



CITY COUNCIL MEETING AGENDA
TUESDAY SEPTEMBER 21, 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 September 7, 2021, Regular City Council Meeting.
 - b. Approval of Accounts Payable.
 - c. Approval of Pay Application #10 from Rochon Corporation.
 - d. Large Assembly Permit for 2850 Lindgren Lane - Event to be Held on Saturday, October 2nd, 2021.
 - e. LMCC Annual Budget Proposal.
 - f. 2021 Second Quarter Financial Report – For Information Only.
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 August 2021 Activity Report.
 8. Bryant Johnson (Applicant) and Hilltop Farm, Inc. (Owner) is requesting the following actions for the property located between CSAH 90 and CSAH 83 and identified as PID No. 2611824130001.
 - a. **RESOLUTION NO. 21-0921-01** – Considering approval of a minor subdivision to split the property into two parcels.
 - b. **ORDINANCE NO. 2021-05** – Considering approval of the rezoning of the subject property from AG-Agriculture to RR-Rural Residential.

- c. **RESOLUTION NO. 21-0921-02** - Considering approval of a Preliminary Plat to allow a 13-lot subdivision to be known as Hilltop Prairie Subdivision.
- 9. Consider Approval of the 2022 Preliminary Budget and Tax Levy:
 - a. **RESOLUTION NO. 21-0921-03** – Establishing the General and Debt Service Preliminary Tax Levy and Setting a Date for the 2020 Truth in Taxation Meeting for December 1, 2020.
 - b. **RESOLUTION NO. 21-0921-04** – Establishing the Pioneer Sarah Creek Watershed Management Commission Preliminary Tax Levy.
- 10. **PUBLIC HEARING:** Consideration of Conduit Bond Issuance.
 - a. **RESOLUTION 21-0907-05:** Considering the authorization of the issuance, sale and delivery of charter school lease revenue bonds for Paladin Career and Technical High School in Coon Rapids, MN.
- 11. **PUBLIC HEARING:** Consider Approval of Vacation for that portion of a drainage and utility easement on the property generally located at the northeast intersection of County Road 11 and Woodhill Drive.
 - a. **RESOLUTION NO. 21-0921-06** – Approving the Vacation of the Subject Easement.
- 12. Open/Misc.
- 13. Adjourn.

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE CITY COUNCIL
TUESDAY, SEPTEMBER 7, 2021 – 6:30 P.M.
Police Dept. Conference Room

1. CALL TO ORDER.

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

2. PLEDGE OF ALLEGIANCE.

Mayor Johnson led the group in the Pledge of Allegiance.

3. ROLL CALL

PRESENT: Mayor Johnson, Councilors Spencer, Betts and Grotting
ABSENT: McCoy
STAFF: City Administrator Kaltsas, Assistant to Administrator
Horner, Attorney Bob Vose

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 August 17, 2021, Regular City Council Meeting.
- b. Approval of City Council Minutes from the August 25, 2021, City Council Workshop.
- c. Approval of Accounts Payable; (Batch #1 Checks Numbered 20673-20683, Batch #2 Checks Numbered 20685-20719, Check # 20684 was voided).
- d. Approval of Pay Application #9 from Rochon Corporation.

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

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

6. REPORTS OF BOARDS AND COMMITTEES BY COUNCIL AND STAFF

Betts attended the following meetings:

- City Budget Workshop
- Police Commission
- Highway 12 Coalition

Spencer attended the following meetings:

- City Budget Workshop

- Special Planning Commission Meeting

Grotting attended the following meetings:

- City Budget Workshop
- Special Planning Commission Meeting

Johnson attended the following meetings:

- WH Museum Annual Meeting at Calvin Presbyterian
- Congressman Phillips
- One of the assistant MnDOT commissioners
- Orono School Board Meeting
- City Budget Workshop
- Signed Mylars
- Police Commission Meeting
- Highway 12 corridor Coalition Meeting

Horner attended the following meetings:

- City Budget Workshop
- Special Planning Commission Meeting

Kaltsas attended the following meetings:

- Preconstruction Meeting for Hwy 92 & 12
- Substantial completion October 2022
- Special Planning Commissions
- City Budget Workshop

Johnson asks about a ribbon cutting for Highway 12/90. Kaltsas says that is something they can talk about.

7. Jessie Koch (Applicant) and Christopher Leines (Owner) are requesting the following actions for the property generally located near the northwest corner of County Road 11 and Lake Sarah Drive and identified by (PID No. 02-118-24-34-0003) in the City of Independence, MN:

- a. **RESOLUTION No. 21-0907-01:** Considering approval of a minor subdivision to permit the creation of a new lot on the subject property.

Kaltsas explains that this is a request for a minor subdivision. It would create a new lot on the property. It is zoned RR and guided by the city's comprehensive plan as RR. There is an Eastern parcel about 5.25 acres and west parcel just under 26 acres. We have allowable density based on the size. There could be 6 potential new lots. Applicant proposing an easement for a future right-of-way. They have a park dedication fee of \$3,600. A nearby resident was concerned about the road between their property and the other lot. Commissioners discussed plan and thought it was a good idea. They did not prepare a ghost plat. The property is generally developable. Commissioners approved it with subject to all our typical conditions, drainage, utility, septic sites. Johnson asks if the western boarder is the RR border? Kaltsas says it does go over one. The line for the Western edge of our Rural Residential goes over another ¼ section and a half. Kaltsas says we will need to have the legals of before and after to record. Betts asks what is on the property now. Kaltsas says there is nothing currently on the property. The SE lot is a separate lot. Vose says the east lot should be 66' right-of-way easement for future developmental plans. By doing an easement it will help to create less odd shaped lots. Betts

asks what is the advantage of doing it this way over a cartway. Vose says you don't want to rely on a cartway lot. Kaltsas says it was proposed as a flag lot. He says he is calling it a 66' ROW. Johnson asks if they are comfortable with the resolution as it is. Vose says it doesn't require dedication of the 66' easement because it is a flag lot subdivision. We would have to add a conditional resolution with the 66' easement if council decides this is the best decision. This would increase the park dedication fees. Betts says now is a good time to put the easement in. Kaltsas says it doesn't plan into the size. Spencer asks if someone purchased the 25 acres and did not subdivide but put a driveway across the easement, would it be better to have an easement or a flag lot? Vose says it doesn't matter anymore because of where we have dedicated easements for public roads. Johnson asks where the access to this property is with the division. Kaltsas says the new access will be somewhere on lake Sarah and we would have to permit this. Spencer says there is a hill that will be rough on site lines but points out two possible spots. Spencer states that he isn't too concerned with it being a flag lot since the city has them all over. Grotting says it is not your traditional flag lot. Kaltsas says if they are wanting access, they could get an easement now from the owner.

Motion by Spencer, second by Betts to approve Resolution No. 21-0907-01 of a minor subdivision to permit the creation of a new lot on the subject property. Ayes: Johnson, Grotting, Betts, and Spencer. Nays: None. Absent: McCoy. None. Abstain. None. MOTION DECLARED CARRIED.

8. PUBLIC HEARING: Consideration of Conduit Bond Issuance.

- a. **RESOLUTION 21-0907-02:** Considering the authorization of the issuance, sale, and delivery of charter school lease revenue bonds for New Brighton Global Academy in New Brighton.

Kaltsas explains that we have become a hot commodity with conduit bond issuance. They have a new 16 million bond issuance request. There may be a third request coming through as well because of the previous one. He says we have Gina from Kennedy Graven who handles the bonds on the city's behalf. Johnson says he thought that 10 million was the top amount in any given year, but we can issue them more, it is just not bank qualified. Gina Fiorini says the 10 million comes from "qualified bonds" each year, but cities can issue more than 10 million, but they are allowed to go over that amount. The Spiro Academy and the other request this year are not needing to be bank qualified, so we were able to work with them at the higher amount. Johnson asks if Hilltop was being paid off for earlier issuance? Gina says yes. In 2018 the Global ABC purchased some land in New Brighton and improved an existing building as their charter school so they will be paying off their taxable loans and expanding their existing facility. Johnson asks anyone on the call to speak to this. Helen Fisk, director of Global Academy thanked the Council for considering the proposition. They opened in 2008 and can pay off 1st debt and add a 2nd gym to the school. Johnson asks how many students in the school? Helen says 450 kids from the metro area. They are a K-8 charge school. Johnson asks if there are any emphasis on subjects? Helen says they are an international baccalaureate global citizenship. They encourage them to think well and are well informed in technology. They have a high population of immigrants and have a very interesting student body. Johnson states that the last few bonds have been to schools. Spencer clarifies that we do this as a service, not as a debt. Gina says that is true. The borrower is sole obligation to pay debt, not the City. There is no debt to the city and will not impact the city's credit. Johnson says we can't do this in a year where the city is bonding. Kaltsas says that is correct.

Motion by Betts, second by Grotting to close the public hearing

Motion by Spencer, second by Betts to approve Resolution No. 21-0907-02 the authorization of the issuance, sale, and delivery of charter school lease revenue bonds. Ayes: Johnson, Grotting, Betts, and Spencer. Nays: None. Absent: McCoy. None. Abstain. None. MOTION DECLARED CARRIED.

9. Consideration of the State of Minnesota Department of Transportation and Hennepin County and City of Independence Cooperative Construction Agreement for the County Road 90 and TH 12 Roundabout Construction Project.

- a. **RESOLUTION 21-0907-03:** The City Council is being asked to approve the cooperative agreement and authorize the Mayor and City Administrator to execute the agreement.

Johnson asks Kaltsas if the plans are similar to County Road 90 and Highway 12. Kaltsas says they have a cooperative agreement come up for accommodating stormwater. MnDot and Hennepin County helped incorporate some language into the cities hand in stormwater issues. Johnson says watching the one big one down here, they put fabric under the whole thing and if we were responsible for cleaning that up would be a huge burden and stormwater management is expensive. Spencer asks if there are any issues with mowing the center of the roundabouts. Kaltsas says it is rock and decorative grass now so less maintenance. Both roundabouts will be consistent. Spencer asks if there is still pedestrian crossing? Kaltsas says it is for people coming down the highway that are bicycling and need to get from one side of the road to the other. The provision is the same as with County Road 90. Vose says nice work to Mark since they are not particularly agreeable or flexible on the policies. Grotting asks about lighting. Kaltsas says there is lighting on the local legs along the highway strip.

Motion by Johnson, second by Spencer to move Resolution No. 21-0907-03. Ayes: Johnson, Grotting, Betts, and Spencer. Nays: None. Absent: McCoy. None. Abstain. None. MOTION DECLARED CARRIED.

10. Open/Misc.

Johnson asks if we have a firm grasp on who is responsible for the wetlands and housing developments. Kaltsas says we require a stormwater maintenance to be signed by the developer or owner. We have also adopted a stormwater ordinance if an HOA doesn't take care of it. Kaltsas says that some common land will be put on another level. We can assess some of the cost to the property owners. Cities that have been growing, these ponds are a real cost. Ponds can be \$250,000 just to clean the sediment. You can excavate it but any material you pull out you have to pay to dispose of contaminated materials because it is pollutants. Vose says that some cities assume ownership of the costs, but the debts come due all at once. Kaltsas says we want to stop erosion and assess every year. Betts asks about using some pumps to water their lawn with contaminated water. Kaltsas says the reuse system has a new set of criteria. We require an electrical outlet to plug in and aerate the lawn.

Johnson asks about the ribbon cutting for the road construction. Nathan from MnDOT says he will try to get a huge pair of scissors. Johnson says he would like to do this to say the project is completed. Nathan says he will talk with MnDOT about making this happen and for Hwy 12 and County Road 92 also.

Grotting asks if there will no longer be a whistle blowing at Valley and 92. Kaltsas says there will not be a whistle there or at 92 because the train will run under 92.

11. Adjourn.

Motion by Spencer, second by Grotting to adjourn at 7:35 p.m. Ayes: Johnson, Grotting, Betts, and Spencer. Nays: None. Absent: McCoy. None. Abstain. None. MOTION DECLARED CARRIED.

Respectfully Submitted,
Amber Simon / Recording Secretary

DRAFT

DRAFT



ARCHITECTURE INTERIOR DESIGN LANDSCAPE ARCHITECTURE ENGINEERING

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

September 10, 2021

Dear Mark,

We have received Payment Application #10 from Rochon Corporation for the Independence City Hall Renovation, with cover letter dated September 8th, 2021. We have reviewed the application against work completed and documented work stored within the invoice period listed on the application and recommend payment of current payment due. We believe any remaining outstanding issues can be handled within the retainage listed on the application.

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

Thanks,

A handwritten signature in blue ink, appearing to read 'A. Enright', written in a cursive, stylized script.

Anthony Enright, Assoc. AIA

Senior Associate, Project Manager

BKV Group



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

September 8, 2021

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

Re: Pay Application for Independence City Hall

Dear Mark:

Enclosed is our tenth Application for Payment of work performed through August 31, 2021 at 1920 County Road 90 in Independence, MN. Please process promptly.

Sincerely,

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

Trevor Bisping
Project Manager

TB/glb
Enclosures

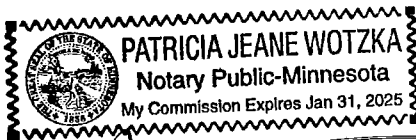
WAIVER OF CONSTRUCTION LIEN PAYMENT

September 1, 2021

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 ONE HUNDRED SIXTY SEVEN THOUSAND SEVEN HUNDRED TWENTY ONE & 60/100 DOLLARS (\$167,721.60).

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



Patricia Jeane Wotzka
Contractor Waiver Form

Company Name Rochon Corporation

By *Jerry Braton*
Jerry Braton
Its CEO

TO OWNER/CLIENT:

City of Independence

PROJECT:

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

APPLICATION NO: 10

INVOICE NO: 10

PERIOD: 08/01/21 - 09/01/21

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

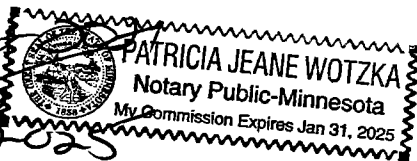
Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. Original Contract Sum	\$1,721,484.00
2. Net change by change orders	\$112,049.12
3. Contract Sum to date (Line 1 ± 2)	\$1,833,533.12
4. Total completed and stored to date (Column G on detail sheet)	\$1,562,735.19
5. Retainage:	
a. 5.00% of completed work	\$78,136.80
b. 0.00% of stored material	\$0.00
Total retainage (Line 5a + 5b or total in column I of detail sheet)	\$78,136.80
6. Total earned less retainage (Line 4 less Line 5 Total)	\$1,484,598.39
7. Less previous certificates for payment (Line 6 from prior certificate)	\$1,316,876.79
8. Current payment due:	\$167,721.60
9. Balance to finish, including retainage (Line 3 less Line 6)	\$348,934.73

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:	\$116,670.37	\$(4,621.25)
Total approved this month:	\$0.00	\$0.00
Totals:	\$116,670.37	\$(4,621.25)
Net change by change orders:	\$112,049.12	

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: [Signature]Date: 9-9-21State of: MaCounty of: HenningSubscribed and sworn to before me this 9th day of SeptNotary Public: PatriciaMy commission expires: 1-31-2025

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: \$167,721.60

(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: [Signature]Date: 09-10-2021

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: 10

APPLICATION DATE: 8/25/2021

PERIOD: 08/01/21 - 09/01/21

Contract Lines

Contract Lines

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET 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.O General Requirements.Other	General Conditions	\$191,313.86	\$88,316.87	\$6,756.58	\$0.00	\$95,073.45	49.70%	\$96,240.41	\$4,753.67
2	02-100.S Selective Demolition.Commitment	Selective Demolition	\$57,187.75	\$57,187.75	\$0.00	\$0.00	\$57,187.75	100.00%	\$0.00	\$2,859.39
3	02-300.S Earthwork.Commitment	Earthwork	\$27,558.00	\$24,973.00	\$0.00	\$0.00	\$24,973.00	90.62%	\$2,585.00	\$1,248.65
4	02-480.S Landscaping.Commitment	Landscaping	\$9,300.00	\$0.00	\$4,325.00	\$0.00	\$4,325.00	46.51%	\$4,975.00	\$216.25
5	02-580.S Pavement Marking.Commitment	Pavement Marking	\$500.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$500.00	\$0.00
6	02-784.S Stone Unit Pavers.Commitment	Stone Unit Pavers	\$10,675.00	\$0.00	\$10,675.00	\$0.00	\$10,675.00	100.00%	\$0.00	\$533.75
7	02-813.S Lawn Sprinkling and Irrigation.Commitment	Lawn Sprinkling and Irrigation	\$10,000.00	\$0.00	\$5,000.00	\$0.00	\$5,000.00	50.00%	\$5,000.00	\$250.00
8	02-820.S Fences and Gates.Commitment	Fences and Gates	\$27,423.00	\$0.00	\$27,423.00	\$0.00	\$27,423.00	100.00%	\$0.00	\$1,371.15
9	03-300.S Cast In Place Concrete.Commitment	Cast In Place Concrete	\$108,650.00	\$94,783.00	\$0.00	\$0.00	\$94,783.00	87.24%	\$13,867.00	\$4,739.15
10	05-100.M Structural Metals.Materials	Structural Metals	\$18,500.00	\$18,500.00	\$0.00	\$0.00	\$18,500.00	100.00%	\$0.00	\$925.00
11	05-600.S Steel Erection.Commitment	Steel Erection	\$6,900.00	\$6,900.00	\$0.00	\$0.00	\$6,900.00	100.00%	\$0.00	\$345.00
12	06-100.S Rough Carpentry.Commitment	Rough Carpentry	\$26,924.00	\$26,924.00	\$0.00	\$0.00	\$26,924.00	100.00%	\$0.00	\$1,346.20
13	06-170.M Structural Wood.Materials	Structural Wood	\$53,977.55	\$53,977.55	\$0.00	\$0.00	\$53,977.55	100.00%	\$0.00	\$2,698.88
14	06-400.S Millwork.Commitment	Millwork	\$97,087.87	\$68,459.25	\$14,221.77	\$0.00	\$82,681.02	85.16%	\$14,406.85	\$4,134.05
15	07-400.S Roofing and Siding Panels.Commitment	Roofing and Siding Panels	\$105,750.00	\$86,850.00	\$0.00	\$0.00	\$86,850.00	82.13%	\$18,900.00	\$4,342.50
16	07-420.S Wall Panels.Commitment	Wall Panels	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%	\$0.00	\$0.00
17	07-500.S Membrane Roofing.Commitment	Membrane Roofing	\$4,500.00	\$789.43	\$0.00	\$0.00	\$789.43	17.54%	\$3,710.57	\$39.47

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET 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					
18	07-530.S Roofing & Sheetmetal.Commitment	Roofing & Sheetmetal	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	100.00%	\$0.00	\$0.00
19	07-810.S Skylights.Commitment	Skylights	\$25,470.00	\$6,870.00	\$0.00	\$0.00	\$6,870.00	26.97%	\$18,600.00	\$343.50
20	07-900.S Joint Sealers.Commitment	Joint Sealers	\$1,690.00	\$0.00	\$1,690.00	\$0.00	\$1,690.00	100.00%	\$0.00	\$84.50
21	08-100.M Hollow Metal & Hardware.Materials	Hollow Metal & Hardware	\$33,600.00	\$33,600.00	\$0.00	\$0.00	\$33,600.00	100.00%	\$0.00	\$1,680.00
22	08-360.S Overhead Doors.Commitment	Overhead Doors	\$12,300.00	\$12,300.00	\$0.00	\$0.00	\$12,300.00	100.00%	\$0.00	\$615.00
23	08-800.S Glazing.Commitment	Glazing	\$160,008.00	\$154,111.00	\$1,500.00	\$0.00	\$155,611.00	97.25%	\$4,397.00	\$7,780.55
24	09-250.S Gypsum Wallboard.Commitment	Gypsum Wallboard	\$163,788.00	\$163,788.00	\$0.00	\$0.00	\$163,788.00	100.00%	\$0.00	\$8,189.40
25	09-300.S Tile.Commitment	Tile	\$44,170.00	\$44,170.00	\$0.00	\$0.00	\$44,170.00	100.00%	\$0.00	\$2,208.50
26	09-500.S Ceilings.Commitment	Ceilings	\$14,000.00	\$14,000.00	\$0.00	\$0.00	\$14,000.00	100.00%	\$0.00	\$700.00
27	09-600.S Flooring.Commitment	Flooring	\$45,035.00	\$38,827.65	\$6,207.35	\$0.00	\$45,035.00	100.00%	\$0.00	\$2,251.75
28	09-843.S Acoustical Wall Panels.Commitment	Acoustical Wall Panels	\$9,500.00	\$0.00	\$9,500.00	\$0.00	\$9,500.00	100.00%	\$0.00	\$475.00
29	09-900.S Paints and Coatings.Commitment	Paints and Coatings	\$21,408.00	\$17,000.00	\$4,408.00	\$0.00	\$21,408.00	100.00%	\$0.00	\$1,070.40
30	10-200.M Louvers and Vents.Materials	Louvers and Vents	\$13,883.63	\$13,883.63	\$0.00	\$0.00	\$13,883.63	100.00%	\$0.00	\$694.18
31	10-260.M Wall and Corner Guards.Materials	Wall and Corner Guards	\$90.72	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$90.72	\$0.00
32	10-350.M Flagpoles.Materials	Flagpoles	\$403.92	\$403.92	\$0.00	\$0.00	\$403.92	100.00%	\$0.00	\$20.20
33	10-440.S Signage.Commitment	Signage	\$17,950.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$17,950.00	\$0.00
34	10-520.M Fire Protection Specialties.Materials	Fire Protection Specialties	\$803.52	\$803.52	\$0.00	\$0.00	\$803.52	100.00%	\$0.00	\$40.18
35	10-600.S Partitions.Commitment	Partitions	\$26,454.00	\$26,454.00	\$0.00	\$0.00	\$26,454.00	100.00%	\$0.00	\$1,322.70
36	10-800.M Toilet, Bath, and Laundry Specialties.Materials	Toilet, Bath, and Laundry Specialties	\$1,923.13	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,923.13	\$0.00
37	11-452.S Appliances.Commitment	Appliances	\$3,653.60	\$3,653.60	\$0.00	\$0.00	\$3,653.60	100.00%	\$0.00	\$182.68

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET 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					
38	12-490.S Window Coverings.Commitment	Window Coverings	\$3,875.00	\$0.00	\$3,875.00	\$0.00	\$3,875.00	100.00%	\$0.00	\$193.75
39	15-400.S Plumbing.Commitment	Plumbing	\$52,550.00	\$0.00	\$40,000.00	\$0.00	\$40,000.00	76.12%	\$12,550.00	\$2,000.00
40	15-500.S HVAC.Commitment	HVAC	\$96,932.25	\$71,049.04	\$23,682.91	\$0.00	\$94,731.95	97.73%	\$2,200.30	\$4,736.61
41	16-000.S Electrical.Commitment	Electrical	\$122,874.00	\$116,475.00	\$0.00	\$0.00	\$116,475.00	94.79%	\$6,399.00	\$5,823.75
42	17-010.O Contingency.Other	Allowance #1	\$5,000.00	\$0.00	\$3,115.11	\$0.00	\$3,115.11	62.30%	\$1,884.89	\$155.76
43	17-010.O Contingency.Other	Allowance #2	\$1,800.00	\$0.00	\$0.00	\$0.00	\$0.00	0.00%	\$1,800.00	\$0.00
44	17-040.O Profit.Other	Overhead & Profit	\$86,074.20	\$69,700.00	\$3,800.00	\$0.00	\$73,500.00	85.39%	\$12,574.20	\$3,675.00
TOTALS:			\$1,721,484.00	\$1,314,750.21	\$166,179.72	\$0.00	\$1,480,929.93	86.03%	\$240,554.07	\$74,046.52

Change Orders

Change Orders

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					
45	PCCO#001 Owner Change Order #1	\$60,372.59	\$32,321.00	\$7,172.00	\$0.00	\$39,493.00	65.42%	\$20,879.59	\$1,974.65
46	PCCO#002 Owner Change Order #2	\$34,932.66	\$28,761.70	\$1,982.21	\$0.00	\$30,743.91	88.01%	\$4,188.75	\$1,537.22
47	PCCO#003 Owner Change Order #3	\$16,743.87	\$10,353.20	\$1,215.15	\$0.00	\$11,568.35	69.09%	\$5,175.52	\$578.41
TOTALS:		\$112,049.12	\$71,435.90	\$10,369.36	\$0.00	\$81,805.26	73.01%	\$30,243.86	\$4,090.28

Grand Totals

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:		\$1,833,533.12	\$1,386,186.11	\$176,549.08	\$0.00	\$1,562,735.19	85.23%	\$270,797.93	\$78,136.80



NON-CITY ASSEMBLY PERMIT APPLICATION

Fees & Definitions:

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

(Double fee for application received less than 45 business days prior to event).

Event Location: 2850 Lindgren Lane (10-2-21)
Type of event: Wedding Number of people 100 Date 10-2-21
☒ Residential ☐ Corporate ☐ Partnership ☐ Group or Association ☐ Other

Event Holder's Name: Linda Mickschl Address: 2850 Lindgren Lane
Contact Person: Linda Mickschl Phone: 612-325-3136
2nd Contact Person: Richard Mickschl Phone: 612-309-6832

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

Severe Weather Plans (in the event of): Christ Lutheran church

Sound Plans - amplification and sound control: _____
Outdoor Music ☒ Yes ☐ No - Starting Time 7:00 AM/PM, Ending
Time 11:30 AM/PM

Food and Concessions Plans: NA
Vendor's name, address, and license number (copies of vendor license, insurance and permits
must be provided) _____
Vendor Work #: _____ Vendor Cell #: _____

Serving Alcohol: Yes: X No: _____

763-479-0527 (Phone)

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

763-479-0528 (Fax)

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

Restroom Provisions: How many?

4/5

Location:

portable trailer

Lighting - Type:

NA

How many?

Location of lights:

220E 91860166

MUMB-MN

Apur can Family Policy #

personal home umbrella

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

event rider

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

8-31-21

Date

H. Nickache

Signature of applicant

Date

Signature of applicant

Office Use Only

Application Received: 8/31/2021

Application Fee: 50

Date Fee Paid: 8/31/2021

Date \$1,000,000 certificate of liability insurance received: _____

Signature of City Official

[Signature]

Date

8-9-21

Signature of West Hennepin Public Safety

Date

street parking + city park (on Lindgren Lane)
for 50 approximate cars.



4071 SUNSET DRIVE ■ BOX 385 ■ SPRING PARK, MN 55384-0385 ■ 952.471.7125 ■ FAX 952.471.9151 ■ lmcc@lmcc-tv.org

8/17/21

To: All LMCC Member Cities
From: Jim Lundberg, Operations Manager
Reason: LMCC's 2022 Budget

DEEPHAVEN

EXCELSIOR

GREENWOOD

INDEPENDENCE

LONG LAKE

LORETTO

MINNETONKA
BEACH

ST. BONIFACIUS

SHOREWOOD

SPRING PARK

WOODLAND

Attached, please find a copy of the Lake Minnetonka Communications Commission's 2022 Budget and 5 Year Capital Plan. The Budget was approved Thursday night at our August 12th Full Commission meeting. Our 2022 budget is balanced, and we have funded all of our prime initiatives for 2022 with the use of reserve funds to cover our capital purchases and a small deficit.

The major highlight for 2022 is that the LMCC will be installing the last of our 2 camera pan/tilt/zoom recording systems into the City of Loretto and replace the digital recorders at the City of Shorewood. This keeps us on track to install the last of these great recording systems into all of our Member City Council Chambers by the end of 2022! I am including some vendor information on these systems so that you can all see what a great addition to your City Council Chambers these systems will be!

I ask that you bring our budget to your Council for approval. Also, please feel free to call or e-mail me if you have any questions. Interested parties can view our August 12th Commission meeting from the LMCC's website at www.lmcc-tv.org

Sincerely,

Jim Lundberg
Operations Manager
LMCC
612-205-2047 cell

	A	B	C	D	E	F	G	H	I
1									
2		Lake Minnetonka Communications Commission							
3		2022 LMCC Budget Approved on 8/12/21							
4					P&L	2020	2021		2022
5				Code #:	2019 EOY	Annualized	Annualized		Annualized
6							Incl. New		
7							3 for Free		
8		Budget Revenues					Health Plan		
9		Franchise fees		990.1	\$ 238,517.33	\$ 240,000.00	\$ 235,000.00		\$ 217,000.00
10		PEG fees		915.2	\$ 86,945.60	\$ 84,000.00	\$ 83,000.00		\$ 74,000.00
11		Mound Usage fees Code 925.20		925.20	\$ 36,961.68	\$ 35,000.00	\$ 33,000.00		\$ 31,000.00
12		Studio Rental/DVD Dubs		930.1	\$ 684.00	\$ 2,500.00	\$ 2,500.00		\$ 3,000.00
13		All other(VOD Services)		950	\$ 4,300.00	\$ 4,200.00	\$ 4,500.00		\$ 5,000.00
14		Interest Income		1			\$ 2,500.00		
15		Total Budgeted revenues			\$ 367,408.61	\$ 365,700.00	\$ 360,500.00		\$ 330,000.00
16									
17		Franchise Salaries	Franchise	101	\$ 122,278.42	\$ 119,203.32	\$ 121,587.00	x 1.02	\$ 124,018.74
18		PEG Production Salaries	PEG	102	\$ 86,608.95	\$ 85,150.26	\$ 86,001.76		\$ 87,721.80
19		Franchise PERA Contributions	Franchise	121	\$ 8,548.35	\$ 8,973.45	\$ 9,063.18		\$ 9,244.44
20		PEG Production PERA Contributions	PEG	120	\$ 5,566.69	\$ 6,281.42	\$ 6,344.23		\$ 6,471.11
21		Franchise FICA Contributions	Franchise	122	\$ 8,494.14	\$ 11,487.75	\$ 8,923.24		\$ 9,101.70
22		PEG Production FICA Contributions	PEG	123	\$ 5,487.89	\$ 8,162.28	\$ 5,765.58		\$ 5,880.89
23		Franchise Health Insurance	Franchise	131	\$ 20,939.71	\$ 15,012.69	\$ 18,341.99		\$ 18,708.83
24		PEG Production Health Insurance	PEG	132	\$ 9,193.07	\$ 10,508.91	\$ 10,629.20		\$ 10,841.78
25		Franchise Worker's Compensation Insurance	Franchise	151	\$ 416.50	\$ 455.50	\$ 496.50		\$ 505.92
26		PEG Prod. Worker's Compensation Insurance	PEG	152	\$ 416.50	\$ 455.50	\$ 496.50		\$ 505.92
27		Total Budget - Personnel Expenses			\$ 267,950.22	\$ 265,691.08	\$ 267,649.18		\$ 273,001.13
28									
29		Office Supplies	Franchise	200	\$ 985.02	\$ 1,400.00	\$ 1,000.00		\$ 1,300.00
30		Special Events/Meetings	Franchise	210	\$ -	\$ 500.00	\$ -		\$ -
31		Repairs & Maintenance Supplies	PEG	220	\$ 620.42	\$ 500.00	\$ 500.00		\$ 500.00
32		Studio Expendables	PEG	221	\$ 782.62	\$ 750.00	\$ 500.00		\$ 500.00
33		Audit/Accounting Fees	Franchise	301	\$ 6,500.00	\$ 6,500.00	\$ 6,500.00		\$ 6,500.00
34		Access Contractors	PEG	302	\$ 16,750.00	\$ 15,600.00	\$ 16,750.00		\$ 16,750.00
35		Legal Fees	Franchise	304	\$ 3,408.77	\$ 4,000.00	\$ 2,500.00		\$ 2,500.00
36		Copier Expense	Franchise	309	\$ -	\$ 500.00	\$ -		\$ -
37		Payroll Services	Franchise	314	\$ 1,761.83	\$ 1,400.00	\$ 1,750.00		\$ 1,750.00
38		Janitorial Services	Franchise	318	\$ 3,243.11	\$ 3,000.00	\$ 3,250.00		\$ 3,250.00
39		Security Services	Franchise	319	\$ 296.04	\$ 300.00	\$ 300.00		\$ 300.00
40		Telephone/Communications	Franchise	321	\$ 1,500.76	\$ 1,500.00	\$ 1,500.00		\$ 1,500.00
41		Postage	Franchise	322	\$ 343.94	\$ 500.00	\$ 250.00		\$ 250.00
42		Computer Consulting	Franchise	325	\$ 285.00	\$ 1,000.00	\$ 300.00		\$ 300.00
43		Training	Franchise	326	\$ -	\$ -	\$ -		\$ -
44		Travel	Franchise	331	\$ -	\$ -	\$ -		\$ -
45		Mileage	Franchise	332	\$ 1,100.17	\$ 1,000.00	\$ 1,000.00		\$ 1,000.00
46		Printing & Publishing	Franchise	350	\$ -	\$ 400.00	\$ -		\$ -
47		Insurance	Franchise	360	\$ 3,288.00	\$ 3,500.00	\$ 3,500.00		\$ 3,500.00
48		Utilities	Franchise	380	\$ 8,763.55	\$ 10,000.00	\$ 8,800.00		\$ 8,800.00
49		Refuse & Recycling	Franchise	384	\$ 812.55	\$ 750.00	\$ 850.00		\$ 850.00
50		Bank Finance Fees	Franchise	395	\$ 60.94		\$ -		\$ -
51		Contracted Building Repair	PEG	401	\$ 3,390.15	\$ 2,000.00	\$ 3,400.00		\$ 3,400.00
52		Maintenance Repair Equipment	PEG	404	\$ 18.04	\$ 500.00	\$ -		\$ -
53		Equipment Rental	PEG	413	\$ -	\$ -	\$ -		\$ -
54		Advertising	Franchise	440	\$ -	\$ -	\$ -		\$ -
55		Van Operation	PEG	441	\$ 166.29	\$ 1,000.00	\$ 250.00		\$ 250.00
56		Web streaming/Broadband	Franchise	442	\$ 4,991.43	\$ 3,000.00	\$ 5,000.00		\$ 5,000.00
57		Licenses	Franchise	443	\$ 1,615.88	\$ 500.00	\$ 1,600.00		\$ 1,110.00
58		Other Expenses / Contingency	Franchise	740	\$ -	\$ 118.92	\$ -		\$ -
59		Capital Building Improvements	PEG	445	\$ -	\$ 1,000.00	\$ -		\$ -
60									
61		Expenses Total			\$ 60,684.51	\$ 61,218.92	\$ 59,500.00		\$ 59,310.00
62									
63		Capital equipment expenditures budget	PEG	720	\$ 33,829.15	\$ 37,500.00	\$ 37,500.00		\$ 16,520.00
64		Capital Software	PEG	722	\$ 1,348.14	\$ 1,290.00	\$ 1,290.00		\$ 3,470.00
65		Total Capital Expenses			\$ 35,177.29	\$ 38,790.00	\$ 38,790.00		\$ 19,990.00
66									
67		Total All Expenses			\$ 363,835.38	\$ 365,700.00	\$ 365,939.18		\$ 352,301.13
68									
69									
70		Total Income			\$ 367,408.61	\$ 365,700.00	\$ 360,500.00		\$ 330,000.00
71		Total All Expenses			\$ 363,835.38	\$ 365,700.00	\$ 365,939.18		\$ (352,301.13)
72		Annual Funding Balance after All Expenses			\$ 3,573.23	\$ -	\$ (5,439.18)		\$ (22,301.13)
73		Transfer from cash reserves					\$ 5,439.18		\$ 22,301.13
74		Total after transfer from cash reserves					\$ -		
75									

2021 5 Year Plan

	A	B	C	D	E	F	G	H
1								
2	Year 1:	2022	/Recorders/Playback A/C Unit					
3	Qty:	Description:	Mfg.:	Part #:	Cost Each:	Tax Each:	X Qty:	Total:
4	1	2 Camera PTZ System for Cities	Z-Systems	See Quote	\$ 11,628.00	\$ 872.00	1	\$ 12,500.00
5	2	Digital Recorders for Shorewood	Data Video	N34V	\$ 1,150.00	\$ -	2	\$ 2,300.00
6	2	Camera Mount Wireless Mics	Sony	UWP-D26	\$ 799.99	\$ 60.00	2	\$ 1,719.98
7							Total:	\$ 16,519.98
8								
9	Year 2:	2023	Studio Upgrade					
10	Qty:	Description:	Mfg.:	Part #:	Cost Each:	Tax Each:	X Qty:	Total:
11	1	2 Camera PTZ System for Studio	Z-Systems	See Quote	\$ 11,628.00	\$ 872.00	1	\$ 12,500.00
12	1	Website Update	Dream Weaver	Custom	\$ 5,000.00	\$ 375.00	1	\$ 5,375.00
13							Total	\$ 17,875.00
14								
15	Year 3:	2024	Playback Upgrade					
16	Qty:	Description:	Mfg.:	Part #:	Cost Each:	Tax Each:	X Qty:	Total:
17	1	Cablecast PROVOD	TRMS	CBL-SVR450-VOD-10	\$ 8,800.00	\$ 660.00	1	\$ 9,460.00
18	2	Cablecast Video Servers	TRMS	CBL-VIOLITE-600	\$ 7,995.00	\$ 599.63	2	\$ 17,189.26
19							Total	\$ 26,649.26
20								
21	Year 4:	2025	LAN/Laptop Upgrade					
22	Qty:	Description:	Mfg.:	Part #:	Cost Each:	Tax Each:	X Qty:	Total:
23	3	Replacement Laptops	Dell	Latitude 3520	\$ 819.00	\$ 61.42	3	\$ 2,641.26
24	1	Replacement LAN Server	Dell	PowerEdge R640 Server	\$ 5,449.00	\$ 408.68	1	\$ 5,857.68
25	1	Installation & Configuration	Brad Peterson	Custom	\$1,200	\$ 90.00	1	\$ 1,290.00
26							Total	\$ 9,788.94
27								
28	Year 5	2026	Production Van Upgrade					
29	Qty:	Description:	Mfg.:	Part #:	Cost Each:	Tax Each:	X Qty:	Total:
30	1	2 Camera PTZ System for Van	Z-Systems	See Quote	\$ 11,628.00	\$ 872.00	1	\$ 12,500.00
31	2	Replace Old HD Cameras	Panasonic	HC-X1	\$ 3,197.99	\$ 239.85	2	\$ 6,875.68
32							Total	\$ 19,375.68
33								

2nd Quarter Report

City of Independence

Independence, Minnesota

As of June 30, 2021



AEM Financial Solutions™

People
+ Process®
Going
Beyond the
Numbers

August 17, 2021

ACCOUNTANT'S COMPILATION REPORT

Honorable Mayor and City Council
City of Independence
Independence, Minnesota

Management is responsible for accompanying financial statements of the City of Independence, which comprise the budget to actual statement of revenues and expenditures for the General and enterprise funds as of June 30, 2021 in accordance with accounting principles generally accepted in the United States of America. We have performed a compilation engagement in accordance with *Statements on Standards for Accounting and Review Services* promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and the statement of cash flows were included in the financial statements, they might influence the user's conclusions about the City's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Sincerely,

AEM FINANCIAL SOLUTIONS, LLC



AEM Financial Solutions™

August 17, 2021

Honorable Mayor and City Council
City of Independence
Independence, Minnesota

Dear Honorable Mayor and City Council:

We have reconciled all bank accounts through June 30, 2021 and reviewed activity in all funds. The following is a summary of our observations. All information presented is unaudited.

