00			$2,239.74	$75.00	$2,164.74	$150,000	CH#12541	
Remodel / Addition / Finish	1/26/2026	11/25/2025	25-336	Chris Cluff	5491 Lake Sarah Heights Dr	01-23-0007	Remodel	$320.00			$1.00	$1.00				$322.00	$2.00	$320.00	$4,000	CC	
Remodel / Addition / Finish	2/6/2026	10/28/2025	26-16	Dean Jablonsky	6476 Fogelman Rd	10-44-0003	Finish Garage Interior	$314.59	$74.48		$1.00	$1.00	$2.50			$393.57	$4.50	$389.07	$5,000	CC	
Remodel / Addition / Finish	2/6/2026	1/8/2026	26-14	Allison Schulz	5645 Lake Sarah Heights Dr	02-11-0004	Remodel Garage	$186.69	$121.35				$5.00			$313.04	$5.00	$308.04	$10,000	CC	
Remodel / Addition / Finish	3/3/2026	2/12/2026	26-22	Earl Bauman	5735 Kochs Crossing	11-14-0007	Remodel	$611.05	$397.18			$1.00	$22.50			$1,031.73	$23.50	$1,008.23	$45,000	Check 8365	
Remodel / Addition / Finish	3/4/2026	2/20/2026	26-24	Eric Hill	18 Golf Walk	32-40-0001	Remodel Clubhouse Basement	$1,023.56	$665.32				$50.00			$1,738.88	$50.00	$1,688.88	$100,000	Check 12602	
Remodel / Addition / Finish	3/18/2026	3/6/2026	26-30	Anita Balakrishnan	7888 Co Rd 6	33-22-0028	Finish/Remodel	$39.91	$25.94				$0.50			$66.35	$0.50	$65.85	$1,000		
Remodel / Addition / Finish	3/20/2026	2/19/2026	26-35	Patrick Lecy	9365 Kutz Crossing	31-21-0009	Finish Remodel Basement	$911.05	$379.18		$1.00	$1.00	$22.50			$1,314.73	$24.50	$1,290.23	$45,000		
Remodel / Addition / Finish	3/30/2026	2/20/2026	26-38	Jonathan Aho	2810 Lindgren Lane	13-24-0017	Remodel	$15,569.56	$5,802.55		$1.00	$1.00	$900.00			$16,471.56	$902.00	$15,569.56	$2,000,000	Check	
Windows, Doors, Roof & Siding	1/5/2026	12/6/2025	25-329	Aaron Lewicki	5015 Eagle Ridge Rd	01-14-0003	Windows (11) Patio Door (1)	$210.00		$1.00						$211.00	$1.00	$210.00	$40,791	Ck#38963	
Windows, Doors, Roof & Siding	1/7/2026	1/5/2026	25-333	Allstar Construction	3826 Independence Rd	12-22-0010	Windows (11)	$190.00		$1.00						$191.00	$1.00	$190.00	$141,000	CC	FINAL
Windows, Doors, Roof & Siding	1/26/2026	11/19/2025	25-337	Ryan Thomas	5491 Lake Sarah Heights Dr	01-23-0007	Windows (6) Patio Door (1)	$402.99	$261.94	$12.50						$677.43	$12.50	$664.93	$4,000	CC	
Windows, Doors, Roof & Siding	1/27/2026	1/21/2026	26-05	Window World Krabbenhoft	2888 Nelson Rd	18-13-0004	Patio door	$100.00		$1.00						$101.00	$1.00	$100.00	$6,845	CC	
Windows, Doors, Roof & Siding	2/6/2026	1/29/2026	26-15	Aaron Lewicki	95 Timber Island Trail	36-33-0005	Windows (11)	$200.00		$1.00						$201.00	$1.00	$200.00	$26,918	CK#39097	
Windows, Doors, Roof & Siding	3/20/2026	3/11/2026	26-34	Aaron Lewicki	4500 Shady Beach Circle	02-24-0009	Windows (16)	$250.00		$1.00						$251.00	$1.00	$250.00	$42,472		
Windows, Doors, Roof & Siding	3/23/2026	3/18/2026	26-36	Gabe Engberg	7165 Turner Rd	27-32-0004	Re-side	$100.00		$1.00						$101.00	$1.00	$100.00	$14,000		
Windows, Doors, Roof & Siding	3/25/2026	3/25/2026	26-37	Kim Huffman	7910 County Rd 11	04-33-0002	Re-Roof	$100.00		$1.00						$101.00	$1.00	$100.00	$25,287		
Mechanical / Fireplace	1/7/2026	12/22/2025	25-332	Fireside Hearth & Home	5110 S Lakeshore Dr	24-12-0015	Fireplace (2)	$200.00		$1.00						$201.00	$1.00	$200.00	$11,207	CC	
Mechanical / Fireplace	1/12/2026	1/4/2026	25-334	Ben Schreiber	5826 Pagenkopf Rd	23-12-0006	Mechanical	$100.00			$1.00					$101.00	$1.00	$100.00	$4,200	CC	FINAL
Mechanical / Fireplace	1/26/2026	1/12/2026	26-01	Julia Barnes	6600 Genaker Way	24-11-0002	Replace furnace	$100.00		$1.00						$101.00	$12.50	$88.50	$9,919	CC	
Mechanical / Fireplace	1/26/2026	1/13/2026	26-02	Fireside Hearth & Home	1925 Highsted Dr	20-31-0002	Fireplace	$100.00		$1.00						$101.00	$12.50	$88.50	$14,572	CC	
Mechanical / Fireplace	1/27/2026	11/5/2025	26-04	Jenna Hirsch	7949 County Rd 11	09-22-0004	Fireplace	$100.00		$1.00						$101.00	$1.00	$100.00	$10,000	CC	
Mechanical / Fireplace	1/27/2026	1/23/2026	26-06	Patricia Nelson	9385 Maria Rd	18-31-0008	Mechanical	$100.00		$1.00						$101.00	$1.00	$100.00	$1,000	CC	FINAL
Mechanical / Fireplace	1/28/2026	1/28/2026	26-08	Nicole Haasl	860 Kuntz Dr	28-34-0003	Mechanical - Garage Heaters	$200.00			$1.00					$201.00	$1.00	$200.00	$6,750	CC	
Mechanical / Fireplace	1/30/2026	1/26/2026	26-09	Jenna Hirsch	860 Kuntz Dr	28-34-0003	Fireplace and Gas Line	$100.00			$1.00					$101.00	$1.00	$100.00	$15,000	CC	
Mechanical / Fireplace	1/30/2026	1/29/2026	26-10	Julia Barnes	2835 Lindgren Lane	13-24-0026	Mechanical Furnace and Heat pump	$100.00			$1.00					$101.00	$1.00	$100.00	$19,239	CC	
Mechanical / Fireplace	2/3/2026	1/29/2026	26-12	Anne Kolner	7975 County Rd 6	33-23-0001	Mechanical	$100.00			$1.00					$101.00	$1.00	$100.00	$24,600	CC	
Mechanical / Fireplace	3/3/2026		26-23	AR Engh	18 Golf walk		Mechanical Upper Floor	$699.11	$454.42				$27.50			$1,181.03	$27.50	$1,153.53	$55,000	Check#9543	
Mechanical / Fireplace	3/4/2026	2/20/2026	26-25	Dawn Reinking Brunner	4606 Shady Beach Circle	XX-XX-XXXX	Mechanical	$200.00			$1.00					$201.00	$1.00	$200.00	$10,896	CC	
Mechanical / Fireplace	3/18/2026	3/4/2026	26-29	Carlton Goss	1796 Co Rd 90	23-33-0009	Mechanical	$100.00			$1.00		-			$101.00	$1.00	$100.00	$900		
Mechanical / Fireplace	3/20/2026	3/18/2026	26-33	Dawn Koran	10 Ingerson Rd N	34-43-0002	Mechanical	$100.00			$1.00					$101.00	$1.00	$100.00	$6,988		FINAL
Mechanical / Fireplace	3/31/2026	2/20/2026	26-39	Dawn Reinking-Brunner	4606 Shady Beach Circle		Mechanical	$200.00			$1.00					$201.00	$1.00	$200.00	$10,896	cc	
Mechanical / Fireplace	3/31/2026	3/25/2026	26-40	Julia Barnes	5350 County RD 6	25-34-0009	Mechanical	$100.00			$1.00					$101.00	$1.00	$100.00	$4,145	cc	
Mechanical / Fireplace	3/31/2026	3/27/2026	26-41	Jake Nau	860 Kuntz Drive	11-34-0003	Mechanical gasline to grill	$100.00			$1.00					$101.00	$1.00	$100.00	$100	cc	
Plumbing	1/5/2026	12/1/2025	25-328	Jeremy Scheuble	9285 US Hwy 12	18-21-0001	Plumbing Bathroom in Pavillion	$114.59	$74.48				$2.50			$191.57	$2.50	$189.07	$5,000	CC	
Plumbing	1/6/2026	12/22/2025	25-330	Sarah Scott	2112 Bridgevine Ct	24-14-0033	Plumbing	$100.00				$1.00				$101.00	$1.00	$100.00	$1,000	CC	
Plumbing	1/6/2026	12/24/2025	25-331	Jake Olejar	4510 County Rd 50	06-23-0007	Plumbing	$50.00		$1.00						$51.00	$1.00	$50.00	$1,000	CC	
Plumbing	1/26/2026	1/21/2026	26-03	AJ Kerber	115 Ingerson Rd N	34-34-0005	Plumbing Water softener	$100.00		$1.00						$101.00	$12.50	$88.50	$2,100	CC	
Plumbing	2/2/2026	11/26/2025	26-11	David Diers	1094 Co Rd 83	25-32-0004	Plumbing / Remodel	$27.35	$17.78				$0.50			$45.63	$0.50	$45.13	$600	CC	
Plumbing	2/6/2026	1/23/2026	26-13	Lars Erikson	3602 William Way	11-42-0008	Plumbing Water softener	$100.00				$1.00				$101.00	$1.00	$100.00	$1,500	CC	
Plumbing	2/19/2026	2/11/2026	26-19	Maggie Walksh	2810 Lindgren Lane	13-24-0017	Plumbing	$300.00				$1.00				$301.00	$1.00	$300.00	$14,500	CC	
Plumbing	2/24/2026	2/13/2026	26-20	Rick Russell	18 Golf Walk - Lower Level Plumbing	32-31-0001	Plumbing	$215.53	$140.09			$650.00				$1,005.62	$650.00	$355.62	$12,000	CC	
Plumbing	3/18/2026	2/10/2026	26-28	Carlton Goss	1796 Co Rd 90	23-33-0009	Plumbing	$157.85	$102.60			$4.00				$264.45	$4.00	$260.45	$8,000		
Plumbing	3/31/2026	3/30/2026	26-43	Michael Patrick	2465 County Rd 92	17-44-0009	Plumbing (kitchen Remodel)	$110.00				$1.00				$111.00	$1.00	$110.00	$3,500	check 2704	
Deck, Pool, Fence & Other	2/10/2026	1/14/2026	26-17	Colin Buechel	5890 Pagenkopf Rd	14-43-0016	Roof solar	$330.89	$215.08				$10.00			$555.97	$10.00	$545.97	$2,000	CC	
Deck, Pool, Fence & Other	3/16/2026	3/3/2026	26-27	Ian Lamers	860 Kuntz Dr	28-34-0003	Window Wells	$215.53	$140.09				$6.00			$361.62	$6.00	$355.62	$12,000		
Deck, Pool, Fence & Other	3/20/2026	3/16/2026	26-32	liara Herzan	5176 Co Rd 11	01-43-0002	Fence	$40.00								$40.00	-	$40.00	$8,800		
Deck, Pool, Fence & Other	3/31/2026	3/19/2026	26-42	Aaron Lund	4350 Woodhill Dr	01-32-0013	Deck	$287.63	$186.96				$8.50			$483.09	$8.50	$474.59	$17,000		
Total (visible rows)			**53 permits**					**$44,089.87**	**$18,979.73**	**$26.50**	**$17.00**	**$665.00**	**$2,280.00**	**-**	**-**	**$60,255.55**	**$3,023.00**	**$57,232.55**	**$5,570,472**		

