



Please note that, pursuant to the authority provided by Minn. Stat. Sec. 13D.021, subd. 1(1), the City has determined that in-person meetings of the City Council are not practical or prudent due to the COVID-19 public health pandemic and the declared national, state, and local emergencies. Meetings of the Council will be conducted by electronic or telephonic means. Under Minn. Stat. Sec. 13D.021, subd. 3, to the extent practical and possible, the City Council will allow individuals to monitor the meeting electronically. Access to the meeting can be obtained online by following the link provided below or by contacting the City Hall for instructions and methods for obtaining access to the meeting.

Meeting Access Information: <https://www.ci.independence.mn.us/meetings>

CITY COUNCIL MEETING AGENDA TUESDAY JANUARY 19, 2021

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 January 5, 2021 Regular City Council Meeting.
 - b. Approval of City Council Minutes from the January 12, 2021 City Council Workshop.
 - c. Approval of Accounts Payable; (Batch #1 Checks Numbered 20194-20215 and Batch #2 Checks Numbered 20216-20235).
 - d. Approval to Set the Date of the Local Board of Appeals and Equalization Meeting for Tuesday April 6, 2021 at 6:00 PM.
 - e. Approval of Pay Request #1 From Rochon for the City Hall Renovation Project.
5. Set Agenda – Anyone Not on the Agenda can be Placed Under Open/Misc.
6. Reports of Boards and Committees by Council and Staff.
7. West Hennepin Public Safety Director Gary Kroells: Presentation of the December 2020 Activity Report.

8. Recognition of Mayor Johnsons Appointment to National League of Cities Federal Advocacy Committee.
9. Annual Consideration of Fee Schedule Amendments.
 - a. **RESOLUTION 21-0119-01** – Considering the Annual Update to the City’s Fee Schedule.
10. Open/Misc.
11. Adjourn.

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE CITY COUNCIL
TUESDAY, JANUARY 5, 2020 –6:30 P.M.
(Virtual Meeting/ All Attendees)

1. CALL TO ORDER.

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

3. PLEDGE OF ALLEGIANCE.

Mayor Johnson led the group in the Pledge of Allegiance.

2. ROLL CALL (Note: all noted present were “virtually” present

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

ABSENT: None

STAFF: City Administrator Kaltsas, Assistant to Administrator Horner, City Attorney Vose

VISITORS: Jessica and Tom Healy

3. ****Consent Agenda****

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

- a. Approval of City Council Minutes from the December 15, 2020 Regular City Council Meeting.
- b. Approval of Accounts Payable; Batch #1 Checks Numbered 20144-20162 and Batch #2 Checks Numbered 20163-20179 and Batch #3 Checks Numbered 20180-20193.
- c. 4th Qtr. Building Permit Report – For Information.

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

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

5. REPORTS OF BOARDS AND COMMITTEES BY COUNCIL AND STAFF

Spencer attended the following meetings:

- None

Grotting attended the following meetings:

- Planning Commission Meeting

McCoy attended the following meetings:

- View Santa Event

Betts attended the following meetings:

- None

Johnson attended the following meetings:

- Police Commission Meeting
- Planning Commission Meeting

Horner attended the following meetings:

- None

Kaltsas attended the following meetings:

- Bi-weekly meeting on County Road 92 and Highway 12 projects
- Police Commission Meeting

6. Annual City Council Appointments.

- a. **RESOLUTION 21-0105-01** - Annual Council Appointments.

Spencer said Joe Baker will continue his work with the watershed. Grotting noted he would like to give up his position at some point on the LMCC. Kaltsas said Mediacom is focused on getting customers live on County Road 6 line.

Motion by McCoy, second by Spencer to approve RESOLUTION 21-0105-01 - Annual Council Appointments. Ayes: Johnson, Spencer, McCoy, Grotting and Betts. Nays: None. Absent: None. Abstain: None. MOTION DECLARED CARRIED.

7. Jessica Healy (Applicant/Owner) requests that the City consider the following action for the property located at 498 Kuntz Drive (PID No. 33-118-24-24-0008) in Independence, MN:

- a. **RESOLUTION 21-0105-02** – Considering a conditional use permit to allow an accessory dwelling unit on the subject property.

Kaltsas said the property is located at 498 Kuntz Drive which is generally located at the southeast corner of CSAH 6 and Kuntz Drive. The property is comprised of mostly upland with a wetland on the east side of the property. There are two existing accessory structures located on the property. The principal structure had been previously taken down due to the poor condition. The City allows accessory dwelling units (ADU) as a conditional use in the AG-Agriculture zoning district.

The intent of the ordinance was to allow for “mother-in-law” type units to be located within the principal structure or within a detached accessory building. The applicant recently acquired this property and the property to the north and discussed regulations relating to ADUs for this property. The applicant is planning on constructing a principal residence on this property in 2021 and would like the City to consider allowing a separate detached ADU.

This property historically had an existing residence that was located inside of the loop driveway (near the existing well). The home was removed between 2016-2018. There is an existing Quonset building and barn located on the property. The applicant has prepared plans for the development of the property which include both the principal and accessory dwelling units. The City has adopted standards requiring the ADU

to be proportional and subordinate to the principal structure. The proposed principal house and accessory dwelling unit have the following specifics: The proposed accessory dwelling unit is comprised of a combined bedroom, kitchen and living area with a bathroom and laundry. In order for the City to consider a CUP for an accessory dwelling unit, the applicant will need to demonstrate how they meet all applicable criteria for granting a conditional use permit and for an accessory dwelling unit. The City has criteria broadly relating to Conditional Use Permits and then more focused criteria relating specifically to accessory dwelling units.

An accessory dwelling unit must meet the following criteria:

Subd. 2. "Accessory Dwelling Unit." A secondary dwelling unit that is: (a) Physically attached to or within a single-family dwelling unit or within a detached accessory building that has a principal structure on the parcel; and

The applicant is proposing to construct a detached accessory dwelling unit.

(b) Subordinate in size to the single-family dwelling unit; and

The proposed accessory dwelling unit would be subordinate in size to the single-family dwelling unit.

(c) Fully separated from the single-family dwelling unit by means of a wall or floor, with or without a door; and

The proposed accessory dwelling unit would be in a detached structure which is separated from the single-family home.

(d) Architecturally compatible with the principal structure (using materials, finishes, style and colors similar to the principal structure); and

The proposed ADU has been designed to be architecturally similar to the proposed principal structure. Architecture and materials appear to be consistent with the existing home.

(e) The lesser of 33% of the above ground living area of the principal structure or 1,200 square feet, and no less than 400 square feet; and

The principal structure is proposed to be 1,479 square feet of above ground living space not including the basement. 33% of 1,479 square feet equals 488 square feet. The applicant is proposing to construct a 480 square foot accessory dwelling unit. The proposed square footage would be approximately equal to the total permitted maximum amount of square feet permitted for this property.

(f) Not in excess of the maximum square footage for accessory structures as permitted in this code; and

The existing property is 10 acres in size and therefore does not have a limitation on the total square footage for detached accessory structures. For context, the existing Quonset is 3,200 SF and the existing barn is 1,500 SF.

(g) Has permanent provisions for cooking, living and sanitation; and

The applicant is proposing to construct permanent provisions for cooking; living and sanitation (see attached depiction). (h) Has no more than 2 bedrooms; and

The applicant is proposing to have one bedroom within the accessory dwelling unit.

(i) Limited to relatives of the homesteaded owner occupants or the homesteaded owners of the principal structure. The total number of individuals that reside in both the principal dwelling unit and accessory dwelling unit may not exceed the number that is allowed by the building code;

and

The owner of the property is proposing that the accessory dwelling unit will be occupied by her family.

(j) Uses the existing on-site septic system or an approved holding tank; and

The proposed accessory structure will be connected to the new septic system that also serves the principal residence.

(k) Respectful of the future subdivision of the property and the primary and secondary septic sites.

The City may require a sketch of the proposed future subdivision of a property; and

The accessory structure does not impede the ability of the owner to subdivide the property in the future or utilize a secondary septic site.

(l) In compliance with the adopted building code relating to all aspects of the dwelling unit.

The applicant will be required to obtain a building permit for all proposed improvements.

a On lots less than 2.5 acres, the accessory dwelling unit must be attached to the principal dwelling unit or located/constructed within an existing detached accessory structure that meets all criteria of this section.

b The existing on-site septic system will be required to be inspected by the City to ensure compliance with all applicable standards. Any system that does not meet all applicable standards shall be brought into compliance as a part of the approval of the accessory dwelling unit.