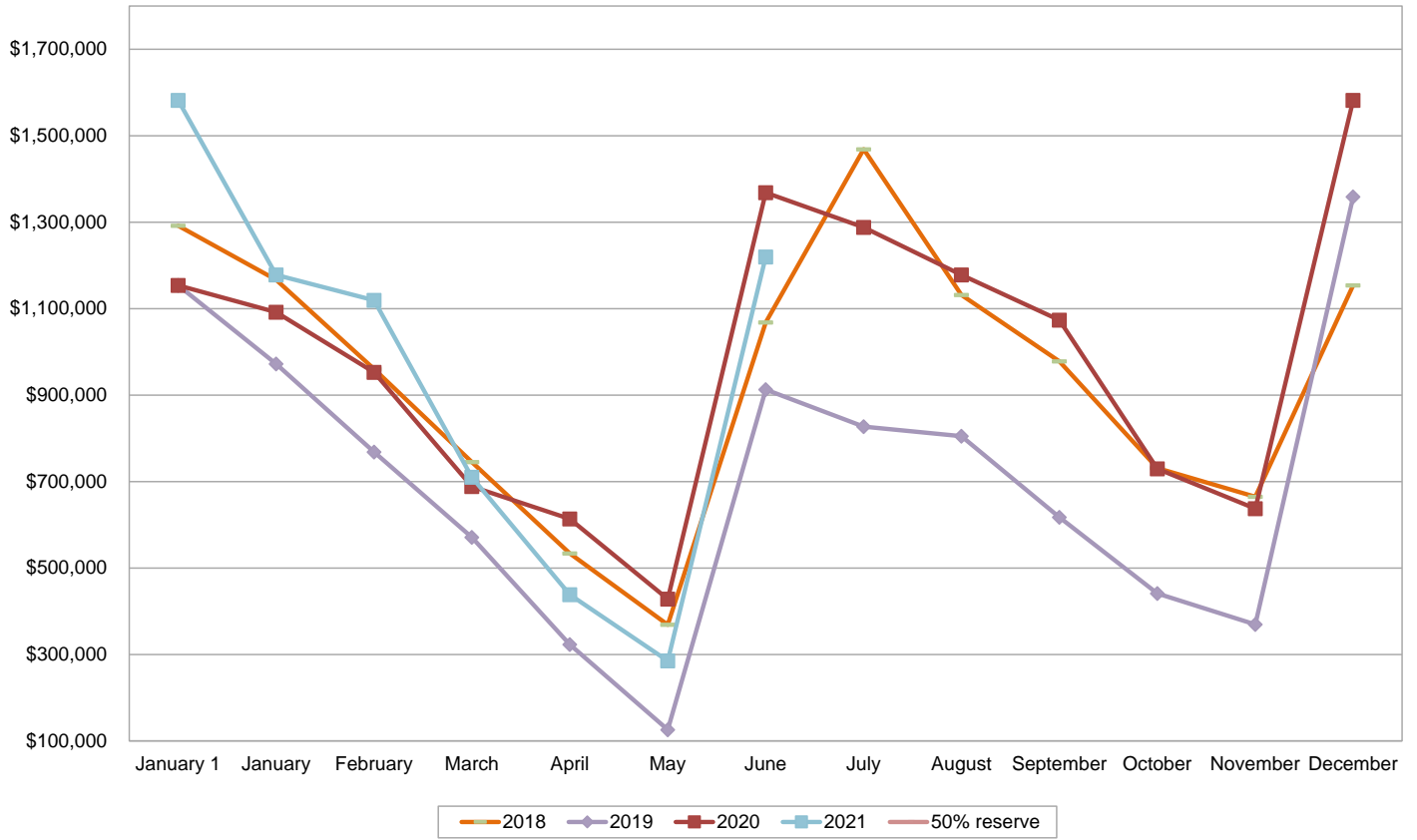
Cash and Investments

The City's cash and investment balances are as follows:

	06/30/2021	12/31/2020	Increase/ (Decrease)
Checking	\$ 18,734	\$ 336,255	\$ (317,521)
Investments (at Market Value)	3,905,149	4,967,172	(1,062,023)
Total Cash and Investments	\$ 3,923,883	\$ 5,303,427	\$ (1,379,544)

Investment Type	06/30/2021	12/31/2020	Increase/ (Decrease)
Checking	\$ 18,734	\$ 336,255	\$ (317,521)
Money Market	2,377,758	3,233,457	(855,699)
Savings	1,328,033	1,534,357	(206,324)
Negotiable CDs	199,358	199,358	-
Total Investments	\$ 3,923,883	\$ 5,303,427	\$ (1,379,544)

General Fund Cash Balances 2018 - 2021



Current short-term rates being offered by financial institutions are very low as evidenced by the table of U.S. Treasury rates below. The U.S. Treasury rates provide a benchmark perspective for rate of return.

Date	Treasury Yields								
	1 mo	3 mo	6 mo	1 yr	2 yr	3 yr	5 yr	7 yr	10 yr
12/31/2015	0.14	0.16	0.49	0.65	1.06	1.31	1.76	2.09	2.27
12/31/2016	0.44	0.51	0.62	0.85	1.20	1.47	1.93	2.25	2.45
12/31/2017	1.28	1.39	1.53	1.76	1.89	1.98	2.20	2.33	2.40
12/31/2018	2.44	2.45	2.56	2.63	2.48	2.46	2.51	2.59	2.69
03/29/2019	2.43	2.40	2.44	2.40	2.27	2.21	2.23	2.31	2.41
06/28/2019	2.18	2.12	2.09	1.92	1.75	1.71	1.76	1.87	2.00
09/30/2019	1.91	1.88	1.83	1.75	1.63	1.56	1.55	1.62	1.68
12/31/2019	1.48	1.55	1.60	1.59	1.58	1.62	1.69	1.83	1.92
03/31/2020	0.05	0.11	0.15	0.17	0.23	0.29	0.37	0.55	0.70
06/30/2020	0.13	0.16	0.18	0.16	0.16	0.18	0.29	0.49	0.66
09/30/2020	0.08	0.10	0.11	0.12	0.13	0.16	0.28	0.47	0.69
12/31/2020	0.08	0.09	0.09	0.10	0.13	0.17	0.36	0.65	0.93
03/31/2021	0.01	0.03	0.05	0.07	0.16	0.35	0.92	1.40	1.74
06/30/2021	0.05	0.05	0.06	0.07	0.25	0.46	0.87	1.21	1.45

Budget Summary

A more detailed analysis of funds is included as pages 6 and 7

Cash Balance Summary

A detailed view of department totals compared with budget is included as page 8.

Investment Summary

A detailed summary of current investments is included as page 9.

Enterprise Fund Summary

A detailed summary of enterprise fund financial results is included as page 11.

Revenue and Expenditures

A detail of revenues and expenditures is included.

* * * * *

This information is unaudited and is intended solely for the information and use of management and City Council and is not intended and should not be used by anyone other than these specified parties.

If you have any questions or wish to discuss any of the items contained in this letter or the attachments, please feel free to contact us at your convenience. We wish to thank you for the continued opportunity to be of service and for the courtesy and cooperation extended to us by your staff.

Sincerely,

AEM FINANCIAL SOLUTIONS, LLC

City of Independence, Minnesota
Statement of Revenues and Expenditures -
Budget and Actual -
General Fund (Unaudited)
For the Six Months Ended June 30 2021

	Annual Budget	YTD Budget	YTD Actual	Variance	Percent of YTD Budget Received or Expended		
▲							
☐ Revenues							
☐ Taxes	3,020,168	1,510,084	1,200,000	-310,084	79.5%	↓	①
☐ Licenses and permits	190,070	95,035	135,531	40,496	142.6%	↑	②
☐ Intergovernmental	16,000	8,000	37,359	29,359	467.0%	↑	③
☐ Charges for services	41,150	20,575	11,656	-8,919	56.7%	↓	
☐ Fines and forfeitures	47,740	23,870	17,115	-6,755	71.7%	↓	
☐ Miscellaneous revenue	11,000	5,500	1,537	-3,963	27.9%	↓	
Total	3,326,128	1,663,064	1,403,198	-259,866	84.4%	↓	
☐ Expenditures							
☐ Legislative	-23,610	-11,805	-8,495	3,310	72.0%	↑	
☐ Election	-5,300	-2,650	0	2,650	0.0%	↑	
☐ City Clerk/finance	-505,436	-252,718	-196,283	56,435	77.7%	↑	④
☐ Legal services	-43,830	-21,915	-15,261	6,654	69.6%	↑	
☐ Planning and zoning	-34,930	-17,465	-15,831	1,634	90.6%	→	
☐ General government building	-44,170	-22,085	-36,216	-14,131	164.0%	↓	
☐ Public safety	-1,591,726	-795,863	-917,019	-121,156	115.2%	↓	
☐ Building inspector	-120,197	-60,099	-60,865	-766	101.3%	→	
☐ Public works	-734,739	-367,370	-328,240	39,129	89.3%	↑	
☐ Solid waste	-68,850	-34,425	-50,116	-15,691	145.6%	↓	⑤
☐ Recreation/community	-7,790	-3,895	0	3,895	0.0%	↑	
☐ Park maintenance	-13,640	-6,820	-4,213	2,607	61.8%	↑	
☐ Insurance	-2,710	-1,355	0	1,355	0.0%	↑	
Total	-3,196,928	-1,598,464	-1,632,538	-34,074	102.1%	→	
☐ Other Financing Sources (Uses)							
☐ Transfers Out	-128,770	-64,385	-182,923	-118,538	284.1%	↓	⑥
Total	-128,770	-64,385	-182,923	-118,538	284.1%	↓	
Total	430	215	-412,263	-412,478	-191750.2%	↓	

**Explanation of Items Percentage Received/Expended Less than 80% or
Greater than 120% and \$ Variance Greater than \$10,000.**

Number ▲	Comment
①	70% advance was received in June with remaining settlements to be received in July and December.
②	More building permits were issued than anticipated due to new developments.
③	Received \$34,515 for general crack sealing from the county.
④	Assessor's fees to be paid in 2nd half of the year.
⑤	Clean-up Day expenses of \$10,460 were not budgeted for.
⑥	Transfers made to the Covid Relief Fund to replenish the cash deficit.

City of Independence, Minnesota
Unaudited Cash Balances by Fund
June 30 2020, December 31 2020, and June 30 2021

	PY Quarter Balance	PY Ending Balance	Quarter Ending Balance	YTD Change	YTD % Change	
▲						
⊕ General	1,348,985	1,581,727	1,219,528	-362,198	-30	①
⊕ Water Resource Department	26,052	71,497	20,296	-51,201	-252	②
⊕ Covid Relief Fund	0	7,631	108,306	100,675	93	③
⊕ Lawful Gambling Fund	0	6,721	7,617	896	12	
⊕ 2006A GO Capital Improvement Bonds	68,478	70,950	70,964	15	0	
⊕ Drake Drive Road Improvement	11,670	11,706	11,709	2	0	
⊕ 2007 Equipment Certificate	37,624	37,741	37,749	8	0	
⊕ 2015A G.O. Bond	33,653	189,965	29,965	-160,000	-534	④
⊕ 2020A G.O. Bond	0	52,428	-41,009	-93,437	228	⑤
⊕ Building Capital	105,440	105,770	105,469	-301	0	
⊕ Road Capital Improvement	313	13,044	13,047	3	0	
⊕ Equipment Capital Improvement	-10,421	27,655	61,412	33,758	55	⑥
⊕ Administrative Capital	83,232	83,510	83,528	17	0	
⊕ Park	84,543	102,015	107,607	5,592	5	
⊕ 2015 Street Improvement	36,816	36,931	36,939	8	0	
⊕ 2020 Street Improvement	3,766,182	362,094	302,114	-59,980	-20	⑦
⊕ City Hall Remodel	-14,936	2,357,535	1,556,703	-800,832	-51	⑧
⊕ City Projects Agency Fund	26,100	774	25,766	24,992	97	
⊕ Sewer	34,670	183,733	166,173	-17,560	-11	
⊕ City Projects	1,500	0	0	0		
Total	5,639,901	5,303,427	3,923,883	-1,379,543	-35	

Explanation of Items Percentage Received/Expended Less than 80%
or Greater than 120% and \$ Variance Greater than \$25,000.

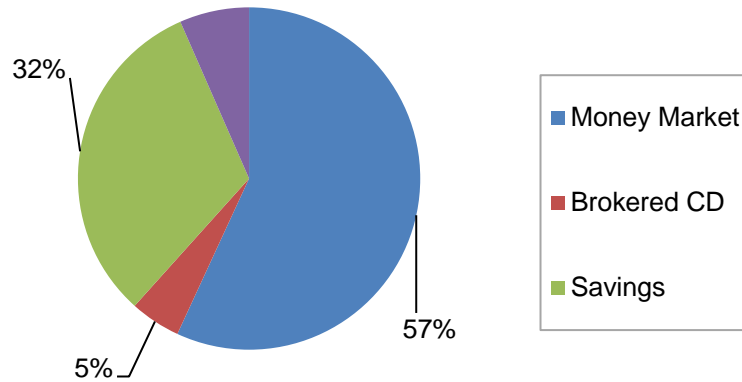
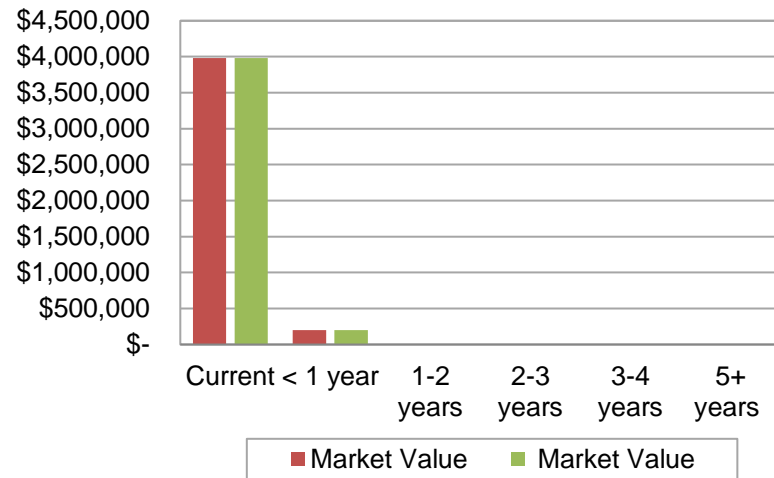
Number	Comment
①	The decrease is an expected result from the excess of expenditures over revenues which is the typical cash flow pattern of the City. Additional detail can be obtained in the Statement of Revenues and Expenditures.
②	Decrease due to paying 1st half of member operating assessment and CIP to Pioneer-Sarah Creek.
③	Federal Covid Funds have been fully utilized in 2020, the increase is due to the transfer from the general fund for expenses in 2021.
④	2015 bond principal and interest was paid in 1st quarter.
⑤	2020 bond principal and interest was paid in 1st quarter.
⑥	Increase due to transfers from the general fund.
⑦	2020 Street Improvement payment made in 1st quarter.
⑧	Payments made to Rochon Corporation for the City Hall Renovation Project.

City of Independence, Minnesota
Schedule of Investments
For the Month Ending
June 30, 2021

Identification (CUSIP or Acct #)	Institution	Description	Type	Market Value 12/31/2020	Deposits - Purchases	Expenditures - Sales	Transfers	Interest	Unadjusted Market Value 6/30/2021	Market Value 6/30/2021
30074	Bank of Maple Plain	Checking	Checking	\$ 460,836.47	\$ 399,781.22	\$ (2,920,030.21)	\$ 2,334,200.31	\$ 134.83	\$ 274,922.62	\$ 274,922.62
00440022	Bank of Maple Plain	Savings	Savings	1,534,357.37	1,271,082.34	-	(1,478,275.87)	869.35	1,328,033.19	1,328,033.19
6142	Bank of Maple Plain	Brokered CD	Brokered CD	199,357.71	-	-	-	-	199,357.71	199,357.71
				2,194,551.55	1,670,863.56	(2,920,030.21)	855,924.44	1,004.18	1,802,313.52	1,802,313.52
35461-101	4M	General Account	Money Market	403,170.17	-	-	(403,192.69)	23.95	1.43	1.43
35461-101	4MP	General Account	Money Market	-	-	-	-	-	-	-
35461-201	4M	2020A GO Bond	Money Market	2,830,286.94	-	-	(452,731.75)	201.70	2,377,756.89	2,377,756.89
35461-201	4MP	2020A GO Bond	Money Market	-	-	-	-	-	-	-
				3,233,457.11	-	-	(855,924.44)	225.65	2,377,758.32	2,377,758.32
Total Cash and Investments				\$ 5,428,008.66	\$ 1,670,863.56	\$ (2,920,030.21)	\$ -	\$ 1,229.83	\$ 4,180,071.84	\$ 4,180,071.84
				\$ (231.00)					Deposits in Transit-GF	\$ -
				\$ (124,350.84)					Outstanding Checks-GF	(256,188.40)
				\$ 5,303,426.82					Reconciled Balance	\$ 3,923,883.44

City of Independence, Minnesota
Investments
For the Month Ending June 30, 2021

Maturities



Maturity	Unadjusted Market Value 6/30/2021	Market Value 6/30/2021	Variance 6/30/2021
Current	\$ 3,980,714.13	\$ 3,980,714.13	\$ -
< 1 year	199,357.71	199,357.71	-
1-2 years	-	-	-
2-3 years	-	-	-
3-4 years	-	-	-
5+ years	-	-	-
	<u>\$ 4,180,071.84</u>	<u>\$ 4,180,071.84</u>	<u>\$ -</u>

Weighted average Rate of return	0.25%	6/30/2021
Average Maturity (years)	0.028	6/30/2021

Investment Type	Market Value 6/30/2021
Money Market	\$ 2,377,758.32
Brokered CD	199,357.71
Savings	1,328,033.19
Checking	274,922.62
	<u>\$ 4,180,071.84</u>

Operating Account	
O/S Deposits	\$ -
O/S Checks	(256,188.40)
	<u>\$ 3,923,883.44</u>

City of Independence, Minnesota
Statement of Revenues and Expenditures -
Budget and Actual -
Sewer Fund (Unaudited)
For the Six Months Ended June 30 2021

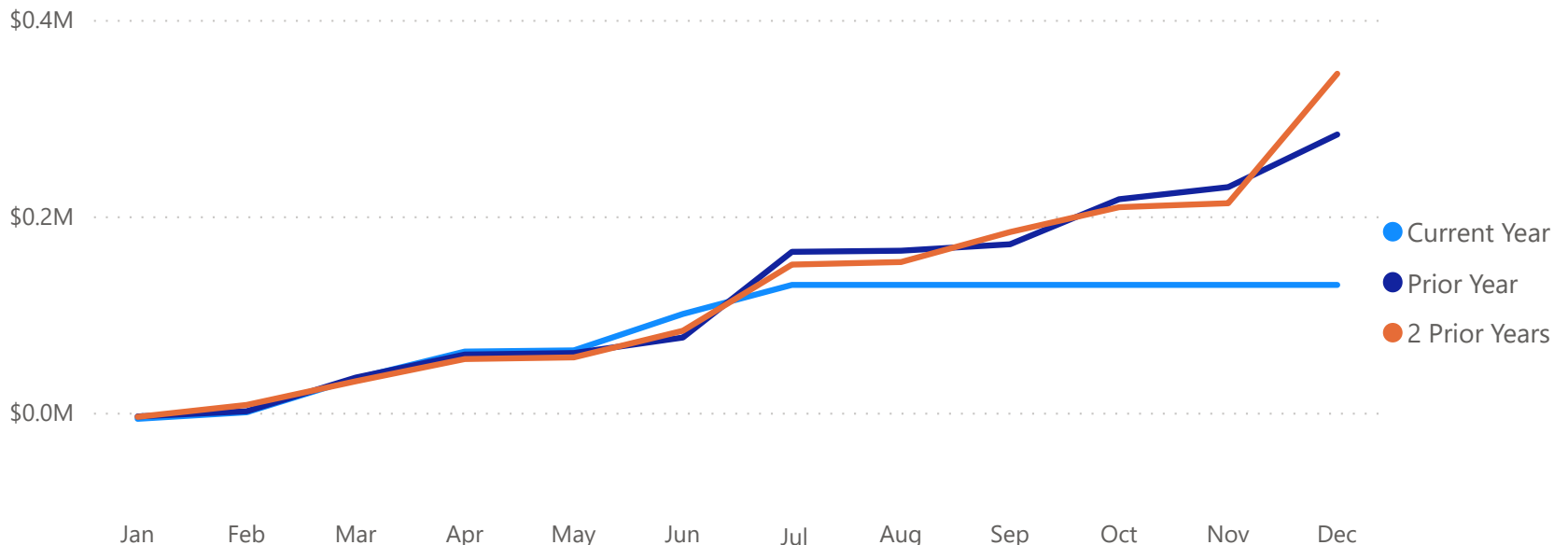
	PY Quarter Ending Balance	Quarter Ending Balance	YOY Variance	CY as a Percent of PY
Revenues	76,525	100,515	23,991	131.35%
Charges for services	76,461	100,478	24,017	131.41% ①
Special Assessments	0	11	11	
Interest Income	64	26	-38	40.84%
Expenses	-225,259	-213,023	12,235	94.57%
Personal Services	-40,452	-38,462	1,990	95.08%
Supplies	-1,476	-895	581	60.64%
Repairs and Maintenance	-5,901	0	5,901	0.00%
Other Services and Charges	-29,425	-23,058	6,367	78.36%
Insurance	-2,719	-1,578	1,141	58.03%
Capital Outlay	0	-4,830	-4,830	
Debt Service	-60,000	-60,000	0	100.00%
Utilities	-8,550	-9,544	-994	111.63%
Depreciation	-69,558	-68,304	1,254	98.20%
Interest Expense	-7,178	-6,353	825	88.51%
Total	-148,734	-112,508	36,226	75.64%

Explanation of Items Percentage Received/Expended Less than 80% or
Greater than 120% and \$ Variance Greater than \$10,000.

Number	Comment
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① Collection & Gravity Line revenue is higher than budget for.

Sewer Revenue by Year



CITY OF INDEPENDENCE

Revenue Guideline

08/13/21 11:55 AM

Page 1

Account Descr	2021 YTD Budget	June 2021 Amt	2021 YTD Amt	2021 YTD Balance	%YTD Budget
FUND 100 GENERAL FUND					
R 100-31010 AD VALOREM TAXES	\$2,912,081.00	\$1,200,000.00	\$1,200,000.00	\$1,712,081.00	41.21%
R 100-31040 FISCAL DISPARITIES	\$108,087.00	\$0.00	\$0.00	\$108,087.00	0.00%
R 100-32100 BUSINESS LICENSES	\$13,240.00	\$0.00	\$18,210.00	-\$4,970.00	137.54%
R 100-32210 BUILDING PERMIT	\$146,260.00	\$25,285.23	\$92,416.28	\$53,843.72	63.19%
R 100-32211 PLAN REVIEW FEES	\$25,000.00	\$1,389.71	\$10,735.81	\$14,264.19	42.94%
R 100-32240 ANIMAL LICENSES	\$570.00	\$60.00	\$60.00	\$510.00	10.53%
R 100-32250 MISC. LICENSES & PER	\$5,000.00	\$10,025.00	\$14,109.31	-\$9,109.31	282.19%
R 100-33401 LOCAL GOVERNMENT A	\$8,000.00	\$0.00	\$0.00	\$8,000.00	0.00%
R 100-33610 CTY. GRANTS & AID (S	\$0.00	\$0.00	\$34,515.00	-\$34,515.00	0.00%
R 100-33620 COUNTY GRANTS & AID	\$8,000.00	\$2,843.76	\$2,843.76	\$5,156.24	35.55%
R 100-34103 ZONING/SUBDIVISION	\$12,000.00	-\$3,650.00	\$10,850.00	\$1,150.00	90.42%
R 100-34104 WATER/RESOURCE FEE	\$0.00	\$0.00	\$500.00	-\$500.00	0.00%
R 100-34105 SALE-MAPS,PUBLICATI	\$0.00	\$0.00	\$75.00	-\$75.00	0.00%
R 100-34107 ASSESSMENT SEARCH F	\$150.00	\$50.00	\$100.00	\$50.00	66.67%
R 100-34108 ADMINISTRATIVE CHAR	\$28,000.00	\$0.00	\$0.00	\$28,000.00	0.00%
R 100-34305 PUBLIC WORKS REIMB	\$600.00	\$0.00	\$130.76	\$469.24	21.79%
R 100-34306 BUILDING INSPECTION	\$400.00	\$0.00	\$0.00	\$400.00	0.00%
R 100-35000 COURT FINES/DOG IMP	\$47,740.00	\$2,013.00	\$17,115.33	\$30,624.67	35.85%
R 100-36210 INTEREST EARNINGS	\$5,000.00	\$180.31	\$1,087.72	\$3,912.28	21.75%
R 100-36220 INSURANCE PREMIUM	\$3,500.00	\$0.00	\$0.00	\$3,500.00	0.00%
R 100-36230 MISC REVENUE/REFUN	\$500.00	\$196.89	\$449.39	\$50.61	89.88%
R 100-36240 COMMUNITY CENTER R	\$2,000.00	\$0.00	\$0.00	\$2,000.00	0.00%
FUND 100 GENERAL FUND	\$3,326,128.00	\$1,238,393.90	\$1,403,198.36	\$1,922,929.64	
FUND 200 WATER RESOURCE DEVELOPMENT					
R 200-31010 AD VALOREM TAXES	\$61,350.00	\$0.00	\$0.00	\$61,350.00	0.00%
R 200-31040 FISCAL DISPARITIES	\$3,160.00	\$0.00	\$0.00	\$3,160.00	0.00%
R 200-36210 INTEREST EARNINGS	\$0.00	\$0.00	\$4.86	-\$4.86	0.00%
FUND 200 WATER RESOURCE DEVEL	\$64,510.00	\$0.00	\$4.86	\$64,505.14	
FUND 201 COVID RELIEF FUND					
R 201-39200 TRANSFERS IN (GENER	\$0.00	\$0.00	\$149,173.08	-\$149,173.08	0.00%
FUND 201 COVID RELIEF FUND	\$0.00	\$0.00	\$149,173.08	-\$149,173.08	
FUND 202 LAWFUL GAMBLING FUND					
R 202-36231 DONATIONS	\$0.00	\$0.00	\$896.34	-\$896.34	0.00%
FUND 202 LAWFUL GAMBLING FUND	\$0.00	\$0.00	\$896.34	-\$896.34	
FUND 309 DEBT SERV PUB SAF BLD 01					
R 309-36210 INTEREST EARNINGS	\$0.00	\$0.00	\$14.79	-\$14.79	0.00%
FUND 309 DEBT SERV PUB SAF BLD 0	\$0.00	\$0.00	\$14.79	-\$14.79	
FUND 311 DRAKE DR. ROAD IMPROVEMENT					
R 311-36210 INTEREST EARNINGS	\$0.00	\$0.00	\$2.45	-\$2.45	0.00%
FUND 311 DRAKE DR. ROAD IMPROV	\$0.00	\$0.00	\$2.45	-\$2.45	
FUND 312 GEO CERT. 2007 A.					
R 312-36210 INTEREST EARNINGS	\$0.00	\$0.00	\$7.87	-\$7.87	0.00%
FUND 312 GEO CERT. 2007 A.	\$0.00	\$0.00	\$7.87	-\$7.87	
FUND 314 2015A- GO BOND					
R 314-31010 AD VALOREM TAXES	\$175,363.00	\$0.00	\$0.00	\$175,363.00	0.00%
R 314-36210 INTEREST EARNINGS	\$0.00	\$0.00	\$6.25	-\$6.25	0.00%
FUND 314 2015A- GO BOND	\$175,363.00	\$0.00	\$6.25	\$175,356.75	
FUND 401 BUILDINGS CAPITAL IMPRMT FUND					

Account Descr	2021 YTD Budget	June 2021 Amt	2021 YTD Amt	2021 YTD Balance	%YTD Budget
R 401-36210 INTEREST EARNINGS	\$0.00	\$0.00	\$22.06	-\$22.06	0.00%
FUND 401 BUILDINGS CAPITAL IMPR	\$0.00	\$0.00	\$22.06	-\$22.06	
FUND 402 ROAD CAPITAL IMPROVEMENTS FUND					
R 402-36210 INTEREST EARNINGS	\$0.00	\$0.00	\$2.72	-\$2.72	0.00%
FUND 402 ROAD CAPITAL IMPROVEM	\$0.00	\$0.00	\$2.72	-\$2.72	
FUND 403 EQUIPMENT CAPITAL IMPROVEMENTS					
R 403-36210 INTEREST EARNINGS	\$0.00	\$0.00	\$7.57	-\$7.57	0.00%
R 403-39200 TRANSFERS IN (GENER	\$0.00	\$6,250.00	\$33,750.00	-\$33,750.00	0.00%
FUND 403 EQUIPMENT CAPITAL IMP	\$0.00	\$6,250.00	\$33,757.57	-\$33,757.57	
FUND 404 ADMIN. CAPITAL FUND					
R 404-36210 INTEREST EARNINGS	\$0.00	\$0.00	\$17.43	-\$17.43	0.00%
FUND 404 ADMIN. CAPITAL FUND	\$0.00	\$0.00	\$17.43	-\$17.43	
FUND 405 PARK FUND					
R 405-34780 PARK DEDICATION FEE	\$0.00	\$0.00	\$4,715.00	-\$4,715.00	0.00%
R 405-36210 INTEREST EARNINGS	\$0.00	\$0.00	\$21.39	-\$21.39	0.00%
FUND 405 PARK FUND	\$0.00	\$0.00	\$4,736.39	-\$4,736.39	
FUND 414 2015 STREET IMPROVEMENT					
R 414-36210 INTEREST EARNINGS	\$0.00	\$0.00	\$7.71	-\$7.71	0.00%
FUND 414 2015 STREET IMPROVEME	\$0.00	\$0.00	\$7.71	-\$7.71	
FUND 430 CITY PROJECTS AGENCY FUND					
R 430-34115 REFUNDABLE DEPOSIT	\$0.00	-\$2,700.00	\$3,750.00	-\$3,750.00	0.00%
R 430-34116 NON REFUNDABLE DEP	\$0.00	\$5,000.00	\$13,750.00	-\$13,750.00	0.00%
FUND 430 CITY PROJECTS AGENCY F	\$0.00	\$2,300.00	\$17,500.00	-\$17,500.00	
FUND 602 SEWER FUND					
R 602-31010 AD VALOREM TAXES	\$12,272.00	\$0.00	\$0.00	\$12,272.00	0.00%
R 602-34401 SEWER CONNECTION C	\$13,200.00	\$0.00	\$0.00	\$13,200.00	0.00%
R 602-34408 USER AVAIL. CHG.	\$0.00	\$3,914.00	\$11,861.14	-\$11,861.14	0.00%
R 602-36100 SPECIAL ASSESS/INT (C	\$0.00	\$0.00	\$11.28	-\$11.28	0.00%
R 602-36210 INTEREST EARNINGS	\$0.00	\$0.00	\$26.01	-\$26.01	0.00%
R 602-37210 COLLECTION & GRAVIT	\$208,000.00	\$31,985.09	\$84,860.47	\$123,139.53	40.80%
R 602-37250 COMMERCIAL	\$17,000.00	\$1,195.00	\$3,585.00	\$13,415.00	21.09%
R 602-37270 DEL UTILITIES - CITY P	\$0.00	\$0.01	\$171.38	-\$171.38	0.00%
FUND 602 SEWER FUND	\$250,472.00	\$37,094.10	\$100,515.28	\$149,956.72	
FUND 999 CONVERSION FUND					
R 999-31010 AD VALOREM TAXES	\$0.00	\$0.00	-\$43,864.65	\$43,864.65	0.00%
FUND 999 CONVERSION FUND	\$0.00	\$0.00	-\$43,864.65	\$43,864.65	
	\$3,816,473.00	\$1,284,038.00	\$1,665,998.51	\$2,150,474.49	