West Hennepin Public Safety
Monthly Activity Report

September 2026

September 2026 Overview

Calls for Service Maple Plain 122 (28%)	Total Calls for Service 434	Calls for Service Independence 243 (56%)
Traffic Offenses 44		Traffic Offenses 87
DWIs 5	Other (16%) AA – 32 TZD – 24 Oth – 13	DWIs 5
Crashes 2		Crashes 5
Arrests 6		Arrests 6
Group A Offenses 3		Group A Offenses 5
Group B Offenses 8		Group B Offenses 6

*Traffic Offenses include citations, parking tickets, written and verbal warnings
*Arrests include physical arrests and citations issued for criminal offenses
*Group A & B Offenses include all reportable offenses whether a physical arrest was made or not
*TZD is not included in CFS or traffic offenses

Year to Date 2026 Overview

Calls for Service Maple Plain 1,238 (30%)

Total Calls for Service 4,086

(2025 YTD: 4,236)

Calls for Service Independence 2,262 (55.5%)

Traffic Offenses 506

DWIs 14

Crashes 16

Arrests 27

Group A Offenses 38

Group B Offenses 35

Other (14.5%)
AA – 334
TZD – 182
Oth – 70

Traffic Offenses 918

DWIs 21

Crashes 89

Arrests 26

Group A Offenses 57

Group B Offenses 27

*Traffic Offenses include citations, parking tickets, written and verbal warnings
*Arrests include physical arrests and citations issued for criminal offenses
*Group A & B Offenses include all reportable offenses whether a physical arrest was made or not
*TZD is not included in CFS or traffic offenses

Calls for Service: Non-Criminal

Medicals & Lift Assists/Falls 46	Alarms 12
Traffic Complaints 8	Suspicious Activity 13
Disturbance 3	Welfare Check & Mental Health 13
Record Checks & Permits 36	Animal Calls 9

*Medicals & Lift Assists/Falls include all medical emergencies
*Alarms include home, business, fire, CO2 alarms
*Disturbance includes fights, harassment, and disorderly situations.

Year to Date Calls for Service: Non-Criminal

Medicals & Lift Assists/Falls 266	Alarms 161
Traffic Complaints 96	Suspicious Activity 94
Disturbance 38	Welfare Check & Mental Health 91
Record Checks & Permits 392	Animal Calls 78

*Medicals & Lift Assists/Falls include all medical emergencies
*Alarms include home, business, fire, CO2 alarms
*Disturbance includes fights, harassment, and disorderly situations.

Notable Calls for Service

- **Disturbance, ICR 26003812:** 1400 block of Meadow Lane, Maple Plain. Officers were dispatched to a disturbance of people arguing while kids in the neighborhood were waiting for the bus. Officers arrived and spoke to the homeowner who advised he had some friends staying over and they had been up all night drinking. There was a verbal altercation about a male party at the bar they were at the night before. The homeowner advised he would keep his friends under control.

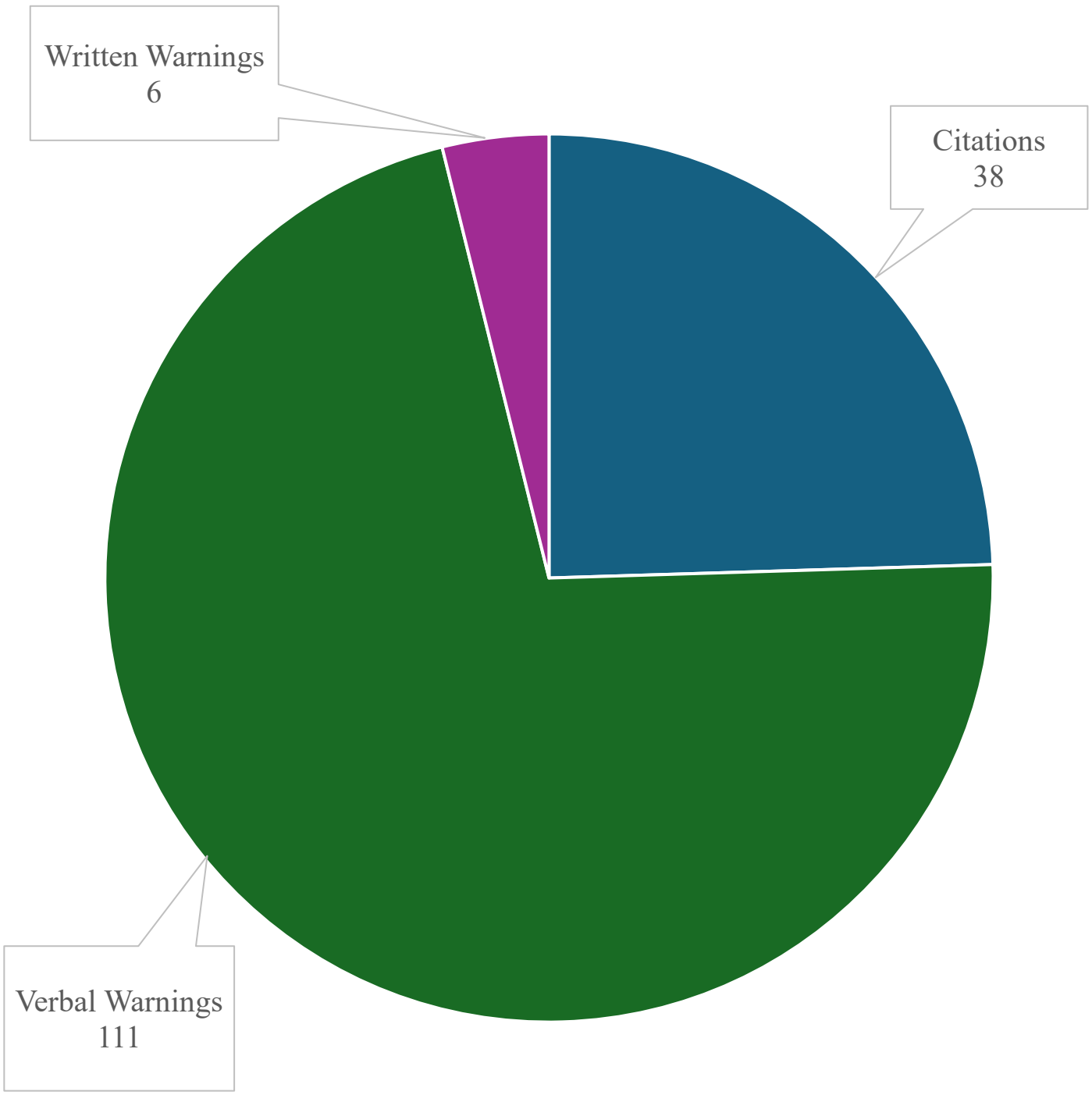
- **Fireworks, ICR 26003851:** 5400 block of Bryant Street, Maple Plain. Officer received calls about shots heard in the area. Officer responded and found multiple people outside lighting off fireworks. Officer spoke to an individual who advised he did light off fireworks in excitement for the Vikings-Packer game. He was warned about the use of fireworks and the concerns from neighbors.