The applicant has discussed the proposed improvements to the property with the City. The applicant has submitted a site survey, sketch of the proposed building plans, elevations of the proposed principal residence and ADU and a site plan. The accessory dwelling unit will need to meet all applicable building codes and building regulations.

As proposed, the accessory dwelling unit appears to meet all applicable criteria established in the zoning ordinance for granting a conditional use permit for an accessory dwelling unit. The criteria for granting a conditional use permit are clearly delineated in the City's Zoning Ordinance (Section 520.11 subd. 1, a-i) as follows:

1. The conditional use will not adversely affect the health, safety, morals and general welfare of occupants of surrounding lands.
2. The proposed use will not have a detrimental effect on the use and enjoyment of other property in the immediate vicinity for the proposes already permitted or on the normal and orderly development and improvement of surrounding vacant property for uses predominant in the area.
3. Existing roads and proposed access roads will be adequate to accommodate anticipated traffic.
4. Sufficient off-street parking and loading space will be provided to serve the proposed use.
5. The proposed conditional use can be adequately serviced by public utilities or on-site sewage treatment, and sufficient area of suitable soils for on-site sewage treatment is available to protect the city form pollution hazards.
6. The proposal includes adequate provision for protection of natural drainage systems, natural topography, tree growth, water courses, wetlands, historic sites and similar ecological and environmental features.
7. The proposal includes adequate measures to prevent or control offensive odor, fumes, dust, noise, or vibration so that none of these will constitute a nuisance.
8. The proposed condition use is consistent with the comprehensive plan of the City of Independence.
9. The proposed use will not stimulate growth incompatible with prevailing density standards.

Consideration for the proposed conditional use permit should weigh the impact of having an accessory dwelling unit located on this property. The proposed new home and ADU appear to be designed so that they are compatible and consistent. The size of the property, the proximity to surrounding properties and the general geographic location within the City will help to mitigate any impacts of having an ADU. Consideration for the proposed conditional use permit should weigh the impact of having an accessory dwelling unit located on this property. The proposed new home and ADU appear to be designed so that they are compatible and consistent. The size of the property, the proximity to surrounding properties and the general geographic location within the City will help to mitigate any impacts of having an ADU. Should the CUP to allow an accessory dwelling unit be recommended for approval by the Planning Commission, it is suggested that the following conditions be noted by the City:

The Conditional Use Permit will be subject to the applicant constructing the principal structure on the property and successfully obtaining and completing a building permit for all applicable improvements required for a dwelling unit. The ADU will be constructed in accordance with the approved plans. The ADU will meet all applicable setbacks of the City's zoning ordinance.

The Planning Commission reviewed the request and asked questions of the applicant and staff. Commissioners questioned if the City could permit an ADU without having an existing principal structure on the property noting that the principal structure had been razed. Commissioners discussed the potential sequencing of construction and asked the applicant about the need to construct both structures simultaneously. The applicant noted that the cost and efficiency of constructing both together was considerable and stated that they understood the requirement to have a principal structure on the property.

Staff noted that it is not uncommon for buyers to seek approval of a "master plan" for a property prior to commencing construction. This allows them the ability to know for certain that they can construct the accessory structure. Commissioners also asked staff if the proposed accessory structure could be constructed without the ADU classification? Staff noted that the structure itself would be permitted as an accessory structure as long as it did not have a bedroom or stove. Commissioners ultimately found that the requirements for granting a CUP for the ADU. Commissioners asked staff to have the City Attorney draft a condition that addressed the sequencing of construction and the need for the principal structure to be granted occupancy prior to the ADU.

The Planning Commission recommended approval of the requested Conditional Use Permit to the City Council with the following findings and conditions:

1. The proposed Conditional Use Permit request meets all applicable conditions and restrictions stated in Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. The Conditional Use Permit will be issued subject to the following items being completed:
 - A. The Conditional Use Permit allowing the Accessory Dwelling Unit is subject to the applicant's construction of, and permitted occupancy in, a principal structure on the property. No certificate of occupancy for the Accessory Dwelling Unit will be issued, and no occupancy of such Unit will be allowed, until the applicant obtains a certificate of occupancy for the principal structure.
 - B. The ADU will require the issuance of a building permit from the City and be constructed in accordance with the approved plans.
 - C. The ADU will meet all applicable setbacks of the City's zoning ordinance.

3. Prior to the City Council placing the Conditional Use Permit into effect, the applicant shall provide the City with the following items:

A. The Applicant shall pay for all costs associated with the City's review of the requested conditional use permit.

Johnson asked if there was a minimum lot size in the Ag district and Kaltsas said the minimum was 2.5 acres. Johnson noted the accessory unit would not be occupied before the main dwelling unit.

Healy's said they were excited to move to Independence.

Motion by Spencer, second by McCoy to approve RESOLUTION 21-0105-02 – for a conditional use permit to allow an accessory dwelling unit on the subject property located at 498 Kuntz Drive (PID No. 33-118-24-24-0008) in Independence, MN: Ayes: Johnson, Spencer, McCoy and Betts. Nays: None. Absent: None. Abstain. Grotting. MOTION DECLARED CARRIED.

8. OPEN/MISC.

9. ADJOURN.

Motion by Betts, second by Grotting to adjourn at 7:05 p.m. Ayes: Johnson, Grotting, McCoy, Betts and Spencer. Nays: None. Absent: None. None. Abstain. None. MOTION DECLARED CARRIED.

Respectfully Submitted,
Trish Gronstal/ Recording Secretary

MINUTES OF A WORK SESSION OF THE
INDEPENDENCE CITY COUNCIL
THURSDAY JANUARY 12, 2021–7:00 A.M.
(virtual meeting- all attendees)

1. CALL TO ORDER.

Pursuant to due call and notice thereof, a work session of the Independence City Council was called to order by Mayor Johnson at 7:00 a.m.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

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

ABSENT: None

STAFF: City Administrator Kaltsas, Assistant to Administrator Horner, City Attorney Vose

VISITORS: WHPS Chief Kroells

4. General Administration:

A. 2021 Council Goals and Objectives.

Kaltsas said Staff is asking Council to consider important or key issues that they would like to see worked on and or addressed in 2021. There is no real preconceived idea with this item, but rather, I would like to have a brief discussion relating to possible projects and or focus areas.

Kaltsas noted one project the City will be working on is digitizing files so all paper resources are easily searchable. Johnson said he may have some files on landfills that may be useful to someone if they were digitized. Betts asked about the Torrens information getting digitized also. Kaltsas said a map could be looked at to determine Torrens properties but it is not that common. Grotting said that landfill information would be good to have filed as well.

B. Police Commission JPA Discussion.

Kaltsas said based on a general discussion held by the Police Commissioners while preparing the 2021 budget, direction was provided to have staff and each City further review the Joint Powers Agreement (JPA).

The WHPS Commission is going to meet in February to begin reviewing the JPA in more detail. A couple of the items discussed by the Commission are as follows:

- Requiring and establishing a 3–5-year budget and capital improvement plan. WHPS currently prepares and adopts a 1-year budget.
- Reviewing the formula and historic data related to the formula. The formula currently averages tax capacity, population and calls for service.
- Review the current cancelation clause and consider establishing a longer-term notification period to provide the department with a more stable forecast (the current cancelation clause in the contract requires no less than 367 days' notice).

Staff is providing a copy of the JPA and has also prepared a quick analysis of the last 14 years of variables used in the formula. Staff/Commissioners would like to provide a brief overview of the discussion and will be looking for additional discussion and direction related to the JPA.

Johnson asked Kroells if there were any other measurements that should be included. Kroells stated he needs stability for his staff. He said a longer contract would be nice so it was not a yearly issue and his staff could feel more secure. Kroells stated now more than ever the police are needed and staffing a force is not always easy. He noted Independence pays for more calls than Maple Plain. 54% of the time is spent in Independence and 46% of the time in Maple Plain but Maple Plain pays less.

Betts said a three-year contract makes sense with a 3.3% increase built in. She said that would be a lot more stable. Spencer asked Kroells if Maple Plain was asking how this should be addressed. Kroells said they have stated that WHPS is too expensive. Spencer said a fixed percentage allocation could be looked at to stabilize the budget. Kroells said it could be considered but both cities would have to agree on the number. Kroells stated the 38M Haven Homes residence and the five new homes in 2020 should up their tax capacity. He also noted the increased calls that will happen with the completion of Haven Homes.