CITY OF INDEPENDENCE

AEM - Expenditure Guideline by Department

08/13/21 10:26 AM

Page 1

Account Descr	2021 YTD Budget	June 2021 Amt	2021 YTD Amt	2021 YTD Balance	%YTD Budget
FUND 100 GENERAL FUND					
DEPT 41000 LEGISLATIVE					
E 100-41000-100 MAYOR'S SALARY	\$3,000.00	\$0.00	\$165.90	\$2,834.10	5.53%
E 100-41000-103 COUNCIL SALARIES	\$7,200.00	\$2,550.00	\$5,100.00	\$2,100.00	70.83%
E 100-41000-122 FICA(6.2) MEDICARE (1.45)	\$780.00	\$195.08	\$390.16	\$389.84	50.02%
E 100-41000-331 CONFERENCE & TRAVEL	\$9,270.00	\$30.00	\$1,222.12	\$8,047.88	13.18%
E 100-41000-360 WORKERS COMP INSURANCE	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-41000-361 INSURANCE	\$1,420.00	\$0.00	\$1,549.77	-\$129.77	109.14%
E 100-41000-405 MISCELLANEOUS	\$240.00	\$0.00	\$67.05	\$172.95	27.94%
E 100-41000-433 DUES & SUBSCRIPTIONS	\$1,700.00	\$0.00	-\$0.05	\$1,700.05	0.00%
DEPT 41000 LEGISLATIVE	\$23,610.00	\$2,775.08	\$8,494.95	\$15,115.05	
DEPT 41410 ELECTIONS					
E 100-41410-102 WAGES (PART-TIME)	\$2,500.00	\$0.00	\$0.00	\$2,500.00	0.00%
E 100-41410-210 OPERATING SUPPLIES/MTN EQUIP.	\$1,030.00	\$0.00	\$0.00	\$1,030.00	0.00%
E 100-41410-350 PRINTING & PUBLICATIONS	\$770.00	\$0.00	\$0.00	\$770.00	0.00%
E 100-41410-351 BALLOT PRINTING	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-41410-405 MISCELLANEOUS	\$1,000.00	\$0.00	\$0.00	\$1,000.00	0.00%
DEPT 41410 ELECTIONS	\$5,300.00	\$0.00	\$0.00	\$5,300.00	
DEPT 41500 CITY CLERK/FINANCE					
E 100-41500-101 WAGES (FULL-TIME)	\$53,388.00	\$6,150.08	\$25,115.84	\$28,272.16	47.04%
E 100-41500-102 WAGES (PART-TIME)	\$37,651.00	\$1,592.89	\$20,260.36	\$17,390.64	53.81%
E 100-41500-121 PERA	\$6,830.00	\$461.26	\$3,680.08	\$3,149.92	53.88%
E 100-41500-122 FICA(6.2) MEDICARE (1.45)	\$6,966.00	\$582.79	\$3,818.27	\$3,147.73	54.81%
E 100-41500-131 CITY PAID BENEFIT ALLOWANCE-LI	\$24,786.00	\$3,043.11	\$12,892.22	\$11,893.78	52.01%
E 100-41500-200 OFFICE SUPPLIES	\$4,770.00	\$526.69	\$8,517.18	-\$3,747.18	178.56%
E 100-41500-301 AUDITING FEES	\$12,980.00	\$3,150.00	\$8,400.00	\$4,580.00	64.71%
E 100-41500-302 ADMINISTRATION CONSULTING	\$111,300.00	\$9,275.00	\$37,122.44	\$74,177.56	33.35%
E 100-41500-305 CPA FEES	\$72,330.00	\$5,435.00	\$39,552.50	\$32,777.50	54.68%
E 100-41500-310 OTHER CONSULTING EXPENSE	\$15,000.00	\$0.00	\$0.00	\$15,000.00	0.00%
E 100-41500-313 UNCOLLECTED PROJECT EXPENSES	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-41500-315 ASSESSOR'S FEE	\$69,000.00	\$0.00	\$0.00	\$69,000.00	0.00%
E 100-41500-321 COMMUNICATIONS (TELEPHONE)	\$4,220.00	\$239.15	\$6,800.48	-\$2,580.48	161.15%
E 100-41500-322 POSTAGE	\$1,750.00	\$0.00	\$628.60	\$1,121.40	35.92%
E 100-41500-331 CONFERENCE & TRAVEL	\$1,700.00	\$0.00	\$261.14	\$1,438.86	15.36%
E 100-41500-350 PRINTING & PUBLICATIONS	\$13,790.00	\$3,344.87	\$9,427.59	\$4,362.41	68.37%
E 100-41500-360 WORKERS COMP INSURANCE	\$9,725.00	\$0.00	\$6,989.28	\$2,735.72	71.87%
E 100-41500-361 INSURANCE	\$1,530.00	\$0.00	\$1,669.82	-\$139.82	109.14%
E 100-41500-404 MAINT.&REPAIR EQUIP.(CONTRACT)	\$2,000.00	\$0.00	\$279.00	\$1,721.00	13.95%
E 100-41500-405 MISCELLANEOUS	\$1,590.00	\$10.90	\$872.16	\$717.84	54.85%
E 100-41500-408 DUST CONTROL	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-41500-433 DUES & SUBSCRIPTIONS	\$9,840.00	\$530.80	\$4,429.47	\$5,410.53	45.01%
E 100-41500-480 COVID 19	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-41500-560 CAPITAL OUTLAY (OFFICE EQUIP.)	\$40,000.00	\$0.00	\$3,686.61	\$36,313.39	9.22%
E 100-41500-570 CAPITAL OUTLAY (EQUIPMENT)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-41500-602 LEASE/PURCHASE (COPIER)	\$4,290.00	\$763.77	\$1,879.77	\$2,410.23	43.82%
E 100-41500-720 TRANSFERS OUT	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 41500 CITY CLERK/FINANCE	\$505,436.00	\$35,106.31	\$196,282.81	\$309,153.19	
DEPT 41600 LEGAL SERVICES					
E 100-41600-304 CIVIL, LEGAL (K&G)	\$17,910.00	\$1,593.80	\$5,831.90	\$12,078.10	32.56%
E 100-41600-306 PROSECUTION (C&C)	\$23,340.00	\$1,445.01	\$9,091.74	\$14,248.26	38.95%
E 100-41600-312 CODIFICATION OF ORDINANCES	\$2,580.00	\$0.00	\$337.82	\$2,242.18	13.09%
E 100-41600-405 MISCELLANEOUS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 41600 LEGAL SERVICES	\$43,830.00	\$3,038.81	\$15,261.46	\$28,568.54	

Account Descr	2021 YTD Budget	June 2021 Amt	2021 YTD Amt	2021 YTD Balance	%YTD Budget
DEPT 41900 PLANNING AND ZONING					
E 100-41900-307 PLANNER CONTRACT	\$30,000.00	\$2,491.00	\$9,964.00	\$20,036.00	33.21%
E 100-41900-311 WATER RESOURCE STAFF FEE	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-41900-360 WORKERS COMP INSURANCE	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-41900-361 INSURANCE	\$4,930.00	\$0.00	\$5,380.55	-\$450.55	109.14%
E 100-41900-405 MISCELLANEOUS	\$0.00	\$486.36	\$486.36	-\$486.36	0.00%
DEPT 41900 PLANNING AND ZONING	\$34,930.00	\$2,977.36	\$15,830.91	\$19,099.09	
DEPT 41920 ENVIRONMENTAL PROTECTION					
E 100-41920-311 WATER RESOURCE STAFF FEE	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-41920-320 WATER RESOURCE STAFF	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 41920 ENVIRONMENTAL PROTECTION	\$0.00	\$0.00	\$0.00	\$0.00	
DEPT 41940 GENERAL GOVERNMENT BUILDING					
E 100-41940-321 COMMUNICATIONS (TELEPHONE)	\$10,000.00	\$3,019.31	\$5,490.86	\$4,509.14	54.91%
E 100-41940-360 WORKERS COMP INSURANCE	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-41940-361 INSURANCE	\$3,690.00	\$0.00	\$4,027.22	-\$337.22	109.14%
E 100-41940-380 ELECTRIC & GAS UTILITIES	\$12,360.00	\$877.29	\$7,243.36	\$5,116.64	58.60%
E 100-41940-384 GARBAGE PICK-UP	\$1,310.00	\$241.15	\$735.38	\$574.62	56.14%
E 100-41940-401 MAINT.&REPAIR BLD CONTRACT	\$13,600.00	\$136.00	\$10,553.56	\$3,046.44	77.60%
E 100-41940-402 MUSEUM	\$150.00	\$0.00	\$0.00	\$150.00	0.00%
E 100-41940-403 GROUND MAINTENANCE CONTRACT	\$560.00	\$0.00	\$0.00	\$560.00	0.00%
E 100-41940-405 MISCELLANEOUS	\$2,500.00	\$3,001.18	\$8,165.15	-\$5,665.15	326.61%
E 100-41940-510 C.O.(LAND & BLD. - 804)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 41940 GENERAL GOVERNMENT BUILDING	\$44,170.00	\$7,274.93	\$36,215.53	\$7,954.47	
DEPT 42000 PUBLIC SAFETY					
E 100-42000-405 MISCELLANEOUS	\$1,230.00	\$0.00	\$8,962.88	-\$7,732.88	728.69%
E 100-42000-440 POLICE CONTRACT	\$1,179,700.00	\$100,524.06	\$741,873.10	\$437,826.90	62.89%
E 100-42000-442 PRISONER BOOKING	\$1,700.00	\$150.00	\$150.00	\$1,550.00	8.82%
E 100-42000-450 FIRE PROTECTION	\$409,096.00	\$19,871.67	\$166,032.76	\$243,063.24	40.59%
E 100-42000-461 BUILDING CODE SURCHARGE	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 42000 PUBLIC SAFETY	\$1,591,726.00	\$120,545.73	\$917,018.74	\$674,707.26	
DEPT 42400 BUILDING INSPECTOR ADMIN					
E 100-42400-101 WAGES (FULL-TIME)	\$80,380.00	\$6,475.96	\$38,882.09	\$41,497.91	48.37%
E 100-42400-104 WAGES - TEMP HELP	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-42400-121 PERA	\$6,028.00	\$485.70	\$3,312.29	\$2,715.71	54.95%
E 100-42400-122 FICA(6.2) MEDICARE (1.45)	\$6,149.00	\$484.75	\$3,314.59	\$2,834.41	53.90%
E 100-42400-131 CITY PAID BENEFIT ALLOWANCE-LI	\$15,390.00	\$2,163.45	\$8,883.27	\$6,506.73	57.72%
E 100-42400-200 OFFICE SUPPLIES	\$720.00	\$0.00	\$90.32	\$629.68	12.54%
E 100-42400-212 VEHICLE OPER.SUPPLIES(FUEL,ETC	\$820.00	\$0.00	\$858.49	-\$38.49	104.69%
E 100-42400-310 OTHER CONSULTING EXPENSE	\$520.00	\$0.00	\$0.00	\$520.00	0.00%
E 100-42400-321 COMMUNICATIONS (TELEPHONE)	\$2,080.00	\$114.57	\$785.59	\$1,294.41	37.77%
E 100-42400-331 CONFERENCE & TRAVEL	\$2,580.00	\$0.00	\$204.98	\$2,375.02	7.94%
E 100-42400-360 WORKERS COMP INSURANCE	\$3,710.00	\$427.52	\$2,994.24	\$715.76	80.71%
E 100-42400-361 INSURANCE	\$1,410.00	\$0.00	\$1,538.86	-\$128.86	109.14%
E 100-42400-433 DUES & SUBSCRIPTIONS	\$410.00	\$0.00	\$0.00	\$410.00	0.00%
E 100-42400-570 CAPITAL OUTLAY (EQUIPMENT)	\$430.00	\$0.00	\$0.00	\$430.00	0.00%
DEPT 42400 BUILDING INSPECTOR ADMIN	\$120,627.00	\$10,151.95	\$60,864.72	\$59,762.28	
DEPT 43100 PUBLIC WORKS					
E 100-43100-101 WAGES (FULL-TIME)	\$151,832.00	\$16,532.49	\$89,867.60	\$61,964.40	59.19%
E 100-43100-102 WAGES (PART-TIME)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-43100-121 PERA	\$11,387.00	\$1,157.93	\$7,543.03	\$3,843.97	66.24%
E 100-43100-122 FICA(6.2) MEDICARE (1.45)	\$11,615.00	\$1,241.54	\$7,638.37	\$3,976.63	65.76%
E 100-43100-131 CITY PAID BENEFIT ALLOWANCE-LI	\$35,640.00	\$3,901.75	\$13,740.50	\$21,899.50	38.55%
E 100-43100-210 OPERATING SUPPLIES/MTN EQUIP.	\$680.00	\$0.00	\$13,097.41	-\$12,417.41	1926.09%
E 100-43100-212 VEHICLE OPER.SUPPLIES(FUEL,ETC	\$24,590.00	\$1,751.86	\$5,161.40	\$19,428.60	20.99%

Account Descr	2021 YTD Budget	June 2021 Amt	2021 YTD Amt	2021 YTD Balance	%YTD Budget
E 100-43100-217 SIGNS	\$6,700.00	\$0.00	\$0.00	\$6,700.00	0.00%
E 100-43100-218 UNIFORMS	\$2,970.00	\$1,381.16	\$2,202.52	\$767.48	74.16%
E 100-43100-219 CULVERTS	\$5,300.00	\$0.00	\$0.00	\$5,300.00	0.00%
E 100-43100-220 MAINT.&REPAIR SUPPLIES (EQUIP)	\$24,400.00	\$1,672.93	\$10,202.23	\$14,197.77	41.81%
E 100-43100-223 MAINT.& REPAIR SUPPLIES(BLDG.)	\$5,070.00	\$463.67	\$1,393.93	\$3,676.07	27.49%
E 100-43100-224 ROAD MAINT.MATERIALS(ON-GOING)	\$74,280.00	\$3,884.41	\$16,514.76	\$57,765.24	22.23%
E 100-43100-226 BLACKTOP MAINTENANCE	\$46,380.00	\$0.00	\$0.00	\$46,380.00	0.00%
E 100-43100-227 EQUIPMENT RENTAL CONTRACT HIRE	\$1,090.00	\$0.00	\$0.00	\$1,090.00	0.00%
E 100-43100-240 SMALL TOOLS & MINOR EQUIPMENT	\$350.00	\$169.87	\$169.87	\$180.13	48.53%
E 100-43100-303 ENGINEERING	\$9,920.00	\$228.00	\$2,065.00	\$7,855.00	20.82%
E 100-43100-321 COMMUNICATIONS (TELEPHONE)	\$5,940.00	\$1,225.61	\$3,688.59	\$2,251.41	62.10%
E 100-43100-331 CONFERENCE & TRAVEL	\$1,120.00	\$0.00	\$295.98	\$824.02	26.43%
E 100-43100-350 PRINTING & PUBLICATIONS	\$3,710.00	\$287.80	\$287.80	\$3,422.20	7.76%
E 100-43100-360 WORKERS COMP INSURANCE	\$9,275.00	\$0.00	\$6,416.80	\$2,858.20	69.18%
E 100-43100-361 INSURANCE	\$7,710.00	\$0.00	\$8,414.61	-\$704.61	109.14%
E 100-43100-380 ELECTRIC & GAS UTILITIES	\$10,750.00	\$360.57	\$4,360.69	\$6,389.31	40.56%
E 100-43100-381 STREET LIGHTING	\$3,090.00	\$366.77	\$1,684.69	\$1,405.31	54.52%
E 100-43100-384 GARBAGE PICK-UP	\$510.00	\$0.00	\$0.00	\$510.00	0.00%
E 100-43100-405 MISCELLANEOUS	\$280.00	\$470.12	\$720.12	-\$440.12	257.19%
E 100-43100-407 SNOW REMOVAL-MATERIALS	\$29,850.00	\$0.00	\$0.00	\$29,850.00	0.00%
E 100-43100-408 DUST CONTROL	\$75,350.00	\$67,839.50	\$67,839.50	\$7,510.50	90.03%
E 100-43100-412 BRUSH & TREE REMOVAL	\$15,910.00	\$0.00	\$13,500.00	\$2,410.00	84.85%
E 100-43100-413 SALES/FUEL TAX & LICENSE	\$550.00	\$0.00	\$0.00	\$550.00	0.00%
E 100-43100-415 SAC CHARGES	\$590.00	\$0.00	\$0.00	\$590.00	0.00%
E 100-43100-418 WEED CONTROL	\$3,180.00	\$0.00	\$0.00	\$3,180.00	0.00%
E 100-43100-420 GOPHER STATE ONE-CALL	\$2,030.00	\$176.45	\$529.55	\$1,500.45	26.09%
E 100-43100-421 SEAL COATING	\$50,000.00	\$0.00	\$0.00	\$50,000.00	0.00%
E 100-43100-422 ROAD TILING	\$50,000.00	\$0.00	\$0.00	\$50,000.00	0.00%
E 100-43100-430 SAFETY PROGRAM (AWAIR, ETC.)	\$2,030.00	\$0.00	\$0.00	\$2,030.00	0.00%
E 100-43100-433 DUES & SUBSCRIPTIONS	\$660.00	\$0.00	\$0.00	\$660.00	0.00%
E 100-43100-570 CAPITAL OUTLAY (EQUIPMENT)	\$50,000.00	\$0.00	\$50,905.21	-\$905.21	101.81%
E 100-43100-720 TRANSFERS OUT	\$60,000.00	\$6,250.00	\$33,750.00	\$26,250.00	56.25%
DEPT 43100 PUBLIC WORKS	\$794,739.00	\$109,362.43	\$361,990.16	\$432,748.84	
DEPT 43200 SOLID WASTE (LAND & RECYCLING)					
E 100-43200-383 RECYCLING EXPENSES	\$68,850.00	\$5,746.62	\$39,536.59	\$29,313.41	57.42%
E 100-43200-405 MISCELLANEOUS	\$0.00	\$0.00	\$119.25	-\$119.25	0.00%
E 100-43200-410 EQUIPMENT RENTAL	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 100-43200-411 CLEAN-UP DAY	\$0.00	\$5,452.03	\$10,460.43	-\$10,460.43	0.00%
DEPT 43200 SOLID WASTE (LAND & RECYCLING)	\$68,850.00	\$11,198.65	\$50,116.27	\$18,733.73	
DEPT 45100 RECREATION					
E 100-45100-120 COMMUNITY EVENT CONTRIBUTIONS	\$7,110.00	\$0.00	\$0.00	\$7,110.00	0.00%
DEPT 45100 RECREATION	\$7,110.00	\$0.00	\$0.00	\$7,110.00	
DEPT 45200 COMMUNITY SERVICE					
E 100-45200-409 YOUTH GROUPS	\$680.00	\$0.00	\$0.00	\$680.00	0.00%
DEPT 45200 COMMUNITY SERVICE	\$680.00	\$0.00	\$0.00	\$680.00	
DEPT 45300 PARK MAINTENANCE					
E 100-45300-210 OPERATING SUPPLIES/MTN EQUIP.	\$1,120.00	\$0.00	\$0.00	\$1,120.00	0.00%
E 100-45300-220 MAINT.&REPAIR SUPPLIES (EQUIP)	\$6,580.00	\$0.00	\$0.00	\$6,580.00	0.00%
E 100-45300-230 EQUIPMENT PURCHASES	\$580.00	\$0.00	\$0.00	\$580.00	0.00%
E 100-45300-310 OTHER CONSULTING EXPENSE	\$580.00	\$0.00	\$0.00	\$580.00	0.00%
E 100-45300-361 INSURANCE	\$3,860.00	\$0.00	\$4,212.76	-\$352.76	109.14%
E 100-45300-380 ELECTRIC & GAS UTILITIES	\$680.00	\$0.00	\$0.00	\$680.00	0.00%
E 100-45300-405 MISCELLANEOUS	\$240.00	\$0.00	\$0.00	\$240.00	0.00%
DEPT 45300 PARK MAINTENANCE	\$13,640.00	\$0.00	\$4,212.76	\$9,427.24	

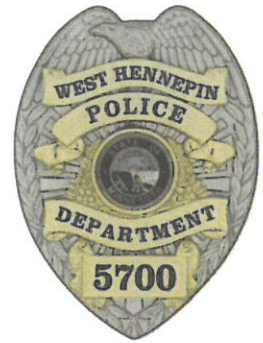
Account Descr	2021 YTD Budget	June 2021 Amt	2021 YTD Amt	2021 YTD Balance	%YTD Budget
DEPT 49240 UNALLOCATED INSURANCE					
E 100-49240-375 CLAIM DEDUCTIBLE	\$590.00	\$0.00	\$0.00	\$590.00	0.00%
E 100-49240-620 AGENCY FEES	\$2,120.00	\$0.00	\$0.00	\$2,120.00	0.00%
DEPT 49240 UNALLOCATED INSURANCE	\$2,710.00	\$0.00	\$0.00	\$2,710.00	
DEPT 49300 TRANSFER OUT					
E 100-49300-720 TRANSFERS OUT	\$68,770.00	\$0.00	\$149,173.08	-\$80,403.08	216.92%
DEPT 49300 TRANSFER OUT	\$68,770.00	\$0.00	\$149,173.08	-\$80,403.08	
FUND 100 GENERAL FUND	\$3,326,128.00	\$302,431.25	\$1,815,461.39	\$1,510,666.61	
FUND 200 WATER RESOURCE DEVELOPMENT					
DEPT 41920 ENVIRONMENTAL PROTECTION					
E 200-41920-303 ENGINEERING	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 200-41920-309 PIONEER-SARAH WATERSHED COMM	\$49,500.00	\$0.00	\$0.00	\$49,500.00	0.00%
E 200-41920-310 OTHER CONSULTING EXPENSE	\$1,090.00	\$0.00	\$0.00	\$1,090.00	0.00%
E 200-41920-320 WATER RESOURCE STAFF	\$2,180.00	\$0.00	\$2,839.50	-\$659.50	130.25%
E 200-41920-350 PRINTING & PUBLICATIONS	\$810.00	\$0.00	\$0.00	\$810.00	0.00%
E 200-41920-433 DUES & SUBSCRIPTIONS	\$0.00	\$0.00	\$530.00	-\$530.00	0.00%
E 200-41920-570 CAPITAL OUTLAY (EQUIPMENT)	\$10,930.00	\$0.00	\$0.00	\$10,930.00	0.00%
DEPT 41920 ENVIRONMENTAL PROTECTION	\$64,510.00	\$0.00	\$3,369.50	\$61,140.50	
FUND 200 WATER RESOURCE DEVELOPMENT	\$64,510.00	\$0.00	\$3,369.50	\$61,140.50	
FUND 201 COVID RELIEF FUND					
DEPT 41000 LEGISLATIVE					
E 201-41000-131 CITY PAID BENEFIT ALLOWANCE-LI	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 201-41000-405 MISCELLANEOUS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 201-41000-480 COVID 19	\$0.00	\$0.00	\$336.35	-\$336.35	0.00%
E 201-41000-810 REFUND & REIMBURSEMENT	\$0.00	\$0.00	-\$224.20	\$224.20	0.00%
DEPT 41000 LEGISLATIVE	\$0.00	\$0.00	\$112.15	-\$112.15	
DEPT 41500 CITY CLERK/FINANCE					
E 201-41500-102 WAGES (PART-TIME)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 201-41500-121 PERA	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 201-41500-122 FICA(6.2) MEDICARE (1.45)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 201-41500-131 CITY PAID BENEFIT ALLOWANCE-LI	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 201-41500-200 OFFICE SUPPLIES	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 201-41500-210 OPERATING SUPPLIES/MTN EQUIP.	\$0.00	\$0.00	\$2,772.00	-\$2,772.00	0.00%
E 201-41500-321 COMMUNICATIONS (TELEPHONE)	\$0.00	\$136.00	\$436.48	-\$436.48	0.00%
E 201-41500-350 PRINTING & PUBLICATIONS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 201-41500-405 MISCELLANEOUS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 201-41500-480 COVID 19	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 201-41500-560 CAPITAL OUTLAY (OFFICE EQUIP.)	\$0.00	\$0.00	\$35,521.80	-\$35,521.80	0.00%
DEPT 41500 CITY CLERK/FINANCE	\$0.00	\$136.00	\$38,730.28	-\$38,730.28	
DEPT 41940 GENERAL GOVERNMENT BUILDING					
E 201-41940-321 COMMUNICATIONS (TELEPHONE)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 201-41940-401 MAINT.&REPAIR BLD CONTRACT	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 201-41940-405 MISCELLANEOUS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 201-41940-510 C.O.(LAND & BLD. - 804)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 41940 GENERAL GOVERNMENT BUILDING	\$0.00	\$0.00	\$0.00	\$0.00	
DEPT 42000 PUBLIC SAFETY					
E 201-42000-440 POLICE CONTRACT	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 42000 PUBLIC SAFETY	\$0.00	\$0.00	\$0.00	\$0.00	
DEPT 43100 PUBLIC WORKS					
E 201-43100-223 MAINT.& REPAIR SUPPLIES(BLDG.)	\$0.00	\$0.00	\$2,025.00	-\$2,025.00	0.00%
DEPT 43100 PUBLIC WORKS	\$0.00	\$0.00	\$2,025.00	-\$2,025.00	

Account Descr	2021 YTD Budget	June 2021 Amt	2021 YTD Amt	2021 YTD Balance	%YTD Budget
DEPT 49450 SEWER					
E 201-49450-102 WAGES (PART-TIME)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 201-49450-121 PERA	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 201-49450-122 FICA(6.2) MEDICARE (1.45)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 49450 SEWER	\$0.00	\$0.00	\$0.00	\$0.00	
FUND 201 COVID RELIEF FUND	\$0.00	\$136.00	\$40,867.43	-\$40,867.43	
FUND 202 LAWFUL GAMBLING FUND					
DEPT 45300 PARK MAINTENANCE					
E 202-45300-490 CONTRIBUTIONS/DONATIONS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 45300 PARK MAINTENANCE	\$0.00	\$0.00	\$0.00	\$0.00	
FUND 202 LAWFUL GAMBLING FUND	\$0.00	\$0.00	\$0.00	\$0.00	
FUND 309 DEBT SERV PUB SAF BLD 01					
DEPT 47000 DEBT SERVICE					
E 309-47000-601 BOND PRINCIPAL	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 309-47000-611 INTEREST EXPENSE (Loan)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 309-47000-620 AGENCY FEES	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 47000 DEBT SERVICE	\$0.00	\$0.00	\$0.00	\$0.00	
FUND 309 DEBT SERV PUB SAF BLD 01	\$0.00	\$0.00	\$0.00	\$0.00	
FUND 314 2015A- GO BOND					
DEPT 43121 STREETS AND HIGHWAYS					
E 314-43121-620 AGENCY FEES	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 43121 STREETS AND HIGHWAYS	\$0.00	\$0.00	\$0.00	\$0.00	
DEPT 47000 DEBT SERVICE					
E 314-47000-601 BOND PRINCIPAL	\$0.00	\$0.00	\$150,000.00	-\$150,000.00	0.00%
E 314-47000-611 INTEREST EXPENSE (Loan)	\$0.00	\$0.00	\$10,006.25	-\$10,006.25	0.00%
E 314-47000-620 AGENCY FEES	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 47000 DEBT SERVICE	\$0.00	\$0.00	\$160,006.25	-\$160,006.25	
FUND 314 2015A- GO BOND	\$0.00	\$0.00	\$160,006.25	-\$160,006.25	
FUND 315 2020A-GO Bond					
DEPT 47000 DEBT SERVICE					
E 315-47000-601 BOND PRINCIPAL	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 315-47000-611 INTEREST EXPENSE (Loan)	\$0.00	\$41,021.25	\$93,437.30	-\$93,437.30	0.00%
E 315-47000-621 ISSUANCE COSTS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 47000 DEBT SERVICE	\$0.00	\$41,021.25	\$93,437.30	-\$93,437.30	
FUND 315 2020A-GO Bond	\$0.00	\$41,021.25	\$93,437.30	-\$93,437.30	
FUND 401 BUILDINGS CAPITAL IMPRMT FUND					
DEPT 41940 GENERAL GOVERNMENT BUILDING					
E 401-41940-103 COUNCIL SALARIES	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 401-41940-530 CAPITAL OUTLAY (CONST.)	\$0.00	\$322.58	\$322.58	-\$322.58	0.00%
E 401-41940-580 CAPITAL OUTLAY (BUILDING)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 41940 GENERAL GOVERNMENT BUILDING	\$0.00	\$322.58	\$322.58	-\$322.58	
FUND 401 BUILDINGS CAPITAL IMPRMT FUND	\$0.00	\$322.58	\$322.58	-\$322.58	
FUND 402 ROAD CAPITAL IMPROVEMENTS FUND					
DEPT 49450 SEWER					
E 402-49450-303 ENGINEERING	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 402-49450-304 CIVIL, LEGAL (K&G)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 402-49450-350 PRINTING & PUBLICATIONS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 402-49450-530 CAPITAL OUTLAY (CONST.)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 402-49450-620 AGENCY FEES	\$0.00	\$0.00	\$0.00	\$0.00	0.00%

Account Descr	2021 YTD Budget	June 2021 Amt	2021 YTD Amt	2021 YTD Balance	%YTD Budget
DEPT 49450 SEWER	\$0.00	\$0.00	\$0.00	\$0.00	
FUND 402 ROAD CAPITAL IMPROVEMENTS FUND	\$0.00	\$0.00	\$0.00	\$0.00	
FUND 403 EQUIPMENT CAPITAL IMPROVEMENTS					
DEPT 43100 PUBLIC WORKS					
E 403-43100-590 CAPITAL OUTLAY (COMPUTER)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 43100 PUBLIC WORKS	\$0.00	\$0.00	\$0.00	\$0.00	
FUND 403 EQUIPMENT CAPITAL IMPROVEMENTS	\$0.00	\$0.00	\$0.00	\$0.00	
FUND 404 ADMIN. CAPITAL FUND					
DEPT 43121 STREETS AND HIGHWAYS					
E 404-43121-303 ENGINEERING	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 404-43121-304 CIVIL, LEGAL (K&G)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 404-43121-310 OTHER CONSULTING EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 404-43121-530 CAPITAL OUTLAY (CONST.)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 404-43121-720 TRANSFERS OUT	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 43121 STREETS AND HIGHWAYS	\$0.00	\$0.00	\$0.00	\$0.00	
FUND 404 ADMIN. CAPITAL FUND	\$0.00	\$0.00	\$0.00	\$0.00	
FUND 405 PARK FUND					
DEPT 45100 RECREATION					
E 405-45100-720 TRANSFERS OUT	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 45100 RECREATION	\$0.00	\$0.00	\$0.00	\$0.00	
FUND 405 PARK FUND	\$0.00	\$0.00	\$0.00	\$0.00	
FUND 415 2020 STREET IMPROVEMENT					
DEPT 41940 GENERAL GOVERNMENT BUILDING					
E 415-41940-304 CIVIL, LEGAL (K&G)	\$0.00	\$495.00	\$495.00	-\$495.00	0.00%
E 415-41940-308 ARCHITECTURE	\$0.00	\$1,476.00	\$1,476.00	-\$1,476.00	0.00%
DEPT 41940 GENERAL GOVERNMENT BUILDING	\$0.00	\$1,971.00	\$1,971.00	-\$1,971.00	
DEPT 43100 PUBLIC WORKS					
E 415-43100-303 ENGINEERING	\$0.00	\$0.00	\$86.00	-\$86.00	0.00%
E 415-43100-530 CAPITAL OUTLAY (CONST.)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 43100 PUBLIC WORKS	\$0.00	\$0.00	\$86.00	-\$86.00	
DEPT 47000 DEBT SERVICE					
E 415-47000-621 ISSUANCE COSTS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 47000 DEBT SERVICE	\$0.00	\$0.00	\$0.00	\$0.00	
FUND 415 2020 STREET IMPROVEMENT	\$0.00	\$1,971.00	\$2,057.00	-\$2,057.00	
FUND 416 CITY HALL REMODEL					
DEPT 41940 GENERAL GOVERNMENT BUILDING					
E 416-41940-303 ENGINEERING	\$0.00	\$0.00	\$4,120.00	-\$4,120.00	0.00%
E 416-41940-308 ARCHITECTURE	\$0.00	\$0.00	\$446,565.75	-\$446,565.75	0.00%
DEPT 41940 GENERAL GOVERNMENT BUILDING	\$0.00	\$0.00	\$450,685.75	-\$450,685.75	
DEPT 43100 PUBLIC WORKS					
E 416-43100-530 CAPITAL OUTLAY (CONST.)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 416-43100-580 CAPITAL OUTLAY (BUILDING)	\$0.00	\$0.00	\$264,163.95	-\$264,163.95	0.00%
DEPT 43100 PUBLIC WORKS	\$0.00	\$0.00	\$264,163.95	-\$264,163.95	
DEPT 47000 DEBT SERVICE					
E 416-47000-621 ISSUANCE COSTS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 47000 DEBT SERVICE	\$0.00	\$0.00	\$0.00	\$0.00	
FUND 416 CITY HALL REMODEL	\$0.00	\$0.00	\$714,849.70	-\$714,849.70	
FUND 430 CITY PROJECTS AGENCY FUND					

Account Descr	2021 YTD Budget	June 2021 Amt	2021 YTD Amt	2021 YTD Balance	%YTD Budget
DEPT 41900 PLANNING AND ZONING					
E 430-41900-303 ENGINEERING	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 430-41900-304 CIVIL, LEGAL (K&G)	\$0.00	-\$1,593.80	\$0.00	\$0.00	0.00%
E 430-41900-307 PLANNER CONTRACT	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 430-41900-310 OTHER CONSULTING EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 430-41900-311 WATER RESOURCE STAFF FEE	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 430-41900-810 REFUND & REIMBURSEMENT	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 430-41900-999 PRIOR PERIOD ADJ.	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 41900 PLANNING AND ZONING	\$0.00	-\$1,593.80	\$0.00	\$0.00	
FUND 430 CITY PROJECTS AGENCY FUND	\$0.00	-\$1,593.80	\$0.00	\$0.00	
FUND 602 SEWER FUND					
DEPT 49450 SEWER					
E 602-49450-101 WAGES (FULL-TIME)	\$80,610.00	\$4,309.57	\$25,106.00	\$55,504.00	31.15%
E 602-49450-121 PERA	\$6,046.00	\$323.21	\$2,145.29	\$3,900.71	35.48%
E 602-49450-122 FICA(6.2) MEDICARE (1.45)	\$6,167.00	\$329.68	\$2,188.22	\$3,978.78	35.48%
E 602-49450-131 CITY PAID BENEFIT ALLOWANCE-LI	\$18,144.00	\$1,423.93	\$9,022.94	\$9,121.06	49.73%
E 602-49450-210 OPERATING SUPPLIES/MTN EQUIP.	\$18,327.00	\$0.00	\$0.00	\$18,327.00	0.00%
E 602-49450-301 AUDITING FEES	\$1,060.00	\$0.00	\$0.00	\$1,060.00	0.00%
E 602-49450-303 ENGINEERING	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 602-49450-304 CIVIL, LEGAL (K&G)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 602-49450-310 OTHER CONSULTING EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 602-49450-331 CONFERENCE & TRAVEL	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 602-49450-360 WORKERS COMP INSURANCE	\$900.00	\$0.00	\$641.68	\$258.32	71.30%
E 602-49450-361 INSURANCE	\$858.00	\$0.00	\$936.41	-\$78.41	109.14%
E 602-49450-375 CLAIM DEDUCTIBLE	\$2,156.00	\$0.00	\$0.00	\$2,156.00	0.00%
E 602-49450-380 ELECTRIC & GAS UTILITIES	\$560.00	\$1,955.58	\$9,543.85	-\$8,983.85	1704.26%
E 602-49450-401 MAINT.&REPAIR BLD CONTRACT	\$22,000.00	\$0.00	\$0.00	\$22,000.00	0.00%
E 602-49450-404 MAINT.&REPAIR EQUIP.(CONTRACT)	\$21,860.00	\$0.00	\$675.00	\$21,185.00	3.09%
E 602-49450-405 MISCELLANEOUS	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 602-49450-414 METRO COUNCIL-ENVIRON.(SER CH)	\$1,650.00	\$3,713.76	\$22,282.56	-\$20,632.56	1350.46%
E 602-49450-415 SAC CHARGES	\$42,000.00	\$0.00	\$0.00	\$42,000.00	0.00%
E 602-49450-416 DEPRECIATION	\$4,000.00	\$11,593.00	\$68,304.00	-\$64,304.00	1707.60%
E 602-49450-417 LICENSES & PERMITS	\$135,064.00	\$0.00	\$0.00	\$135,064.00	0.00%
E 602-49450-433 DUES & SUBSCRIPTIONS	\$100.00	\$0.00	\$895.00	-\$795.00	895.00%
E 602-49450-560 CAPITAL OUTLAY (OFFICE EQUIP.)	\$795.00	\$0.00	\$0.00	\$795.00	0.00%
E 602-49450-570 CAPITAL OUTLAY (EQUIPMENT)	\$560.00	\$470.00	\$4,829.99	-\$4,269.99	862.50%
E 602-49450-601 BOND PRINCIPAL	\$57,910.00	\$0.00	\$60,000.00	-\$2,090.00	103.61%
E 602-49450-611 INTEREST EXPENSE (Loan)	\$80,000.00	\$0.00	\$6,352.50	\$73,647.50	7.94%
E 602-49450-620 AGENCY FEES	\$15,674.00	\$0.00	\$100.00	\$15,574.00	0.64%
E 602-49450-999 PRIOR PERIOD ADJ.	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 49450 SEWER	\$516,441.00	\$24,118.73	\$213,023.44	\$303,417.56	
FUND 602 SEWER FUND	\$516,441.00	\$24,118.73	\$213,023.44	\$303,417.56	
FUND 999 CONVERSION FUND					
DEPT 41000 LEGISLATIVE					
E 999-41000-416 DEPRECIATION	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 41000 LEGISLATIVE	\$0.00	\$0.00	\$0.00	\$0.00	
DEPT 41500 CITY CLERK/FINANCE					
E 999-41500-101 WAGES (FULL-TIME)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 999-41500-102 WAGES (PART-TIME)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 999-41500-500 Capital Outlay	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 41500 CITY CLERK/FINANCE	\$0.00	\$0.00	\$0.00	\$0.00	
DEPT 41940 GENERAL GOVERNMENT BUILDING					
E 999-41940-510 C.O.(LAND & BLD. - 804)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%

Account Descr	2021 YTD Budget	June 2021 Amt	2021 YTD Amt	2021 YTD Balance	%YTD Budget
DEPT 41940 GENERAL GOVERNMENT BUILDING	\$0.00	\$0.00	\$0.00	\$0.00	
DEPT 42000 PUBLIC SAFETY					
E 999-42000-101 WAGES (FULL-TIME)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 999-42000-416 DEPRECIATION	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 42000 PUBLIC SAFETY	\$0.00	\$0.00	\$0.00	\$0.00	
DEPT 43100 PUBLIC WORKS					
E 999-43100-101 WAGES (FULL-TIME)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 999-43100-416 DEPRECIATION	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 999-43100-500 Capital Outlay	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 999-43100-530 CAPITAL OUTLAY (CONST.)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 43100 PUBLIC WORKS	\$0.00	\$0.00	\$0.00	\$0.00	
DEPT 45200 COMMUNITY SERVICE					
E 999-45200-416 DEPRECIATION	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 45200 COMMUNITY SERVICE	\$0.00	\$0.00	\$0.00	\$0.00	
DEPT 47000 DEBT SERVICE					
E 999-47000-601 BOND PRINCIPAL	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 999-47000-602 LEASE/PURCHASE (COPIER)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 999-47000-611 INTEREST EXPENSE (Loan)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 999-47000-625 AMORITIZATION EXPENSE	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 47000 DEBT SERVICE	\$0.00	\$0.00	\$0.00	\$0.00	
DEPT 49450 SEWER					
E 999-49450-101 WAGES (FULL-TIME)	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
E 999-49450-500 Capital Outlay	\$0.00	\$0.00	\$0.00	\$0.00	0.00%
DEPT 49450 SEWER	\$0.00	\$0.00	\$0.00	\$0.00	
FUND 999 CONVERSION FUND	\$0.00	\$0.00	\$0.00	\$0.00	
	\$3,907,079.00	\$368,407.01	\$3,043,394.59	\$863,684.41	



Date: September 15, 2021

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

From: Director Gary Kroells *G. Kroells*

SUBJECT: August 2021 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.