- **Missing Person, ICR 26003861:** 5300 block of Highway 12, Maple Plain. Officer was dispatched to a missing person who was brought to the hospital on Tuesday and was later discharged. Officer spoke to the reporting party who advised he contacted the medical staff and confirmed the subject is still in their care.

- **Suspicious Activity, ICR 26003911:** 2800 block of Becker Road, Independence. Officer was dispatched to a suspicious vehicle. The reporting party and witness in the area advised the vehicle was in and out of multiple driveways in the area. Officer spoke to the driver who verified they were delivering political pamphlets.

- **Shooting Complaint, ICR 26003952:** 3700 block of County Line Road, Independence. Officer was dispatched to two calls regarding shot heard in the area. Officer responded to the area and heard a similar account of gun shots. Officer made contact with an individual who advised he was sighting in their guns for an elk hunt. Officer observed they had targets setup through the backyard and into the field. There was no concerns that would suggest they were shooting in an unsafe direction or manner.

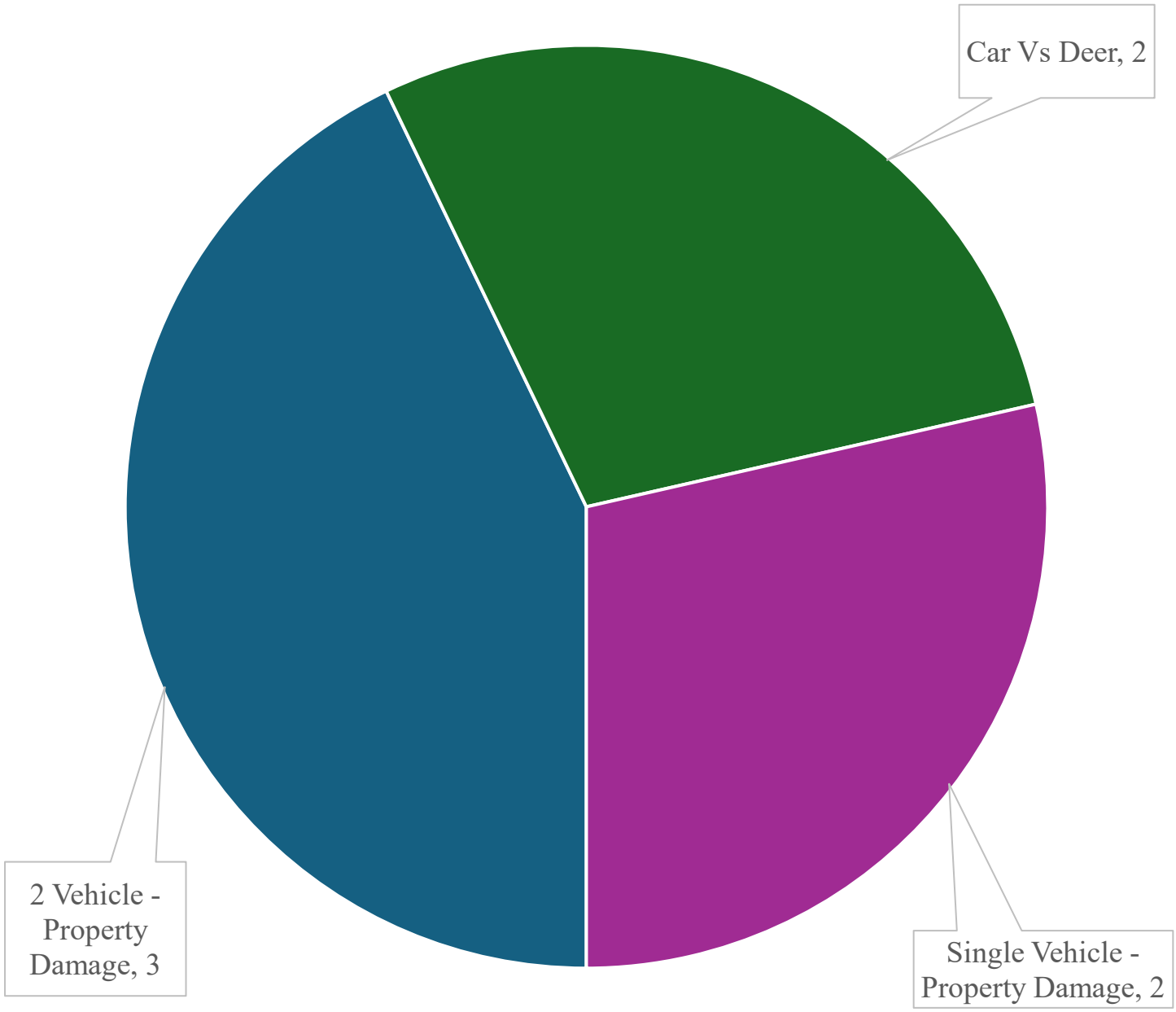
Traffic Offense Data



*Traffic Offense Data includes TZD stops

Crash Statistics

Crashes by Type



Criminal Offenses

DWI MP – 5 Ind – 5	Narcotics MP – 2 Ind – 1
HRO Violation MP – 1	Property Crimes MP – 2 Ind – 4
Fleeing in MV MP – 1	Threats Ind – 1

*22 total reportable criminal offenses to the State/FBI in 14 separate incidents

Notable Criminal Offenses

- **DWI, ICR 26003691:** Baker Park Road/Main Street E, Maple Plain. Officer was on routine patrol and observed a vehicle not able to maintain their lane. Officer stopped the vehicle and spoke to the driver who displayed signs of impairment. Driver refused Field Sobriety Tests and requested to submit a preliminary breath sample which indicated .081. Driver was arrested and charged with 3rd Degree DWI due to a previous DWI conviction.

- **DWI, ICR 26003706:** County Road 90/Waldmar Way, Independence. Officer was on routine patrol and observed a vehicle with an obstructed license plate. Officer initiated a traffic stop and spoke to the driver who displayed signs of impairment. Field Sobriety Tests were conducted, and the driver was suspected to be under the influence of a controlled substance. Driver was transported to the hospital where a search warrant was executed for a blood test. Pending test results and charging consideration.

- **DWI/Narcotics, ICR 26003734:** 1400 block of Budd Ave, Maple Plain. Officer initiated a traffic stop on a vehicle for traffic violations. Officer spoke to the driver and observed signs of impairment by a suspected controlled substance. Officer administered Field Sobriety Tests and a Drug Recognition Evaluation. The driver was ultimately arrested for suspected DWI. During a search incident to arrest, suspected methamphetamine was located in the driver's pant pocket. A search warrant was applied for and granted for a blood draw, pending results. The driver was transported to Hennepin County Jail where she was charged with 4th Degree DWI and 5th Degree Possession of Controlled Substance.

- **DWI, ICR 26003755:** County Road 11/County Road 90, Independence. Officer was dispatched to a report of a driver passed out behind the wheel in the middle of an intersection. The reporting party advised there was a lighter and tinfoil in the driver's lap. The driver woke up and continued eastbound County Road 11. Officer located the vehicle and spoke to the driver who showed signs of impairment. A Drug Recognition Evaluation was completed, and the driver was arrested for Felony 1st Degree DWI, with three or more prior convictions. The driver was transported to Hennepin County Jail.

Notable Criminal Offenses

- **DWI/Narcotics, ICR 26003789:** County Road 90/Wood Hill Lane, Independence. Officer was dispatched to a driving complaint where the suspect vehicle was all over the roadway, repeatedly crossing lane lines, and driving off the road. Officer located the vehicle, initiated a traffic stop, and spoke to the driver who displayed signs of drug impairment. Driver admitted to THC and Suboxone use. A search of the vehicle was conducted where THC cartridges, Suboxone, and multiple items of paraphernalia were located. Driver was arrested for suspected DWI. A Drug Recognition Evaluation was completed, and a search warrant was granted for a blood draw. Driver was transported to Hennepin County Jail and booked for 2nd Degree DWI and 5th Degree Possession of Controlled Substance.

- **DWI, ICR 26003808:** 6200 block of Highway 12, Independence. Officer was dispatched to a driving complaint where the suspect vehicle was reportedly varying its speed and driving onto the shoulder. Officer located the vehicle and observed it cross the fog line several times prior to initiating a traffic stop. Officer stopped the vehicle and spoke to the driver who displayed multiple indictors of alcohol impairment. Driver submitted Field Sobriety Tests but declined a preliminary breath test. Driver was transported for booking where she submitted an evidentiary breath sample of .10. She was released to a sober driver with a citation for 4th Degree DWI.

- **DWI, ICR 26003960:** Baker Park Road/Gateway Blvd, Maple Plain. Officer was on routine patrol and observed a vehicle with multiple traffic and equipment infractions. Officer stopped the vehicle and spoke to the driver who displayed signs of impairment as well as admitted to recent cannabis use. Roadside testing was performed and officer suspected the driver of being under the influence of marijuana. Officer also located a fictitious and fraudulently altered ID card in the driver's wallet. A Drug Recognition Evaluation was completed and search warrant for a blood draw was granted. Pending results.

Notable Criminal Offenses

- **DWI/Pursuit, ICR 26004086:** Highway 12/County Line Road, Independence. Officer received information regarding a stolen vehicle from a neighboring agency. Officer located the vehicle and attempted to initiate a traffic stop. The vehicle fled eastbound Highway 12. Officer was able to complete a successful PIT maneuver and take the driver and passenger into custody. Both parties were left in the care of hospital staff. Formal complaint pending.