C. Fire Department District/JPA Discussions.

Kaltsas said the cities of Medina, Long Lake and Orono have been discussing the possibility of creating a fire district or similar JPA to provide fire services as a regional service. Medina recently completed a feasibility study relating to how they can provide fire services to the City (see attached study). Based on some of the concepts explored in the study, Medina and Long Lake have continued to explore a regional fire district. Orono, Maple Plain, Hamel, Loretto and Independence have also been invited to attend several recent meetings relating to the fire services district.

Medina has also provided notification to the City of Maple Plain Fire Department that they will not be asking for fire services after 2021 (see attached letter). Staff has attended two meetings with the group to listen to the information being presented for informational purposes. Staff has also met independently with the Loretto and Maple Plain Fire Departments to discuss the possibility of creating a smaller fire district or similar JPA. Following that meeting, I asked AEM to prepare some preliminary information relating to the financial outcomes of combining fire departments (tax implications, capital, operating).

Staff would like to have a discussion relating to current and future fire services for Independence.

Johnson said Loretto had done a study several years ago and he thought it was not to merge with the Hamel Fire Department. Kaltsas said that was correct. He noted Corcoran was a big piece of Loretto and they are committed to Loretto and want to continue contracting with them for the foreseeable future. Maple Plain and Loretto Fire have a cohesive relationship without trying to meld in others.

Betts asked the impact on the Delano Fire Service. Kaltsas said we would eliminate Delano if a JPA district was developed. Calls are small to Delano and they have slower response times than Maple Plain and Loretto. He noted that is due to their location in the City. There have also been some issues with them being in Wright County with dispatch calls, etc.

Kaltsas said a JPA would mean lower capital costs and equipment costs. He noted we have enough firefighters and with the savings could bring on full-time staff.

Betts noted the building needed improvements and wondered if a district would alleviate that need to do the updates. Kaltsas said it could alleviate that as Loretto would build a new site and have the land already to do it. Betts said that would be to Maple Plain's advantage as well.

McCoy said it was well-worth looking at a Fire District. He said the fire stations are well situated the way they are now. Independence should look at this to be viable and he noted the way this is being done currently is not sustainable in the long run.

D. City Hall Construction Update.

o Review and Discussion of Front Entrance

Kaltsas said the City Hall bids included some general front entrance improvements in the base bid. Staff had asked the architect to prepare several additional concepts that could be considered by the City. Three concepts were prepared, and additional investigation was done relating to the possibility of relocating or lowering the existing well head that exists in front of the building. It has been determined that due to the elevation of the well and the minimal ground cover required, lowering the well head is not feasible.

Staff would like feedback relating to the two options and associated costs attached to this report (Concept A and Concept C).

Kroells stated the drive through in concept A was not a good idea and said Concept C would be safer. Betts agreed and said she liked Concept C. Grotting said he liked the plaza feel better than the drive through (Concept C) as long as ADA compliance is in place. Spencer liked the more formal feel of (Concept C) and said it is more attractive.

E. Sewer Rate Increase.

Kaltsas said Staff previously presented and discussed the update to the Sewer Rate Study that was completed in August of 2020 (see attached). The study considered two scenarios for increasing rates and fees to be able to stabilize the sewer fund. In order to move forward with the recommendations of the study, the City will need to adopt an increase to both the quarterly sewer rate and sewer connection fee. Staff is recommending that the City consider increasing the quarterly sewer rate per the study. The proposed quarterly rate increase is consistent with the rate increases considered and approved in the 2017 Sewer Rate Study. The quarterly fee for both sewer users and those that have sewer availability, would be \$242. This represents a 5% increase from 2020 for sewer users and a 21% increase for sewer availability customers (see study below). In addition, it is recommended that the City consider raising the sewer connection fee for new construction. The current fee is \$1,250 and the proposed fee is \$5,150 per unit. Staff is recommending that properties with an existing stub that have not yet connected to the sewer be charged the \$1,250 connection fee. Staff would like to review this information with Council and is seeking direction and further discussion.

Johnson said the connection suggestion was very good and Betts agreed that it is more encouraging.

F. Planning Commission Appointments.

Kaltsas said the City has two seats that are up for reappointment on the Planning Commission. Both existing Commissioners would like to renew their positions. Staff was made aware of another resident that is interested in serving on the Planning Commission. Staff would like to discuss the appointment of Planning Commissioners with Council.

Johnson said there should be notice in the paper of the openings so people may file for it if interested. Betts asked what the attendance records looked like of the Commissioners. Kaltsas said that could be looked at and Horner noted it was fairly consistent. Spencer said historically it had been a challenge to fill these positions as they are volunteer, and it was noted that it could possibly be a flexible number. He said it makes a nice stepping stone to get into City Council or elected office. Johnson said that was a good point and noted Minnetrista has a system of alternates in case someone is absent, and voting may still take place. Kaltsas said Victoria also has an alternate system and those individuals are able to vote when needed.

4. Adjourn

Johnson adjourned the meeting at 8:32 a.m.

Respectfully submitted,

Trish Gronstal, Recording Secretary

City of Independence

Set Date for Annual Board of Appeals and Equalization

To: City Council
From: Mark Kaltsas, City Administrator
Meeting Date: January 19, 2021

Discussion:

Each year the City is required to set the date for the annual Board of Appeals and Equalization Meeting. The City Council has the ability to hold the annual meeting in lieu of Hennepin County holding the meeting. The City is required to have at least one Council Member that has completed the training for Board of Appeals and Equalization Training. Councilmember Brad Spencer is currently certified by the Local Board.

Requested Action:

It is recommended that the City Council set the date for the Board of Appeals and Equalization Meeting for Tuesday April 6th, 2021 at 6:00 p.m.

HENNEPIN COUNTY

MINNESOTA

To: City Clerk/City Administrator
From: Kim Jensen, Senior Appraiser
Date: January 5, 2021
Re: 2021 Local Board of Appeal and Equalization Meeting

Tuesday, April 6

6:00 PM

Date

Time

Minnesota Statute 274.01, Subdivision 1, requires that the County Assessor set the date and time for your local board of appeal and equalization meeting. We are proposing the date and time referenced above.

Please confirm the above date and time or if you wish to change the date, send me an alternative by January 29. In addition to the date, please complete the form (please print) with the name of the local board of appeal and equalization members. If you have any questions, please contact me at kimberly.jensen@hennepin.us.

Please return this form to AO.Programs@hennepin.us.

CONFIRMATION

City:	_____	Board Member:	_____
Date:	_____	Board Member:	_____
Time:	_____	Board Member:	_____
Location:	_____	Board Member:	_____
	_____	Board Member:	_____
		Board Member:	_____
		Board Member:	_____
		City Clerk/Administrator Signature	_____

Mark Kaltsas
City of Independence
1920 County Rd 90
Maple Plain, MN
55359

January 7, 2021

Dear Mark,

We have received Payment Application #1 from Rochon Corporation for the Independence City Hall Renovation, with cover letter dated December 7th, 2020.

We have reviewed the application against work completed and documented work stored within the invoice period listed on the application and recommend payment of the listed current payment due, \$45,674.74 which includes a retainage of 5.00% of completed work.

If there are any questions I can answer, please reach out via email or phone.

A handwritten signature in black ink, appearing to read "S. Morgan", with a long horizontal line extending to the right.

Susan Morgan, AIA

Associate Partner, Senior Project Manager
BKV Group



Suite 200
28 2nd St NW
Osseo, MN 55369
Office 763.559.9393
Fax 763.559.8101
www.rochoncorp.com

December 7, 2020

Mr. Mark Kaltsas
1920 County Road 90
Independence, MN 55359

Re: Pay Application for Independence City Hall

Dear Mark:

Enclosed is our first Application for Payment of work performed through November 30, 2019 at 1920 County Road 90 in Independence, MN. Please process promptly.

Sincerely,

A handwritten signature in black ink, appearing to read "Trevor Bisping", written over a horizontal line.