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West Hennepin Public Safety Department
1918 County Road 90 / Maple Plain, Minnesota 55359
Phone: (763) 479-0500 / Fax: (763) 479-0504

Web Address: <http://www.westhennepin.com> E-mail: westhennepin@westhennepin.com

Monthly Activity Report August 2021

Offense	This Month	Same Month Last Year		This Year To Date		Last Year To Date
City Of Independence						
Criminal	5	8		67		62
Traffic	99	127		815		852
Part III	3	4		51		61
Part IV	31	27		242		230
Part V	132	110		981		956
Total City of Independence	270	276		2,156		2,161
City Of Maple Plain						
Criminal	19	14		66		56
Traffic	24	52		262		465
Part III	2	5		22		45
Part IV	31	27		169		158
Part V	57	72		462		495
Total City Of Maple Plain	133	170		981		1,219
Grand Total Both Cities	403	446		3,137		3,380
TZD	29	3		46		34
Agency Assists	30	21		86		132
Total ICR Reports	433	470		3,269		3,546
How Received						
Fax	16	7		100		73
In Person	25	29		163		142
Mail	2	2		20		7
Other	1	1		9		12
Phone	29	30		287		269
Radio	193	181		1,293		1,275
Visual	140	187		1,177		1,463
Email	24	21		210		174
Lobby Walk In	3	12		10		131
Total	433	470		3,269		3,546

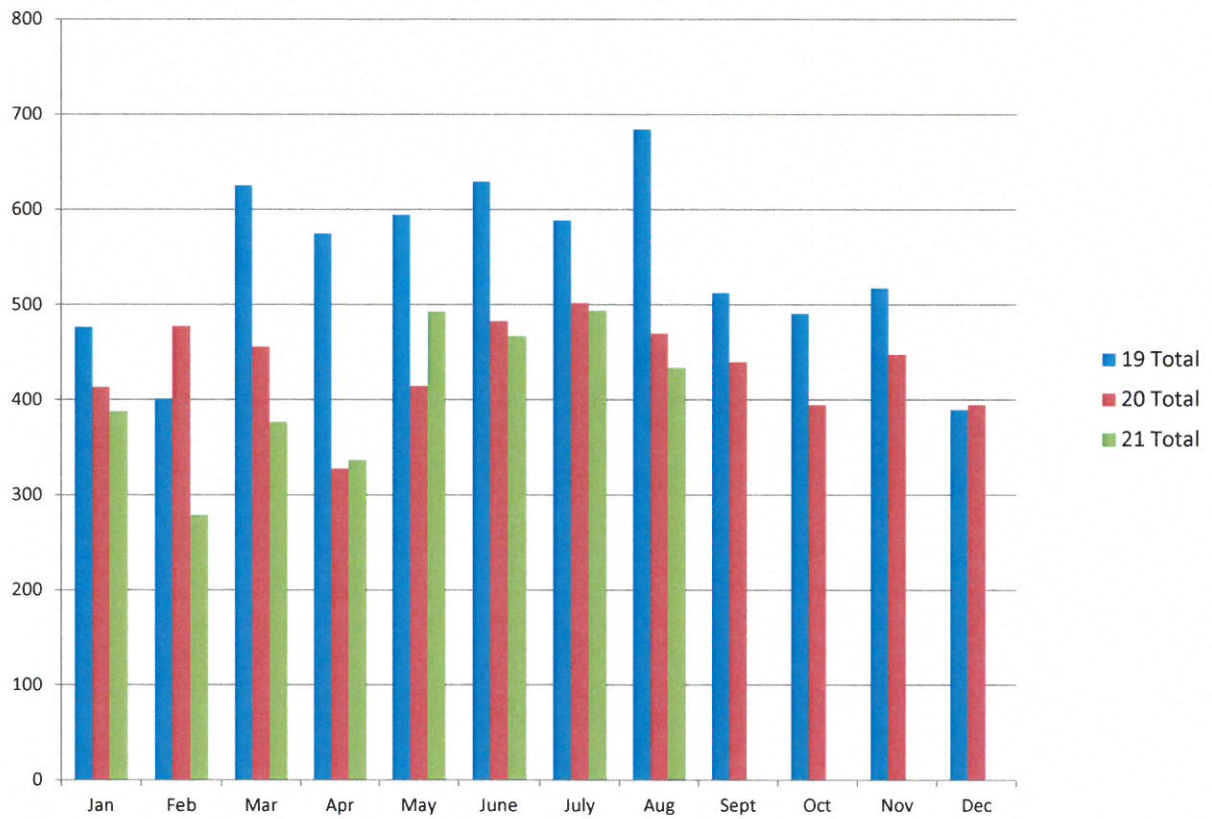
August 2021 Criminal Part I & II
City of Independence Grid #'s 3-5

<u>AGN</u>	<u>ICR</u>	<u>Title</u>	<u>Grid #</u>	<u>Reported Date</u>	<u>MOC Range</u>
WHPS	21002876	1st Degree DWI Refusal	3	8/4/2021	JDRB1
WHPS	21002938	Give Peace Officer False Name/Birthdate/ID	4	8/9/2021	X3200
WHPS	21003041	Possess Small Amount of Marijuana and Drug Paraphernalia	3	8/15/2021	DC500
WHPS	21003130	4th Degree DWI	3	8/20/2021	JG501
WHPS	21003156	Property Damage	3	8/22/2021	P3119

August 2021 Criminal Part I & II
City of Maple Plain Grid # 1-2

<u>AGN</u>	<u>ICR</u>	<u>Title</u>	<u>Grid #</u>	<u>Reported Date</u>	<u>MOC Range</u>
WHPS	21002856	Theft	1	8/3/2021	T0011
WHPS	21002924	Domestic Assault - Misdemeanor	2	8/7/2021	AL351
WHPS	21002951	Theft	1	8/11/2021	T0011
WHPS	21002972	Theft	1	8/11/2021	T0011
WHPS	21002993	Theft from Motor Vehicle	1	8/12/2021	VJ111
WHPS	21003014	Theft	1	8/13/2021	T0011
WHPS	21003048	Disorderly Conduct - Fighting	2	8/15/2021	N0030
WHPS	21003051	Domestic Assault 5th Degree	2	8/16/2021	AL351
WHPS	21003059	Theft	1	8/16/2021	T0011
WHPS	21003082	Theft	1	8/18/2021	T0011
WHPS	21003083	Theft	1	8/18/2021	T0011
WHPS	21003121	Theft	1	8/20/2021	T0011
WHPS	21003123	Theft	1	8/20/2021	T0011
WHPS	21003124	Theft	1	8/20/2021	T0011
WHPS	21003151	3rd Degree DWI	1	8/22/2021	JF501
WHPS	21003158	Damage to Property	1	8/22/2021	P3119
WHPS	21003160	Possess Small Amount of Marijuana and Drug Paraphernalia	1	8/23/2021	DC500
WHPS	21003209	Theft	1	8/26/2021	TW019
WHPS	21003216	Financial Exploitation	1	8/26/2021	U0700

THREE YEAR COMPARISON OF POLICE CALLS FOR SERVICE & ACTIVITY



DIRECTOR'S NEWS & NOTES

WEST HENNEPIN PUBLIC SAFETY

August 2021 Activity Report

Year to Date Activity Report

At the end August 31, 2021 West Hennepin Public Safety (WHPS) handled year-to-date a total 3,269 incident complaints: For the month of August, 270 occurred in the City of Independence and 133 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:

Damage to Vehicle

Aug 1 Ingerson Rd / Luce Line, Independence. Caller reported she parked her car near the Luce Line on Ingerson Rd. Returning from a walk noticed a bike had crashed into her car. Information provided in case the person calls and wants to claim the damage.

Welfare Check

Aug 1 1:10 p.m. 4800 block of Main Street, Maple Plain. Welfare check regarding a male walking down the street, swearing, opening mailboxes, and acting oddly. Contact with the male who said he is going through a lot right now and having a hard time. Male was advised to watch his language when outside out of respect for his neighbors.

Animal Assistance

Aug 1 3:42 p.m. 800 block Copeland Rd, Independence. Dispatched for a horse that was stuck in the mud /swamp. MP Fire Dept, MPLS Mounted Horse Patrol, 2 Vet techs assisted keeping the horse calm. Straps were put on the horse; horse was pulled onto a sled and out of the swamp onto flat ground. After some time, the horse was able to stand and walk back to the stables.

Choking

Aug 1 6:53 p.m. 6100 block Wood Hill Ln, Independence. Dispatched for 18-month-old child choking on a cracker. Officer arrival, child was no longer choking. Officer auscultate the child's chest and found breathing was clear and normal. Mother denied further treatment or transport. MPFD and North Memorial EMS were canceled.

Theft

Aug 3 4800 block Gateway Blvd., Maple Plain. Reported money has been stolen. Case under investigation.

Broken Bones

Aug 3 2900 block Lindgren Ln, Independence. Construction worker had hip pain after he tripped and fell on the driveway. North Memorial EMS transported him to the hospital.

Lift Assist

Aug 4 1400 block Rainbow Ave, Maple Plain. Assisted female into her chair. All was okay.

1st Degree DWI Refusal

Aug 4 8:38 p.m. CR 92N/Pioneer Creek Rd, Independence. Received a driving complaint of a vehicle swerving and varying speeds. Contact with driver, Robert Allen Cantin, 55 of Brooklyn Center; officer noted an odor of alcoholic beverage was emitting from the male. Cantin admitted to drinking, performed poorly on field sobriety tests, and provided a PBT test over the legal limit. Cantin was arrested, and booked into Henn Co Jail, charged with 1st Degree DWI Refusal and Driving after Cancellation.

Lift Assist

Aug 4 4800 block Gateway Blvd. Maple Plain. Female had fallen on the floor, was assisted to her chair. Female had a laceration to her finger, from her fall, refused EMS transport.

Harassment

Aug 6 5900 block Main Street, Maple Plain. Amazon driver called stating she was harassed by five males while delivering a package. Officer called the driver who did not answer. A message was left to call back if she wanted to make a report. No call back was received.

Vehicle in Ditch

Aug 7 9:49 a.m. 7500 block Maple Ponds Trl, Independence. Raining heavily, vehicle hydroplaned, driver lost control, went into the ditch, and struck a small utility sign. Vehicle front tire was completely bald which likely contributed to losing control. No signs of impairment and no injuries of the driver. A tow truck was enroute.

Tree Down

Aug 7 11:56 a.m. 1700 block Co Line Rd, Independence. A tree struck by lightning was down across the road. Independence PW was notified of the downed tree. The tree was removed from the road.

Motorist Assist/Domestic

Aug 7 CR 6 / CR 83, Independence. Reported a vehicle with a flat tire and a male and female were arguing with each other outside the vehicle. Officer located the female and male who were walking in opposite directions. Both stated they got a flat tire and were arguing, it was not a domestic. 32-year-old female from Morton, Mn had 4 outstanding warrants from Sheriff's Offices in various counties; Scott Co, Chippewa Co, Yellow Medicine Co, and McLeod Co. Female was arrested and transported to Henn Co Jail for her warrants.

Threat

Aug 7 3600 block Ihduhapi Trail, Independence. Client was not taking his medications, acting out and calling people stating, "bad things are going to happen here". Staff decided they would call a family member or friend to take responsibility of and for the client to leave.

Domestic

Aug 7 11:19 p.m. 5200 block Bryantwood Dr, Maple Plain. Dispatched for a physical domestic. Male was upset and called female names, pushed her, causing her to hit her head and left the residence. Case under investigation for charges.

Traffic Complaint

Aug 8 11:24 p.m. S Lake Shore Dr/ Pagenkopf Rd/Perkinsville Rd, Independence. Received multiple traffic complaints of a large pickup truck with running lights was speeding and doing donuts. The areas were checked, and vehicle was not located.

Assistance

Aug 9 3600 block Ihduhapi Trail, Independence. A male kicked out of Vinland was causing problems walking around and not leaving. Male gave officer false name and birth date. Male was identified as Allen Michael Durin, 25; arrested and booked into Henn Co Jail Misdemeanor False Information to a Peace Officer.

Road Debris

Aug 9 CR 92/CR11, Independence. Caller reported large chunks of mud on Co Rd 11. The mud was from trucks coming from a new berm being built. The bulldozer operator was contacted to get a bobcat out there, have it cleaned up at the end of the day and stay on top of it.

Attempted Burglary

Aug 10 4:37 a.m. 1000 block Polo Club Rd, Independence. Resident witnessed their patio door handle move and the door open up, then slammed shut. West Hennepin PD along with several other officers including a K-9 responded for tracking, an area perimeter was set up, and did not locate anything. Security cameras in the area will be viewed for leads on suspects.

Suspicious Act

Aug 10 5200 block CR 11, Independence. Caller reported her dog was barking in the barn and caller could hear noises from the hayloft. Hayloft was checked, no one was found, possibly the birds in the loft were making the noise.

Gas Line Struck

Aug 11 4800 block Bradford Street, Maple Plain. Contractor working on Bradford Street struck a gas line. Maple Plain Fire arrived on scene, assessed there was good ventilation due to a decent breeze, open air and did not evacuate the area. CenterPoint Energy arrived on scene to repair.

Crash

Aug 11 CR 11/ Woodhill Dr, Independence. Driver of Vehicle 1 did not see Vehicle 2 was stopped in the roadway to turn n/b on Woodhill Dr. Vehicle 1 crashed into the back of Vehicle 2. Vehicle 1 veered off into the south ditch, crashing into trees. No injuries to all parties involved, all had seatbelts on at time of crash. Vehicle 1 driver cited for Fail to Drive with Due Care.

Theft

Aug 11 4800 block Gateway Blvd. Maple Plain. Reported stolen money from their room. Case under investigation.

Intoxicated Male

Aug 11 7:48 p.m. 5100 block Main Street, Maple Plain. Received call of intoxicated male who was sleeping on a bench near the MP post office. Contact with the male who had strong odor of alcohol, and slurred speech. The male was unable to provide where he came from and how he intended to get home. Male provided a PBT which resulted in 0.23 BAC. Male was identified and was transported to Main Detox.

Theft from Vehicle

Aug 12 1600 block Marsh Ave., Maple Plain. Victim started her vehicle; it was extremely loud and found her catalytic converter had been stolen. Possible camera video captured the suspects. Case under investigation. Approximate loss \$2,000.00.

Damage to Property

Aug 12 1500 block Howard Ave., Maple Plain. Caller noticed scratches on the rear fender of his motorcycle. Unknown who scratched the fender.

Theft

Aug 13 4800 block Gateway Blvd. Maple Plain. Reported money stolen from a purse. Case under investigation.

Personal Injury Crash

Aug 13 4:43 p.m. CR 90 / CR 6 Independence. Veh1 a passenger car and Veh2 a semi-truck e/b on CR 6. Veh1 pulled over to the shoulder of the roadway, attempting to make a U-turn, pulled out in front of Veh2. Veh2 was unable to get out of the way, crashed into Veh1 pushing the vehicle into the ditch. Airbags were deployed, all occupants had proper seatbelts on and were ok with minor bumps and bruises. Veh1 cited for Fail to drive with Due Care.

Open Door,
Aug 13

9:03 p.m. 5000 block Hwy 12, Maple Plain. Caller reported a business door was open, and no employees were inside the store. Officers found the open door, no one inside, checking inside found a locked bathroom door. After no response received from their knocking and announcing Police, the locked door was forced open which opened to a hallway /break room. A male seated on a chair in the back storage room, pointed his finger at the officer like a gun, made a shooting noise and refused to identify himself. The male was handcuffed, identified as an employee. Employee provided a PBT which resulted in 0.166 BAC. Business owner was notified of Officer findings, who asked the officer to tell the employee he is fired, take the store keys, and remove him from the store. Employee was released to a sober person as he was unable to care for himself and both detox facilities were full.

Vehicle in Ditch

Aug 13

CR 92/ CR 6, Independence Driver stated she had fallen asleep, her vehicle went 70 feet into a ditch and struck trees. Driver was not impaired, and vehicle was towed from the ditch.

Prowler

Aug 13

11:48 p.m. 6100 block Wood Hill Lane, Independence. Caller reported vehicle lights were turned off, a male approached his driveway; caller thought the male was going to use the porta-potty in the driveway. The male went to the rear of his SUV in the driveway and opened the back gate. Caller yelled at the male who fled through the trees and the vehicle quickly left the area. The area and homes were checked for signs of tampering or theft, nothing was found, vehicle was not located.

Suspicious Act

Aug 15

12:17 a.m. 558 CR 110, Independence. Officer observed what appeared to be a flashlight beam moving about and near the church. Officer found a male loading his bicycle that had a light and headlamp on it, into the rear of his car. Stated he was on the Luce Line Trail and was trying to see stars. Male was identified, no apparent criminal activity afoot. Male was advised the trail/parks are closed.

Domestic

Aug 16

1400 block Meadow Lane, Maple Plain. Officers dispatched for a domestic call. Maurice Duson Collins, 41 Maple Plain was arrested and booked into Hennepin Co Jail for GM Domestic Assault and Disorderly Conduct.

Suspicious Vehicle

Aug 16

5600 block Drake Dr, Independence. Reported suspicious vehicle parked in front of a residence. Officer found a note left on the dashboard, ran out of gas, and would return.

Animal Bite

Aug 16

7000 block Pagenkopf Rd Independence. Reported a dog chased 18 chickens and injured two of them. According to MN State Statute 347.50 (Subd.3) Section (1)(2) and (3) the dog owner was notified his dog was declared as a 'potentially dangerous' when unprovoked, inflicts bites on a human or domestic animal on public or private property.

Theft

Aug 16

4800 block Gateway Blvd, Maple Plain. Reported theft of money. Case under investigation

Traffic Complaint

Aug 17

8:39 a.m. Hwy 12/ CR 92, independence. Reported a vehicle weaving in lane of traffic and then pulled over. Contact with 76-year-old female driver from Howard Lake who was sleeping. Before leaving home, she had taken some Benadryl for allergies, she could tell she was drowsy and pulled over to rest. Driver did not have an option for getting a ride. Agreed to take a good hour rest and not to drive if she was still drowsy.

Vehicle in Ditch

Aug 17 CR 11 /CR 90, Independence. Dump truck had blown a tire, left the road and tore up some grass entering the ditch.

Suspicious Act

Aug 17 1600 block Budd Ave., Independence. Officer observed a vehicle slow, pulled over to wrong side of road, stopped, and then left. Contact with the driver who stated he pulled over to see the pile of donation materials on the side of the road. There was not a donation pile in the area.

Suspicious Vehicle

Aug 17 8:21 p.m. 3300 block Lake Sarah Rd, Independence. Reported a passenger car was driving slowly, made a U-turn and proceeded back east on Fogelman Rd. Caller got in his vehicle to follow the car; the car took off at a high rate of speed. The area was checked, and vehicle was not located.

Sign Down

Aug 18 Town Line Rd/CR11 Independence. Caller reported the stop sign was broken off its post, was on the ground and someone might not stop at the intersection. A gouge in the post appeared someone's trailer had caught the post and knocked it over. Officer temporarily secured the stop sign on the telephone pole until public works could fix it.

Theft

Aug 18 4800 block Gateway Blvd. Maple Plain. Reported money was stolen. Case under investigation

Suspicious Act

Aug 19 5100 block Independence Street, Maple Plain. Report a vagrant male was sleeping, had been hanging around Veterans Memorial Park, and staying in the park after hours. Officer located the shirtless 64-year-old male from Minneapolis with a grocery bag, a bicycle, and lying on a picnic table under the picnic shelter. The male was advised of the complaint and advised of appropriate conduct in the park.

Identity Theft

Aug 20 4600 block Lake Sarah Drive S, Independence. Resident reported his American Airlines' frequent flyer miles had been hacked. Two suspects stole 85,000 miles apiece totaling a monetary value of \$5,000.00. Resident's miles had been reinstated; American Airlines instructed him to file a police report.

Welfare Check

Aug 20 3:00 p.m. 200 CR 92, Independence. Caller was concerned a friend has not texted or called them back in 5 hours and that was unusual. Officer checked, found the male was ok and asked him to contact his friends.

Wire Down

Aug 20 700 block Nelson Rd, Independence. A large willow branch fell during a rainstorm, struck a power line knocking it down, breaking the wire in the ditch and took out the power. The branch was blocking Nelson Rd. Independence Public Works responded, cut up the tree, and pushed it into the ditch to clear the road. Cones were put up where the wires were. Xcel Energy was notified of the downed wire.

Theft

Aug 20 4800 block Gateway Blvd. Maple Plain. Reported stolen money missing from a wallet. Case under investigation

DWI 4th Degree

Aug 20 CR 6/ CR 90, Independence. Traffic complaint of vehicle weaving, driving on the shoulder, speeding and down into the ditch. Officer caught up to the vehicle and observed it to cross over the white line onto the shoulder of the road. Contact with driver Allan Scott Johnson, 62 of Appleton, WI., officer detected a strong odor of alcohol on his breath, his eyes were bloodshot and watery. Johnson submitted a breath test which resulted in .08 BAC. Johnson was arrested for 4th Degree DWI and released to a friend.

Wire Down

Aug 21 800 block Copeland Rd, Independence. Reported a wire was down and smoke coming from a stump on fire. Upon arrival the fire seemed under control. Delano Fire arrived and was advised status of the fire.

Fall / Head Injury

Aug 21 2900 block Lindgren Lane, Independence. Elderly female was alert, had shoulder pain and a bruise on the side of her head after a fall. North Memorial EMS arrived and transported the female to the hospital.

911 Hang up

Aug 21 6:37 p.m. 4900 block Main Street, Maple Plain. 52-year-old male resident was advised officers were there for a 911 hang-up. Male thought his mother called because she didn't like their conversation. Male was obviously intoxicated, his speech was slurred, admitted to having several alcoholic seltzers and did not realize he had called 911. Male said he was ok to be by himself and did not need the police.

Lift Assist

Aug 21 5800 block Three Oaks Ave., Maple Plain. Female had fallen after getting out of her car in the garage and needed assistance getting back up. Female was helped to her feet and was not injured.

DWI 3rd Degree DWI

Aug 22 4800 block Hwy 12/ Maple Plain. Reported an extremely intoxicated person drove his vehicle into the ditch. A strong odor of alcohol was detected coming from the driver, Colton James Harrington, 21 of Otsego who performed field sobriety tests which indicated he was under the influence of alcohol. Johnson admitted he had too much to drink, provided a breath test which resulted in .23 BAC. Johnson was arrested, transported, and booked into Hennepin County Jail for 3rd Degree DWI.

Damage to Property

Aug 22 800 block Hwy 12/ Maple Plain. Colton James Harrington 21, of Otsego, prior to leaving in his vehicle and being arrested for 3rd Degree DWI, kicked a business west entry door, damaging the glass pane, because the bartender would not serve him alcohol. Charges pending for property damage.

Damage to Property

Aug 22 2000 block South Lake Shore Dr, Independence. Reported damage to property, a garage door was kicked in. Case under investigation.

Property Damage Crash

Aug 22 Town Line Rd/ CP Railroad Tracks, Independence. Three vehicles were s/b on Townline Rd. Veh1 and Veh2 were slowing down for the railroad crossing track. Veh3 did not realize the cars were slowing down, was unable to slow down and rear ended Veh2. Veh3 had damage to the front end and had to be towed. No injuries to the drivers.

Fire
Aug 24 5:07 a.m. 1300 block CR 19, Independence. Caller reported a large flames / brush fire. Owner did not start the fire and unlocked the gate to access the property. Area around the fire was checked; did not find footprints or anything indicating it was lit by a person. It had been storming, lightning was frequent, possibly struck by lightning. Owner was going to monitor the fire.

Blocked Road
Aug 24 Lake Haughey Rd/ Hwy 12, Independence. A tree was down blocking the Lake Haughey Rd was removed by city of Independence Public Works.

Runaway
Aug 24 3400 block Ihduhapi Trail, Independence. Reported an 11-year-old was running away from the YMCA camp. While enroute, officer was updated the mom arrived on scene and had her son in custody.

Disturbance
Aug 24 7:02 p.m. 5300 block Bryantwood Dr, Maple Plain. Reported yelling and slamming of doors. Officer arrival it was quiet. Contact was made with the girlfriend and boyfriend who admitted he was having a bad day and getting too loud.

Crash
Aug 25 6000 block CR 6, Independence. Vehicle was rear-ended due to rush hour traffic. Minor damage. No injuries.

Theft
Aug 26 4800 block Gateway Blvd. Maple Plain. Reported theft of three \$50.00 gift certificates for restaurants. Case under investigation.

Crash
Aug 26 Baker Park Rd/Main Street/Maple Plain. Veh2 e/b on Main Street turned to go n/b on Baker Park Rd struck Veh1 that was n/b on Baker Park Road. No injuries.

Tree / Pole Fire
Aug 26 340 block CR 19, Independence. Reported a tree was down, on power lines and on fire due to the high winds, lightning. Officer and Maple Plain Fire arrival, there was not an active fire and the homeowner had called the power company advising of the situation. The power lines were still suspended in the air.

Smell of Smoke
Aug 26 5000 block Independence Street, Maple Plain. Discovery Center reported the smell of smoke, unsure where it was coming from. Officers and Maple Plain Fire walked around the school and were unable to find any problems or smoke. A large rainstorm had just passed through the area with strong winds, the whole town appeared smokey, and smelled like burned wood. Other callers reported smoke and the smell of something burning. Determined forest fire smoke in the air was from the storms pushing in.

Scam Attempt
Aug 26 5400 block Pagenkopf Rd, Independence. Caller stated residents' utility payment is overdue, and her utilities would be shut off if they did not receive payment. Caller instructed resident to download the Zelle app, go to CVS to draw funds and they would instruct her where to send the money. Resident checked her utility invoice, asked what address they had, and caller hung up. Resident knew this was a scam, did not give any personal info, or go to CVS. Police reminder DO NOT give out personal, bank, CC, or debit card info, buy gift cards to pay, or money orders, this is a SCAM. You will NOT get your money back.

Traffic Complaint

Aug 26 10:18 p.m. Town Line Rd / CR 6, Independence. Reported a driver was driving slow and weaving. Contact with the driver, who stated he was driving cautious and slow due to the heavy rain. No indicia of impairment were found.

Intoxicated

Aug 29 4800 block Gateway Blvd. Maple Plain. Male admitted he had been drinking, wanted to go back to sleep but his blood pressure was lower than usual. North Memorial EMS arrived, male decided he was willing to be checked and was transported to the hospital by ambulance.

Dizzy / Faint

Aug 29 CR 92 / Egret, Independence. Caller reported he pulled a vehicle out of the ditch; the driver was feeling extremely sick and lightheaded. Caller felt he needed to be checked out by paramedics. Officer and North Memorial EMS arrived, the male exited his vehicle and became sick. The male was transported to the hospital by ambulance.

911 Hang-Up

Aug 30 3300 block County Line Rd, Independence. 911 hang up call located near the Delano Methodist Church. Upon arrival, no cars, or people were in the parking lot. Building was checked, no one was located. The 911 phone number was called, male was biking on the trail, tried to turn his phone off, but must have activated the emergency function. All was ok.

Suspicious Act

Aug 30 90 block Timber Trail, Independence. Black Dodge Ram truck parked at end of driveway; male driver got out and took pictures of house. No contact with driver or vehicle.

Gas Odor

Aug 31 Perkins Lane/Drake Dr, Maple Plain. Construction digging for the sewer project, reported gas was coming out of the drain tiles in the road. Officers and Maple Plain FD knocked on all houses on Perkins Lane to Bradford, Drake Street to Gladview advising residents in case gas was escaping up the drain tiles into the houses. To exit their house and call 911 if smell gas. CenterPoint Energy crews arrived on scene to repair.

Illness

Aug 31 5800 block Main Street, Maple Plain. Male felt he had the flu and was throwing up, was transported by ambulance to the hospital.

123 contacts of citations, verbal and written warnings were issued for traffic and equipment violations.
1 citation for wireless hands-free communications device
1 citation for barricade – drive around

City of Independence

Minor Subdivision, Rezoning and Preliminary Plat for a 13 Lot Subdivision to be Known as Hilltop Prairie on the Subject Property Located Between CSAH 90 and CSAH 83 and Generally Known as the Independence Airport Property

<i>To:</i>	City Council
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	September 21, 2021
<i>Applicant:</i>	Bryant Johnson
<i>Owner:</i>	Hilltop Farm, Inc.
<i>Location:</i>	Property Identified by PID No. 26-118-24-13-0001

Request:

Bryant Johnson (Applicant) and Hilltop Farm, Inc. (Owner) is requesting the following actions for the property located between CSAH 90 and CSAH 83 and identified as PID No. 2611824130001.

- a. Minor subdivision to split the property into two parcels.
- b. Rezoning from AG-Agriculture to RR-Rural Residential.
- c. Preliminary Plat to allow a 13-lot subdivision to be known as Hilltop Prairie Subdivision.

Property/Site Information:

The property is located on the east side of CSAH 90, north of the future Turner Road and south of Main Street. There is a grass air strip on the property and several detached airplane hangars. The property is comprised primarily of agriculture land with some woodlands.

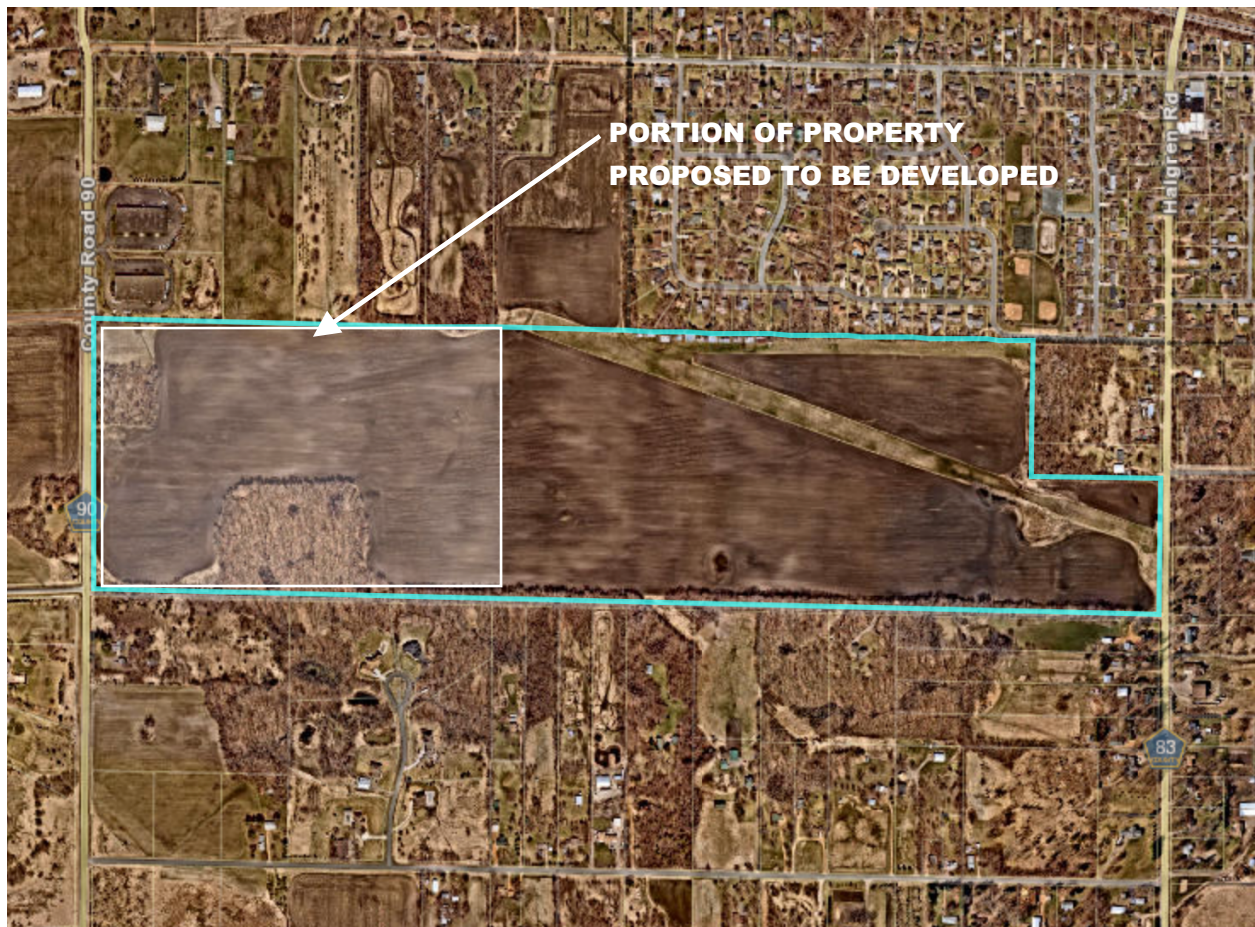
Property Information: PID No. 26-118-24-13-0001

Zoning: *Agriculture*

Comprehensive Plan: *Rural Residential (2040 Plan – designates part of the property to be sewer residential)*

Acreage: *~150 acres (60 acres considered for subdivision with 90 remaining)*

Aerial Photograph of Property



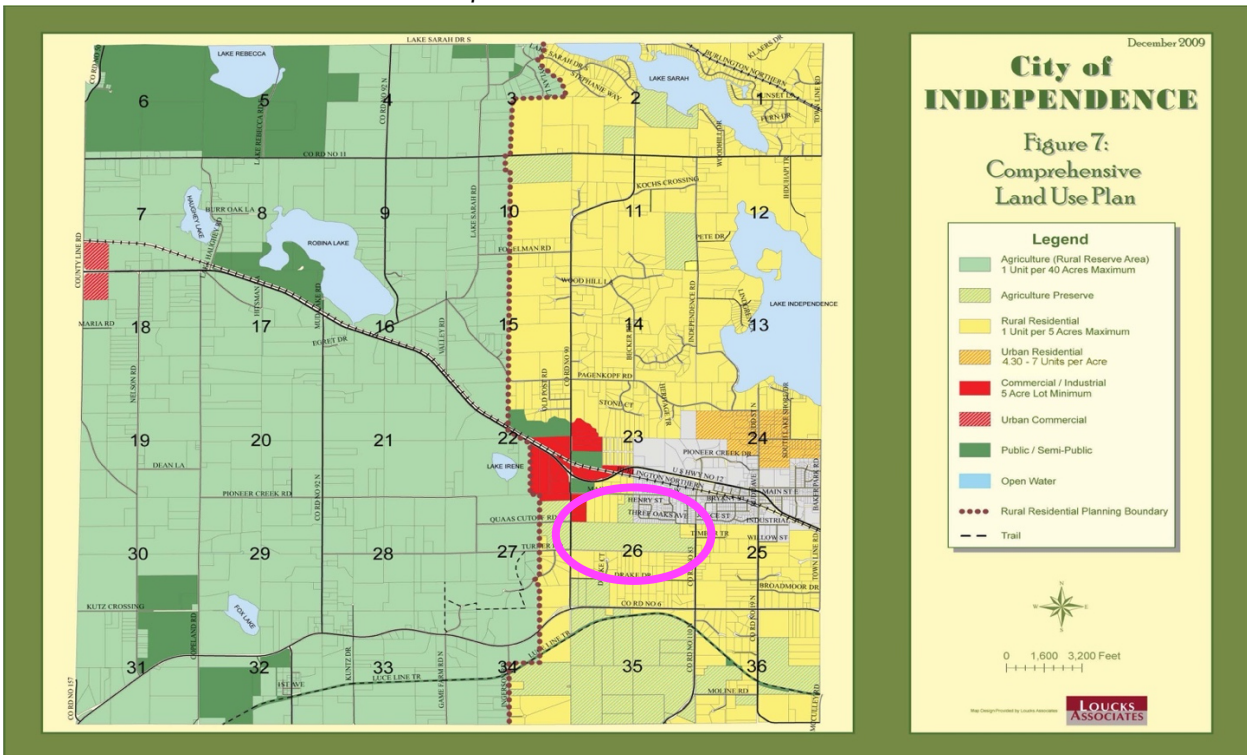
Discussion:

The applicant is asking the City to consider an application for rezoning and preliminary plat to allow a 13 lot subdivision. The City initially reviewed a concept plan for the proposed subdivision and provided feedback and comments pertaining to the development. The applicant has prepared a revised set of plans and the City has prepared a more detailed review of the proposed development.