Community Engagement

- September 2 Officer Lueth provided a car seat to a resident of Rockford for their child
- September 3 Chief DuRose attended the Highway 12 Safety Coalition meeting
- September 3 Reserve Ofc Schreier attended the Vehicle Fair at the Discovery Center
- September 8 Chief DuRose attended the monthly WHCC business meeting
- September 9 Chief DuRose attended the semi-annual HCEM meeting
- September 9 Staff attended the groundbreaking for Maple & Main in Maple Plain
- September 10 Officer Lueth provided a car seat to a resident of Maple Plain for their child
- September 29 Officers Winter and Lueth stopped at Christ Lutheran Church for a community presentation on sex trafficking being put on by ACT United.

CITY OF INDEPENDENCE

City Council

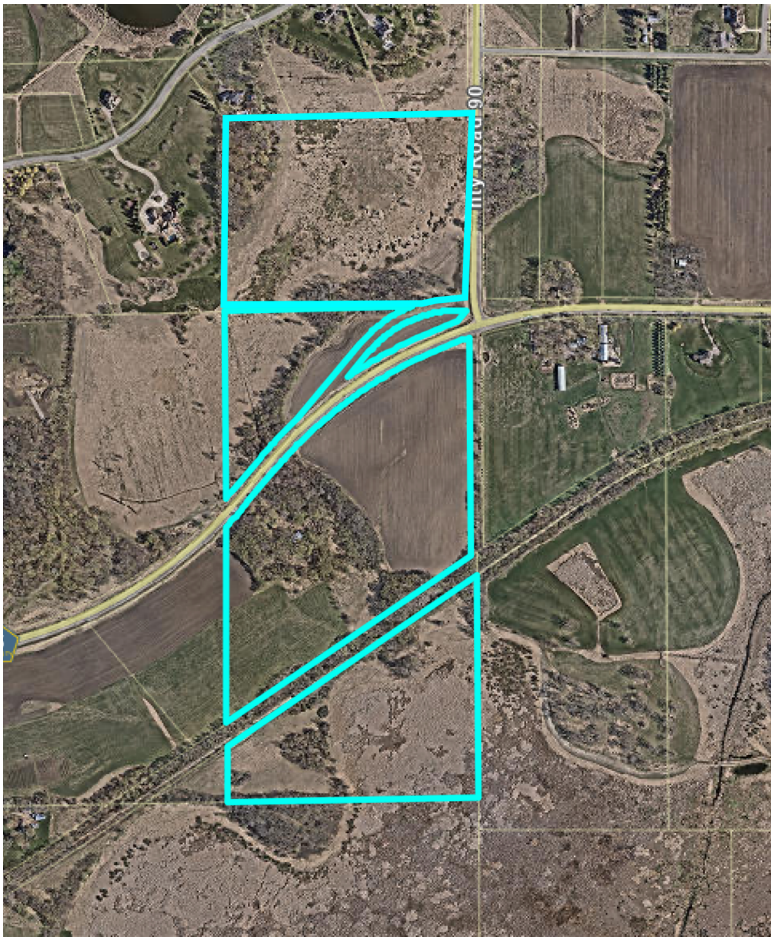
CITY COUNCIL STAFF REPORT

6551 County Road 6 Minor Subdivision Request

Lot Line Rearrangement • No New Parcels Created

To:	Mayor and City Council
From:	Mark Kaltsas, City Planner
Meeting Date:	Tuesday, October 20, 2026, 5:30 PM
Applicant:	Racheal M. Holland, Melchert, Hubert, Sjodin, PLLP
Owner:	Margaret Kowalke
Location:	6551 County Road 6, Independence, MN 55359, and the unaddressed parcel located directly north
PID No.:	34-118-24-11-0001 (6551 County Road 6) and 27-118-24-44-0001 (Address Unassigned)
Application Type:	Minor Subdivision – Lot Line Rearrangement

6551 County Road 6 – Site Location



REQUEST

Racheal M. Holland ("Applicant") and Margaret Kowalke ("Owner") request that the City Council consider the following action for the properties located at and directly north of 6551 County Road 6, Independence, MN 55359 (PID Nos. 34-118-24-11-0001 and 27-118-24-44-0001):

a. A minor subdivision to allow a lot line rearrangement. The lot line rearrangement would adjust the line separating the two properties by shifting the northern property line of 6551 County Road 6 south to County Road 6. No new properties are being proposed.

PROPERTY / SITE INFORMATION

The subject properties are located at and directly north of 6551 County Road 6 in the City of Independence, Minnesota, and consist of two adjacent parcels of record (PID Nos. 34-118-24-11-0001 and 27-118-24-44-0001). Both parcels are currently zoned Agriculture (AG) and are guided Rural Residential (RR) in the City's Comprehensive Plan. The applicant is requesting approval of a minor subdivision to rearrange the shared boundary line between the two parcels so that it aligns with County Road 6 (CSAH 6); no new parcels would be created as a result of the proposed action.

Property Addresses:	6551 County Road 6, Independence, MN 55359 / Address Unassigned, Independence, MN 55359
PIDs:	34-118-24-11-0001 (6551 County Road 6) / 27-118-24-44-0001 (Directly North Parcel)
Legal Description:	See Boundary Survey (Before and After) prepared by E.G. Rud & Sons, Inc. (Job No. 260746BS)
Zoning:	Agriculture (AG)
Comprehensive Plan:	Rural Residential (RR)
Request Type:	Minor Subdivision – Lot Line Rearrangement (no new parcels created)
PID 34-118-24-11-0001 Acreage (Before):	Approximately 73.63 acres
PID 34-118-24-11-0001 Acreage (After / "Parcel B"):	Approximately 59.36 acres
PID 27-118-24-44-0001 Acreage (Before):	Approximately 30.00 acres
PID 27-118-24-44-0001 Acreage (After / "Parcel A"):	Approximately 44.27 acres
Net Acreage Transferred:	Approximately 14.27 acres from PID 34-118-24-11-0001 to PID 27-118-24-44-0001
Total Combined Acreage:	Approximately 103.63 acres (before and after – unchanged)

DISCUSSION

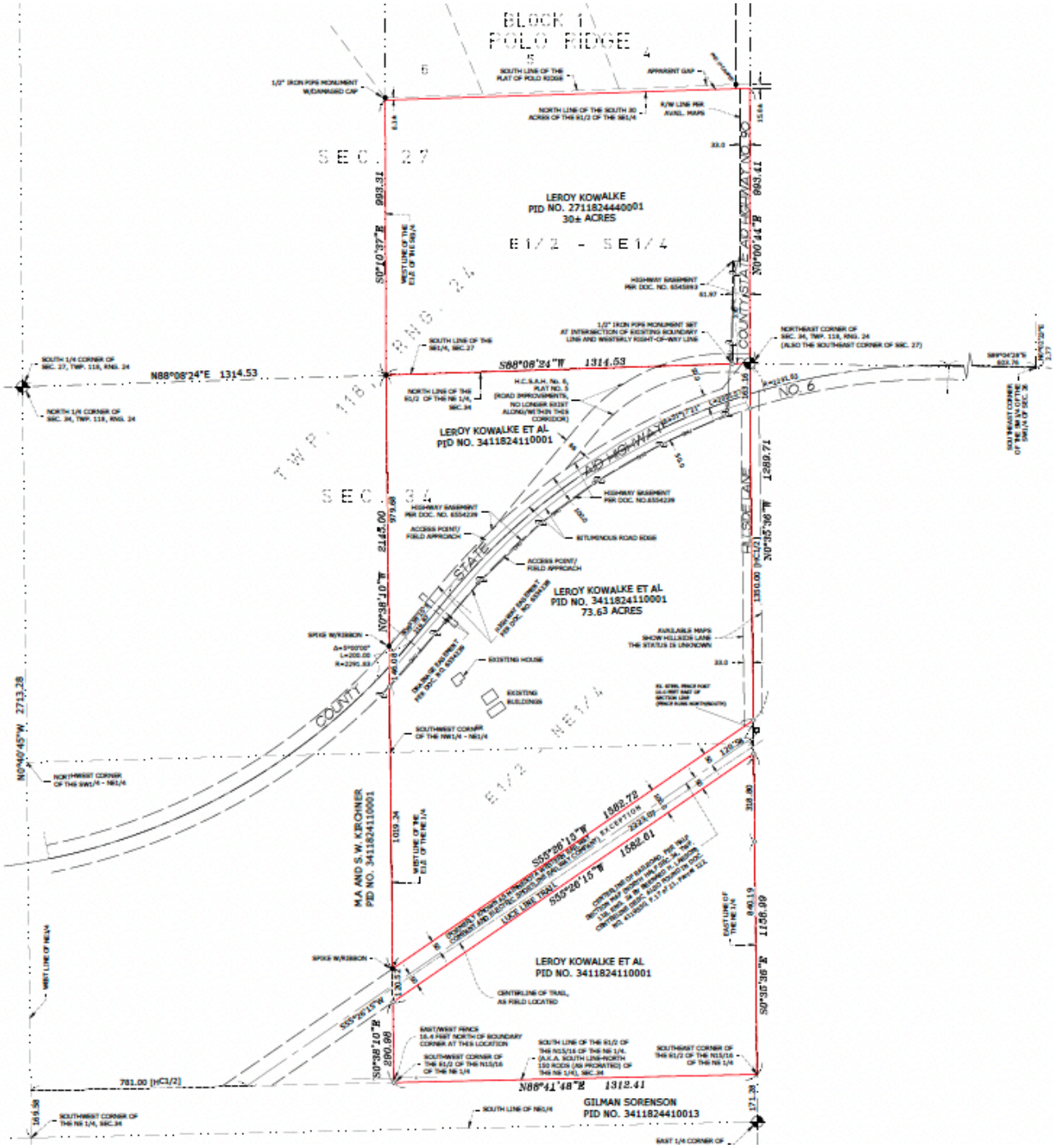
Racheal M. Holland (Applicant), of Melchert, Hubert, Sjodin, PLLP, on behalf of Margaret Kowalke (Owner), is requesting approval of a minor subdivision to rearrange the shared boundary line between two parcels of record located at and directly north of 6551 County Road 6 (PID Nos. 34-118-24-11-0001 and 27-118-24-44-0001). According to the application, the affected parcels are held by members of the Kowalke family (Margaret Kowalke, Leroy Kowalke, and the Estate of Kenneth Eugene Kowalke), who have agreed to rearrange the boundary between the two properties in connection with a family division of the land. The proposed action would relocate the common lot line so that it aligns

with the southerly right of way line of County Road 6 (Hennepin County State Aid Highway No. 6). No new parcels would be created, and the properties would remain two parcels of record following the rearrangement.