Trevor Bisping
Project Manager

TB/glb
Enclosures

Commitment

Flexibility

Reliability

Capability

Equal Opportunity Employer

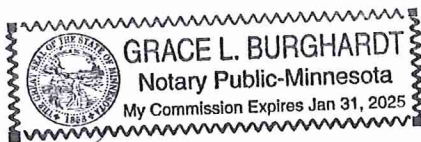
WAIVER OF CONSTRUCTION LIEN PAYMENT

December 1, 2020

For good and valuable consideration, the undersigned hereby irrevocably and unconditionally waives and releases any and all (a) rights and claims for a construction or other lien on land and buildings being constructed, altered, erected or repaired and to the appurtenances thereunto, (b) rights and claims on any payment bond(s) furnished in conjunction with said construction, alteration, erection or repair, and (c) rights and claims for lien on money, bonds, or warrants due or to become due to the prime contractor therefor. The property covered by this waiver is owned by City of Independence (owner), is located at 1920 County Road 90, Independence, MN is described as Independence City Hall Renovations and this waiver pertains to a portion of the work to be performed by Rochon Corporation (prime contractor).

This waiver covers all labor, material and supplies for construction, alteration, erection, and repairs furnished by the undersigned under a contract with City of Independence through the date of this waiver in the amount of FORTY FIVE THOUSAND SIX HUNDRED SEVENTY FOUR & 74/100 DOLLARS (\$45,674.74).

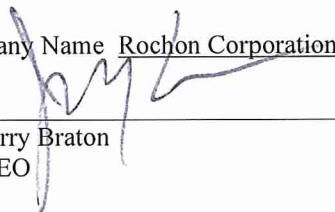
This lien waiver is not valid until the amount listed above has been received.



A handwritten signature in cursive script, appearing to read "Grace L. Burghardt".

Contractor Waiver Form

Company Name Rochon Corporation

By 
Jerry Braton
Its CEO

TO OWNER/CLIENT:

City of Independence

PROJECT:

Independence City Hall Renovations
1920 County Road 90
Independence, Minnesota 55359

APPLICATION NO: 1

INVOICE NO: 1

PERIOD: 11/01/20 - 11/30/20

PROJECT NO: 2017

CONTRACT DATE:

FROM CONTRACTOR:

Rochon Corporation Minnesota
28 2nd St NW, Suite 200
Osseo, Minnesota 55368

VIA ARCHITECT/ENGINEER:

Susan Morgan (BKV Group)
222 North Second Street
Minneapolis, Minnesota 55401

CONTRACT FOR: Independence City Hall Renovations Prime Contract

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1.	Original Contract Sum	\$1,721,484.00
2.	Net change by change orders	\$0.00
3.	Contract Sum to date (Line 1 ± 2)	\$1,721,484.00
4.	Total completed and stored to date (Column G on detail sheet)	\$48,078.68
5.	Retainage:	
	a. 5.00% of completed work	\$2,403.94
	b. 0.00% of stored material	\$0.00
	Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$2,403.94
6.	Total earned less retainage (Line 4 less Line 5 Total)	\$45,674.74
7.	Less previous certificates for payment (Line 6 from prior certificate)	\$0.00
8.	Current payment due:	\$45,674.74
9.	Balance to finish, including retainage (Line 3 less Line 6)	\$1,675,809.26

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$0.00	\$0.00
Total approved this month:	\$0.00	\$0.00
Totals:	\$0.00	\$0.00
Net change by change orders:	\$0.00	

The undersigned certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

CONTRACTOR: Rochon Corporation Minnesota

By: 

Date: 12-8-20

State of:

County of:

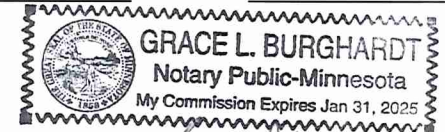
Subscribed and sworn to before

me this

day of

Notary Public:

My commission expires:



ARCHITECT'S/ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect/Engineer certifies to the Owner/Client that to the best of the Architect's/Engineer's knowledge, information and belief that Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED:

\$45,674.74

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to confirm the amount certified.)

ARCHITECT/ENGINEER:

By: 

Date: 01/07/21

This certificate is not negotiable. The amount certified is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner/Client or Contractor under this Contract.

Document SUMMARY SHEET, APPLICATION AND CERTIFICATE FOR PAYMENT, containing

Contractor's signed Certification is attached.

Use Column I on Contracts where variable retainage for line items apply.

APPLICATION NUMBER: 1

APPLICATION DATE:

PERIOD: 11/01/20 - 11/30/20

Contract Lines

Contract Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	COST CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
1	01 - General Requirements	General Conditions	\$219,737.01	\$0.00	\$20,042.92	\$0.00	\$20,042.92	9.12%	\$199,694.09	\$1,002.15
2	01-148 - Miscellaneous Materials	Allowance #1	\$5,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$5,000.00	\$0.00
3	01-148 - Miscellaneous Materials	Allowance #2	\$1,800.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,800.00	\$0.00
4	02-220 - Site Demolition	Demolition	\$56,000.00	\$0.00	\$22,360.00	\$0.00	\$22,360.00	39.93%	\$33,640.00	\$1,118.00
5	02-300 - Earthwork	Earthwork	\$24,973.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$24,973.00	\$0.00
6	02-513 - Asphalt Paving	Asphalt Striping	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$500.00	\$0.00
7	02-821 - Chain Link Fences	Fences & Gates	\$37,726.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$37,726.00	\$0.00
8	02-813 - Lawn Sprinkling and Irrigation	Irrigation	\$10,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,000.00	\$0.00
9	02-276 - Retaining Walls	Retaining Wall/Pavers	\$10,675.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$10,675.00	\$0.00
10	02-480 - Landscaping	Landscaping	\$9,300.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$9,300.00	\$0.00
11	03-300 - Cast In Place Concrete	Concrete/Masonry	\$95,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$95,000.00	\$0.00
12	05-100 - Structural Metals	Structural Steel	\$18,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$18,500.00	\$0.00
13	05-600 - Steel Erection	Steel Erection	\$6,282.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,282.00	\$0.00
14	06-300 - Finish Carpentry	Rough/Finish Carpentry & Materials	\$22,150.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$22,150.00	\$0.00
15	06-170 - Structural Wood	Structural Timbers	\$53,977.55	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$53,977.55	\$0.00
16	06-400 - Millwork	Millwork/Countertops	\$90,679.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$90,679.00	\$0.00
17	07-400 - Roofing and Siding Panels	Wood Siding	\$50,600.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$50,600.00	\$0.00
18	07-400 - Roofing and Siding Panels	Metal Roofing	\$36,250.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$36,250.00	\$0.00
19	07-500 - Membrane Roofing	EPDM Roofing	\$6,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$6,000.00	\$0.00
20	07-400 - Roofing and Siding Panels	Sheet Metal Panels	\$18,900.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$18,900.00	\$0.00
21	07-900 - Joint Sealers	Caulking	\$3,240.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,240.00	\$0.00
22	08-100 - Hollow Metal & Hardware	HM Doors/Hardware	\$32,800.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$32,800.00	\$0.00
23	08-360 - Overhead Doors	Overhead Coiling Doors	\$12,300.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$12,300.00	\$0.00
24	08-880 - Glass & Aluminum	Glass/Glazing	\$157,900.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$157,900.00	\$0.00
25	07-810 - Skylights	Skylights	\$25,470.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$25,470.00	\$0.00
26	09-250 - Gypsum Wallboard	Drywall/Framing	\$163,788.00	\$0.00	\$3,275.76	\$0.00	\$3,275.76	2.00%	\$160,512.24	\$163.79

A		B	C	D	E	F	G		H	I
ITEM NO.	COST CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
27	09-300 - Tile	Tile/Stone	\$42,235.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$42,235.00	\$0.00
28	09-843 - Acoustical Wall Panels	Acoustic Wall Panels	\$9,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$9,500.00	\$0.00
29	09-500 - Ceilings	Acoustic Ceiling Tiles	\$14,000.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$14,000.00	\$0.00
30	09-680 - Carpet	Carpet/VCT	\$44,410.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$44,410.00	\$0.00
31	09-900 - Paints and Coatings	Painting/Wall Coverings	\$21,408.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$21,408.00	\$0.00
32	10-800 - Toilet, Bath, and Laundry Specialties	Toilet Accessories	\$865.08	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$865.08	\$0.00
33	10-520 - Fire Protection Specialties	Fire Extinguishers	\$803.52	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$803.52	\$0.00
34	10-340 - Manufactured Exterior Specialties	Metal Awnings	\$12,742.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$12,742.00	\$0.00
35	10-350 - Flagpoles	Flag Poles	\$403.92	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$403.92	\$0.00
36	10-260 - Wall and Corner Guards	Wall and Door Protection	\$90.72	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$90.72	\$0.00
37	10-440 - Signage	Signage	\$17,950.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$17,950.00	\$0.00
38	10-600 - Partitions	Operable Folding Partitions	\$26,454.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$26,454.00	\$0.00
39	11-452 - Appliances	Residential Appliances	\$3,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,500.00	\$0.00
40	12-490 - Window Coverings	Window Blinds	\$3,875.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$3,875.00	\$0.00
41	15-400 - Plumbing	Plumbing	\$50,500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$50,500.00	\$0.00
42	15-500 - HVAC	HVAC	\$97,300.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$97,300.00	\$0.00
43	16-000 - Electrical	Electrical	\$119,825.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$119,825.00	\$0.00
44	17-040 - Profit	OH&P	\$86,074.20	\$0.00	\$2,400.00	\$0.00	\$2,400.00	2.79%	\$83,674.20	\$120.00
TOTALS:			\$1,721,484.00	\$0.00	\$48,078.68	\$0.00	\$48,078.68	2.79%	\$1,673,405.32	\$2,403.94