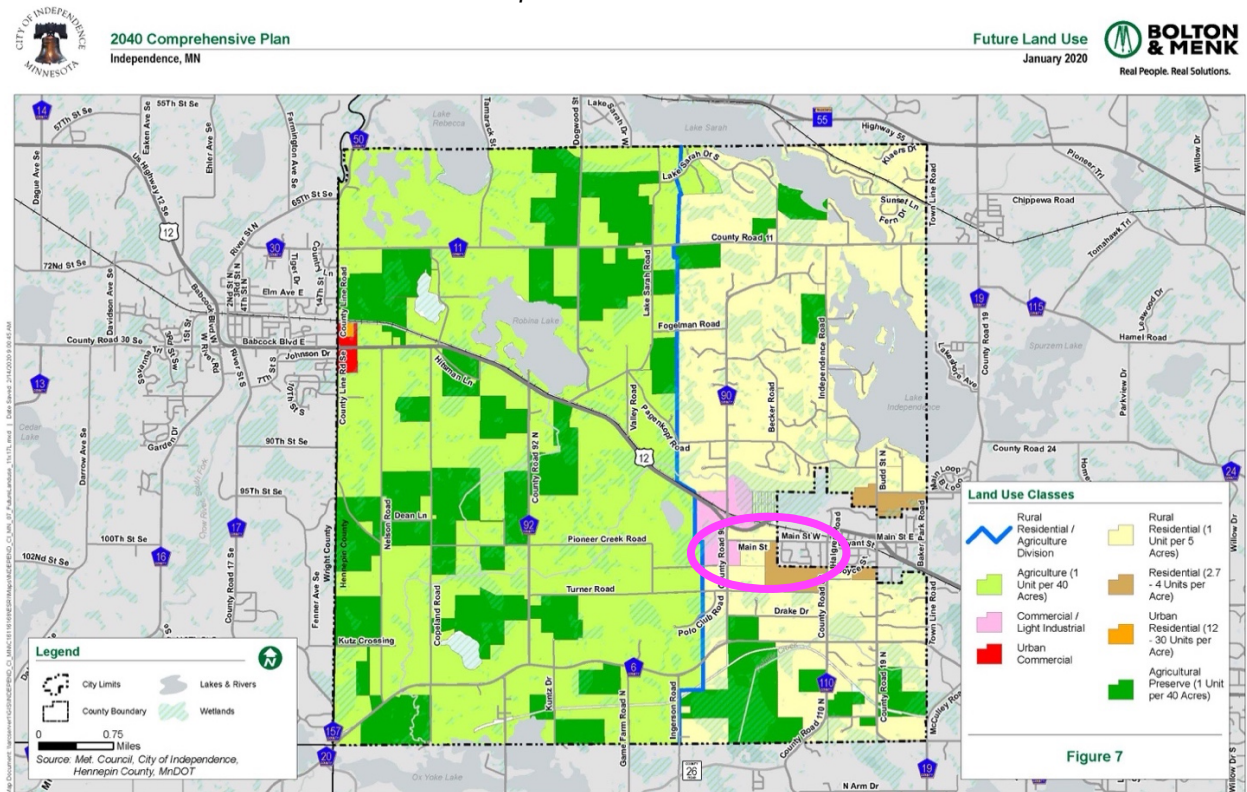
Comprehensive Plan/Rezoning

The City is in the process of updating the Comprehensive Plan from the 2030 plan to the 2040 plan. The City's 2030 plan identifies this property as Rural Residential. The rural residential designation allows for a general development density of 1 unit per 5 acres. The 2040 Comprehensive Plan guides the eastern portion of this property for sewer residential.

2030 Comprehensive Land Use Plan



2040 Comprehensive Land Use Plan



Proposed Subdivision

The 2030 and 2040 Comprehensive Plan both guide the western portion of this property for RR-Rural Residential. Rural Residential properties can realize the following number of lots:

Subd. 3. Density. Lots of record in the rural residential district may be divided or subdivided into the following maximum number of lots, said maximum number to include the lot for any existing dwelling unit or other principal use: (Amended, Ord. 2010-01)

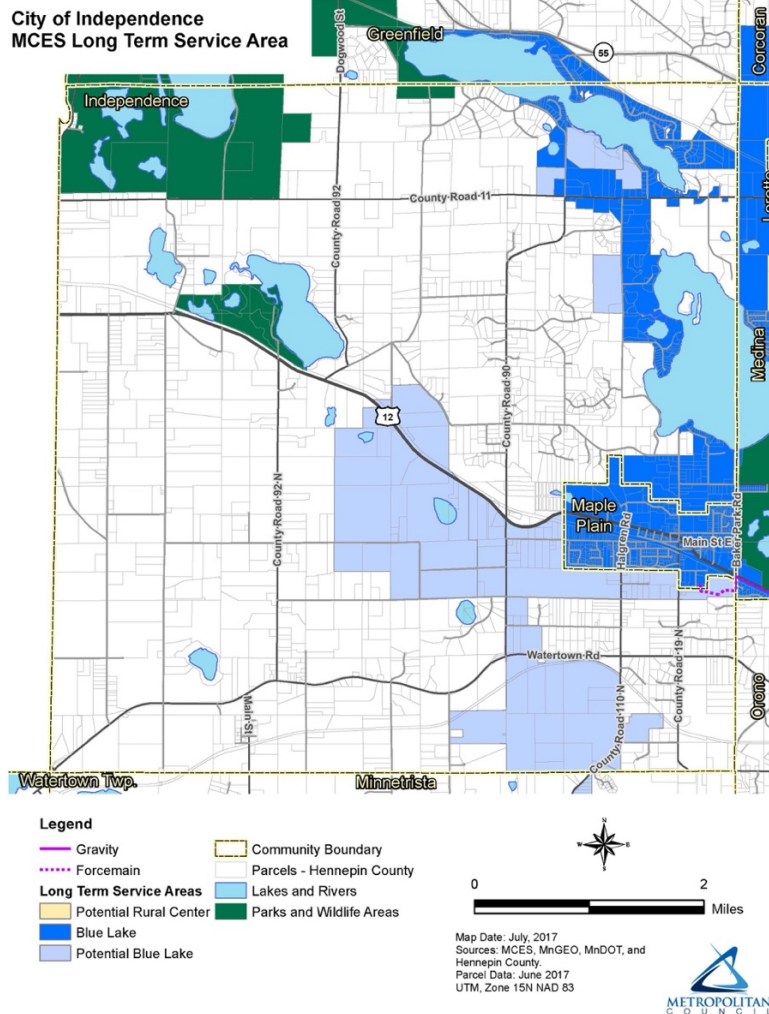
<u>Area of Lot of Record</u>	<u>Maximum Number of Lots Permitted</u>
<i>7.5 acres or less</i>	<i>One</i>
<i>7.6 through 12.5 acres</i>	<i>Two</i>
<i>12.6 through 17.5 acres</i>	<i>Three</i>
<i>17.6 through 22.5 acres</i>	<i>Four</i>
<i>22.6 through 27.5 acres</i>	<i>Five</i>
<i>27.6 through 32.5 acres</i>	<i>Six</i>
<i>32.6 through 37.5 acres</i>	<i>Seven</i>
<i>37.6 through 42.5 acres</i>	<i>Eight</i>
<i>42.6 through 47.5 acres</i>	<i>Nine, plus one addn. lot for every five addn. acres of land.</i>

Based on a traditional Rural Residential subdivision, it is estimated that western portion of this property guided for RR can yield 12 lots (9, plus $(62.6-47.5 = 15.1)$ ($15.1/5 = 3$)).

The applicant is asking the City to consider a different interpretation of how to apply the density table which would yield 13 lots. The applicant is noting that there is a potential “penalty” or loss of land area based on the range provided in the ordinance. The rationale for the additional lot is that if the property were 42.6 acres, the applicant would get 9 lots for the 42.6 acres and $(62.6-42.6 = 20)$ ($20/5 = 4$). The City would have to approve this interpretation of how to apply the provisions in the ordinance. It should be noted that the City has historically calculated density using the first method.

Preliminary Plat Considerations:

The City has discussed the potential subdivision of this property with the applicant. The City discussed a couple of key considerations relating to the future development of this property and adjacent properties. The City noted that the Metropolitan Council has identified a potential future (beyond 2040) sewer expansion area which encompasses this property (see map below).

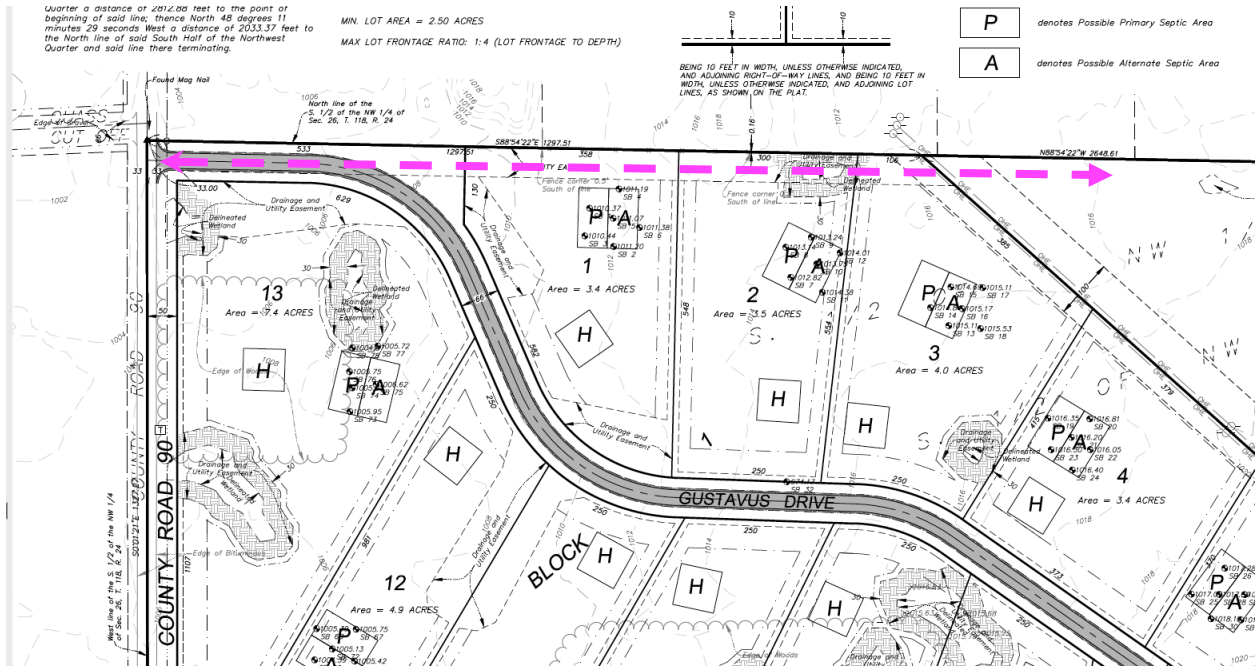


The City has completed a detailed review of the subdivision and preliminary plat, including storm water, grading, wetlands and infrastructure. The following comments should be considered by the City:

1. The City had considerable discussions relating to access to this development. The City discussed potential access to this development using the Turner Road right of way easement located along the south property line. The City has further reviewed the possibility of Turner Road. Due to the existing trees, existing homes that back up to Turner Road, future need for the road to accommodate potential through traffic, wetlands and other similar limitations, it was recommended that other access options be explored. The applicant, City and Hennepin County discussed the possibility of providing access to the property from a location across from Quass Cut Off. This location would provide an access that could be used in the future to provide access to/from the remaining property to the east. This location would also provide a road that would create separation between the commercial property to the north and the subject residential property.

The applicant has updated the proposed preliminary plat to now provide a 66' wide road easement to facilitate a future road to serve the property to the east. The alignment of the proposed road and

Quass Cut Off do not match in the proposed condition, the applicant shows how the road could be aligned and would need to work with the City and County to make this small revision to the alignment of both sides of the roadway. The applicant has provided an exhibit showing the realignment.



2. The proposed plan provides for 13 new single-family lots that would be accessed via a new cul-de-sac connected to County Road 90 near the intersection of Quass Cut Off and CSAH 90. Hennepin County has reviewed the initial layout and provided feedback and direction relating to the proposed preliminary plat. The applicant will need to obtain approval from Hennepin County. This includes approval of the proposed turn lanes (both northbound and southbound turn lanes). In addition, the applicant is proposing to dedicate 50 feet of right of way along County Road 90. The County will need to approve the proposed dedication and width.
3. The City discussed the need to maintain access options to the property directly south of the subject property and located along CSAH 90. The City and County have noted that access to this property will need to occur at the location that the existing Turner Road intersects CSAH 90. The City is not aware of any current plans for the development of that property. The applicant has revised the plans to show an additional 33 feet of right of way platted for a distance of 500 feet east from the intersection of CSAH 90 and Turner Road. This additional right of way dedication will allow the property to the south to develop with a new public road at some point in the future.
4. The property abuts an industrial property to the north. The proposed road will provide separation between the two land uses; however, the City is recommending that the applicant provide a berm and landscaping along the north property line of Lot 1. Similarly, the future road along the north property line would likely carry traffic into and out of the adjacent development to the east. The

City is recommending that the applicant provide a berm and landscaping along the north property line of Lots 1-3 to screen the potential impact of a future collector type street.

5. There is an existing powerline easement that now runs along the northeast side of the property. This power line and associated easement provides the proposed separation between this subdivision and the remaining property to the east.
6. The applicant has prepared a wetland delineation for the property that has been reviewed and approved by the City.
7. The applicant has confirmed that all lots meet the minimum of 2.5 acres of upland (buildable) area. In addition, the applicant has confirmed that all lots can accommodate a primary and secondary septic site (shown on plans).
8. The minimum lot frontage requirements have been reviewed and found to meet applicable requirements. It should be noted that Lot 11, Block 1 has 200LF of frontage on the proposed Gustavus Road which is less than the frontage required for a lot that is greater than 5 acres. This lot also has right of way on the south side of the property fronting the future Turner Road on the south side of the property. The total frontage required for this property would be met using the combined frontages. The minimum frontage required on a public street for lots is as follows:

2.5 acres – 3.49 acres	– 200 LF
3.5 acres – 4.99 acres	– 250 LF
5.00 acre plus	- 300 LF

9. It is anticipated that the proposed homes would be custom built.
10. The proposed grading plan indicates a drainage swale located on the south side of the proposed road along Lots 11-13 that is located outside of the right of way and drainage and utility easement. The City is recommending that the applicant provide a drainage and utility easement to cover the drainage swales that convey water from the proposed street to the ponds. The applicant has revised the plans and the City will confirm that the proposed swale is located within a drainage and utility easement.
11. The City has completed a more detailed review of the grading and stormwater. The comments provided by the City's engineers will need to be reviewed and addressed by the applicant. The City did not identify any significant issues relating to the more detailed and technical review. Please see the engineers review letters attached for more information.
12. In order to facilitate the development of this property, the City will need to approve the minor subdivision of the overall property into two parcels. The applicant has prepared a minor subdivision application and exhibit which depicts this property being split into Parcel A and Parcel B. The City has reviewed this subdivision and finds that it would meet all applicable criteria of the City's subdivision ordinance.

Park Dedication

The proposed subdivision is subject to the City's park dedication requirements. Based on the concept plan discussion, the City is not requesting a trail and or park to be dedicated in this development. Instead, the City will require the standard park dedication as cash in lieu of land. The park dedication is broken down as follows:

Park dedication fee \$3,500 per lot up to 4.99 acres, plus \$750 per acre for each acre over 5.

Park dedication for Lots 1-5 and 7,8,9,10 (less than 5 acres):	\$31,500
Park dedication for Lot 6 (6 acres):	\$4,250
Park dedication for Lot 11 (6.3 acres):	\$4,475
Park dedication for Lot 12 (6.8 acres):	\$4,850
Park dedication for Lot 13 (5.2 acres):	\$3,650
TOTAL	\$48,725

The park dedication fee requirement for this development is anticipated to be \$48,725.

Public Hearing:

There was one comment provided at the hearing pertaining to the future extension of Turner Road. It was noted that residents south of Turner Road were concerned about a future collector street be located along the current route of Turner Road should the property to the east develop.

Planning Commission Discussion and Recommendation:

Planning Commissioners reviewed the request and asked questions of the applicant and the City. Commissioners. Commissioners discussed the density issue and proposal by the applicant relating to the range identified in the City's density table. Commissioners thought that this should be further reviewed at a future time by the City and possibly amended. For this particular property, Commissioners noted that the applicant is providing a significant amount of right of way for future road purposes and that was a reasonable exchange for the density proposed. It was noted that the City would bring this ordinance back for review in the near future. Commissioners found that the proposed subdivision met the requirements for granting preliminary plat approval and the rezoning was consistent with the adopted Comprehensive Plan. Commissioners recommended approval of the proposed subdivision, specifically noting the items identified in the staff report and consultant review letters.

Recommendation:

The Planning Commission recommended approval of a Minor Subdivision, Rezoning and Preliminary Plat. Should the Planning Commission recommend approval of the development, the following findings and conditions should be included:

1. The proposed Minor Subdivision, Rezoning and Preliminary Plat meet all applicable conditions and restrictions stated Chapter V, Planning and Land Use Regulations and Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. City Council approval of the Minor Subdivision, Rezoning and Preliminary Plat shall be subject to the following:
 - a. The Applicant shall make all revisions requested in the staff report, by the Planning Commission and City Council.
 - b. The Applicant shall address all comments and applicable requirements pertaining to the water resources and as outlined in the water resources review letter from Hakanson Anderson Associates, dated August 26, 2021.
 - c. The Applicant shall address all comments and applicable requirements made in the City Engineer's review letter dated, August 13, 2021 (Bolton & Menk, Inc.).
 - d. The Applicant shall comply with all applicable regulations and conditions prescribed by Pioneer Sarah Creek Watershed Management Organization and receive all applicable approvals.
 - e. The Applicant shall comply with all applicable regulations and conditions prescribed by Hennepin County and receive all applicable approvals.
 - f. The Applicant shall enter into a development agreement with the City for this development.
 - g. The Applicant shall provide a letter of credit as established by the development agreement for all public improvements associated with this development.
 - h. The Applicant shall obtain all necessary City, County, PCA and other regulatory agency approval and permits prior to construction.
3. The Applicant shall pay the park dedication fees in accordance with the terms defined in the Development Agreement.
4. The Applicant shall pay for all costs associated with the City's review of the rezoning and preliminary plat.
5. The Applicant shall submit the final plat to the City within ninety (90) days of the City Council approval of the Preliminary Plat.

Attachments:

1. **RESOLUTION NO. 21-0921-01** – Considering approval of a minor subdivision.
2. **ORDINANCE NO. 2021-05** – Considering approval of the rezoning.
3. **RESOLUTION NO. 21-0921-02** - Considering approval of a Preliminary Plat.
4. Application/Narrative
5. Preliminary Plat/Construction Documents
6. Engineering Review Letters



RESOLUTION OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 21-0921-01

**A RESOLUTION APPROVING A MINOR SUBDIVISION
TO ALLOW A SPLIT OF THE PROPERTY
LOCATED IDENTIFIED BY PID NO. 26-118-24-13-0001**

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

WHEREAS, the City adopted a Comprehensive Plan in 2010 to guide the development of the community; and

WHEREAS, the City has adopted a Zoning and Subdivision Ordinance and other official controls to assist in implementing the Comprehensive Plan; and

WHEREAS, Hilltop Farm, Inc. (the “Applicant/Owner”) has submitted a request for a minor subdivision for the property located identified by PID No. 26-118-24-13-0001 in the City of Independence, MN; and

WHEREAS, the Property is legally described on **Exhibit A** attached hereto; and

WHEREAS, the Property is zoned RR-Rural Residential; and

WHEREAS the requested minor subdivision meets all requirements, standards and specifications of the City of Independence subdivision and zoning ordinance for Rural Residential Property; and

WHEREAS the City held a public hearing on August 31, 2021 to review the application for a minor subdivision, following mailed and published noticed as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that it should and hereby does approve the application by

Hilltop Farm, Inc. for a minor subdivision per the City's subdivision and zoning regulations with the following conditions:

1. The proposed subdivision meets all applicable conditions and restrictions stated Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. Approval of the minor subdivision is subject to the following:
 - a) The Applicant shall pay for all costs associated with the City's review of the requested minor subdivision.
 - b) The Applicant shall record the subdivision and City Council Resolution with the county within six (6) months of approval.

This resolution was adopted by the City Council of the City of Independence on this 21st day of September 2021, by a vote of ____ ayes and ____ nays.

Marvin Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator

EXHIBIT A
(Legal Description of Property)

PARCEL A

That part of the South Half of the Northwest Quarter and the South Half of the Northeast Quarter of Section 26, Township 118, Range 24, Hennepin County, Minnesota lying Southwesterly of the following described line:

Commencing at the Southwest Corner of said South Half of the Northwest Quarter; thence on an assumed bearing of South 88 degree 55 minutes 11 seconds East along the South line of the South Half of the Northwest Quarter and the South Half of the Northeast Quarter a distance of 2812.88 feet to the point of beginning of said line; thence North 48 degrees 11 minutes 29 seconds West a distance of 2033.37 feet to the North line of said South Half of the Northwest Quarter and said line there terminating.



RESOLUTION OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

ORDINANCE NO. 2021-05

**AN ORDINANCE AMENDING THE CITY OF INDEPENDENCE
ZONING CODE, INCLUDING ZONING MAPS**

THE CITY OF INDEPENDENCE, MINNESOTA DOES ORDAIN:

Section 1. The City of Independence Zoning Code be amended to rezone 62.60 acres of the property identified as PID No. 26-118-24-13-0001, from A-Agriculture to RR Rural Residential and legally described as follows:

PARCEL A

That part of the South Half of the Northwest Quarter and the South Half of the Northeast Quarter of Section 26, Township 118, Range 24, Hennepin County, Minnesota lying Southwesterly of the following described line:

Commencing at the Southwest Corner of said South Half of the Northwest Quarter; thence on an assumed bearing of South 88 degree 55 minutes 11 seconds East along the South line of the South Half of the Northwest Quarter and the South Half of the Northeast Quarter a distance of 2812.88 feet to the point of beginning of said line; thence North 48 degrees 11 minutes 29 seconds West a distance of 2033.37 feet to the North line of said South Half of the Northwest Quarter and said line there terminating.

Section 2. The City Administrator is hereby directed to amend the City of Independence Zoning Ordinance, including Zoning Maps, in accordance with the foregoing amendment.

Section 3. Effective date. This ordinance shall be and is hereby declared to be in full force and effect after its passage and publication according to law.

Adopted this 21st day of September 2021.

Marvin D. Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator



RESOLUTION OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 21-0921-02

**A RESOLUTION GRANTING APPROVAL OF A PRELIMINARY PLAT
TO BE KNOWN AS HILLTOP PRAIRIE**

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

WHEREAS, the City adopted a comprehensive plan in 2010 to guide the development of the community; and

WHEREAS, the City has adopted a zoning ordinance and other official controls to assist in implementing the comprehensive plan; and

WHEREAS, Hilltop Farm, Inc. (the “Applicant” and “Owner”) has submitted a request for a Preliminary Plat to the allow the subdivision of the property identified by (PID No. 26-118-24-13-0001) (the “Property”); and

WHEREAS, the Property is legally described on Exhibit A attached hereto; and

WHEREAS, the Preliminary Plat is further depicted on Exhibit B attached hereto; and

WHEREAS, the Property is zoned RR-Rural Residential; and

WHEREAS the requested Preliminary Plat meets all requirements, standards and specifications of the City of Independence zoning ordinance for Rural Residential lots; and

WHEREAS the Planning Commission held a public hearing on August 31, 2021 to review the application for the Rezoning and Subdivision, following mailed and published noticed as required by law; and

WHEREAS, the City Council has reviewed all materials submitted by the Applicant; considered the oral and written testimony offered by the applicant and all interested parties; and has now concluded that the application is in compliance with all applicable standards and can be considered for approval; and

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA, that it should and hereby does approve the application by Hilltop Farm, Inc. for a Final Plat to permit the subdivision of the property per the City's subdivision regulations with the following conditions:

1. The proposed Minor Subdivision, Rezoning and Preliminary Plat meet all applicable conditions and restrictions stated Chapter V, Planning and Land Use Regulations and Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. City Council approval of the Minor Subdivision, Rezoning and Preliminary Plat shall be subject to the following:
 - a. The Applicant shall make all revisions requested in the staff report, by the Planning Commission and City Council.
 - b. The Applicant shall address all comments and applicable requirements pertaining to the water resources and as outlined in the water resources review letter from Hakanson Anderson Associates, dated August 26, 2021.
 - c. The Applicant shall address all comments and applicable requirements made in the City Engineer's review letter dated, August 13, 2021 (Bolton & Menk, Inc.).
 - d. The Applicant shall comply with all applicable regulations and conditions prescribed by Pioneer Sarah Creek Watershed Management Organization and receive all applicable approvals.
 - e. The Applicant shall comply with all applicable regulations and conditions prescribed by Hennepin County and receive all applicable approvals.
 - f. The Applicant shall enter into a development agreement with the City for this development.
 - g. The Applicant shall provide a letter of credit as established by the development agreement for all public improvements associated with this development.
 - h. The Applicant shall obtain all necessary City, County, PCA and other regulatory agency approval and permits prior to construction.
3. The Applicant shall pay the park dedication fees in accordance with the terms defined in the Development Agreement.
4. The Applicant shall pay for all costs associated with the City's review of the rezoning and preliminary plat.
5. The Applicant shall submit the final plat to the City within ninety (90) days of the City Council approval of the Preliminary Plat.

This resolution was adopted by the City Council of the City of Independence on this 21st day of September 2021, by a vote of ____ ayes and ____ nays.

Marvin Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator

EXHIBIT A
(Legal Description)

PARCEL A

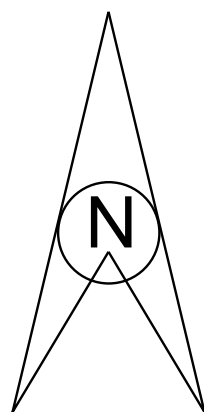
That part of the South Half of the Northwest Quarter and the South Half of the Northeast Quarter of Section 26, Township 118, Range 24, Hennepin County, Minnesota lying Southwesterly of the following described line:

Commencing at the Southwest Corner of said South Half of the Northwest Quarter; thence on an assumed bearing of South 88 degree 55 minutes 11 seconds East along the South line of the South Half of the Northwest Quarter and the South Half of the Northeast Quarter a distance of 2812.88 feet to the point of beginning of said line; thence North 48 degrees 11 minutes 29 seconds West a distance of 2033.37 feet to the North line of said South Half of the Northwest Quarter and said line there terminating.

Preliminary Plat



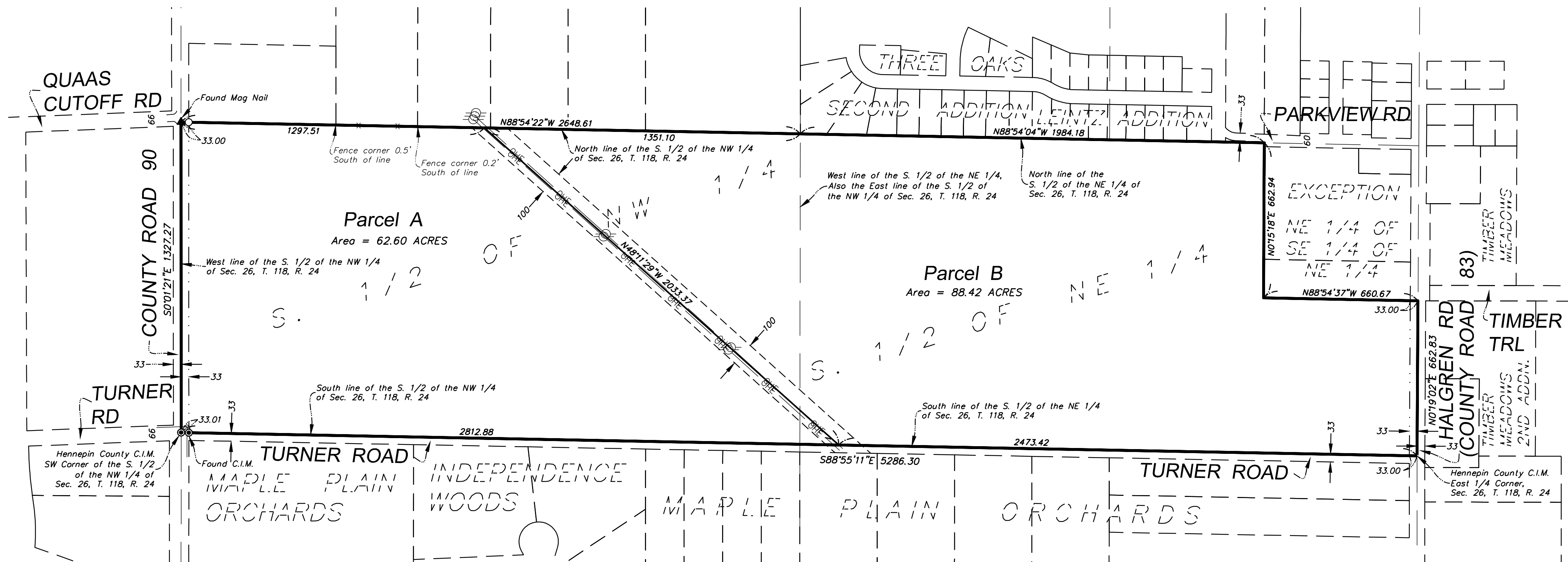
Certificate of Survey



0 300 600
Feet

LEGEND

- denotes Telephone Pedestal
- denotes Power Pole
- denotes Overhead Electric Line
- denotes Fence Line
- denotes Wetland



PROPOSED PROPERTY DESCRIPTIONS:

PARCEL A

That part of the South Half of the Northwest Quarter and the South Half of the Northeast Quarter of Section 26, Township 118, Range 24, Hennepin County, Minnesota lying Southwesterly of the following described line:

Commencing at the Southwest Corner of said South Half of the Northwest Quarter; thence on an assumed bearing of South 88 degree 55 minutes 11 seconds East along the South line of the South Half of the Northwest Quarter and the South Half of the Northeast Quarter a distance of 2812.88 feet to the point of beginning of said line; thence North 48 degrees 11 minutes 29 seconds West a distance of 2033.37 feet to the North line of said South Half of the Northwest Quarter and said line there terminating.

PARCEL B

That part of the South Half of the Northwest Quarter and the South Half of the Northeast Quarter of Section 26, Township 118, Range 24, Hennepin County, Minnesota lying Northeasterly of the following described line:

Commencing at the Southwest Corner of said South Half of the Northwest Quarter; thence on an assumed bearing of South 88 degree 55 minutes 11 seconds East along the South line of the South Half of the Northwest Quarter and the South Half of the Northeast Quarter a distance of 2812.88 feet to the point of beginning of said line; thence North 48 degrees 11 minutes 29 seconds West a distance of 2033.37 feet to the North line of said South Half of the Northwest Quarter and said line there terminating.

EXCEPT

The Northeast Quarter of the Southeast Quarter of said Northeast Quarter of said Section 26.

Certificate of Survey on the S. 1/2 of the NW 1/4 and part of the S. 1/2 of the NE 1/4 of Section 26, Township 118, Range 24, Hennepin County, Minnesota.

Revised:

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

Paul E. Otto
License #40062 Date: 5/4/2021

Requested By:

Hilltop Farm, Inc.

Date:

3/24/21

Drawn By:

J.J.A.

Scale:

1"=300'

Checked By:

P.E.O.



www.ottoassociates.com

9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

- denotes iron monument found
- denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Project No.

20-0476

PROPOSED PROPERTY DESCRIPTIONS:

That part of the South Half of the Northwest Quarter and the South Half of the Northeast Quarter of Section 26, Township 118, Range 24, Hennepin County, Minnesota lying Southwesterly of the following described line:

Commencing at the Southwest Corner of said South Half of the Northwest Quarter; thence on an assumed bearing of South 88 degree 55 minutes 11 seconds East along the South line of the South Half of the Northwest Quarter and the South Half of the Northeast Quarter a distance of 2812.88 feet to the point of beginning of said line; thence North 48 degrees 11 minutes 29 seconds West a distance of 2033.37 feet to the North line of said South Half of the Northwest Quarter and said line there terminating.