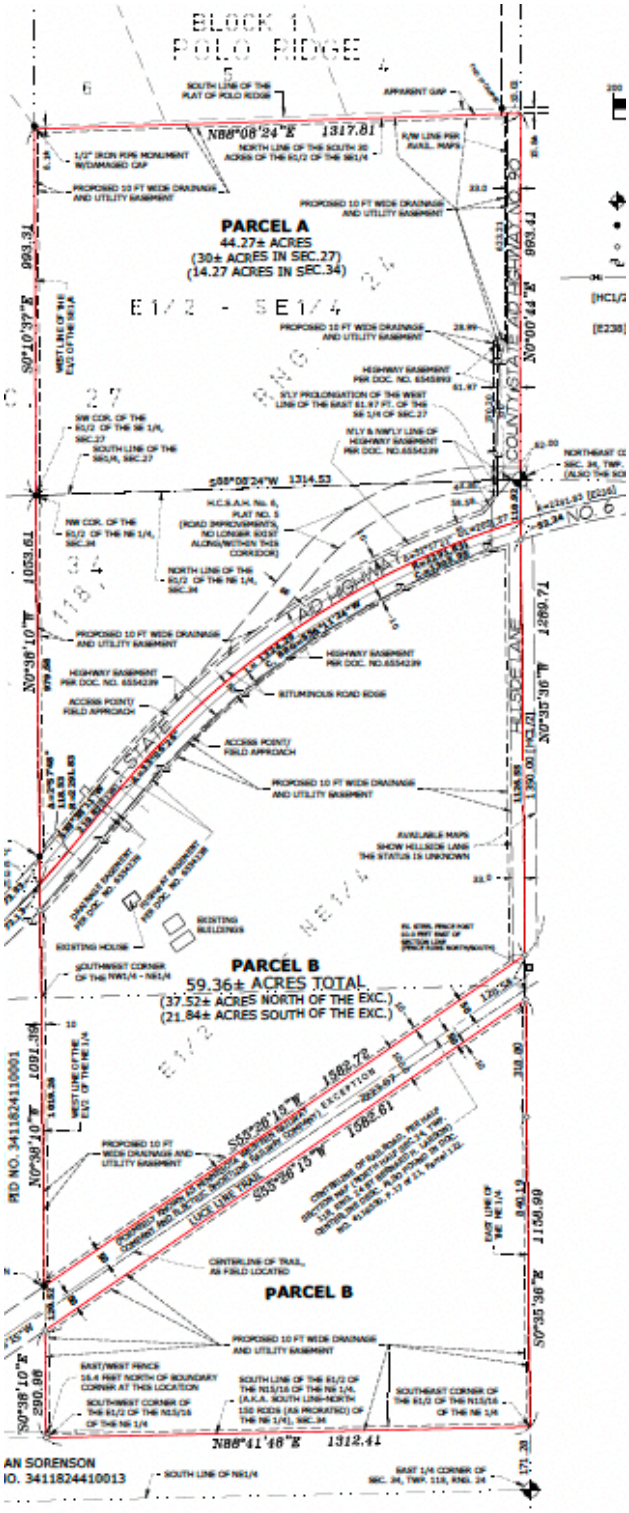
Both parcels are currently zoned Agriculture (AG) and are guided Rural Residential (RR) in the City's Comprehensive Plan. Within the Agriculture District, the City's Subdivision Ordinance permits only two forms of minor subdivision: lot line rearrangements and rural view lot subdivisions. Because the proposed action is a lot line rearrangement that does not create any new lots or change the number of parcels of record, it is an allowed form of minor subdivision in the AG District and is being processed by the City accordingly.

As proposed, the lot line rearrangement would transfer approximately 14.27 acres from PID 34-118-24-11-0001 (6551 County Road 6) to PID 27-118-24-44-0001 (the unaddressed parcel directly north). PID 34-118-24-11-0001 would decrease from approximately 73.63 acres in the before condition to approximately 59.36 acres in the after condition (identified as "Parcel B" on the survey). PID 27-118-24-44-0001 would correspondingly increase from approximately 30.00 acres in the before condition to approximately 44.27 acres in the after condition (identified as "Parcel A" on the survey). The combined acreage of the two parcels, approximately 103.63 acres, would remain unchanged. Before-and-after exhibits depicting the configuration of both parcels, prepared by E.G. Rud & Sons, Inc. (Job No. 260746BS, dated August 6, 2026), are included below for reference.

BEFORE – Existing Configuration



AFTER – Proposed Configuration (Parcel A / Parcel B)



Boundary Survey (Before and After) prepared by E.G. Rud & Sons, Inc., Job No. 260746BS, dated 8/06/2026

Under the existing configuration, the boundary of PID 34-118-24-11-0001 crosses County Road 6, with a portion of that parcel lying north of the road and the remainder (including the existing house and farm buildings) lying south of the road. The proposed rearrangement would relocate the shared boundary so that it aligns with the southerly right-of-way line of County Road 6, resulting in each parcel lying entirely on one side of the road: PID 27-118-24-44-0001

(Parcel A) would lie entirely north of County Road 6, and PID 34-118-24-11-0001 (Parcel B) would lie entirely south of County Road 6, consistent with the existing farmstead and access on that parcel. Staff finds that the proposed rearrangement results in cleaner, more logical property lines that no longer cross the county road.

No building construction, development, or change in use of either property is proposed in connection with the lot line rearrangement.

Zoning Ordinance Compliance

The City's Subdivision and Zoning Ordinance provisions allow lot line rearrangements as a form of minor subdivision within the Agriculture (AG) Zoning District, provided the rearrangement does not create any new parcels. As proposed, no new parcels are being created; the rearrangement affects only the location of the shared boundary between the two existing parcels of record. Both parcels will continue to have direct frontage and access on County Road 6 following the rearrangement. The rearrangement would also bring the north lot Parcel A into compliance with the 40 acre minimum lot size requirement of the AG District. Staff did not identify any other issues relating to the proposed minor subdivision, and the proposal appears to meet all applicable criteria for a lot line rearrangement in the AG District.

Additional Considerations

Staff notes that both resulting parcels will be in excess of the 40 acre threshold generally associated with a dwelling unit entitlement in the Agriculture District (approximately 44.27 acres and 59.36 acres, respectively). Accordingly, the proposed lot line rearrangement does not reduce the number of dwelling unit entitlements associated with either parcel. Staff further notes that the properties would likely need to be rezoned to Rural Residential (RR) prior to any future development consistent with the Comprehensive Plan's guided density, at which point the standards of the RR District, rather than the AG District, would govern development potential. The lot line rearrangement itself does not require or trigger rezoning, and no rezoning is being requested as part of this application.

NEIGHBOR COMMENTS

No written neighbor comments were received by the City prior to the Planning Commission public hearing. Comments and questions raised at the public hearing are summarized below.

PLANNING COMMISSION REVIEW

The Planning Commission held a duly noticed public hearing on the requested minor subdivision at its September 15, 2026 meeting. Staff presented the request and noted that the proposed lot line rearrangement is an allowed form of minor subdivision in the Agriculture (AG) District, that no new parcels would be created, and that access to both properties would not change.

One member of the public asked whether Hennepin County still holds an easement over the former alignment of County Road 6 that is depicted on the survey. Staff noted that the former alignment continues to be shown as platted right of way, that there are no improvements within it, and that staff is not aware of the County having vacated it. The proposed lot line rearrangement does not vacate or otherwise alter any County right of way.

A question was also raised regarding the provision of drainage and utility easements. Staff noted that the City typically requires perimeter drainage and utility easements to be dedicated when property is platted.

A Commissioner asked about the zoning applicable to Parcel A in relation to the property to the west. Staff clarified that both subject properties are zoned Agriculture (AG) and guided Rural Residential (RR), and that the 40 acre minimum lot size of the AG District remains in effect until such time as the properties are rezoned. The property to the west is guided Agriculture over the long term and is subject to the 40 acre minimum lot size.

No other comments were received, and the public hearing was closed. The Planning Commission had no significant concerns with the request, found that it meets the criteria for a minor subdivision, and voted unanimously to recommend approval to the City Council, subject to the findings and conditions recommended by staff.

The Planning Commission recommended approval of the requested minor subdivision (lot line rearrangement). Should the City Council approve the request, staff recommends the findings and conditions set forth below, which are incorporated into the attached resolution.

Recommendation

The Planning Commission recommends that the City Council adopt Resolution No. 26-1020-01, approving the minor subdivision (lot line rearrangement) for the properties located at and directly north of 6551 County Road 6, subject to the following findings and conditions.