Grand Totals

A	B	C	D	E	F	G		H	I
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
			FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
GRAND TOTALS:		\$1,721,484.00	\$0.00	\$48,078.68	\$0.00	\$48,078.68	2.79%	\$1,673,405.32	\$2,403.94



Date: January 5, 2021

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

From: Director Gary Kroells *GK*

SUBJECT: December 2020 ACTIVITY REPORT

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

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

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

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

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

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

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

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

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

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

Monthly Activity Report

December 2020

Offense	This Month	Same Month Last Year	This Year To Date	Last Year To Date
City Of Independence				
Criminal	11	3	98	91
Traffic	88	100	1,296	1,668
Part III	6	8	93	97
Part IV	41	38	358	431
Part V	91	98	1,355	1,534
Total City of Independence	237	247	3,200	3,821
City Of Maple Plain				
Criminal	6	4	78	64
Traffic	44	46	711	776
Part III	2	5	53	52
Part IV	31	18	246	212
Part V	65	59	712	1,151
Total City Of Maple Plain	148	132	1,800	2,255
Grand Total Both Cities	385	379	5,000	6,076
TZD	0	0	39	182
Agency Assists	10	11	185	233
Total ICR Reports	395	390	5,224	6,491
How Received				
Fax	11	4	110	81
In Person	20	31	197	382
Mail	2	0	12	8
Other	1	0	14	17
Phone	34	34	390	438
Radio	166	142	1,882	1,993
Visual	142	158	2,183	3,130
Email	19	2	260	75
Lobby Walk In	0	19	176	367
Total	395	390	5,224	6,491

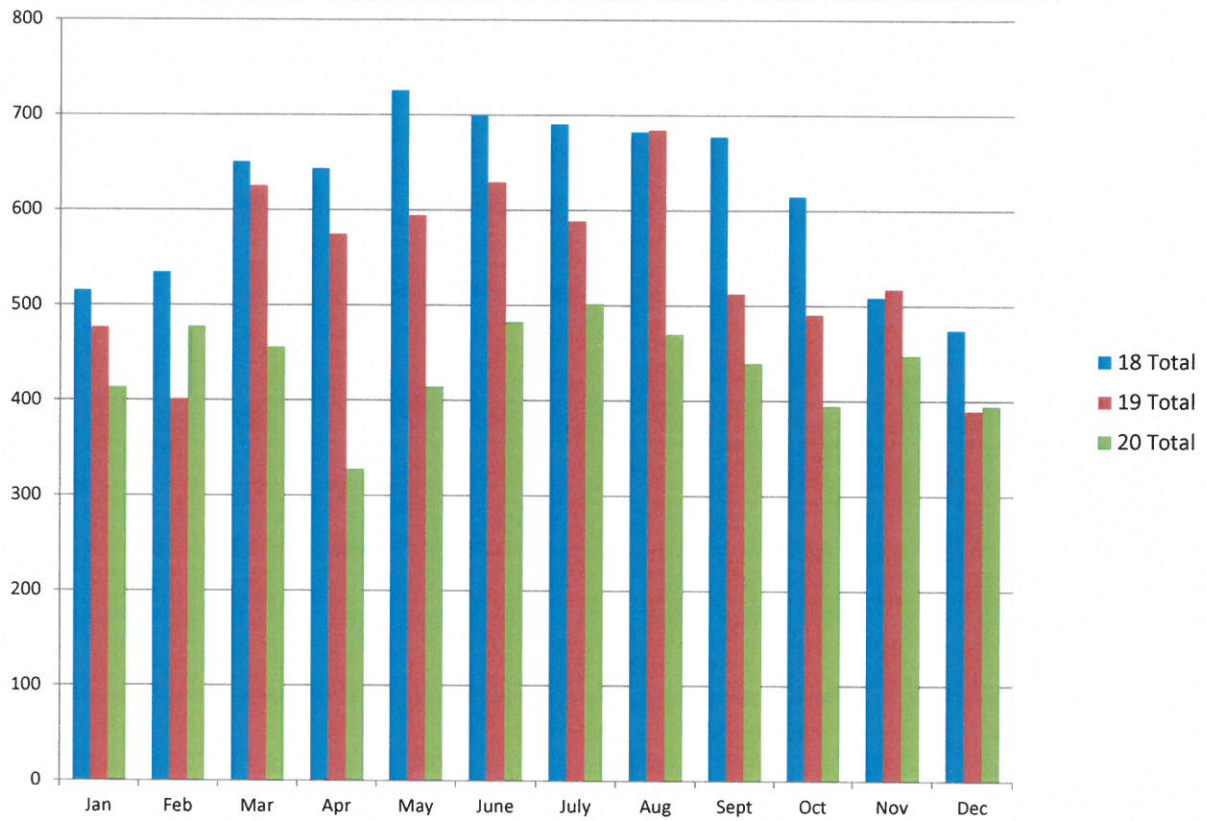
December 2020 Criminal Part I & II
City of Independence Grid #'s 3-5

<u>AGN</u>	<u>ICR</u>	<u>Title</u>	<u>Reported Date</u>	<u>Grid</u>	<u>MOC range</u>
WHPS	20004835	Indecent Exposure-lewd-lascivious	12/1/2020	3	O1693
WHPS	20004846	Theft of Mail	12/2/2020	3	U0993
WHPS	20004874	Minor Consumption of Alcohol	12/5/2020	3	M4140
WHPS	20004985	Theft From Auto / Tools	12/12/2020	3	TK159
WHPS	20004987	Domestic Abuse No Contact Order - Violate	12/12/2020	4	N0370
WHPS	20004997	Drugs - 5th Degree - Possess Schedule 1,2,3,4	12/13/2020	5	DH550
WHPS	20005005	Theft of Catalytic Converter	12/13/2020	3	VK111
WHPS	20005038	Internet Fraud - Loss over \$14,000.00	12/16/2020	3	U1202
WHPS	20005094	Felony Check Forgery - over \$10,000.00	12/22/2020	3	C11B1
WHPS	20005177	Theft of Equipment	12/28/2020	3	T0999
WHPS	20005206	Domestic Abuse No Contact Order - Violate	12/30/2020	3	N0370

December Criminal Part I & II
City of Maple Plain Grid # 1-2

<u>AGN</u>	<u>ICR</u>	<u>Title</u>	<u>Reported Date</u>	<u>Grid</u>	<u>MOC range</u>
WHPS	20004902	Theft from Work Trailer	12/7/2020	1	TH229
WHPS	20004904	Theft from Storage Unit	12/7/2020	1	B0764
WHPS	20004906	Theft of Catalytic Converter	12/7/2020	2	VK111
WHPS	20004942	NSF / Altered / Fictitious Check	12/9/2020	2	U202K
WHPS	20004953	Theft from Storage Unit	12/10/2020	1	B0864
WHPS	20005090	Theft of Gas	12/21/2020	2	TW159

THREE YEAR COMPARISON OF POLICE CALLS FOR SERVICE & ACTIVITY



DIRECTOR'S NEWS & NOTES

WEST HENNEPIN PUBLIC SAFETY December 2020 Activity Report

Year to Date Activity Report

At the end of December 31, 2020 West Hennepin Public Safety (WHPS) handled year-to-date a total 5,224 incident complaints. For the month of December 237 incidents were in the city of Independence and 146 in the city of Maple Plain.

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

Recent Highlighted Cases:

Disturbance

Dec 1 800 block Wild Oak Trl, Independence. Officer responded to a vehicle parked in a cul-de-sac with two occupants engaged in extracurricular activity. Both were cited for lewd and lascivious behavior.