TOTAL AREA = 62.60 ACRES

PARCEL IDS: A portion of 2611824130001

TOTAL LOTS PROPOSED = 13 LOTS

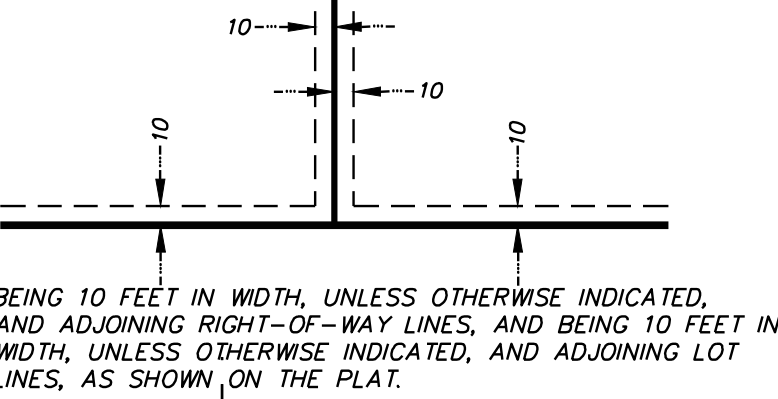
ZONING CLASSIFICATION: RURAL RESIDENTIAL DISTRICT

MIN. LOT AREA = 2.50 ACRES

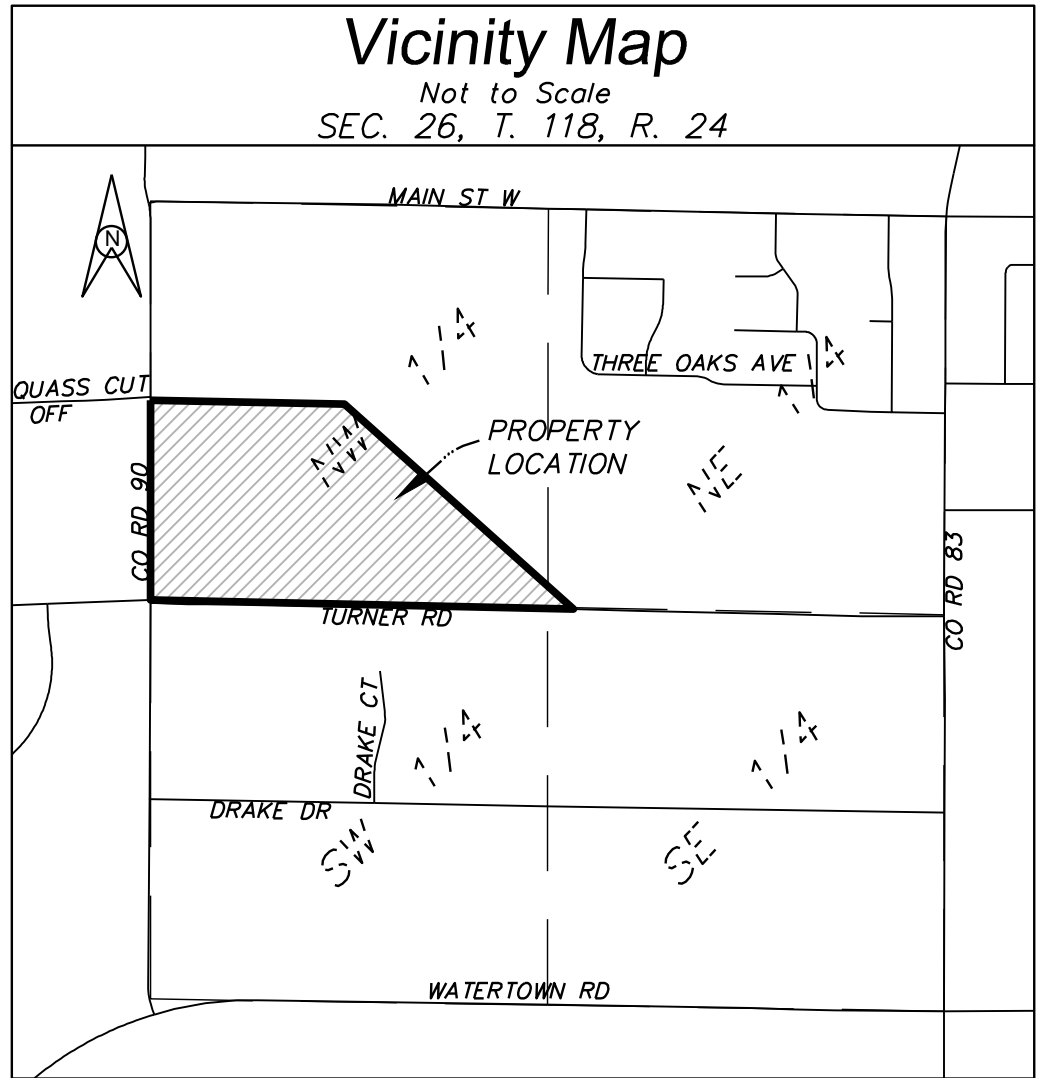
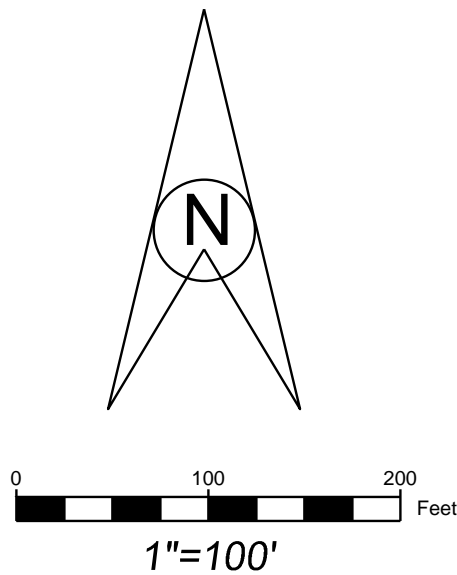
MAX LOT FRONTAGE RATIO: 1:4 (LOT FRONTAGE TO DEPTH)

PRELIMINARY PLAT OF HILLTOP PRAIRIE

DRAINAGE AND UTILITY EASEMENTS ARE SHOWN THUS:



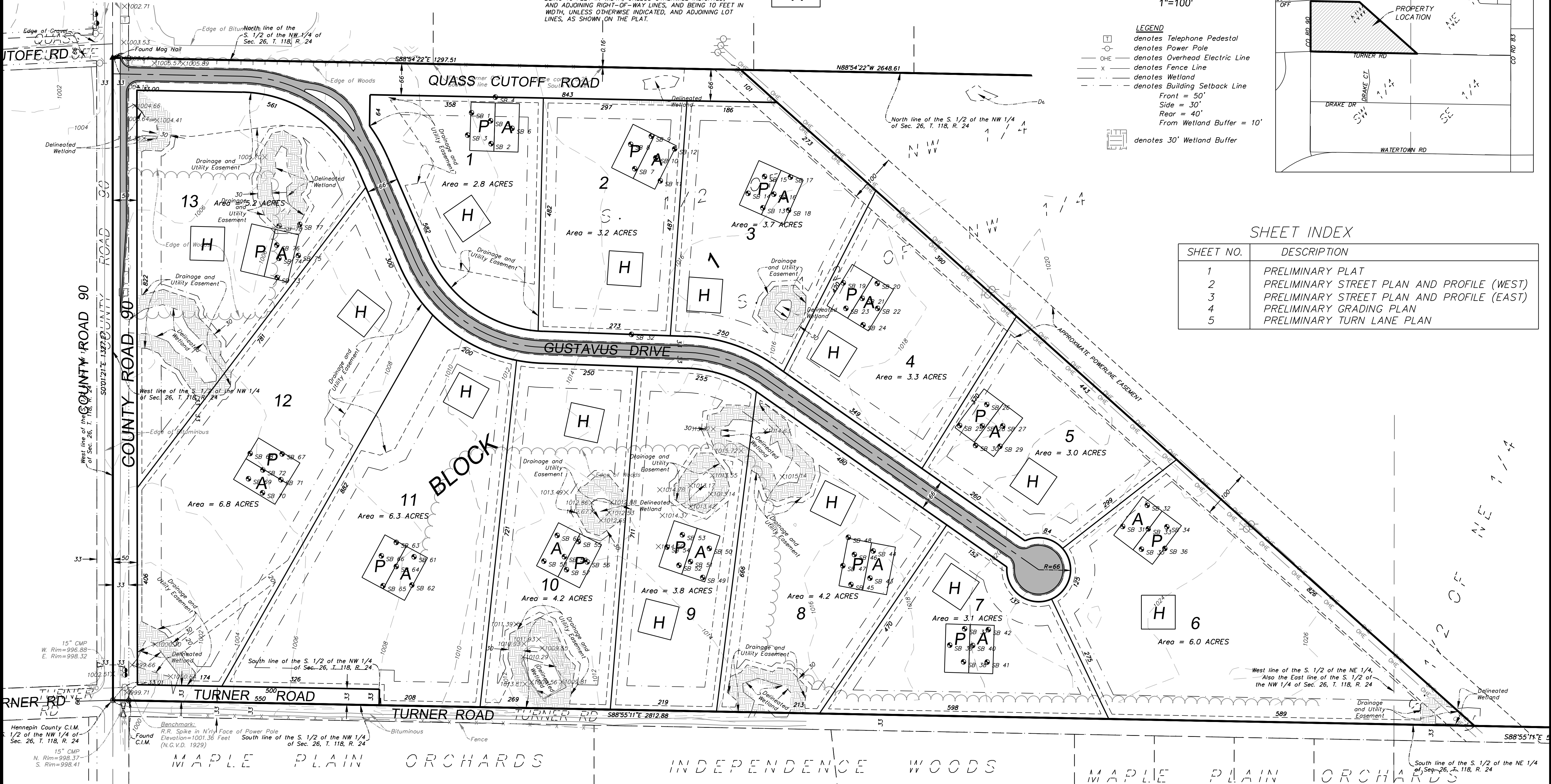
- H** denotes Possible House Area
- P** denotes Possible Primary Septic Area
- A** denotes Possible Alternate Septic Area



- LEGEND**
- denotes Telephone Pedestal
 - denotes Power Pole
 - denotes Overhead Electric Line
 - denotes Fence Line
 - denotes Wetland
 - denotes Building Setback Line
 - Front = 50'
 - Side = 30'
 - Rear = 40'
 - From Wetland Buffer = 10'
 - denotes 30' Wetland Buffer

SHEET INDEX

SHEET NO.	DESCRIPTION
1	PRELIMINARY PLAT
2	PRELIMINARY STREET PLAN AND PROFILE (WEST)
3	PRELIMINARY STREET PLAN AND PROFILE (EAST)
4	PRELIMINARY GRADING PLAN
5	PRELIMINARY TURN LANE PLAN



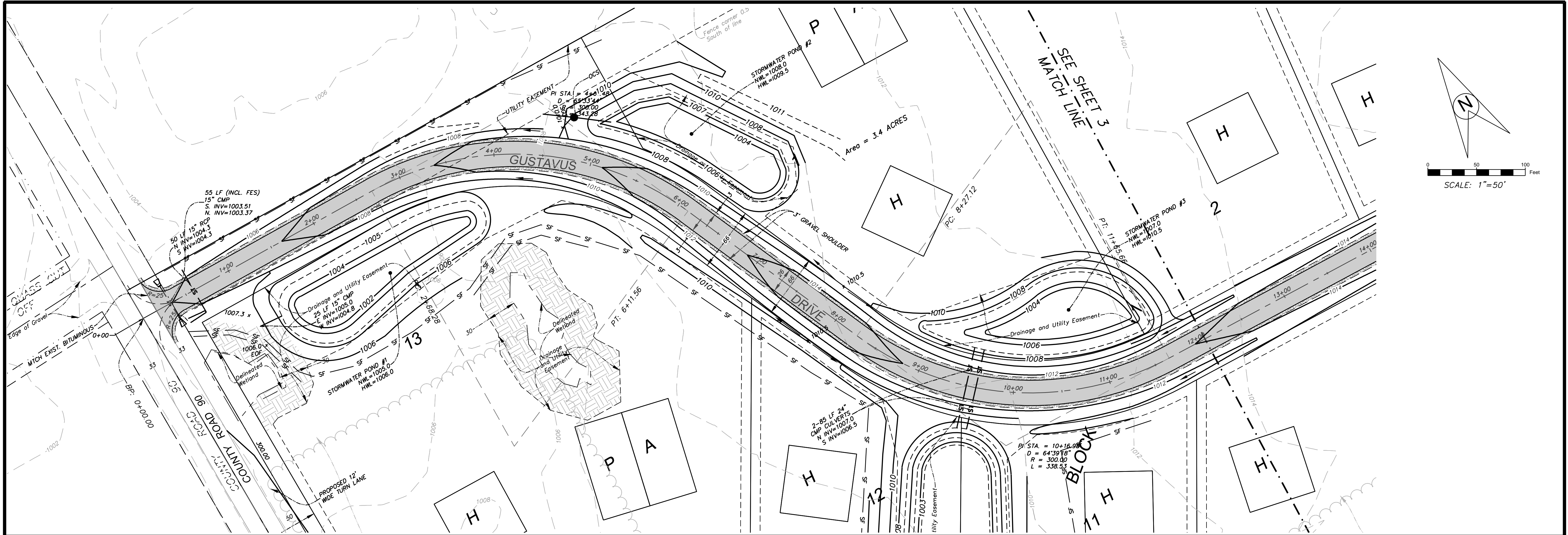
REV. NO.	DATE	BY	DESCRIPTION
1	9-7-21	T.R.K.	DEDICATED ROADWAY

DESIGNED	DRAWN	I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.
P.E.O.	M.L.O.	
CHECKED		
P.E.O.		

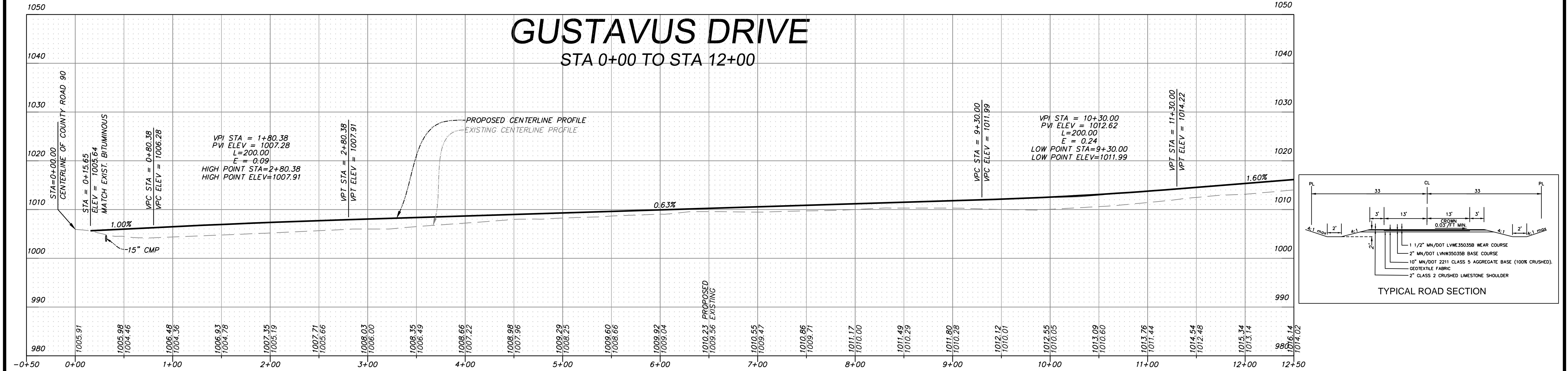
OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.
www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763) 682-4727
Fax: (763) 682-3522

HILLTOP PRAIRIE
HILLTOP FARM, INC.
MAPLE PLAIN, MN

PRELIMINARY PLAT	PROJECT NO: 20-0476
SHEET NO. 1 OF 5 SHEETS	DATE: 2-9-2021



SCALES:
1"=50' HOR
1"=10' VER



REV. NO.	DATE	BY	DESCRIPTION

DESIGNED P.E.O.	DRAWN T.J.B.	I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. <i>Paul E. Otto</i> Paul E. Otto License #40062 Date: 7-14-21
CHECKED P.E.O.		



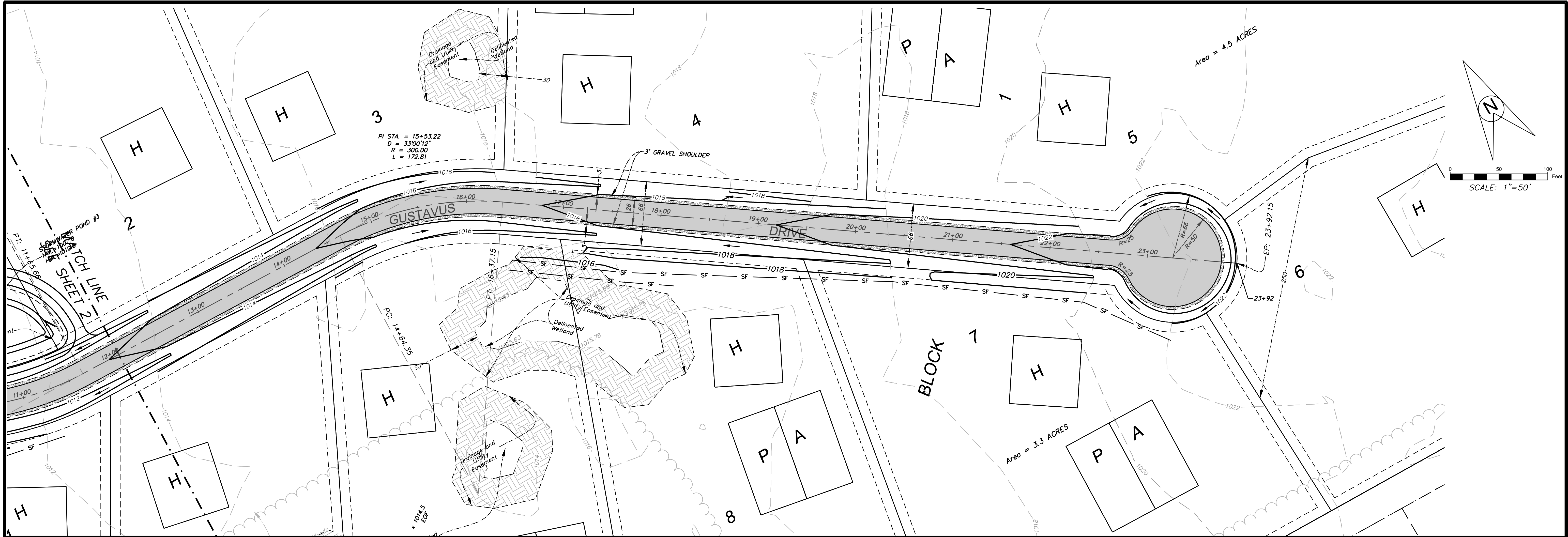
otto
ASSOCIATES
Engineers & Land Surveyors, Inc.

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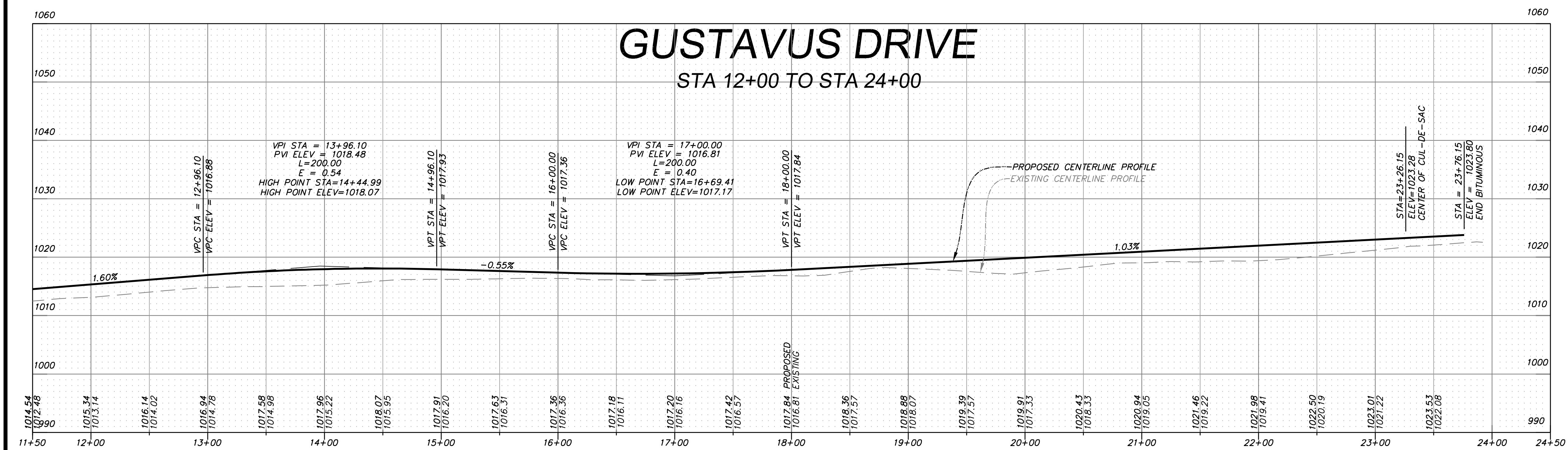
9 West Division Street
Buffalo, MN 55313
(763) 682-4727
Fax: (763) 682-3522

HILLTOP PRAIRIE
HILLTOP FARM, INC.
MAPLE PLAIN, MN

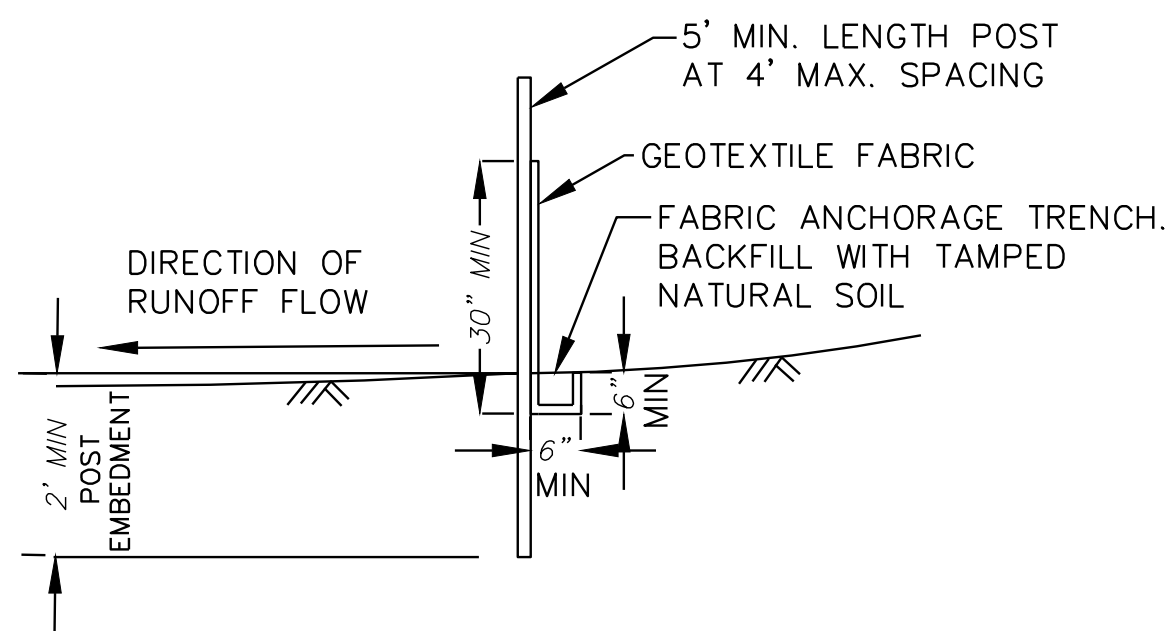
PRELIMINARY STREET & STORM SEWER PLAN - GUSTAVUS DRIVE (WEST)	PROJECT NO: 20-0476
SHEET NO. 2 OF 5 SHEETS	DATE: 2-9-2021



SCALES:
1"=50' HOR
1"=10' VER

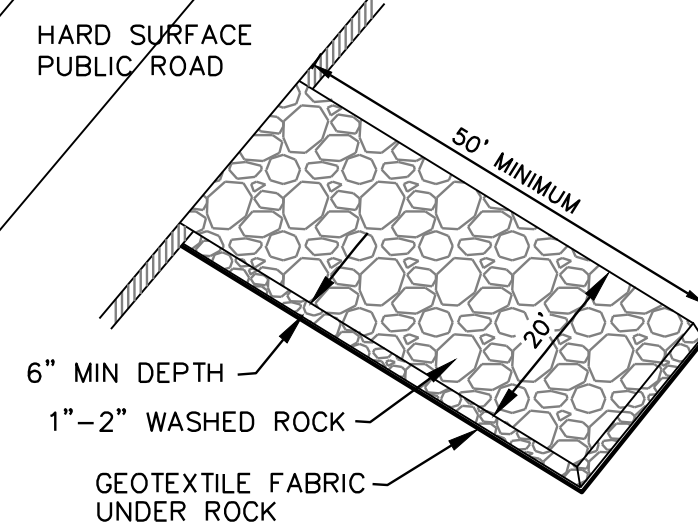


REV. NO.	DATE	BY	DESCRIPTION	DESIGNED	DRAWN	I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.		 Engineers & Land Surveyors, Inc.	www.ottoassociates.com 9 West Division Street Buffalo, MN 55313 (763) 682-4727 Fax: (763) 682-3522	HILLTOP PRAIRIE HILLTOP FARM, INC. MAPLE PLAIN, MN		PRELIMINARY STREET & STORM SEWER PLAN - GUSTAVUS DRIVE (EAST)		PROJECT NO: 20-0476	
CHECKED				P.E.O.	T.J.B.										
				P.E.O.		Paul E. Otto	Date: 7-14-21					SHEET NO. 3 OF 5 SHEETS		DATE: 2-9-2021	

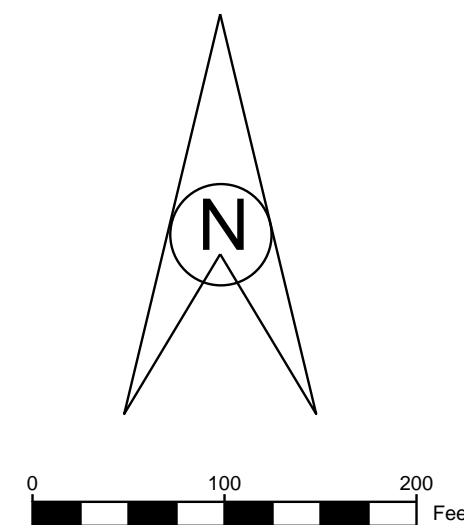


SILT FENCE DETAIL

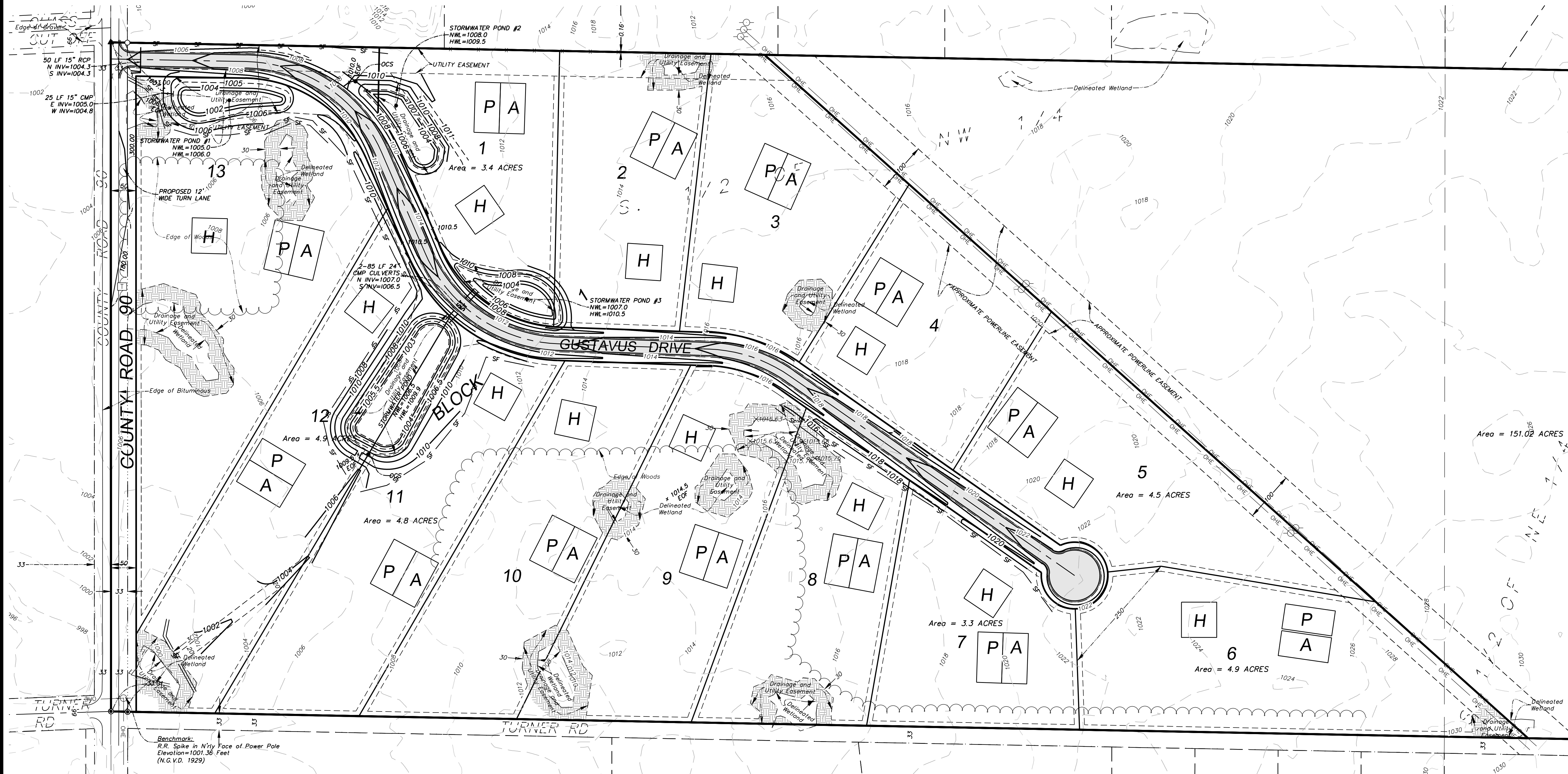
SF—SF—SF—DENOTES SILT FENCE



ROCK CONSTRUCTION ENTRANCE



- LEGEND**
- denotes Telephone Pedestal
 - denotes Power Pole
 - OHE denotes Overhead Electric Line
 - x denotes Fence Line
 - denotes Wetland
 - denotes Building Setback Line
 - Front = 50'
 - Side = 30'
 - Rear = 40'
 - From Wetland Buffer = 10'
 - denotes 30' Wetland Buffer



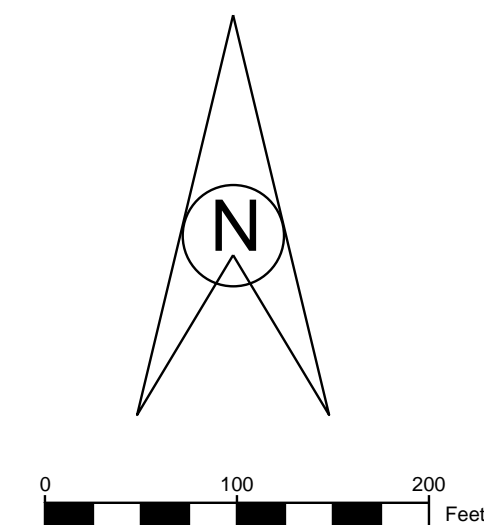
REV. NO.	DATE	BY	DESCRIPTION

DESIGNED	DRAWN	I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota. Paul E. Otto License #40062 Date: 7-14-21
P.E.O.	M.L.O.	
CHECKED	P.E.O.	

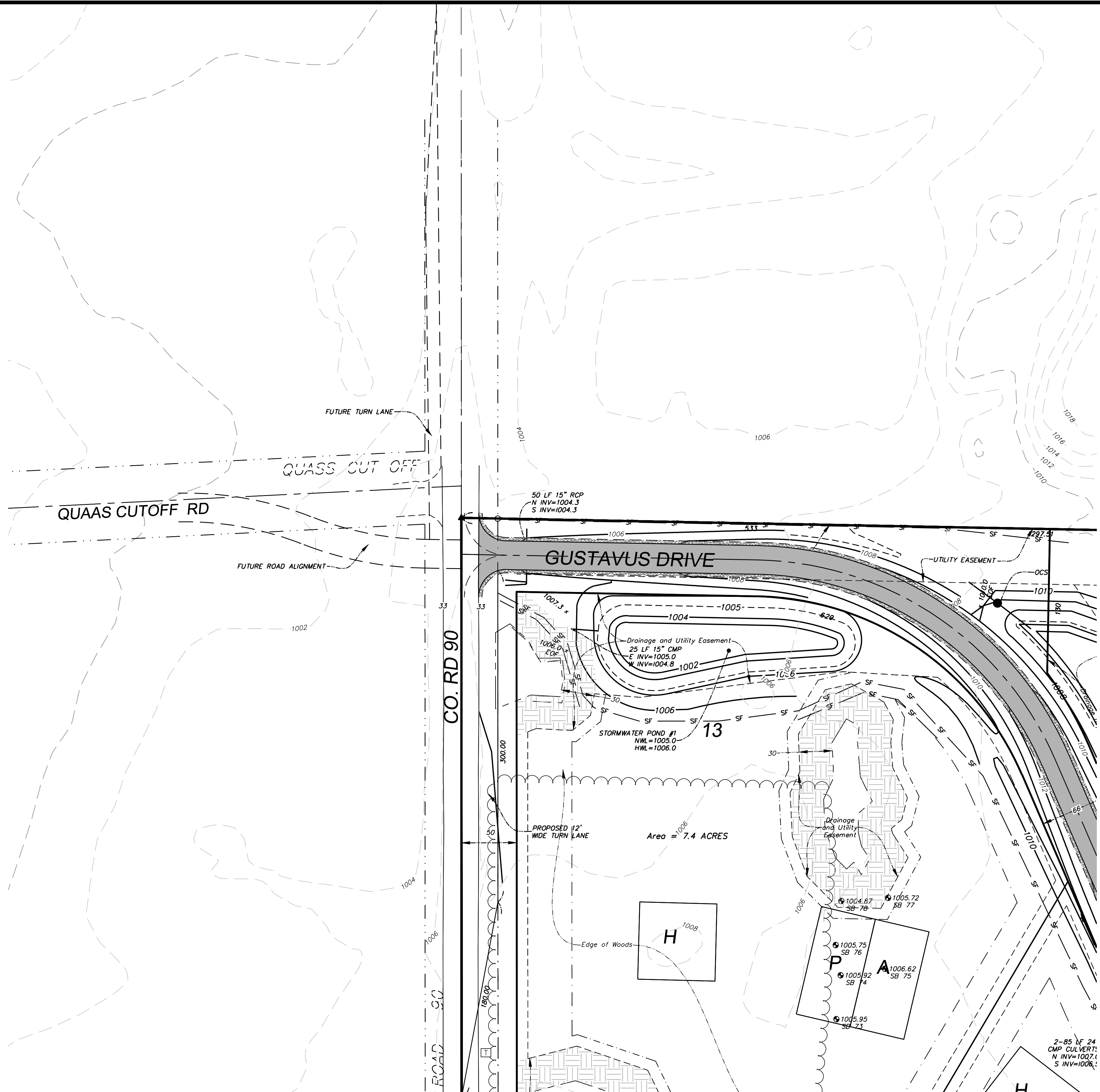
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HILLTOP PRAIRIE
HILLTOP FARM, INC.
MAPLE PLAIN, MN

PROJECT NO:	20-0476
DATE:	2-9-2021
SHEET NO. 4 OF 5 SHEETS	



- LEGEND**
- denotes Telephone Pedestal
 - denotes Power Pole
 - OHE denotes Overhead Electric Line
 - X denotes Fence Line
 - denotes Wetland
 - denotes Building Setback Line
 - Front = 50'
 - Side = 30'
 - Rear = 40'
 - From Wetland Buffer = 10'
 - denotes 30' Wetland Buffer
 - denotes Proposed Wetland Buffer Sign, Typ.



REV. NO.	DATE	BY	DESCRIPTION

DESIGNED	DRAWN
P.E.O.	M.L.O.
CHECKED	
P.E.O.	

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

Paul E. Otto

Paul E. Otto
License #40062

Date: 7-14-21

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ASSOCIATES
Engineers & Land Surveyors, Inc.

www.ottoassociates.com

9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

HILLTOP FARM
HILLTOP FARM, INC.
MAPLE PLAIN, MN

TURN LANE PLAN	PROJECT NO: 20-0476
SHEET NO. 5 OF 5 SHEETS	DATE: 2-9-2021

City of Independence

2022 Preliminary Budget and Levy Discussion

To: City Council
From: Mark Kaltsas, City Administrator
Meeting Date: September 21, 2021

Discussion:

Staff and Council have had several meetings to discuss and revise the preliminary budget and corresponding tax levy for 2022. Council is being asked to consider and provide direction relating to the preliminary budget goals. For the past three years, Council has directed staff to prepare a budget using a flat tax rate of ~40% with no increase in rate. The projected tax rate for 2022 has decreased slightly to 38.47%. Abdo, Eick & Meyers and staff have prepared a draft preliminary budget which reflects an overall increase of 3.20% or \$96,705. Staff has worked to adjust the budget to accommodate increases in insurance, emergency services and other similar increased costs of doing business.

Several highlights of the draft preliminary budget are as follows

- The budget includes initial public safety increases prepared by all public safety entities. The City has received estimated budgets from all three Fire Departments. West Hennepin Public Safety has received approval from the Police Commission on their preliminary budget. The preliminary proposed 2022 public safety and fire contract amounts are as follows:

	<u>2022</u>	2021	2020	2019
Maple Plain Fire:	\$230,000	\$250,684	\$250,684	\$250,684
Delano Fire:	\$67,045	\$64,806	\$63,250	\$65,279
Loretto Fire:	\$93,605	\$93,759	\$94,564	\$89,000
WHPS:	\$1,314,399	\$1,182,630	\$1,148,183	1,121,681

The City's capital equipment plan projects how the City will be able to fund capital equipment purchases moving forward using a flat budget number of \$60,000 per year (see capital equipment plan). There are no planned purchases for 2022.

- The budget reflects a 2% cost of living increase and no increase to benefit amounts per employee. It should be noted that health insurance costs are estimated to be increasing by ~6%.
- The City has a capital road improvement plan that includes seal coating and gravel road tiling. In order to fund the plan, the City will continue to budget \$100,000 per year.

The City Council will have the opportunity to further refine the budget prior to the requisite December 2021 adoption. At this time, the City is considering the adoption of the preliminary budget and tax levy which establishes the maximum tax levy for taxes payable in 2022. The preliminary levy is required to be set prior to September 30, 2021. The City can adopt a final levy that is less than the preliminary but cannot increase the final levy set in December from the adopted preliminary levy.

Council Direction:

The City Council is being asked to consider approval of **RESOLUTION 21-0921-03** and **RESOLUTION 21-0921-04** approving the preliminary levies and budget for 2022.

Attachments: **RESOLUTION 21-0921-03**
RESOLUTION 21-0921-04

Abdo, Eick & Meyers Memorandum with Preliminary Budget and Levies



RESOLUTION OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 21-0921-03

**RESOLUTION APPROVING 2022 PRELIMINARY PROPERTY TAX LEVY AND
SETTING PUBLIC HEARING DATE FOR THE 2021 TRUTH IN TAXATION
MEETING**

WHEREAS, the City of Independence is required by State law to approve a resolution setting forth an annual tax levy to the Hennepin County Auditor; and

WHEREAS, Minnesota Statutes require approval of a preliminary property tax levy on or before September 30th of each year; and

BE IT RESOLVED that the City Council of the City of Independence, Hennepin County, Minnesota, that the following sums of money be levied for collection in 2022 upon the table property in said City of Independence for the following purposes:

General Fund	\$	3,116,873
Debt Service		
2010 GO Improvement Bond, Lindgren Lane	\$	15,569
2015 GO Tax Abatement Bonds	\$	177,463
2020A GO Bonds	\$	121,792
Total Operating Levies	\$	<u>3,431,697</u>

BE IT FURTHER RESOLVED that the Truth in Taxation meeting will be held on December 7th, 2021 at 6:00 PM; and

BE IT FURTHER RESOLVED that the City Administrator is hereby authorized and directed to transmit this information to the County Auditor of Hennepin County, Minnesota and the Minnesota Department of Revenue, if applicable, in the format requested as required by law.

This resolution was adopted by the City Council of the City of Independence on this 21st day of September 2021, by a vote of__ayes and_____nays.

Marvin Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator



RESOLUTION OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 21-0921-04

**RESOLUTION APPROVING THE PRELIMINARY PIONEER SARAH
CREEK WATERSHED MANAGEMENT COMMISSION
TAX LEVY FOR THE 2022 BUDGET**

WHEREAS, the City of Independence is required by State law to approve a resolution setting forth an annual tax levy to the Hennepin County Auditor; and

WHEREAS, Minnesota Statutes require approval of a preliminary property tax levy on or before September 30th of each year; and

BE IT RESOLVED that the City Council of the City of Independence, Hennepin County, Minnesota, that the following sums of money be levied for collection in 2021 upon the taxable property in said City of Independence for the following purposes:

Pioneer/Sarah Watershed Commission	\$ <u>64,675</u>
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BE IT FURTHER RESOLVED that the City Administrator is hereby authorized and directed to transmit this information to the County Auditor of Hennepin County, Minnesota and the Minnesota Department of Revenue, if applicable, in the format requested as required by law.

This resolution was adopted by the City Council of the City of Independence on this 21st day of September 2021, by a vote of ___ayes and ____nays.