Findings:

- The proposed minor subdivision meets all applicable conditions and requirements of the City's Subdivision Ordinance and Zoning Ordinance applicable to lot line rearrangements within the Agriculture (AG) Zoning District.
- The proposed lot line rearrangement does not create any new parcels; the two parcels of record located at and directly north of 6551 County Road 6 will remain two parcels of record following the rearrangement.
- PID 34-118-24-11-0001 (6551 County Road 6) will be reduced from approximately 73.63 acres to approximately 59.36 acres, and PID 27-118-24-44-0001 (directly north, address unassigned) will be increased from approximately 30.00 acres to approximately 44.27 acres; the combined acreage of approximately 103.63 acres will remain unchanged.
- The rearranged boundary will align with the southerly right of way line of County Road 6 (CSAH 6), eliminating the existing condition in which the boundary of PID 34-118-24-11-0001 crosses County Road 6.
- Both resulting parcels will remain well in excess of the 40 acre threshold generally associated with a dwelling unit entitlement in the Agriculture District; the rearrangement does not reduce the number of dwelling unit entitlements associated with either parcel.
- The Planning Commission held a duly noticed public hearing on September 15, 2026, and unanimously recommended approval of the minor subdivision to the City Council.

Recommended Conditions of Approval:

1. The lot line rearrangement shall be completed in accordance with the Boundary Survey (Before and After) prepared by E.G. Rud & Sons, Inc. (Job No. 260746BS), dated August 6, 2026, submitted with the application.

2. The applicant shall record the revised legal descriptions and/or a new certificate of survey reflecting the approved lot line rearrangement with Hennepin County and shall provide the City with a copy of the recorded documents.

3. The applicant shall execute all requisite conveyance documents conveying the D&U easements to the city.

4. Any future rezoning or development of either parcel shall be subject to separate review and approval by the City.

5. The Applicant shall pay for all costs associated with the City's review of the requested minor subdivision.

Attachments: Resolution No. 26-1020-01
Application
Boundary Survey – Before and After (E.G. Rud & Sons, Inc., Job No. 260746BS)
Aerial Exhibit

CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 26-1020-01

A RESOLUTION OF THE CITY OF INDEPENDENCE APPROVING A MINOR SUBDIVISION (LOT LINE REARRANGEMENT) FOR THE PROPERTIES LOCATED AT AND DIRECTLY NORTH OF 6551 COUNTY ROAD 6

WHEREAS, the City of Independence (the "City") is a municipal corporation, organized and existing under the laws of the State of Minnesota; and

WHEREAS, Racheal M. Holland of Melchert, Hubert, Sjodin, PLLP (the "Applicant"), on behalf of Margaret Kowalke (the "Owner"), has submitted an application to the City requesting approval of a minor subdivision to allow a lot line rearrangement between the properties located at 6551 County Road 6 (PID No. 34-118-24-11-0001) and the unaddressed property located directly north (PID No. 27-118-24-44-0001) (together, the "Properties"); and

WHEREAS, the Properties are legally described on Exhibit A, attached hereto and incorporated herein; and

WHEREAS, the Properties are zoned Agriculture (AG) and are guided Rural Residential (RR) in the City's Comprehensive Plan; and

WHEREAS, the City's Subdivision Ordinance permits lot line rearrangements as a form of minor subdivision within the Agriculture (AG) Zoning District, provided that no new parcels are created; and

WHEREAS, the proposed lot line rearrangement would relocate the common boundary between the Properties so that it aligns with the southerly right of way line of County Road 6, transferring approximately 14.27 acres from PID No. 34-118-24-11-0001 to PID No. 27-118-24-44-0001, as depicted on the Boundary Survey (Before and After) prepared by E.G. Rud & Sons, Inc. (Job No. 260746BS), dated August 6, 2026; and

WHEREAS, the Planning Commission held a duly noticed public hearing on September 15, 2026, at which time all persons wishing to be heard were given the opportunity to speak, and following the hearing the Planning Commission unanimously recommended approval of the minor subdivision to the City Council; and

WHEREAS, the City Council reviewed the application, the staff report, and the recommendation of the Planning Commission at its regular meeting on October 20, 2026.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Independence that the requested minor subdivision (lot line rearrangement) is hereby approved based on the following findings:

1. The proposed minor subdivision meets all applicable conditions and requirements of the City's Subdivision Ordinance and Zoning Ordinance applicable to lot line rearrangements within the Agriculture (AG) Zoning District.
2. The proposed lot line rearrangement does not create any new parcels; the two parcels of record located at and directly north of 6551 County Road 6 will remain two parcels of record following the rearrangement.
3. PID 34-118-24-11-0001 (6551 County Road 6) will be reduced from approximately 73.63 acres to approximately 59.36 acres (Parcel B), and PID 27-118-24-44-0001 (directly north, address unassigned) will be increased from approximately 30.00 acres to approximately 44.27 acres (Parcel A); the combined acreage of approximately 103.63 acres will remain unchanged.
4. The rearranged boundary will align with the southerly right of way line of County Road 6 (CSAH 6), eliminating the existing condition in which the boundary of PID 34-118-24-11-0001 crosses County Road 6.
5. The rearrangement will bring Parcel A into conformance with the 40 acre minimum lot size requirement of the AG District.
6. Both resulting parcels will remain in excess of the 40 acre threshold generally associated with a dwelling unit entitlement in the Agriculture District; the rearrangement does not reduce the number of dwelling unit entitlements associated with either parcel.
7. The Planning Commission held a duly noticed public hearing on September 15, 2026, and unanimously recommended approval of the minor subdivision to the City Council.

BE IT FURTHER RESOLVED that approval of the minor subdivision is subject to the following conditions:

1. The lot line rearrangement shall be completed in accordance with the Boundary Survey (Before and After) prepared by E.G. Rud & Sons, Inc. (Job No. 260746BS), dated August 6, 2026, submitted with the application.
2. The Applicant shall record the revised legal descriptions and/or a new certificate of survey reflecting the approved lot line rearrangement with Hennepin County and shall provide the City with a copy of the recorded documents.
3. The Applicant shall execute all conveyance documents necessary to convey drainage and utility easements to the City, in a form acceptable to the City Attorney, over Parcel A and Parcel B as required by the City. The executed easement documents shall be provided to the City prior to recording of the lot line rearrangement.
4. Any future rezoning or development of either parcel shall be subject to separate review and approval by the City.

5. The Applicant shall pay for all costs associated with the City's review of the requested minor subdivision.
6. The Applicant shall record this resolution with Hennepin County.

Adopted by the City Council of the City of Independence this 20th day of October 2026, by a vote of _____ ayes and _____ nays.

_____
Brad Spencer, Mayor

ATTEST:

_____
Mark Kaltsas, City Administrator

EXHIBIT A
LEGAL DESCRIPTIONS

Existing Legal Descriptions

PID No. 34-118-24-11-0001 (6551 County Road 6):

[Insert existing legal description from Boundary Survey, E.G. Rud & Sons, Inc., Job No. 260746BS]

PID No. 27-118-24-44-0001 (Address Unassigned):

[Insert existing legal description from Boundary Survey, E.G. Rud & Sons, Inc., Job No. 260746BS]

Proposed Legal Descriptions

Parcel A (approximately 44.27 acres):

[Insert proposed legal description of Parcel A from Boundary Survey, E.G. Rud & Sons, Inc., Job No. 260746BS]

Parcel B (approximately 59.36 acres):

[Insert proposed legal description of Parcel B from Boundary Survey, E.G. Rud & Sons, Inc., Job No. 260746BS]

BOUNDARY SURVEY (BEFORE)

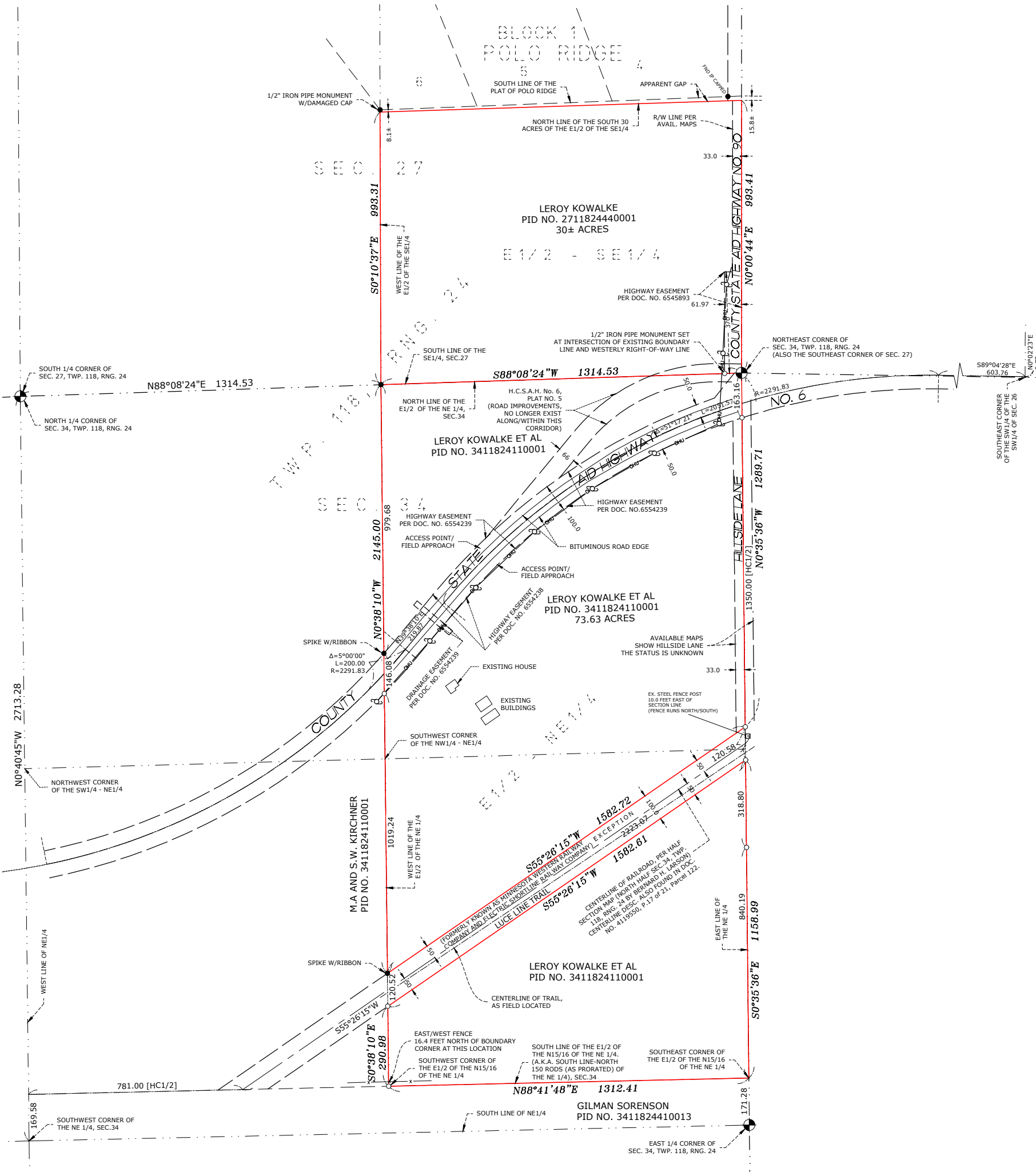
~for~ MELCHERT HUBERT SJORDIN, PLLP
~part of~ E 1/2-SE 1/4, Sec.27 & p/o E 1/2-NE 1/4, Sec.34, all in T.118, R.24, Hennepin County, MN