Theft

Dec 2 7000 block Hwy 12, Independence. A caller reported two checks she wrote for bills and put in her outgoing mail were cashed at Wal-Mart stores for different amounts than she had written them for. Case forwarded to investigations.

Fire

Dec 3 5000 block Hwy 12, Maple Plain. A call was received of smoke in the area. Police responded and learned that a local business was burning. Management was spoken to and educated about burning within city limits.

Theft

Dec 7 5200 block Independence St, Maple Plain. A business owner reported a work trailer was broken into and several items missing. He provided a detailed list of the stolen items. They were entered into the NCIC system. Total loss is estimated to be approximately \$2,749. Case is under investigation.

Theft

Dec 7 5300 block Pioneer Creek Dr, Maple Plain. An officer responded to a storage facility and met with a renter whose locker was broken into. The renter identified two antique lamps missing, valued at approximately \$250 each. Case is under investigation.

Theft

Dec 7 6200 block Hwy 12, Maple Plain. Police were called to a local business for a theft of a catalytic converter that was cut off a work truck sometime over the weekend. The business has cameras, but the truck was not parked within their view. Replacement cost is estimated to be approximately \$500. Case is under investigation.

Damage to Property

Dec 8 1700 block Baker Park Rd, Maple Plain. Police were advised of a vehicle that hit a mailbox and then pulled into the Holiday Gas Station. A plate was provided but did not match the type of vehicle that was reported, and the vehicle was no longer at the gas station. The homeowner was made aware of the damage to his mailbox and post. He estimated \$150 to replace both.

Dec 8 Copeland Rd/CR 6, Independence. A call was received of a male party unconscious in a white pickup. When police arrived on scene, the patient, was coming out of a seizure and becoming more alert. Maple Plain Fire and North Memorial Ambulance also responded. The male was transported to Ridgeview Hospital.

Dec 8

Citation Hwy 12/Hitsman Ln, Independence. While on a traffic stop the officer detected the odor of marijuana coming from the vehicle. A search of the vehicle resulted in drug paraphernalia and an open bottle of alcohol. Evan Karpen, 22, of Delano, was cited for speed and open bottle, verbal warned for paraphernalia.

Check Forgery

Dec 9 5100 block Oak St, Maple Plain. A local business accepted an out of state check and later learned from their bank it was altered/fictitious. Police were given the check, store surveillance video of the suspects and their vehicle license plate. Case is under investigation.

Domestic

Dec 9 5000 block Main St, Maple Plain. Police were dispatched to a female in the street yelling for help. Police arrived on scene but found no one outside. The female was located inside her residence. She admitted to arguing with her boyfriend and could not find her phone, so she went outside and yelled for help. Police assisted her in finding her phone so she could call a relative to pick her up.

Theft

Dec 10 5300 block Pioneer Creek Dr, Maple Plain. A renter of a storage unit called to report his locker broken into. He is in the process of putting together a list of stolen items for police. Case is under investigation.

Seizure

Dec 10 5900 block Fieldstone Pl, Independence. Police were dispatched to a male who had returned home from surgery and was now having medical complications. He was transported to Ridgeview Hospital by North Ambulance.

Pain

Dec 11 1500 block Howard Ave., Maple Plain. Male was out of his pain medication and requested transportation by ambulance for severe pain in his lower extremities.

Breathing Problem

Dec 11 5200 block Bryantwood Dr, Maple Plain. Female was hyperventilating, complaining of chest pain and shortness of breath following an expected death at home via Hospice notification. North Memorial EMS responded and took over treatment of the female.

Pain

Dec 12 1:32 a.m. 1500 block Howard Ave., Maple Plain. Male was transported by ambulance for suffering from foot pain.

Assisted

Dec 12 4:11 a.m. 1500 block Howard Ave., Maple Plain. Male did not have his keys to get into his apartment building after transported to the hospital earlier in the morning. Officer opened his door.

Theft from Auto

Dec 12 1400 block CR 90, Independence. Theft over the weekend from two vehicles parked behind a closed business. No damage to the vehicles. Several items were taken. Business video cameras are being viewed for identifying suspect vehicle and person observed on their cameras.

Pain

Dec 12 7:17 p.m. 1500 block Howard Ave., Maple Plain. Male requested transport to the hospital by ambulance. North Memorial EMS transported him to the hospital. Male was reminded to take his keys with him, and he indicated he did.

Assisted

Dec 12 8:01 p.m. 1500 block Howard Ave., Maple Plain. Male returned from the hospital and could not find his keys and could not get in the front security door. Officer opened the door.

Suicide Threat

Dec 13 2:36 p.m. Female was depressed, threatening to kill herself, took a knife and locked herself in the bathroom. Officer convinced the female to exit the bathroom. Female stated she was depressed, dealing with multiple family issues, and wanted to speak with someone. North Memorial EMS transported her to the hospital.

Theft

Dec 13 1400 block CR 90, Independence. Business reported theft of a catalytic converter off his work van. Estimated loss \$400.00. Business security camera videos were submitted to investigator for identifying suspect vehicle and person.

Missing /Stolen Vehicle – Unfounded

Dec 14 CR 92N / Hwy 12, Independence. Female reported her vehicle had a radiator leak, she left her keys in the gas cap, called for a tow truck, and left. Tow truck arrived and found the vehicle was gone. The female called police to report her vehicle was stolen. While Officer was speaking with the female, it was found there was a miscommunication with AAA and another tow truck had already responded and towed her vehicle.

Medical Alarm

Dec 16 5200 block Clayton Dr, Maple Plain. Homeowner reported feeling ill possibly from carbon monoxide in the house. Maple Plain and Mound Fire checked the residence and did not find carbon monoxide present.

Crash

Dec 16 Hwy 12/ Nelson Rd, Independence. Driver of Veh #2 stated he was looking down and playing with his radio when he crashed into the rear of Veh #1 who was slowing down for traffic. Both vehicles were towed from the scene. Veh2 driver cited for Fail to Drive with Due Care.

Theft
Dec 16 400 block CR 92, Independence. Victims reported internet fraud. They were targeted by a malicious web banner indicating their Amazon account was hacked. A computer viewing app was downloaded which gave the suspect computer mirroring access to their home computer. If asked, do not download programs which allows a person from another location access to your computer unless you know and can confirm the person or business. Case is under investigation.

Trespassing
Dec 17 1500 block Howard Ave., Maple Plain. Renter allowed a male to stay in his apartment for approximately two weeks as he did not have another place to stay. An argument started when the Renter told him to leave. A trespass notice was issued to the male and he was given a ride to meet with his family.

Suicidal
Dec 17 5200 block Bryantwood Dr Maple Plain, Suicidal female in possession of a knife had barricaded herself in the bedroom. Officer convinced the female to exit the bedroom. Female stated she was going through depression, felt sad and scared to take a COVID test. Female agreed to get help and was transported to the hospital by North Memorial EMS.

Civil
Dec 18 2800 block Becker Road, Independence. Male requested help resolving a property dispute to get his tools back. Property owner advised there was a lawsuit regarding work that had not been done. Male admitted there was a lawsuit. Officer advised the male that he would need to resolve it in court.

Medical Pain
Dec 18 CR 6 / Nelson Rd, Independence. Male working for Amazon reported believed he popped out his shoulder while lifting a box. North Memorial EMS transported him to the hospital.

Disturbance
Dec 20 3675 Ihduhapi Trl, Independence. Caller from Vinland reported he was watching the Vikings vs Bears football game when, a male head butted him, upset with him as he was cheering for the Bears. Both males did not want any charges pursued and due to conflicting accounts, no charges were issued.

Civil Matter
Dec 20 5800 block Main Street Maple Plain. Male requested an Officer conducted a standby while he retrieved his personal property from a residence. Property was retrieved, no issues.

Suicide Threat
Dec 21 4:39 a.m. 2000 block CR 90, Independence. Reported a female left on foot and was walking in front of moving traffic. Officer located the female who earlier had gotten into an argument with her husband. Female denied being depressed, admitted stressed and agreed to stay at a hotel as she was not a danger to herself.

Theft of Gas
Dec 21 5200 block Manchester Dr, Independence. Male reported theft of gas from his vehicle and his girlfriends on Friday Dec. 18th. Approx. loss \$40.00.