Marvin Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator

BUDGET MEMO

TO: CITY ADMINISTRATOR
FROM: AEM FINANCIAL SOLUTIONS, LLC
SUBJECT: 2022 BUDGET POINTS MEMO
DATE: 9/17/2021

Introduction

Upon your request, we have summarized the 2022 Budget highlights below.

Budget Format

The 2022 Budget included the Council approved priorities for each department. These will continue to be reviewed and updated as needed.

Key Items in this Year's Budget

- The general fund tax levy increases \$96,705 or 3.20% over prior year. The tax rate calculates to 38.47% which is less than the City target of 40%. Some factors in the change are described below.
- Revenue sources other than the tax levy are budgeted at nearly the same levels as 2021.
- Financial administration increased \$48,986 or 10.46% from the 2021 budget. This department added new staffing that was partially offset with savings in the street department.
- Police protection increased \$134,699 or 11.39% from the 2021 budget. This is due to reduced revenue from forfeitures and grants and increased expenditures for anticipated retirements, insurance and capital outlay.
- Fire services were reduced \$18,292 or 4.47% from the 2021 budget.
- Streets decreased \$26,866 due to a reduced staffing cost and some reallocation for sewer costs.
- Budgeted capital outlay in the 2021 street budget was not needed in 2022. This resulted in a \$50,000 decrease.
- Capital transfers were budgeted at \$128,770 for 2022, consistent with the prior year.
- LMCIT Insurance was budgeted with 5% increase over prior year and Workers Comp Insurance at 10% increase from 2021.

Taxation Notification Summary Chart for Taxes Payable 2021

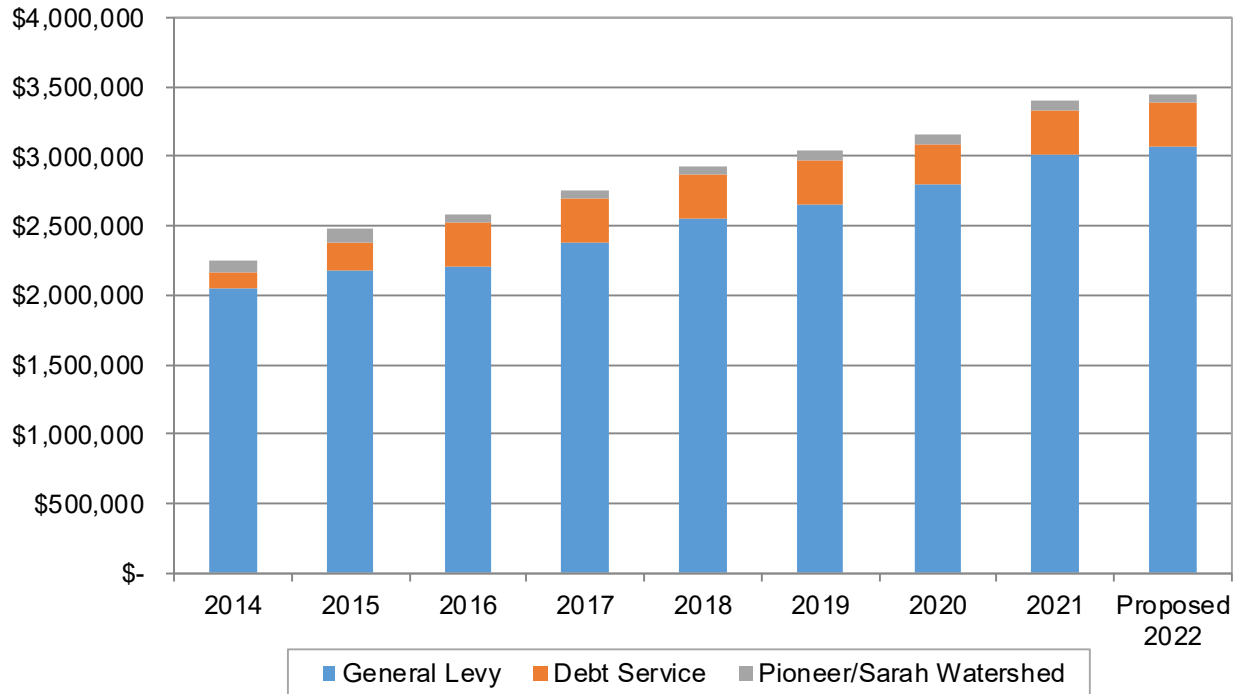
Due Date	EDA and City Levy Process
9/30/2021	The EDA must pass a resolution authorizing the proposed 2022 EDA levy
9/30/2021	The City must pass a resolution and file with the County the exact amount of the proposed 2022 EDA levy. The due date of the City property tax levy is September 30, 2021.
9/30/2021	At one meeting, the City Council adopts the proposed property tax levy and announces the time and place of a future City Council meeting at which the budget and levy will be discussed and public input allowed, prior to final budget and levy determination. This public input meeting must occur after November 24, 2021 and must start at or after 6:00 PM. The time and place of the public input meeting must be included in the minutes but newspaper publication of the minutes is not required. This information must be filed with the County Auditor.
11/25/21 - 12/28/21	EDA must pass a resolution approving the 2022 EDA levy
11/25/21 - 12/28/21	City must pass a resolution approving the 2022 EDA levy
11/25/21 - 12/28/21	City Council must hold a meeting to discuss the budget and property tax levy and, before a final determination, all public input.
12/28/21	City must file the certificate of compliance (form TNT - 2022) with the Department of Revenue by December 28, 2021.

Tax Levy Summary

Overall, the tax levy includes levies for general operations, city infrastructure and debt services. The 2022 and 2021 budgeted tax levies are listed below.

	2021 Budget	2022 Proposed Budget	Increase (Decrease)	% Change
General	\$ 3,020,168	3,116,873	\$ 96,705	3.20%
Debt Service				
2010 GO Improvement Bonds	12,272	15,569	3,297	26.86%
2015 GO Tax Abatement Bonds	175,363	177,463	2,100	1.20%
2020A GO Bonds	122,895	121,792	(1,103)	-0.90%
Total City Operating Levy	\$ 3,330,698	\$ 3,431,697	\$ 100,999	3.03%
Pioneer/Sarah Watershed Taxing District	\$ 64,510	\$ 64,510	\$ -	0.00%

Levy Summary 2014 to 2022 Projected



Summary of the City's Tax Capacity

The estimated tax capacity increased 6.62% for 2022.

The past three years with comparison to the average percentage change for Hennepin County is listed below:

	2018 Pay 2019	2019 Pay 2020	2020 Pay 2021	2021 Pay 2022	% Change	% Change (County-wide)
Commercial/Industrial	\$ 295,665	\$ 317,883	\$ 340,260	\$ 354,991	4.33%	6.10%
Residential	6,164,022	6,288,886	6,752,557	7,249,137	7.35%	11.73%
Farm	790,015	900,121	970,554	992,826	2.29%	0.87%
Total	\$ 7,249,702	\$ 7,506,890	\$ 8,063,371	\$ 8,596,954	6.62%	9.57%

The current tax capacity and historical tax capacity rates are summarized below for Independence and three relatively comparable Hennepin County Cities. The major difference between Independence and the three comparable cities is the large commercial tax base.

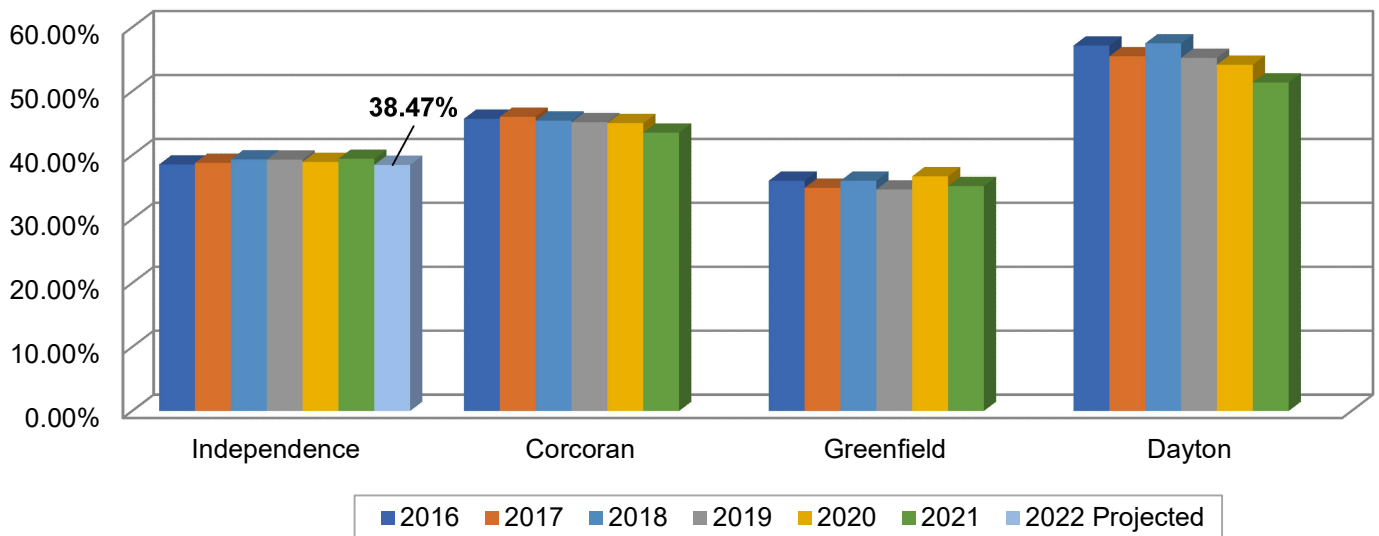
Tax Capacity by Property Type - Estimated 2021 Pay 2022

City of Independence Tax Rate History Compared to other similar sized Hennepin County Cities:

	Independence	Corcoran	Greenfield	Dayton
Commercial/Industrial	\$ 354,991	\$ 1,033,973	\$ 586,840	\$ 2,669,470
Industrial	-	-	-	-
Apartment	-	-	-	55,253
Residential	7,249,137	10,359,454	4,773,592	9,634,977
Farm	992,826	1,122,153	497,336	584,071
Other	-	74,780	-	-
Total	\$ 8,596,954	\$ 12,590,360	\$ 5,857,768	\$ 12,943,771

Tax Capacity Rates

	Independence	Corcoran	Greenfield	Dayton
2016	38.54%	45.69%	35.99%	57.15%
2017	38.78%	45.99%	34.88%	55.47%
2018	39.34%	45.41%	36.00%	57.49%
2019	39.31%	45.16%	34.63%	55.21%
2020	38.94%	45.01%	36.69%	54.14%
2021	39.42%	43.52%	35.15%	51.38%
2022 Projected	38.47%			



Staffing

Data related to the number of full time equivalent positions is noted below:

Summary of FTES by Department	2019	2020	2021	2022
City Council	5.00	5.00	5.00	5.00
Adminstration	1.45	1.45	1.55	2.05
Streets	2.20	2.20	2.26	1.96
Building Inspection	0.86	0.86	0.88	0.93
Subtotal General Fund	9.50	9.49	9.68	9.94
Sewer	1.05	1.05	1.13	1.39
Total	10.55	10.54	10.81	11.33

General Fund Summary

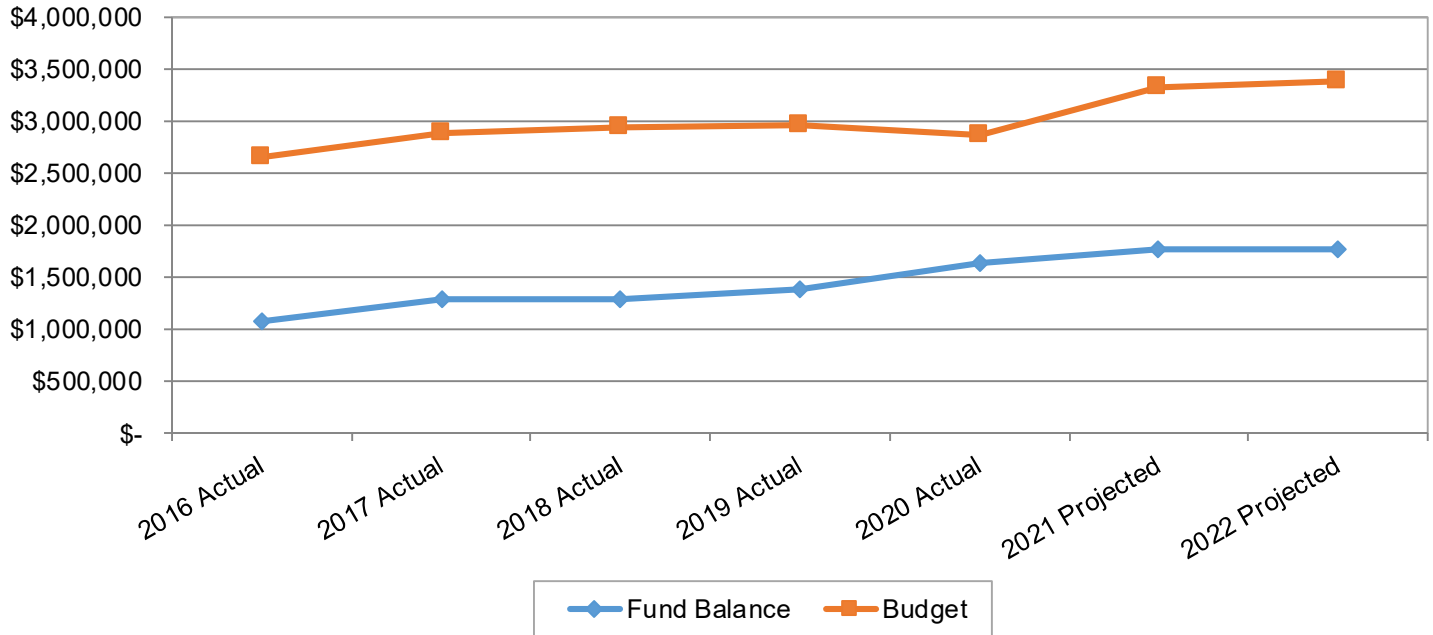
2022 General Fund Summary Budget

	Actual 2020	Budget 2021	Budget 2022	Increase/ (Decrease)	Percent Change
Revenues					
Taxes	\$ 2,751,748	\$ 3,020,168	\$ 3,116,873	\$ 96,705	3.20%
Licenses and permits	273,857	190,070	195,070	5,000	2.63%
Intergovernmental	26,186	16,000	16,000	-	0.00%
Charges for services	30,084	41,150	41,150	-	0.00%
Fines and forfeitures	35,323	47,740	47,740	-	0.00%
Special assessments	-	-	-	-	0.00%
Interest on investments	4,768	5,000	3,000	(2,000)	-40.00%
Miscellaneous	5,728	6,000	5,000	(1,000)	-16.67%
Transfers in	-	-	-	-	0.00%
Total Revenues	\$ 3,127,693	\$ 3,326,128	\$ 3,424,833	\$ 98,705	2.97%
	Actual 2020	Budget 2021	Budget 2022	Increase/ (Decrease)	Percent Change
Expenditures					
Mayor and City Council	\$ 14,928	\$ 23,610	\$ 25,464	\$ 1,854	7.85%
Financial administration	462,965	468,146	517,132	48,986	10.46%
Election	9,907	5,300	5,000	(300)	-5.66%
Planning and zoning	37,301	34,930	37,050	2,120	6.07%
Water resource	-	-	-	-	0.00%
General government buildings	23,982	44,170	44,709	539	1.22%
Legal services	39,785	43,830	43,830	-	0.00%
Police	1,001,243	1,182,630	1,317,329	134,699	11.39%
Fire	396,275	409,096	390,804	(18,292)	-4.47%
Building inspection	127,420	120,197	130,599	10,402	8.65%
Streets	586,068	681,649	654,783	(26,866)	-3.94%
Street lighting	5,976	3,090	3,090	-	0.00%
Recycling	51,640	68,850	68,850	-	0.00%
Parks	12,097	21,430	21,993	563	2.63%
Capital outlay - General government	24,317	40,000	35,000	(5,000)	-12.50%
Capital outlay - public safety	-	430	430	-	0.00%
Capital outlay - public works	2,544	50,000	-	(50,000)	-100.00%
Transfer out	75,000	128,770	128,770	-	0.00%
Total Expenditures	2,871,447	3,326,128	3,424,833	98,705	2.97%
Net Change	\$ 256,246	\$ -	\$ (0)	\$ (0)	

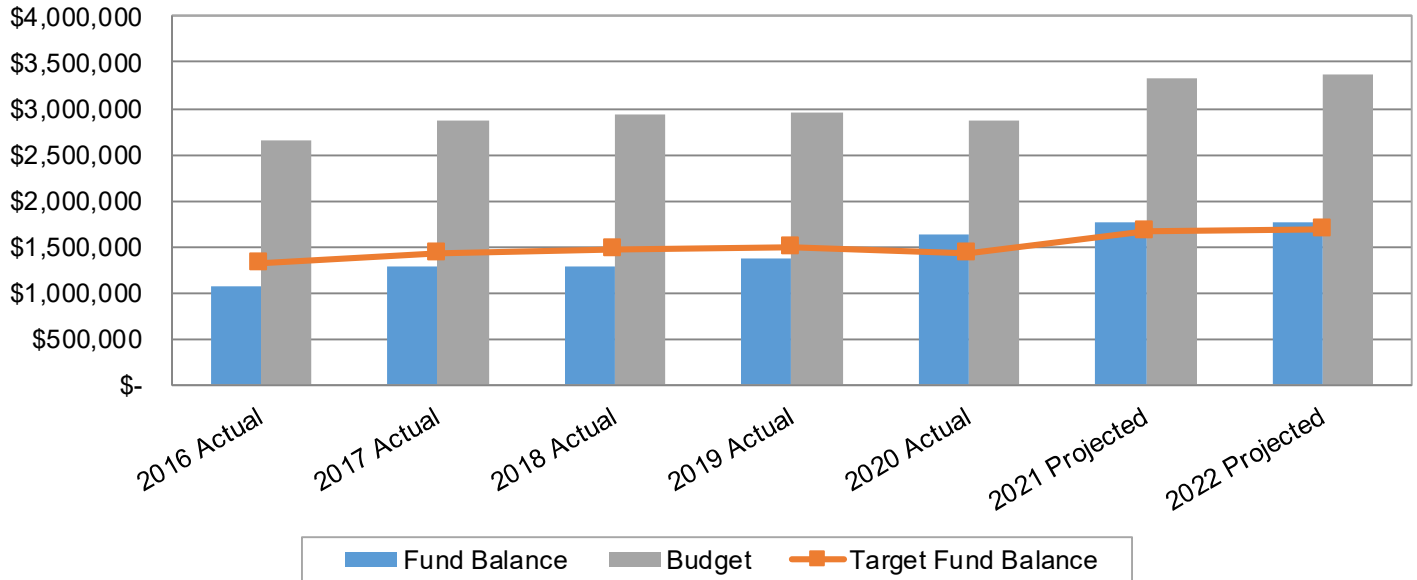
General Fund Balance

The City has built a healthy fund balance which can contribute to a positive bond rating and mitigates the potential for needing short term borrowing. It will be important to continue to maintain reserve levels at 40 to 50 percent. A summary of the general fund balance history and 2021 budget is as follows. It should be noted that the future projections assume a 3% increase in expenses and a breakeven budget which results in the City eroding reserves levels when viewed as a present of expenditures.

Year	Fund Balance December 31	General Fund Budget	Percent of Fund Balance to Budget
2016 Actual	\$ 1,068,422	\$ 2,655,366	40.2%
2017 Actual	1,294,566	2,873,565	45.1%
2018 Actual	1,279,825	2,934,508	43.6%
2019 Actual	1,378,021	2,961,463	46.5%
2020 Actual	1,630,768	2,871,447	56.8%
2021 Projected	1,765,768	3,326,128	53.1%
2022 Projected	1,765,768	3,379,289	52.3%



General Fund Balance as a Percentage of Expenditures



Pioneer/Sarah Watershed Summary

Account	Description	Actual 2019	Actual 2020	YTD 2021	Budget 2021	Budget 2022
200-31010	Ad Valorem Taxes	\$ 60,585	\$ 62,968	\$ 33,249	\$ 61,350	\$ 61,350
200-31020	Delinquent Taxes	-	-	-	-	-
200-31040	Fiscal Disparities	2,326	2,346	1,197	3,160	3,160
200-34103	Zoning/Subdivision Fee	-	-	-	-	-
200-34108	Administrative Charges/Reimbursements	-	-	-	-	-
200-36210	Interest Earnings	463	270	5	-	-
200-36230	Misc. Revenue/Refunds	-	-	-	-	-
200-36261	Event Revenues	-	-	-	-	-
	Total Revenues	63,374	65,584	34,451	64,510	64,510
200-41920-303	Engineering	-	-	-	-	-
200-41920-309	Pioneer-Sarah Watershed Comm.	49,500	108,632	-	49,500	49,500
200-41920-310	Other Consulting Fees	-	-	-	1,090	1,090
200-41920-320	Water Resource Staff	19,827	12,074	5,284	2,180	2,180
200-41920-350	Printing&Publications-(Legals)	-	-	-	810	810
200-41920-433	Misc. Dues/Ffes	530	530	530	-	-
200-41920-540	Capital Outlay (Mtg Grant Fnd)	-	-	-	-	-
200-41920-570	Capital Outlay (Project Cost)	-	-	-	10,930	10,930
	Total Expenses	69,857	121,236	5,814	64,510	64,510
	Change in Fund Balance	\$ (6,483)	\$ (55,652)	\$ 28,636	\$ -	\$ -

Capital Planning

Public Works Equipment Fund

City Staff has reviewed the existing capital needs of the department and determined the following represent anticipated expenditures over the next seven years.

City of Independence, Minnesota
Capital Improvement Plan - Public Works Equipment Fund 403
Schedule of Planned Capital Outlay 2022 to 2029

						2022	2023	2024	2025	2026	2027	2028	2029
Department	Year to Replace	Item	Cost	Cost History	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts	Estimated Amounts
Public works	2018	Shop Sweeper	\$ 5,000		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Public works	2019	(5) 800 MHz Radios	15,000		-	-	-	-	-	-	-	-	-
Public works	2020	Tandem	250,000	210,000	-	-	-	-	-	-	-	-	-
Public works	2021	S-10 Pickup (Replace with 3/4 Ton	50,000		-	-	-	-	-	-	-	-	-
Public works	2024	Road Side Mower (Replacement)	11,000	20,000	-	-	11,000	-	-	-	-	-	-
Public works	2025	New Truck Tandem Axel	250,000		-	-	-	250,000	-	-	-	-	-
Public works	2027	Lawn Mower	30,000		-	-	-	-	-	30,000	-	-	-
Public works	2028	Hot Mix Patching Roll-off	12,000		-	-	-	-	-	-	12,000	-	-
Public works	2029	Single Axel	200,000		-	-	-	-	-	-	-	200,000	-
Public works	2030	Tractor & Loader	100,000	50,000	-	-	-	-	-	-	-	-	-
Public works	2030	Generator	50,000		-	-	-	-	-	-	-	-	-
Public works	2032	Grader	150,000		-	-	-	-	-	-	-	-	-
Public works	2032	Pay Loader	150,000		-	-	-	-	-	-	-	-	-
Public works	NA	Road Packer	-	20,000	-	-	-	-	-	-	-	-	-
Public works	NA	Tanks for Tandem	4,422		-	-	-	-	-	-	-	-	-
Public works	NA	Trailer	-		-	-	-	-	-	-	-	-	-
					\$ -	\$ -	\$ 11,000	\$ 250,000	\$ -	\$ 30,000	\$ 12,000	\$ 200,000	

City Staff created a cash flow analysis for the Public Works Equipment Fund for the next seven years.

City of Independence, Minnesota
Cash Flow - Public Works Equipment Fund 403

	2022	2023	2024	2025	2026	2027	2028	2029
Beginning Balance	\$ 37,655	\$ 97,655	\$ 157,655	\$ 206,655	\$ 16,655	\$ 76,655	\$ 106,655	\$ 154,655
Revenues	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000
Expenditures	-	-	11,000	250,000	-	30,000	12,000	200,000
Ending Balance	\$ 97,655	\$ 157,655	\$ 206,655	\$ 16,655	\$ 76,655	\$ 106,655	\$ 154,655	\$ 14,655

Capital Planning (Continued)

Administrative Fund

City Staff has reviewed the existing capital needs for improvements to City Hall and determined the following represent the anticipated expenditures over the next two years. The next schedule capital outlay item will be in 2031.

City of Independence, Minnesota
Capital Improvement Plan - Administrative Fund 404
Schedule of Planned Capital Outlay 2022 to 2024

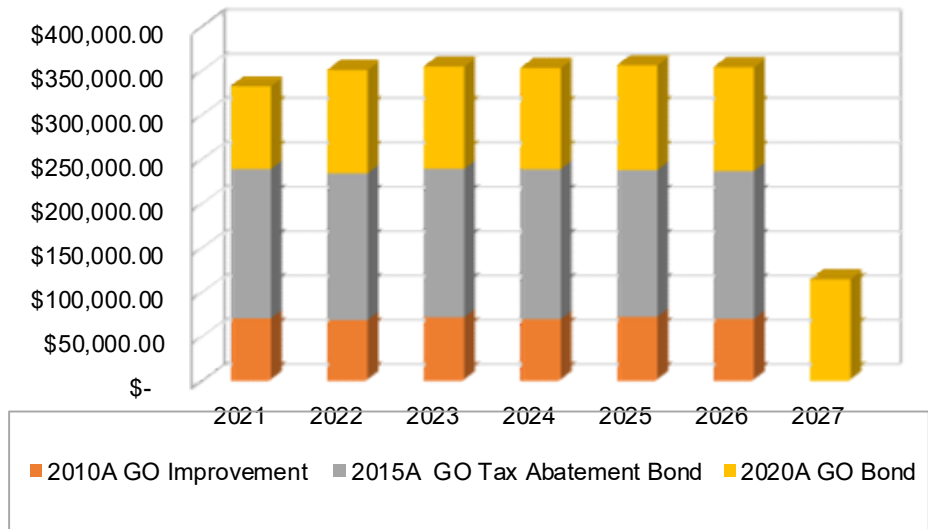
Department	Year	Item	Cost	2022	2023	2024
				Estimated Amounts	Estimated Amounts	Estimated Amounts
General government	2031	Office Equipment - Furnishing	\$ 5,000	\$ -	\$ -	\$ -
General government	2031	Mechanical Electric	32,500	-	-	-
General government	2031	City Hall Parking Lot (original paid by 2015 bond)	67,000	-	-	-
General government	2031	City Hall Carpet	20,000	-	-	-
General government	2032	Paint Exterior	27,500	-	-	-
				<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>

* Anticipated to be included in the City Hall Improvement Bond to replace the 2006A Bond

Debt Schedule

City of Independence Bond Payment Schedule

Fund	Maturity Date		Total Remaining	2021	2022	2023	2024	2025	2026	2027
602 2010A GO Improvement	2/1/2026	Principal	390,000	60,000	60,000	65,000	65,000	70,000	70,000	
602 2010A GO Improvement	2/1/2026	Interest	40,195	11,775	9,915	7,929	5,816	3,570	1,190	
		Total	430,195	71,775	69,915	72,929	70,816	73,570	71,190	
314 2015A GO Tax Abatement Bond	2/1/2026	Principal	940,000	150,000	150,000	155,000	160,000	160,000	165,000	
314 2015A GO Tax Abatement Bond	2/1/2026	Interest	62,969	18,513	15,513	12,463	9,113	5,513	1,856	
		Total	1,002,969	168,513	165,513	167,463	169,113	165,513	166,856	
315 2020A GO Bond	2/1/2041	Principal	3,760,000		35,000	35,000	35,000	40,000	40,000	40,000
315 2020A GO Bond	2/1/2041	Interest	1,090,166	93,437	81,518	80,468	79,418	78,293	77,093	75,893
		Total	4,850,166	93,437	116,518	115,468	114,418	118,293	117,093	115,893



City of Independence
2022 Budget

Account	Description	Final				YTD	Budget		from PY Budget	Comments/ % Change
		2017	2018	2019	2020	2021	2021	2022		
Taxes										
100-31010	AD VALOREM TAXES	\$ 2,277,890	\$ 2,443,587	\$ 2,512,725	\$ 2,636,608	\$ 1,627,236	\$ 2,912,081	\$ 3,008,786	3.32%	51,161 added to balance budget
100-31030	BONDS & INTEREST	-	-	-	-	-	-	-	0.00%	
100-31040	FISCAL DISPARITIES	83,067	90,469	100,102	115,140	56,848	108,087	108,087	0.00%	
Total Taxes		2,360,957	2,534,056	2,612,827	2,751,748	1,684,084	3,020,168	3,116,873	3.20%	
Licenses and permits										
100-32100	BUSINESS LICENSES	17,200	17,592	18,080	19,077	18,210	13,240	13,240	0.00%	
100-32210	BUILDING PERMIT	224,483	166,031	167,141	188,565	119,136	146,260	146,260	0.00%	
100-32211	PLAN REVIEW	-	-	48,264	56,666	16,702	25,000	30,000	20.00%	budgeting 30k per Mark K.
100-32240	ANIMAL LICENSES	775	460	600	420	100	570	570	0.00%	
100-32250	MISC. LICENSES & PERMITS	3,560	4,086	6,905	9,130	4,859	5,000	5,000	0.00%	to bring in line with past actuals
Total Licenses and Permits		246,018	188,169	240,990	273,857	159,007	190,070	195,070	2.63%	
Intergovernmental										
100-33400	STATE GRANT	39,716	39,716	-	-	-	-	-	0.00%	2017 & 2018
100-33401	LOCAL GOVERNMENT AID	18,118	18,367	18,565	18,422	-	8,000	8,000	0.00%	MV Ag Credit
100-33402	PROPERTY TAX CREDITS (HACA)	-	-	-	-	-	-	-	0.00%	
100-33403	MISC. TAX CREDITS	-	-	-	-	-	-	-	0.00%	
100-33610	CTY. GRANTS & AID (STREETS)	14,712	14,524	17,035	-	34,515	-	-	0.00%	
100-33620	COUNTY GRANTS & AID (OTHER)	11,678	9,966	8,745	7,763	9,918	8,000	8,000	0.00%	Recycling Grant
100-33630	C.D.B.G./MISC. CREDIT	-	-	-	-	-	-	-	0.00%	
Total Intergovernmental		84,224	82,573	44,345	26,186	44,433	16,000	16,000	0.00%	
Charges for Services										
100-34103	ZONING/SUBDIVISION FEE	6,550	10,500	6,336	8,290	8,500	12,000	12,000	0.00%	Combined with 100-34307
100-34104	WATER RESOURCE FEES	100	2,000	5,200	2,500	500	-	-	0.00%	
100-34105	SALE-MAPS,PUBLICATION,COPIES	241	-	-	10	75	-	-	0.00%	
100-34107	ASSESSMENT SEARCH FEES	-	275	250	125	175	150	150	0.00%	
100-34108	ADMINISTRATIVE CHARGES/REIMBUR	24,308	30,719	20,467	12,916	7,793	28,000	28,000	0.00%	Vinland Police/Fire Contract not included before
100-34305	PUBLIC WORKS REIMBURSEMENTS	630	732	842	44	131	600	600	0.00%	
100-34306	BUILDING INSPECTIONS REIMBURSE	395	62	2,474	6,199	-	400	400	0.00%	
100-34307	PLANNING/ZONING REIMB. DEVL.	2,130	1,500	-	-	-	-	-	0.00%	Move to 100-34103 in 2019
100-34308	LEGAL FEE/ REIMB. DEV.	-	-	-	-	-	-	-	0.00%	Move to 100-34108
100-34309	ENG. FEE/ REIMB. DEV.	-	-	-	-	-	-	-	0.00%	Move to 100-34108
100-36242	PARK RENTAL FEE	-	-	650	-	-	-	-	0.00%	
100-34310	MINNEHAHA WATERSHED REIMBURSEMENT	-	-	-	-	-	-	-	0.00%	
Total Charges for Services		34,355	45,787	36,220	30,084	17,173	41,150	41,150	0.00%	
Fines and Forfeitures										
100-35000	COURT FINES/DOG IMPOUNDING	48,421	46,593	45,292	35,323	24,475	47,740	47,740	0.00%	reflects past actual
Total Fines and Forfeitures		48,421	46,593	45,292	35,323	24,475	47,740	47,740	0.00%	
Special Assessments										
100-36100	SPECIAL ASSESS/INT (CTY. PYMT)	-	6,374	-	-	-	-	-	0.00%	
Total Special Assessments		-	6,374	-	-	-	-	-	0.00%	
Interest on Investments										
100-36210	INTEREST EARNINGS	4,347	7,445	8,444	4,768	1,603	5,000	3,000	-40.00%	
Total Interest on Investments		4,347	7,445	8,444	4,768	1,603	5,000	3,000	-40.00%	

City of Independence
2022 Budget

Account	Description	Final				YTD		Budget		from PY Budget	Comments/ % Change
		2017	2018	2019	2020	2021	2021	2022			
Miscellaneous											
100-36220	INSURANCE PREMIUM REFUND	\$ 2,321	\$ 1,327	\$ 905	\$ 1,934	\$ -	\$ 3,500	\$ 3,500	0.00%		
100-36230	MISC. CONTRIB./REFUND	27,439	939	69,772	3,644	457	500	500	0.00%		
100-36231	DONATIONS	-	4,550	-	-	-	-	-	0.00%	Donations	
100-36240	COMMUNITY CENTER REVENUES	1,350	1,500	500	150	-	2,000	1,000	-50.00%		
100-36242	PARK RENTAL FEE	500	500	650	-	-	-	-	0.00%		
100-36250	SALES TAX (COLLECTED)	-	(45)	-	-	-	-	-	0.00%		
100-36260	FESTIVAL REVENUES	-	-	-	-	-	-	-	0.00%	No Fesitvals	
100-36261	EVENT REVENUES	-	-	-	-	-	-	-	0.00%	Clean up day - move to directly offset expenses	
100-39102	COMPENSATION FOR LOSS OF GEN	-	-	-	-	-	-	-	0.00%		
100-39900	PROCEEDS FROM LEASE	15,508	-	-	-	-	-	-	0.00%		
Total Miscellaneous		47,118	8,771	71,827	5,728	457	6,000	5,000	-16.67%		
Transfers											
100-39200	Transfer in	-	-	-	-	-	-	-	0.00%		
Total Transfers		-	-	-	-	-	-	-	0.00%		
Total		2,825,440	2,919,767	3,059,945	3,127,693	1,931,233	3,326,128	3,424,833	2.97%		
Mayor and Council											
100-41000-100	MAYOR'S SALARY	3,000	3,000	3,000	2,834	166	3,000	3,450	15.00%	INCREASE 15% per Mark 7.20.21	
100-41000-103	COUNCIL SALARIES	7,200	6,784	7,200	7,200	5,100	7,200	8,280	15.00%	INCREASE 15% per Mark 7.20.21	
100-41000-122	FICA(6.2) MEDICARE (1.45)	780	780	780	780	390	780	897	15.04%	INCREASE 15% per Mark 7.20.21	
100-41000-321	COMMUNICATIONS	-	-	-	-	-	-	-	0.00%		
100-41000-331	CONFERENCE & TRAVEL	7,649	18,554	6,175	2,445	1,519	9,270	9,270	0.00%		
100-41000-360	WORKERS COMP INSURANCE	1,080	-	-	-	-	-	-	0.00%	No Workers Comp Breakdown for Council	
100-41000-361	INSURANCE	-	1,128	1,297	1,238	1,550	1,420	1,627	14.58%	Per LMCIT - Expect 10-15% increases in rates 6.21.21	
100-41000-405	MISCELLANEOUS	60	-	238	-	67	240	240	0.00%		
100-41000-433	DUES & SUBSCRIPTIONS	1,309	109	329	430	218	1,700	1,700	0.00%		
Total Mayor and Council		21,078	30,355	19,020	14,928	9,010	23,610	25,464	7.85%		
Election											
100-41410-102	ELECTION OFFICIAL'S WAGES (PT)	885	2,553	928	4,106	-	2,500	2,652	6.08%	\$12/hr	
100-41410-210	OPERATING SUPPLIES/MTN EQUIP.	983	1,081	1,858	4,716	727	1,030	1,030	0.00%		
100-41410-350	PRINTING & PUBLICATIONS	730	2,143	-	675	-	770	770	0.00%		
100-41410-351	BALLOT PRINTING	-	-	-	-	-	-	-	0.00%		
100-41410-405	MISCELLANEOUS	918	1,176	266	410	-	1,000	548	-45.20%		
Total Election		3,515	6,952	3,052	9,907	727	5,300	5,000	-5.66%		