LEGEND

- DENOTES HENNEPIN COUNTY CAST IRON MONUMENT
- DENOTES 1/2" OPEN IRON PIPE MONUMENT FOUND UNLESS NOTED OTHERWISE
- DENOTES IRON MONUMENT SET, MARKED LS# 45356
- DENOTES POWER POLE
- OHU — DENOTES OVERHEAD UTILITY
- [HC1/2] DENOTES DISTANCE PER HISTORICAL HENNEPIN COUNTY HALF SECTION MAP

GRAPHIC SCALE
200 0 100 200 400
SCALE IN FEET

NORTH



EXISTING PROPERTY DESCRIPTION

(Per Warranty Deed Doc. No. 5125065)

PID NO. 2711824440001

The South 30 acres (also known as the South 60 rods) of the East Half of the Southeast Quarter of Section 27, Township 118, Range 24.

(Hennepin County, Minnesota.)

EXISTING PROPERTY DESCRIPTION

(Per Warranty Deed Doc. No. 8412068)

PID NO. 3411824110001

The East Half of the North 15/16ths of the Northeast Quarter of Section Thirty-four (34) Township One Hundred Eighteen (118), Range Twenty-four (24), Except the right of way of the Minnesota Western Railway Company, formerly known as the Electric Shortline Railway Company, now known as Luce Line Trail, according to the Government Survey thereof.

(Hennepin County, Minnesota)

E. G. RUD & SONS, INC.
EST. 1977
Professional Land Surveyors
990 5th Ave SE, Suite 2
Hutchinson, MN 55350
Tel. (320) 587-2026
www.egrud.com

NOTES

- Field survey was completed by E.G. Rud and Sons, Inc. on 07/29/2026.
- Bearings shown are based on the Hennepin County Coordinate System NAD83 (86 adj.).
- Parcel ID Numbers: 2711824440001 & 3411824110001.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

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

KURT D. NELSON

Date: 8/06/2026 License No. 45356

DRAWN BY: JMM	JOB NO: 260746BS	DATE: 08/06/26	
CHECK BY: KDN	FIELD CREW: JM		
1			
2			
3			
NO.	DATE	DESCRIPTION	BY

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260746BS

BOUNDARY SURVEY (AFTER)

~for~ MELCHERT HUBERT SJORDIN, PLLP
~part of~ E 1/2-SE 1/4, Sec.27 & p/o E 1/2-NE 1/4, Sec.34, all in T.118, R.24, Hennepin County, MN

PROPOSED PARCEL A & B DESCRIPTIONS

PARCEL A

The South 30 acres (also known as the South 60 rods) of the East Half of the Southeast Quarter of Section 27, Township 118, Range 24, Hennepin County, Minnesota.

AND

That part of the East Half of the North 15/16th of the Northeast Quarter of Section 34, Township 118, Range 24, according to the Government Survey thereof, Hennepin County, Minnesota, lying northerly of the following described line:

Commencing at the Northeast Quarter of said Section 34; thence South 00 degrees 35 minutes 36 seconds East, assumed bearing, along the East line of said Northeast Quarter of Section 34, a distance of 110.92 feet to the Point of Beginning of the line to be described; thence southwesterly 1324.29 feet along a non-tangential curve, concave to the southeast having a radius of 2291.83 feet, a central angle of 33 degrees 06 minutes 26 seconds, and a chord bearing of South 56 degrees 11 minutes 24 seconds West; thence South 39 degrees 38 minutes 11 seconds West, tangent to last described curve, 219.87 feet; thence southwesterly 118.53 feet along a tangential curve concave to the northwest having a radius of 2291.83 feet, a central angle of 02 degrees 57 minutes 48 seconds to the West line of said East Half of the Northeast Quarter and said line there terminating.

This parcel contains 44.27 acres, more or less, and is subject to any and all easements of record.

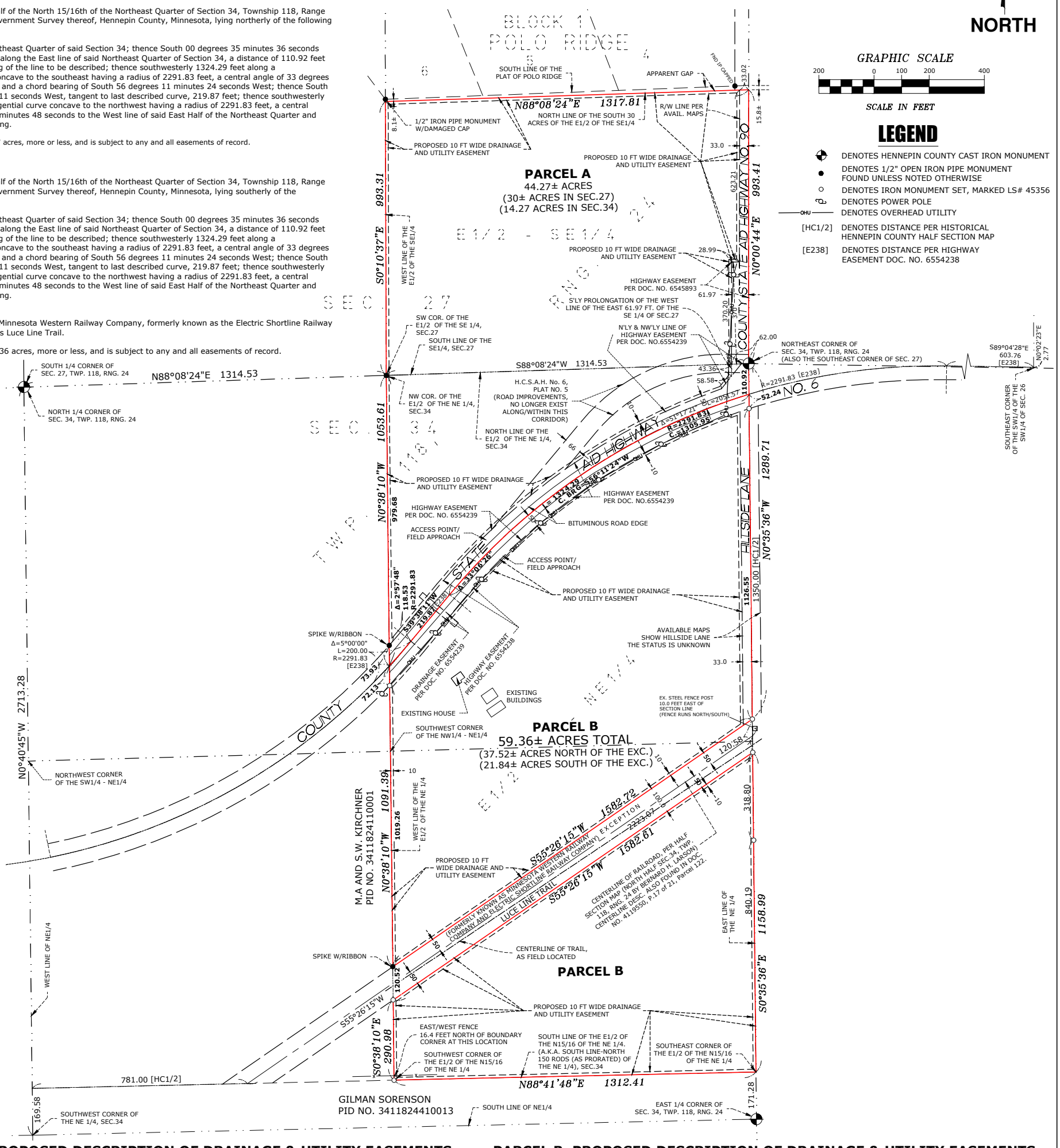
PARCEL B

That part of the East Half of the North 15/16th of the Northeast Quarter of Section 34, Township 118, Range 24, according to the Government Survey thereof, Hennepin County, Minnesota, lying southerly of the following described line:

Commencing at the Northeast Quarter of said Section 34; thence South 00 degrees 35 minutes 36 seconds East, assumed bearing, along the East line of said Northeast Quarter of Section 34, a distance of 110.92 feet to the Point of Beginning of the line to be described; thence southwesterly 1324.29 feet along a non-tangential curve, concave to the southeast having a radius of 2291.83 feet, a central angle of 33 degrees 06 minutes 26 seconds, and a chord bearing of South 56 degrees 11 minutes 24 seconds West; thence South 39 degrees 38 minutes 11 seconds West, tangent to last described curve, 219.87 feet; thence southwesterly 118.53 feet along a tangential curve concave to the northwest having a radius of 2291.83 feet, a central angle of 02 degrees 57 minutes 48 seconds to the West line of said East Half of the Northeast Quarter and said line there terminating.