Drug Overdose – Unfounded

Dec 22 2:12 a.m. 5200 block Bryantwood Dr, Maple Plain. Caller reported a girlfriend took 10 ibuprofen and is depressed. North Memorial EMS assessed and advised not an acute risk of overdose. 20-year-old female agreed she would not harm herself, and boyfriend agreed to let her stay the night.

Check Fraud

Dec 22 2000 block Budd St N, Maple Plain. Victim reported his bank had contacted him of an attempt to cash a check drawn on his account. Suspect left the bank and Identification behind when he was asked for ID by the bank. Investigation found other written fraudulent checks had been cash at other banks. Approximately fraudulent check loss \$13,000.

Gas Odor

Dec 22 5300 block Main Street, Maple Plain. Caller reported gas odor at his residence, an excavating company hit a gas line outside the house. Homeowner was removed from his house until the MP Fire Dept could test the house for gas. CenterPoint Energy was notified and responded to fix the leak.

Vehicles in Ditch

Dec 23 Cities of Independence and Maple Plain. Due to the MN Blizzard weather of NW winds of 35 to 40 mph with gusts to 60 mph, blowing and drifting, Officers received multiple calls of vehicles in the ditch, unable to get up hills, stuck in the middle of the road, drivers stopping to clear snow and ice from windshields. Motorists were checked for assistance and transported to another location if needed.

Welfare Check

Dec 24 4:04 p.m. 1700 block Perkins Lane, Maple Plain. Dispatched for a female who after waking from a nap reported seeing people. Officer checks did not find evidence of anyone being in the front yard or around the house.

Crash

Dec 25 2:42 p.m. Hwy 12/ Valley Rd, Independence. Driver of e/b Veh2 rear-ended Veh1 who was also e/b on Hwy 12, waiting for a vehicle to turn and was slowing / stopped in traffic. Driver of Veh2 was issued a citation for Failure to Drive with Due Care. No injuries.

Property Damage

Dec 26 2800 block Nelson Rd, Independence. Carrier reported while delivering mail, the mail vehicle slid into the ditch, hitting a resident's mailbox, damaging it.

Car Stalled

Dec 26 2000 block CR 90, Independence. Officer observed a vehicle was parked facing the wrong way in the traffic lane in front of Pioneer Creek Community Park. The owner was located on X-country skis, stated the park was unplowed, and he parked on the road to ski in the park. Officer spoke about traffic safety and alternative parking. Verbal Warning issued for Parking Wrong Direction in Lane of Traffic.

Utility Check

Dec 27 2:17 a.m. 1200 block Poplar Ave., Maple Plain. While on patrol Officer observed water on the roadway, followed the water and located the source coming out from the inside of a business. Looking through a window, Officer could see water inside and contacted the owner. Owner stated he would respond immediately and was very thankful for the call.

Littering/Dumped

Dec 28 3600 block Lake Haughey Rd, Independence. While on patrol, Officer observed a couch discarded in the ditch at Lake Haughey Rd and Co Rd11. Independence PW was advised for pick up.

Pain

Dec 28 9:57 a.m. 1500 block Howard Ave., Maple Plain. Male had previously requested EMS transport, then canceled it, now was complaining of neuropathy pain, and wanted to go to the hospital by ambulance. North Memorial EMS arrived and transported him to the hospital. ** Maple Terrace management was notified of the male needing additional services due to a total of 19 calls since his move-in date in June 2020. In December there were 13 calls for ambulance transport and assistance accessing his apartment and 6 calls from his move-in date in June 2020.

Theft

Dec 28 5100 block Broadmoor Drive, Independence. Caller reported an Anvil that had been sitting outside of his father's shed for over 30 years is now missing. Case under investigation.

Abandoned Vehicle

Dec 29 3200 block Lake Haughey Rd, Independence Reported a white commercial utility type vehicle was parked on the east side of the road by the park entrance. The vehicle had been left unlocked with tools and electrical equipment inside. Vehicle registration was found, and a message was left for the company to call WHPS. Vehicle will be towed if not picked up within 72 hours.

132 contacts of citations, verbal and written warnings were issued for traffic and equipment violations.
6 citations for 'hands-free'

FOR IMMEDIATE RELEASE

January 14, 2021

Press Contact:

City of Independence
1920 County Road 90
Independence, MN 55359

**Marvin Johnson Appointed to Serve on National League of Cities'
Energy, Environment and Natural Resources Federal Advocacy Committee**

January 1, 2021 — Mayor Marvin Johnson, Mayor of City of Independence MN, has been appointed to the [National League of Cities](https://www.nlc.org/) (NLC) 2021 EENR Federal Advocacy Committee. **Mayor Johnson** was elected to a one-year term and will provide strategic direction and guidance for NLC's federal advocacy agenda and policy priorities. The appointment was announced by NLC President Kathy Maness, councilmember, Lexington, South Carolina.

"Mayor Marvin Johnson's 20 years of experience and commitment on this committee will continue to bring great value from the local level to the national level", responded City Administrator Mark Kaltsas.

As a committee member, Johnson will play a key role among a diverse group of local leaders in shaping NLC's policy positions and advocating on behalf of America's cities and towns before Congress, with the administration and at home.

"Our federal advocacy committees are the voices of what's happening on the ground in our communities," said **Kathy Maness, councilmember of Lexington, South Carolina, and President of the National League of Cities (NLC)**. "I am proud to have Marvin Johnson join NLC's EENR committee on behalf of his residents. Together with a team of local leaders from around the country, we will work to solve the most pressing challenges facing our communities."

For more information on NLC's federal advocacy committees, visit:
www.nlc.org/advocacy/committees.

###

The National League of Cities (NLC) is dedicated to helping city leaders build better communities. NLC is a resource and advocate for 19,000 cities, towns and villages, representing more than 218 million Americans. www.nlc.org

December 15, 2020

NLC President Council Member Kathy Maness
National League of Cities
660 North Capitol St NW
Washington, DC 20001

Dear President Maness,

On behalf of the League of Minnesota Cities, I would like to express our enthusiastic support for the following applicants to the 2021 National League of Cities Federal Advocacy Committees:

Community and Economic Development Committee

- Jeff Weisensel, Council Member, City of Rosemount

Energy, Environment and Natural Resources Committee

- Evan Brown, Council Member, City of Red Wing
- Deborah Calvert, Council Member, City of Minnetonka
- Jo Emerson, Mayor, City of White Bear Lake
- Carly Johnson, Council Member, City of Oak Park Heights
- Marvin Johnson, Mayor, City of Independence
- Larry Kraft, Council Member, City of St. Louis Park
- Kim Norton, Mayor, City of Rochester

Information Technology and Communications Committee

- Jo Emerson, Mayor, City of White Bear Lake

Public Safety and Crime Prevention Committee

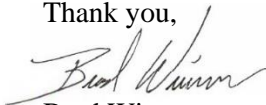
- Tim Brausen, Council Member, City of St. Louis Park
- Lisa Schaefer, Assistant City Manager, City of Edina

Transportation and Infrastructure Services Committee

- William Droste, Mayor, City of Rosemount
- Dan Kealy, Council Member, City of Burnsville
- Patrick Keane, Council Member, City of Rochester
- Mary McComber, Mayor, City of Oak Park Heights
- Suzie Nakasian, Council Member, City of Northfield

These dedicated individuals will bring insight and expertise to your committees and serve the process well. Please do not hesitate to contact Ann Lindstrom at alindstrom@lmc.org or 651-281-1261 with any questions.

Thank you,



Brad Wiersum
President, League of Minnesota Cities

City of Independence 2021 Fee Schedule Adoption

To: City Council
From: Mark Kaltsas, City Administrator
Meeting Date: January 19, 2021

Discussion:

The City annually reviews and adopts the City's fee schedule to ensure that the cost of providing various services is commensurate with the services provided. The City identified several fees that should be amended based on the costs of providing services and or administration of the fees in 2020. In addition, the City will increase quarterly sewer charges in accordance with the adopted Sewer Rate Study.

The following fees are proposed to be amended:

1. The City has identified that the wetland and grading permit fees of \$500 does not fully cover the costs for more complex grading and wetland permits submitted to the City. Our review of the fee also identified a lower cost for simple grading and wetland permits issued. In order to align fees charged with the cost of providing the services, it is recommended that the City reduce the base fee of these permits from \$500 to \$300 and require a deposit of \$700 that will be used to pay for consultant charges associated with the review and approval of the permits. This type of fee structure will reduce the base fee paid for the permit, but will also provide for adequate funds to cover consultant fees for more complex applications.

Wetland and Grading Permit Fees:	\$300 with a \$700 deposit (\$500 with no deposit (in 2020))
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2. Quarterly sewer charges are proposed to be amended in accordance with the City's sewer charge study that was updated in August of 2020. The updated study found that the City's Sewer Fund was improving, but still in need of an increase to the sewer rate and sewer connection fees. The quarterly sewer fees will be amended for 2021 as follows:

- | | |
|----------------------------------|-----------------------|
| a. Quarterly sewer access charge | \$242 (\$231 in 2020) |
| b. Quarterly availability charge | \$242 (\$200 in 2020) |

Staff previously presented and discussed the update to the Sewer Rate Study that was completed in August of 2020. The study considered two scenarios for increasing rates and fees to be able to stabilize the sewer fund. In order to move forward with the recommendations of the study, the City will need to adopt an increase to both the quarterly sewer rate and sewer connection fee.

The study recommends that the City consider increasing the quarterly sewer rate per the study. The proposed quarterly rate increase is consistent with the rate increases considered and approved in

the 2017 Sewer Rate Study. The quarterly fee for both sewer users and those that have sewer availability, would be \$242. This represents a 5% increase from 2020 for sewer users and a 21% increase for sewer availability customers (see study below). In addition, it is recommended that the City consider raising the sewer connection fee for new construction. The current fee is \$1,250 and the proposed fee is \$5,150 per unit. Staff is recommending that properties with an existing stub that have not yet connected to the sewer continue to be charged the \$1,250 connection fee.

2017 Study

III. SEWER RATE STUDY - CONTINUED

Scenario 2- Inflates rates sufficient to generate positive operating cash and to generate a sufficient working capital target. Rates needed are identified below:

		Scenario 2									
		Current rate	2017	2018	2019	2020	2021	2022	2023	2024	2025
			8%	10%	10%	5%	5%	5%	5%	5%	5%
Proposed Rate Quarterly											
Residential	\$	168	\$ 181	\$ 200	\$ 220	\$ 231	\$ 242	\$ 254	\$ 267	\$ 280	\$ 294
Commercial		871	941	1,035	1,138	1,195	1,255	1,318	1,384	1,453	1,525
Residential cluster		77	83	91	100	105	110	116	122	128	134
Availability		32	74	116	158	200	242	254	267	280	294
Proposed Rate Annual											
Residential	\$	672	\$ 726	\$ 798	\$ 878	\$ 922	\$ 968	\$ 1,017	\$ 1,067	\$ 1,121	\$ 1,177
Commercial		3,484	3,763	4,139	4,553	4,781	5,020	5,271	5,534	5,811	6,101
Residential cluster		306	330	364	400	420	441	463	486	510	536
Availability		128	296	464	632	800	968	1,017	1,067	1,121	1,177

2020 Study

Scenario 1 - Growth at 2 new units per year

Increase in Billing Revenue - Scenario I					
	2020	2021	2022	2023	2024
Estimated increase in residential users					
Average (based on 2019 - 2024)					
Total new - Connection	1	1	1	1	1
Total new - Assessment fee	1	1	1	1	1
Average residential quarterly bill					
Sanitary Sewer	231	243	255	268	281
Annual increase in billing revenue					
Sanitary Sewer	924	972	1,020	1,072	1,124
Connection fee revenue	331%	3%	3%	3%	3%
\$1,160.00	5,000	5,150	5,300	5,460	5,620
Assessment fee	3%	3%	3%	3%	3%
\$9,550.00	9,837	10,132	10,436	10,749	11,071
Connection fee revenue	\$ 5,000	\$ 5,150	\$ 5,300	\$ 5,460	\$ 5,620
Assessment fee revenue	9,837	10,132	10,436	10,749	11,071
Total Connection and Assessment	\$ 14,837	\$ 15,282	\$ 15,736	\$ 16,209	\$ 16,691

Council Recommendation:

City Council is asked to consider approval of **RESOLUTION NO. 21-0119-01** adopting the 2021 fee schedule.

Attachments: Proposed Fee Schedule 2021 (Changes Highlighted in Yellow)
RESOLUTION NO. 21-0119-01



**CITY OF INDEPENDENCE
RESOLUTION NO. 21-0119-01**

**A RESOLUTION APPROVING AN UPDATE TO THE
CITY'S FEE SCHEDULE**

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

WHEREAS, the City has adopted a Fee Schedule to set forth fees for certain services provided by the City; and

WHEREAS, the Fee Schedule is referred to in the City's Code of Ordinances and determined to be necessary to ensure that the City is reimbursed for the cost of providing the services.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INDEPENDENCE, MINNESOTA:

1. The Fee Schedule attached hereto as **Exhibit A** is hereby adopted.

This resolution was adopted by the City Council of the City of Independence on this 19th day of January 2021, by a vote of ____ ayes and ____ nays.

Marvin Johnson, Mayor

ATTEST:

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 st Violation	\$ 35
2 nd Violation	\$ 70
3 rd Violation	\$ 105

SERVICE FEES (#)

Address Labels	\$ 50
Address List	\$ 30
Copies 8 ½ x 11	\$.75
Copies, Oversize	\$ 1
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)	\$ 5
Land Use Map (color)	\$ 5
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)	\$ 40
Accessory Building Review	\$ 100
Grading Permit (100 cu yd or more) deposit.	\$ 300+700
(if less than 100 cu. yd, no permit required.)	
Wetland Delineation/Review deposit.	\$ 300+700

Other (non-defined) Planning/Review: \$ 250

Staff time in excess of application fees:

Professional per hour	\$ 100
Clerical per hour	\$ 75

Planning Application Type I-Application Fee:
\$1,250/Additional Fee Deposit \$750

- Minor Subdivision (Minor Subdivision (Lot Line Rearrangement, Lot Consolidation, Rural View Lot Subdivision, Lot Split-2 lots or less)
- Rezoning
- 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:
\$1,750/Additional Fee Deposit \$1,500

- Preliminary Plat (3 lots or more) - (plus \$250 per lot)
- Final Plat (plus \$250 per lot)
- Conditional Use Permit (commercial)
- Interim Use Permit (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 st Offense	\$ 75
2 nd Offense	\$ 200
3 rd 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 Permit	\$	300
Mound Repair	\$	150
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 deposit)		

***Total New Sewer Connection Fee \$ 7760**

- *Includes \$ 5150 City Sewer Permit
- Includes \$ 125 Street to house connect
- Includes \$ 2485 SAC (MUSA line)

*Property with an existing sewer stub will pay \$1,250 for the City Sewer Permit.

Quarterly sewer access charge	\$	242
Quarterly availability charge	\$	242

(dwellings not connected to available sewer)

Winter septic holding tank deposit*	\$	8000
*Plus Administrative fee	\$	55

OTHER INSPECTION FEES

Investigation/Re-inspection Fee	\$	100/1 st 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 under 50 – <i>non-resident</i>	\$	250
Events 50 – 100 – resident	\$	200
Events 50 – 100 – <i>non-resident</i>	\$	400
Events 101 – 150 – resident	\$	300
Events 101 – 150 – <i>non-resident</i>	\$	500
Events 151 – 200 – resident	\$	400
Events 151 – 200 – <i>non-resident</i>	\$	750
Funeral – resident	\$	50
Funeral – <i>non-resident</i>	\$	100

Wedding – resident	\$	400
Wedding – <i>non-resident</i>	\$	1000

CONFERENCE ROOM RENTAL (#)

(seats 25 people)

Rent per day	\$	100
with kitchen	\$	150
per hour	\$	35

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	DOUBLE FEE	
Emergency-Well & Septic (max 7 ton)	NO CHARGE	
Resident Annual to/from (max 5 ton)	NO CHARGE	

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
Commercial, daily - <i>non-resident</i>	\$	300
Individual, daily - resident	\$	75
Individual, daily – <i>non-resident</i>	\$	150
(Liability Insurance Required)		

FREQUENTLY CALLED NUMBERS

Public Works Sup. Shawn Bode	763-479-0530
City Administrator Mark Kaltsas	763-479-0527
Building Inspector Bruce Satek	763-479-0531
Asst. City Admin. Beth Horner	763-479-0527
Office Assistant Trish Bemmels	763-479-0514
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 2.75%, PLUS \$0.50 FOR ANY TRANSACTION LESS THAN \$100).

FEE SCHEDULE

Effective September 1, 2003

Revised January 19, 2021



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