EXCEPT
The right of way of the Minnesota Western Railway Company, formerly known as the Electric Shortline Railway Company, now known as Luce Line Trail.

This parcel contains 59.36 acres, more or less, and is subject to any and all easements of record.



PARCEL A, PROPOSED DESCRIPTION OF DRAINAGE & UTILITY EASEMENTS

A 10.00 foot wide perpetual easement for drainage and utility purposes over, under and across part of the South 30 acres (also known as the south 60 rods) of the East Half of the Southeast Quarter of said Section 27, and over, under and across part of the East Half of the North 15/16th of the Northeast Quarter of Section 34, all in Township 118, Range 24, Hennepin County, Minnesota, the sideline of said drainage and utility easement being parallel with and distant 10.00 feet to the right of (as measured perpendicular to) the following described line:

Commencing at the northeast corner of said Section 34, the same being the southeast corner of said Section 27; thence westerly along the north line of said Section 34 (south line of said Section 27) 62.00 feet to the intersection with the west line of the East 61.97 feet of said Southeast Quarter of said Section 27 and the point of beginning of said line to be described; thence southerly along the southerly prolongation of said west line of the East 61.97 feet of said Southeast Quarter of said Section 27 a distance of 43.36 feet to the northwesterly line of a permanent easement for highway purposes described in Document No. 6554239; thence southwesterly along said northwesterly line 58.58 feet; thence southwesterly continuing along said northwesterly line 1545.88 feet, more or less, to the west line of said East Half of the Northeast Quarter of said Section 34; thence northerly along last said West line 979.68 feet to the northwest corner of said East Half of the Northeast Quarter of said Section 34; thence continuing northerly along the west line of said East Half of the Southeast Quarter of said Section 27, a distance of 993.31 feet, more or less, to the north line of said South 30 acres (also known as the south 60 rods) of the East Half of the Southeast Quarter; thence easterly along last said North line 1284.79 feet, more or less, to the westerly right-of-way line of Hennepin County State Aid Highway No. 90; thence southerly along last said westerly right-of-way line 623.21 feet, more or less, to the north line of the South 370 feet of said South 30 acres (also known as the south 60 rods) of the East Half of the Southeast Quarter of said Section 27, last said north line being the northerly line of a permanent easement for highway purposes described in Document No. 6545893; thence westerly along last said North line 28.99 feet to the northwest corner of said permanent easement for highway purposes described in Document No. 6545893; thence southerly along the West line of the East 61.97 feet of said South 30 acres (also known as the south 60 rods) of the East Half of the Southeast Quarter (said west line also being the west line of said permanent easement for highway purposes described in Document No. 6545893) and it's southerly prolongation 370.20 feet to the point of beginning and said line there terminating.

Also

A perpetual easement for drainage and utility purposes over, under and across part of said Northeast Quarter of Section 34, lying easterly of the southerly prolongation of the west line of the East 61.97 feet of said Southeast Quarter of said Section 27 and northwesterly of the northwesterly line of said permanent easement for highway purposes described in Document No. 6554239.

PARCEL B, PROPOSED DESCRIPTION OF DRAINAGE & UTILITY EASEMENTS

Perpetual easements for drainage and utility purposes over, under and across part of the East Half of the North 15/16th of the Northeast Quarter of Section 34, Township 118, Range 24, described as follows:

A 10.00 foot wide strip of land lying southerly of and adjoining the southeasterly right-of-way line of Hennepin County State Aid Highway No. 6, as described in Document No. 6554238 and in Document No. 6554239.
ALSO
The West 10.00 feet of the East 43.00 feet of said East Half of the North 15/16th of the Northeast Quarter of Section 34, lying southerly of the southeasterly line of Hennepin County State Aid Highway No. 6 as described in Document No. 6554239 and lying northerly of the northwesterly right-of-way line of the Minnesota Western Railway Company, formerly known as the Electric Shortline Railway Company, now known as Luce Line Trail.
ALSO
The East 10.00 feet of said East Half of the North 15/16th of the Northeast Quarter of Section 34, lying southerly of the southeasterly right-of-way line of the Minnesota Western Railway Company, formerly known as the Electric Shortline Railway Company, now known as Luce Line Trail.
ALSO
The West 10.00 feet of said East Half of the North 15/16th of the Northeast Quarter of Section 34, lying southerly of the southeasterly line of Hennepin County State Aid Highway No. 6 as described in Document No. 6554239, Except the right-of-way of the Minnesota Western Railway Company, formerly known as the Electric Shortline Railway Company, now known as Luce Line Trail.
ALSO
The South 10.00 feet of said East Half of the North 15/16th of the Northeast Quarter of Section 34.
ALSO
A 10.00 foot wide strip of land lying northerly of and adjoining the northwesterly right-of-way line of the Minnesota Western Railway Company, formerly known as the Electric Shortline Railway Company, now known as Luce Line Trail.
ALSO
A 10.00 foot wide strip of land lying southerly of and adjoining the southeasterly right-of-way line of the Minnesota Western Railway Company, formerly known as the Electric Shortline Railway Company, now known as Luce Line Trail.

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

KURT D. NELSON
Date: 8/06/2026 License No. 45356

DRAWN BY: JMM	JOB NO: 260746BS	DATE: 08/06/26
CHECK BY: KDN	FIELD CREW: JM	

NO.	DATE	DESCRIPTION	BY
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260746BS

October 20, 2026

Kevin Anderson
Hennepin County Commissioner, District 7
A-2400 Government Center
300 South Sixth Street
Minneapolis, MN 55487

RE: Request for Safety Improvements at CSAH 6 (Watertown Road) and CSAH 83 (Halgren Road) / CSAH 110

Dear Commissioner Anderson:

On behalf of the City of Independence, the Mayor and City Council respectfully request your support and leadership in having Hennepin County pursue safety improvements at the intersection of County State Aid Highway (CSAH) 6 and CSAH 83 / CSAH 110, including the evaluation and construction of a roundabout. We were encouraged to hear of your interest in proposing a roundabout on CSAH 6 at this location.

This intersection has already cost our community a life. On the morning of February 26, 2025, a westbound pickup truck on CSAH 6 failed to stop at the all way stop and struck a vehicle that had stopped on CSAH 83 and was crossing the intersection. An 11 year old girl from Maple Plain was killed, and five other members of her family were injured. The loss has been felt deeply across Independence, Maple Plain and the broader west Hennepin community. The crash illustrates the shortcomings of this intersection where stop signs are the only safeguard against a high speed collision.

CSAH 6 is a two lane minor arterial and one of the primary east and west routes through the City. The City's 2040 Comprehensive Plan notes that limited capacity on Trunk Highway 12 continues to push additional traffic onto CSAH 6. The most recent MnDOT traffic counts for each leg of the intersection are shown below.

Approach	Count Location	Vehicles per Day	Year
CSAH 6, west leg	West of CSAH 110 and CSAH 83	6,563	2023
CSAH 6, east leg	West of CSAH 19	6,843	2023
CSAH 83, north leg	North of CSAH 6	1,678	2025
CSAH 110, south leg	South of CSAH 6	3,230	2023
Total entering (approx.)	**Half the sum of the four legs**	**9,157**	

Source: MnDOT Annual Average Daily Traffic (AADT) segments, current counts.

Roughly 9,000 vehicles pass through this rural all way stop on an average day, with CSAH 6 carrying about two to four times the volume of the side legs. Drivers on the higher volume, higher speed mainline are asked to come to a full stop in an otherwise open rural setting, which is the condition under which

stops are most often missed or rolled. A roundabout would slow every approaching vehicle and largely eliminate the right angle crashes that cause the most serious injuries.

The City has also received requests and concerns from residents about the safety of this intersection, and those concerns have only grown since the February 2025 crash.

Specifically, the City requests that Hennepin County:

1. **Evaluate the intersection.** Complete an intersection control evaluation for CSAH 6 and CSAH 83 / CSAH 110, with a roundabout as a primary alternative.
2. **Program the improvement.** Add the project to the Hennepin County Transportation Capital Improvement Program at the earliest opportunity and pursue available safety funding, including the Highway Safety Improvement Program.
3. **Add interim safety measures.** Until a permanent improvement is built, consider enhanced advance warning signs, flashing LED stop signs, rumble strips on the CSAH 6 approaches and improved intersection lighting.
4. **Coordinate with the City.** Keep the City informed as the County's work proceeds. City staff are ready to assist with information, resident outreach and any local coordination the project requires.

Thank you for your attention to this matter and for your willingness to champion this improvement. We would welcome the opportunity to meet with you and County staff to discuss next steps.

Sincerely,
CITY OF INDEPENDENCE

Brad Spencer Mayor	Lynn Betts Council Member	Ray McCoy Council Member
Steve Grotting Council Member	Brad Fisher Council Member	