City of Independence
2022 Budget

Account	Description	Final				YTD		Budget		from PY		Comments/ % Change
		2017	2018	2019	2020	2021	2021	2022	Budget			
Financial Administration												
100-41500-101	WAGES (FULL-TIME)	\$ 42,402	\$ 45,796	\$ 48,901	\$ 58,365	\$ 37,547	\$ 53,388	\$ 61,427	15.06%	Per Salary Schedule		
100-41500-102	WAGES (PART-TIME)	26,409	35,093	34,513	39,394	20,403	37,651	70,905	88.32%	Per Salary Schedule		
100-41500-103	WAGES (TEMPORARY HELP)	-	-	-	-	-	-	-	0.00%	Per Salary Schedule		
100-41500-121	PERA	5,164	6,241	6,295	7,260	4,623	6,830	9,925	45.31%	Per Salary Schedule		
100-41500-122	FICA/MEDICARE	4,469	6,364	6,390	7,309	4,761	6,966	10,123	45.32%	Per Salary Schedule		
100-41500-131	CITY PAID BENEFIT ALLOWANCE-LI	10,433	24,202	28,072	25,825	18,278	24,786	24,786	0.00%	Per Salary Schedule		
100-41500-133	COBRA EMPLOYEE INSURANCE	-	-	-	-	-	-	-	0.00%			
100-41500-200	OFFICE SUPPLIES	4,396	5,182	6,119	5,963	9,225	4,770	4,770	0.00%			
100-41500-301	AUDITING FEES	10,090	10,270	10,270	12,600	8,400	12,980	13,500	4.01%			
100-41500-305	CPA FEES	74,244	75,266	69,513	73,571	54,254	72,330	74,500	3.00%			
100-41500-302	ADMINSTRATION CONSULTING	-	-	91,728	99,895	55,672	111,300	116,865	5.00%	Per contract		
100-41500-310	OTHER CONSULTING EXPENSE	84,032	107,153	12,627	12,572	-	15,000	10,000	-33.33%	includes comp plan (\$10,000)		
100-41500-313	UNCOLLECTED PROJECT EXPENSES	-	32,115	2,778	-	-	-	-	0.00%	Per Contract - through 2020		
100-41500-315	ASSESSOR'S FEE	60,000	62,000	65,000	67,000	69,140	69,000	69,000	0.00%	HC is estimating 2021 to be \$69k, per Mark K.		
100-41500-321	COMMUNICATIONS	3,755	5,769	7,248	7,696	20,353	4,220	4,220	0.00%	2019 Note:Frontier (\$415), ADP (\$40)		
100-41500-322	POSTAGE	824	1,528	904	741	629	1,750	1,750	0.00%			
100-41500-330	TRANSPORTATION	-	-	-	-	-	-	-	0.00%			
100-41500-331	TRAVEL & CONFERENCE EXPENSE	1,428	1,323	575	-	261	1,700	1,700	0.00%			
100-41500-350	PRINTING&PUBLICATIONS-(LEGALS)	8,544	13,079	13,281	10,737	14,667	13,790	13,790	0.00%	Bring in line with past actuals		
100-41500-360	WORKERS COMP INSURANCE	7,302	7,941	7,263	6,550	6,989	9,725	7,688	-20.95%	Per LMCIT - Expect 10-15% increases in rates 6.21.21		
100-41500-361	INSURANCE	-	1,325	1,342	1,238	1,895	1,530	1,753	14.58%	Per LMCIT - Expect 5-10% increases in rates 6.21.21		
100-41500-404	MAINT.&REPAIR EQUIP.(CONTRACT)	2,705	175	-	5,721	279	2,000	2,000	0.00%	Reduce to 2k per Mark K.		
100-41500-405	MISCELLANEOUS	1,522	1,505	1,804	4,690	999	1,590	1,590	0.00%			
100-41500-433	DUES & SUBSCRIPTIONS	8,210	4,192	8,214	8,064	6,081	9,840	9,840	0.00%	LMC Dues (\$4,288), Banyon Annual Fee (\$795), Metro Cities (\$1,706), MCFOA (\$40), Code Red (\$2,000), NW Henn League (\$200), Sensible Land Use (\$250)		
100-41500-480	COVID 19	-	-	-	2,075	-	-	-	0.00%			
100-41500-602	LEASE/PURCHASE (COPIER)	6,454	3,764	4,736	5,196	2,131	4,290	4,290	0.00%	Decrease due to lower copier lease payment (went from \$535 to 279) Copier \$279*12, Pitney Bowes \$175*4		
100-41500-720	TRANSFERS OUT	-	-	42,138	-	-	-	-				
100-49000-720	TRANSFERS OUT	-	-	-	-	-	-	-	0.00%			
100-49000-800	CONTINGENCY	-	-	-	-	-	-	-	0.00%			
100-49240-375	CLAIM DEDUCTIBLE	-	-	-	500	-	590	590	0.00%			
100-49240-620	AGENCY FEES	1,700	2,000	-	-	-	2,120	2,120	0.00%			
100-49300-720	TRANSFER OUT	-	48,950	-	-	149,173	68,770	68,770	0.00%			
Total Financial Administration		364,084	501,234	469,712	462,965	485,761	536,916	585,902	9.12%			
Capital Outlay - General Government												
100-41500-560	CAPITAL OUTLAY (OFFICE EQUIP)	-	1,841	11,333	24,122	3,687	40,000	35,000	-12.50%	Reduced to 35k per Mark K.		
100-41500-570	CAPITAL OUTLAY (COMPUTER EQUIP	15,508	-	269	-	-	-	-	0.00%	Combining		
100-41940-510	C.O. (LAND AND BUILDING)	28,819	4,610	3,632	195	-	-	-	0.00%			
Total Capital Outlay - General Government		44,327	6,451	15,234	24,317	3,687	40,000	35,000	-12.50%			
Legal Services												
100-41600-304	CIVIL, LEGAL (K&G)	48,689	19,733	14,950	22,004	7,299	17,910	17,910	0.00%			
100-41600-306	PROSECUTION (C&C)	16,812	19,215	16,415	15,617	14,219	23,340	23,340	0.00%	Bring in line with past actuals - average of last 4 years		
100-41600-312	CODIFICATION OF ORDINANCES	-	2,330	2,747	2,165	338	2,580	2,580	0.00%			
100-41600-405	MISC.	-	-	-	-	-	-	-	0.00%			
Total Legal Services		65,501	41,277	34,112	39,785	21,856	43,830	43,830	0.00%			

**City of Independence
2022 Budget**

		Final				YTD		Budget		from PY		Comments/
Account	Description	2017	2018	2019	2020	2021	2021	2022	Budget	% Change		
Planning and Zoning												
100-41900-307	PLANNER CONSULTING	\$ 24,064	\$ 26,460	\$ 30,561	\$ 32,969	\$ 12,455	\$ 30,000	\$ 31,400	4.67%	Per contract		
100-41900-311	WATER RESOURCE STAFF FEE	551	-	-	-	-	-	-	0.00%			
100-41900-360	WORKERS COMP INSURANCE	5,498	-	-	-	-	-	-	0.00%	Moved to Gen Insurance		
100-41900-361	INSURANCE	-	4,949	4,511	4,332	5,381	4,930	5,650	14.60%	Per LMCIT - Expect 5-10% increases in rates 6.21.21		
100-41900-405	MISC.	-	84	640	-	532	-	-	0.00%			
Total Planning and Zoning		30,113	31,493	35,713	37,301	18,368	34,930	37,050	6.07%			
Water Resource												
100-41920-311	WATER RESOURCE STAFF FEE	-	-	-	-	-	-	-	0.00%	Reduced per Mark K.		
100-41920-330	TRANSPORTATION	-	-	-	-	-	-	-	0.00%			
100-41920-320	WATER RESOURCE STAFF	1,628	(1,005)	305	-	-	-	-	0.00%	Reduced since it's being recorded in fund 200.		
100-41920-331	OTHER CONSULTING FEES (PS)	-	-	-	-	-	-	-	0.00%			
Total Water Resource		1,628	(1,005)	305	-	-	-	-	0.00%			
General Government Buildings												
100-41940-321	COMMUNCIATIONS	12,225	10,584	8,650	2,975	6,577	10,000	10,000	0.00%	Frontier (\$110/mo). Misc other costs \$3,000		
100-41940-350	ADVERTISING (COMM. CENTER)	-	-	-	-	-	-	-	0.00%			
100-41940-360	WORKERS COMP INSURANCE	2,253	-	-	-	2,084	-	-	0.00%	Moved to Gen Insurance		
100-41940-361	INSURANCE	-	2,317	3,377	3,653	4,027	3,690	4,229	14.61%	Per LMCIT - Expect 5-10% increases in rates 6.21.21		
100-41940-380	UTILITIES (NSP,GAS,LINEN)	2,814	8,632	7,890	8,351	10,726	12,360	12,360	0.00%	Bring in line with past actuals		
100-41940-384	GARBAGE PICK-UP	1,240	1,266	1,321	1,510	979	1,310	1,310	0.00%	\$105/mo		
100-41940-401	MAINT.&REPAIR BLD	10,301	11,467	8,132	4,374	11,627	13,600	13,600	0.00%	Ameripride - Mats for City Hall, moved from Misc		
100-41940-402	MUSEUM	-	-	-	-	-	150	150	0.00%			
100-41940-403	GROUND MAINTENANCE	-	-	580	-	-	560	560	0.00%			
100-41940-404	SNOW REMOVAL	-	-	-	-	-	-	-	0.00%			
100-41940-405	MISCELLANEOUS	4,845	4,223	5,478	3,120	9,695	2,500	2,500	0.00%	moved to Maint. Repair Bldg		
Total General Government Buildings		33,677	38,490	35,427	23,982	45,714	44,170	44,709	1.22%			
Police												
100-42400-301	AUDITING FEES	-	-	-	-	-	-	-	0.00%			
100-42000-405	MISCELLANEOUS	1,121	-	2,589	3,767	8,944	1,230	1,230	0.00%	Cornerhouse		
100-42000-440	CONTRACT	1,089,403	1,114,388	1,115,052	996,170	936,852	1,179,700	1,314,399	11.42%	Updated with numbers from W. Hennepin Budget 8.18.21		
100-42000-441	ROOM & BOARD	-	-	-	-	-	-	-	0.00%			
100-42000-442	PRISONER BOOKING	1,030	920	4,041	1,307	233	1,700	1,700	0.00%			
100-42000-461	BUILDING CODE SURCHARGE	-	-	-	-	-	-	-	0.00%			
Total Police		1,091,554	1,115,308	1,121,681	1,001,243	946,028	1,182,630	1,317,329	11.39%			
Fire												
100-42000-450	FIRE PROTECTION	332,979	356,229	390,343	396,275	229,177	409,096	390,804	-4.47%	2022 Estimates: MP \$230,000; Loretto \$93,759; Delano \$67,045		
Total Fire		332,979	356,229	390,343	396,275	229,177	409,096	390,804	-4.47%			
Animal Control												
100-42000-470	ANIMAL CONTROL	-	-	-	-	-	-	-	0.00%			
Total Animal Control		-	-	-	-	-	-	-	0.00%			

City of Independence
2022 Budget

Account	Description	Final				YTD	Budget		from PY Budget	Comments/ % Change
		2017	2018	2019	2020	2021	2021	2022		
Building Inspection										
100-42400-101	WAGES (FULL-TIME)	\$ 75,417	\$ 73,670	\$ 79,429	\$ 89,655	\$ 50,879	\$ 80,380	\$ 88,892	10.59%	Per Salary Schedule
100-42400-104	WAGES- (TEMP HELP)	443	-	-	-	-	-	-	0.00%	Per Salary Schedule
100-42400-121	PERA	5,604	5,649	5,953	6,648	4,212	6,028	6,667	10.60%	Per Salary Schedule
100-42400-122	FICA/MEDICARE	4,677	5,759	6,029	6,674	4,211	6,149	6,800	10.59%	Per Salary Schedule
100-42400-131	CITY PAID BENEFIT ALLOWANCE-LI	14,936	13,969	12,538	16,761	12,743	15,390	16,200	5.26%	Per Salary Schedule
100-42400-200	OFFICE SUPPLIES	941	322	237	65	3,557	720	720	0.00%	
100-42400-212	VEHICLE OPER.SUPPLIES(FUEL,ETC	710	760	764	1,485	858	820	820	0.00%	
100-42400-310	OTHER CONSULTING EXPENSE	284	1,334	346	-	-	520	520	0.00%	
100-42400-321	COMMUNICATIONS	1,650	1,764	1,977	1,771	935	2,080	2,080	0.00%	Frontier (\$110/mo), Cell phone (\$40/mo)
100-42400-331	CONFERENCE & TRAVEL	265	819	2,498	187	205	2,580	2,580	0.00%	
100-42400-360	WORKERS COMP INSURANCE	3,136	3,176	2,905	2,620	3,008	3,710	3,294	-11.21%	Per LMCIT - Expect 10-15% increases in rates 6.21.21
100-42400-361	INSURANCE	-	1,251	1,451	1,395	1,539	1,410	1,616	14.61%	Per LMCIT - Expect 5-10% increases in rates 6.21.21
100-42400-405	MISCELLANEOUS	-	-	-	-	-	-	-	0.00%	
100-42400-433	DUES & SUBSCRIPTIONS	644	550	155	160	-	410	410	0.00%	
Total Building Inspection		108,707	109,023	114,282	127,420	82,148	120,197	130,599	8.65%	
Capital Outlay - Public Safety										
100-42400-570	CAPITAL OUTLAY (EQUIP PURCHA)	1,297	-	-	-	-	430	430	0.00%	DNU
100-42000-570	C. O.	-	-	-	-	-	-	-	0.00%	
Total Capital Outlay - Public Safety		1,297	-	-	-	-	430	430	0.00%	

City of Independence
2022 Budget

Account	Description	Final				YTD	Budget		from PY Budget	Comments/ % Change
		2017	2018	2019	2020	2021	2021	2022		
Streets										
100-43100-101	WAGES (FULL-TIME)	\$ 160,143	\$ 165,929	204,974	185,276	115,780	\$ 151,832	\$ 133,669	-11.96%	Per Salary Schedule
100-43100-102	WAGES (PART-TIME)	204	-	-	690	-	-	-	0.00%	Per Salary Schedule
100-43100-121	PERA	12,931	13,829	13,159	13,822	9,101	11,387	10,025	-11.96%	Per Salary Schedule
100-43100-122	FICA/MEDICARE	10,517	13,223	13,453	13,978	9,621	11,615	10,226	-11.96%	Per Salary Schedule
100-43100-131	CITY PAID BENEFIT ALLOWANCE	26,378	35,557	32,593	34,328	21,227	35,640	30,780	-13.64%	Per Salary Schedule
100-43100-210	OPERATING SUPPLIES	240	-	269	3,960	13,709	680	680	0.00%	
100-43100-212	VEHICLE OPER.SUPPLIES(FUEL,ETC	12,190	20,428	22,635	14,523	7,790	24,590	24,590	0.00%	
100-43100-217	SIGNS	4,341	5,268	4,045	5,389	-	6,700	6,700	0.00%	Signs being replaced to bring into compliance
100-43100-218	UNIFORMS	2,441	2,703	4,363	4,946	2,590	2,970	2,970	0.00%	bring in line with actuals
100-43100-219	CULVERTS	4,402	2,499	7,543	-	-	5,300	5,300	0.00%	
100-43100-220	MAINT.&REPAIR SUPPLIES (EQUIP)	18,681	21,846	24,029	24,755	10,595	24,400	24,400	0.00%	
100-43100-223	MAINT. & REPAIR SUPPLIES(BLDG.)	4,090	4,321	5,943	5,763	2,438	5,070	5,070	0.00%	
100-43100-224	ROAD MANT>MATERIALS (ON-GOING)	105,257	118,641	62,252	69,316	48,089	74,280	74,280	0.00%	
100-43100-225	RD.UPGRADING MAT.(CAP.IMPROVE)	-	-	-	-	-	-	-	0.00%	
100-43100-226	BLACKTOP MATERIAL	51,797	30,527	38,540	4,885	-	46,380	46,380	0.00%	
100-43100-227	EQUIPMENT CONTRACT HIRE	560	-	375	-	-	1,090	1,090	0.00%	
100-43100-240	SMALL TOOLS & MINOR EQUIPMENT	-	-	1,057	-	428	350	350	0.00%	
100-43100-301	AUDITING FEES	-	-	-	-	-	-	-	0.00%	
100-43100-303	ENGINEERING	4,541	2,035	11,661	8,237	2,252	9,920	9,920	0.00%	
100-43100-310	OTHER CONSULTING EXPENSE	-	-	-	-	-	-	-	0.00%	
100-43100-321	COMMUNICATIONS (PHONE,E-MAIL)	5,333	5,865	6,652	6,321	4,711	5,940	5,940	0.00%	(\$250)
100-43100-331	TRAVEL,CONF.,EDUC.EXPENSE	485	600	600	-	296	1,120	1,120	0.00%	
100-43100-350	PRINTING & PUBLICATIONS	981	-	1,158	-	288	3,710	3,710	0.00%	bring in line with actuals
100-43100-360	WORKERS COMP INSURANCE	11,512	7,941	7,263	6,918	6,417	9,275	7,058	-23.90%	Per LMCIT - Expect 10-15% increases in rates 6.21.21
100-43100-361	INSURANCE	-	6,856	9,442	9,477	8,415	7,710	8,835	14.59%	Per LMCIT - Expect 5-10% increases in rates 6.21.21
100-43100-380	UTILITIES	7,888	8,386	7,236	6,881	4,629	10,750	10,750	0.00%	
100-43100-381	STREET LIGHTING	6,701	4,922	5,194	5,976	3,126	3,090	3,090	0.00%	
100-43100-384	GARBAGE PICK-UP	26	-	-	-	-	510	510	0.00%	
100-43100-402	WEED CONTROL	-	-	-	-	-	-	-	0.00%	
100-43100-405	MISCELLANEOUS	-	36	499	425	720	280	280	0.00%	
100-43100-403	SEAL COATING	-	-	-	-	-	-	-	0.00%	
100-43100-404	ROAD TILING	-	-	-	-	-	-	-	0.00%	
100-43100-407	SNOW REMOVAL-MATERIALS	27,259	26,977	36,353	28,142	-	29,850	29,850	0.00%	
100-43100-408	DUST CONTROL	61,200	60,094	61,040	62,457	67,840	75,350	75,350	0.00%	
100-43100-412	BRUSH & TREE REMOVAL	2,160	7,565	1,280	15,178	14,875	15,910	15,910	0.00%	
100-43100-413	SALES/FUEL TAX & LICENSE	10	96	-	116	-	550	550	0.00%	
100-43100-415	SAC CHARGES	-	-	-	-	-	590	590	0.00%	
100-43100-418	WEED CONTROL	-	-	2,306	1,164	-	3,180	3,180	0.00%	
100-43100-420	GOPHER STATE ONE-CALL	1,375	1,419	1,408	1,654	903	2,030	2,030	0.00%	
100-43100-421	SEAL COATING	-	-	-	19,473	-	50,000	50,000	0.00%	
100-43100-422	ROAD TILING	-	-	-	34,393	37,901	50,000	50,000	0.00%	
100-43100-430	SAFETY PROGRAM (AWAIR, ETC.	1,800	2,195	1,800	3,600	-	2,030	2,030	0.00%	
100-43100-433	MEMBERSHIP DUES	102	-	-	-	-	660	660	0.00%	
100-43100-720	TRANSFER OUT	-	60,000	68,623	75,000	33,750	60,000	60,000	0.00%	2020 Revenue for PW Capital Fund
Total Streets		545,545	629,757	657,744	667,044	427,489	744,739	717,873	-3.61%	
Capital Outlay - Public Works										
100-43100-550	C.O. (ROAD IMPROV. - 802)	-	-	-	-	-	-	-	0.00%	
100-43100-560	CAPITAL OUTLAY (OFFICE EQUIP.)	-	-	-	-	-	-	-	0.00%	
100-43100-570	C.O. (EQUIP. PURCH. -803)	7,000	4,611	300	2,544	58,455	50,000	-	-100.00%	2021 budget or new pickup for PW Capital Plan
100-43100-580	C.O. (PUBLIC WORKS BLD. -801)	-	-	-	-	-	-	-	0.00%	
Total Capital Outlay - Public Works		7,000	4,611	300	2,544	58,455	50,000	-	-100.00%	

City of Independence
2022 Budget

Account	Description	Final				YTD	Budget		from PY Budget	Comments/ % Change
		2017	2018	2019	2020	2021	2021	2022		
Recycling										
100-43200-383	RECYCLING EXPENSES	\$ 48,874	\$ 49,035	\$ 50,885	\$ 51,640	\$ 51,046	\$ 68,850	\$ 68,850	0.00%	Approx \$4,080/mo - Randy's Recycling, Inc \$15,800 per new Contract for 2021
100-43200-405	MISCELLANEOUS	230	-	-	-	119	-	-	0.00%	
100-43200-411	CLEAN-UP DAY	905	(133)	215	-	11,843	-	-	0.00%	
Total Recycling		50,009	48,901	51,100	51,640	63,009	68,850	68,850	0.00%	
Park										
100-45100-120	COMMUNITY EVENT CONTRIBUTIONS	6,158	4,644	3,292	3,346	-	7,110	7,110	0.00%	City contribution to Orono Community Center/WeCAN/Delano Sr. Center
100-45100-405	MISCELLANEOUS	-	-	-	-	-	-	-	0.00%	
100-45200-409	YOUTH GROUPS	-	-	-	-	-	680	680	0.00%	Lyndale Lutheran Church
100-45300-210	SUPPLIES & MATERIALS	-	1,368	100	-	-	1,120	1,120	0.00%	
100-45300-220	REPAIRS & MAINTENANCE (MOWING)	6,902	6,379	6,516	4,879	-	6,580	6,580	0.00%	
100-45300-230	EQUIPMENT PURCHASES	-	-	-	-	-	580	580	0.00%	
100-45300-310	OTHER CONSULTING EXPENSE	-	-	-	-	-	580	580	0.00%	
100-45300-331	CONFERENCE & TRAVEL	-	-	-	-	-	-	-	0.00%	
100-45300-350	PRINTING&PUBLICATIONS-(LEGALS)	-	-	-	-	-	-	-	0.00%	Per LMCIT - Expect 5-10% increases in rates 6.21.21
100-45300-361	INSURANCE	2,955	3,039	3,533	3,872	4,213	3,860	4,423	14.59%	
100-45300-380	UTILITIES/WASTE REMOVAL	-	-	-	-	-	680	680	0.00%	Park lighting
100-45300-405	MISCELLANEOUS	-	-	-	-	-	240	240	0.00%	
100-45300-451	FESTIVAL EXPENDITURES	-	-	-	-	-	-	-	0.00%	No City Festivals
Total Park		16,015	15,430	13,440	12,097	4,213	21,430	21,993	2.63%	
Total		2,717,030	2,934,508	2,961,463	2,871,447	2,395,642	3,326,128	3,424,833	2.97%	
Revenues Over (Under) Expenditures		108,410	(14,741)	140,620	256,246	(464,409)	-	(0)		
Other Financing Sources										
100-39101	SALE OF LAND	-	-	-	-	-	-	-		
Total Other Financing Sources		-	-	-	-	-	-	-		
Net Change in General Fund Fund Balance		\$ 108,410	\$ (14,741)	\$ 140,620	\$ 256,246	\$ (464,409)	\$ -	\$ (0)		



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September 14, 2021

Mark Kaltsas, City Administrator
City of Independence
1920 County Road 90
Independence, MN 55359

Re: Resolution approving the issuance of charter school lease revenue bonds by the City of Independence for the benefit of Paladin Career and Technical High School.

Dear Mark,

PCTHS Building Company, a Minnesota nonprofit corporation and an organization described in Section 501(c)(3) of the Internal Revenue Code of 1986, as amended (the "Code") (the "Company"), is proposing to assist Paladin Career and Technical High School, a Minnesota nonprofit corporation, an organization described in Section 501(c)(3) of the Code, and a public charter school (the "School"), in (i) financing the acquisition, renovation, improvement and equipping of an existing approximately 20,351 square foot building, the construction, improvement and equipping of an approximately 13,150 square foot addition to the existing building, and the construction of related site improvements all located on an approximately 5 acre site located at 10220 Goldenrod Road NW in Coon Rapids, Minnesota (the "School Facilities") for use as a public charter schoolhouse; (ii) funding a debt service reserve fund, if necessary; (iii) paying a portion of the interest on the financing, if necessary; and (iv) paying the costs of issuance, if necessary (the "Project"). The School Facilities will be owned by the Company (or an affiliate, related entity, or successor) and leased to and operated by the School.

To finance the Project, the Company and the School request that the City of Independence, Minnesota (the "City") issue one or more series of taxable or tax-exempt charter school lease revenue bonds (the "Bonds") in the approximate principal amount not to exceed \$8,250,000 and loan the proceeds thereof to the Company.

The Bonds will be issued in accordance with Minnesota Statutes, Sections 469.152 through 469.1655, as amended (the "Act"), and Minnesota Statutes, Section 471.656, as amended. In order to issue the Bonds, the City is required to conduct a public hearing in accordance with Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and Section 469.154, subdivision 4 of the Act. The public hearing will be held during the City Council's meeting on September 21, 2021. Following the public hearing, the City Council will be asked to consider the enclosed resolution, which provides approval for the issuance of the Bonds and the execution of loan documents and related documents. On October 5, 2021, the City of Coon Rapids, as the municipality in which the Project is located, will consent to the

issuance of the Bonds by the City after a duly noticed public hearing, in accordance with the requirements of Minnesota Statutes, Section 471.656, as amended.

The Bonds will be secured solely by the revenues derived from a loan agreement (the “Loan Agreement”) to be executed by the Company and from other security provided by the Company, including but not limited to a mortgage, a pledge and assignment of School revenues, and an assignment of the lease agreement between the Company and the School. The Bonds will not constitute a general or moral obligation of the City and will not be secured by or payable from any property or assets of the City (other than the interests of the City in the Loan Agreement) and will not be secured by any taxing power of the City. The Bonds will not be subject to any debt limitation imposed on the City, and the issuance of the Bonds will not have any adverse impact on the credit rating of the City, even in the event that the Company encounters financial difficulties with respect to the Project to be financed with the proceeds of the Bonds.

Each year the City has the ability to designate up to \$10,000,000 in tax-exempt bonds as “qualified tax-exempt obligations” (sometimes referred to as “bank-qualified bonds”) for purposes of Section 265(b)(3) of the Code. In order to issue bank-qualified bonds, the issuer must not expect to issue more than \$10,000,000 of bonds (other than private activity bonds that are not qualified 501(c)(3) bonds) in a calendar year. Because the City will be issuing more than \$10,000,000 in bonds this year, the City will be unable to designate any bonds this year as bank-qualified bonds.

Under the terms of the Loan Agreement, the Company will agree to pay to the City an administrative fee in connection with the issuance of conduit bonds and the out-of-pocket expenses of the City with respect to this transaction.

I will attend the City Council meeting on September 21, 2021 and can answer any questions that may arise during the meeting. Please contact me with any questions you may have prior to the City Council meeting.

Sincerely,

Gina Fiorini



RESOLUTION OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 21-0921-05

**AUTHORIZING THE ISSUANCE OF CONDUIT CHARTER SCHOOL
LEASE REVENUE BONDS FOR THE PALADIN CAREER AND
TECHNICAL HIGH SCHOOL PROJECT UNDER MINNESOTA
STATUTES, SECTIONS 469.152 THROUGH 469.1655 AND APPROVING
RELATED DOCUMENTS**

WHEREAS, the City of Independence, Minnesota (the “City”) is a statutory city and political subdivision duly organized and existing under the Constitution and laws of the State of Minnesota; and

WHEREAS, under the Minnesota Municipal Industrial Development Act, Minnesota Statutes, Sections 469.152-469.1655, as amended (the “Act”), each City is authorized to issue revenue bonds to finance, in whole or in part, the costs of the acquisition, construction, improvement, or extension of revenue producing enterprises, whether or not operated for profit; and

WHEREAS, Minnesota Statutes, Section 471.656, as amended, authorizes a municipality to issue obligations to finance the acquisition or improvement of property located outside of the corporate boundaries of such municipality if the governing body of the city in which the property is located consents by resolution to the issuance of such obligations; and

WHEREAS, PCTHS Building Company, a Minnesota nonprofit corporation and 501(c)(3) organization (the “Borrower”), and Paladin Career and Technical High School, a Minnesota nonprofit corporation and public charter school (the “School”) have requested that the City issue one or more series of revenue bonds to be designated Charter School Lease Revenue Bonds (Paladin Career & Technical High School Project) in an original aggregate principal amount not to exceed \$8,250,000 (the “Bonds”) and loan the proceeds derived from the sale of the Bonds to the Borrower, pursuant to the terms of a Loan Agreement, dated on or after October 1, 2021 (the “Loan Agreement”), between the City and the Borrower to: (i) finance the acquisition, renovation, improvement and equipping of an existing approximately 20,351 square foot building, the construction, improvement and equipping of an approximately 13,150 square foot addition to the existing building, and the construction of related site improvements all located on an approximately 5 acre site located at 10220 Goldenrod Road NW in Coon Rapids, Minnesota (the “School Facilities”) for use as a public charter schoolhouse; (ii) fund a debt service reserve fund, if necessary; (iii) pay a portion of the interest on the Bonds, if necessary; and (iv) pay the costs of issuing the Bonds, if necessary (the “Project”); and

WHEREAS, the School Facilities will be owned by the Borrower and will be leased to and operated by the School, an operating public charter school; and

WHEREAS, the Bonds are proposed to be issued by the City to finance the Project will constitute revenue obligations secured solely by: (i) the revenues derived from the Loan Agreement; (ii) a pledge and assignment of the School's revenues, as more specifically set forth in the Financing Documents (as defined below), including money due to the School from the State of Minnesota Lease Aid Payment Program (the "Program"); (iii) an agreement to pay the money due to the School from the Program to a dedicated account subject to a monthly transfer to the accounts held by the Trustee for the benefit of the holders of the Bonds; (iv) other revenues pledged to or otherwise received by the Borrower, except for those revenues necessary for ordinary operational expenses and required under Minnesota law; (v) a debt service reserve fund to be held by a trustee for the benefit of the holders of the Bonds; (vi) a first mortgage and security agreement granted by the Borrower with respect to the Project; (vii) an assignment of a lease agreement between the Company and the School; and (viii) other security provided or arranged by the Borrower or the School; and

WHEREAS, the purpose of the Act, as found and determined by the legislature, is to promote the welfare of the state by the active attraction and encouragement and development of economically sound industry and commerce to prevent so far as possible the emergence of blighted and marginal lands and areas of chronic unemployment; and

WHEREAS, factors necessitating the active promotion and development of economically sound industry and commerce are the increasing concentration of population in the metropolitan areas and the rapidly rising increase in the amount and cost of governmental services required to meet the needs of the increased population and the need for development of land use which will provide an adequate tax base to finance these increased costs and the need for access to employment opportunities for such population; and

WHEREAS, the City desires to facilitate the selective development of the community, retain and improve the tax base and help to provide the range of services, facilities and employment opportunities required by the population, including school facilities; and the Project will assist the City in achieving those objectives and will enhance the image and reputation of the community; and

WHEREAS, under the terms of the Act and Section 147(f) of the Internal Revenue Code of 1986, as amended (the "Code"), the Bonds may not be issued as tax-exempt bonds unless the City Council of the City (the "Council") approves the Bonds after a public hearing following publication of a notice published in accordance with the requirements of the Act and the Code and the applicable Treasury Regulations; and

WHEREAS, following the publication of a notice of a public hearing as required by the Act and the Code, the Council conducted a public hearing on the date hereof at which a reasonable opportunity was provided for interested individuals to express their views on the proposal to undertake and finance the Project and the proposed issuance of the Bonds (the "Public Hearing"); and

WHEREAS, following the Public Hearing on the date hereof the Council considered the following resolution; and

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

1. In anticipation of the approval of the Project by the State of Minnesota, Department of Employment and Economic Development and all other necessary entities and the issuance of the Bonds to finance all or a portion of the Project, for the purposes set forth above, there is hereby authorized the issuance, sale, and delivery of the Bonds in one or more series in an aggregate principal amount not to exceed \$8,250,000. If the Bonds are issued in more than one series, the separate series shall be separately designated in such manner as is deemed appropriate by the Mayor and the City Administrator of the City (collectively, the “City Officials”), in their discretion. The Bonds shall be issued under the terms of an Indenture of Trust, dated on or after October 1, 2021 (the “Indenture”), between the City and UMB Bank, n.a., as trustee (the “Trustee”) with the consent of the City or Coon Rapids, Minnesota, pursuant to Minnesota Statutes, Section 471.656, as amended and the Code. The Bonds shall bear interest at fixed rates established by the terms of the Indenture. The Bonds shall be designated, shall be numbered, shall be dated, shall mature, shall be subject to redemption prior to maturity, shall be in such form, and shall have such other terms, details, and provisions as are prescribed in the Indenture, in substantially the form on file with the City, with the amendments referenced herein. The City hereby authorizes the Bonds to be issued as “tax-exempt bonds” the interest on which is excluded from gross income for federal and State of Minnesota income tax purposes. Any separate series of Bonds may be issued as “taxable bonds” if deemed necessary and appropriate by the City Officials and bond counsel. The Bonds will be purchased by Colliers Securities LLC (the “Underwriter”) pursuant to a Bond Purchase Agreement, dated on or after the date hereof among the City, the Underwriter, the Borrower, and the School (the “Bond Purchase Agreement”).

All of the provisions of the Bonds, when executed as authorized herein, shall be deemed to be a part of this resolution as fully and to the same extent as if incorporated verbatim herein and shall be in full force and effect from the date of execution and delivery thereof. The Bonds shall be substantially in the forms in the Indenture on file with the City, which forms are hereby approved, with such necessary and appropriate variations, omissions, and insertions (including changes to the aggregate principal amount of each series of the Bonds, the stated maturities of each series of the Bonds, the principal amount of Bonds maturing on each maturity date, the interest rates on the Bonds, and the terms of redemption of the Bonds) as the City Officials, in their discretion, shall determine. The execution of the Bonds with the manual or facsimile signatures of the City Officials and the delivery of the Bonds by the City shall be conclusive evidence of such determination.

2. The Bonds shall be special, limited obligations of the City payable solely from the revenues provided by the Borrower pursuant to the Loan Agreement and from the revenues and security pledged, assigned, and granted pursuant to the following documents: (i) the Mortgage, Security Agreement and Assignment of Rents, to be dated on or after October 1, 2021 (the “Mortgage”), from the Borrower, as mortgagor, to the Trustee, as mortgagee; (ii) the Assignment of Lease, dated on or after October 1, 2021 (the “Assignment”), from the Borrower, as assignor,

to the Trustee, as assignee and consented to by the School; and (iii) the Pledge and Covenant Agreement, dated on or after October 1, 2021 (the "Pledge Agreement"), between the School to the Trustee. The proceeds of the Bonds will be disbursed pursuant to a Disbursing Agreement, dated on or after October 1, 2021 (the "Disbursing Agreement"), between the Borrower, the Trustee, and a disbursing agent to be selected by the Borrower (the "Disbursing Agent"), and will be subject to the provisions of a Tax Regulatory Agreement, dated on or after October 1, 2021 (the "Tax Regulatory Agreement"), between the Borrower, the School, and the Trustee. The Council hereby authorizes and directs the City Officials to execute and deliver the Indenture to the Trustee, and hereby authorizes and directs the execution of the Bonds in accordance with the terms of the Indenture, and hereby provides that the Indenture shall provide the terms and conditions, covenants, rights, obligations, duties, and agreements of the owners of the Bonds, the City, and the Trustee as set forth therein. The Trustee is hereby appointed as Bond Registrar and paying agent with respect to the Bonds. The Borrower and the School will provide certain ongoing reports to the holders of the Bonds pursuant to the Continuing Disclosure Agreement, dated on or after October 1, 2021 (the "Continuing Disclosure Agreement"), between the Borrower, the School, and the Trustee.

3. The loan repayments to be made by the Borrower under the Loan Agreement are fixed to produce revenues sufficient to provide for the prompt payment of principal of, premium, if any, and interest on the Bonds issued under this resolution when due, and the Loan Agreement also provides that the Borrower is required to pay all expenses of the operation and maintenance of the Project, including, but without limitation, adequate insurance thereon and insurance against all liability for injury to persons or property arising from the operation thereof, and all lawfully imposed taxes and special assessments levied upon or with respect to the Project and payable during the term of the Loan Agreement.

4. As provided in the Loan Agreement, the Bonds shall not be payable from nor charged upon any funds other than the revenue pledged to their payment, nor shall the City be subject to any liability thereon, except as otherwise provided in this paragraph. No holder of the Bonds shall ever have the right to compel any exercise by the City of any taxing powers to pay the Bonds or the interest or premium thereon, or to enforce payment thereof against any property of the City except the interests of the City in the Loan Agreement and the revenues and assets thereunder, which will be assigned to the Trustee under the terms of the Indenture. The Bonds shall recite that the Bonds are issued pursuant to the Act, and that the Bonds, including interest and premium, if any, thereon, are payable solely from the revenues and assets pledged to the payment thereof, and the Bonds shall not constitute a debt of the City within the meaning of any constitutional or statutory limitations.

5. The City Officials are hereby authorized and directed to execute and deliver the Loan Agreement, the Indenture, the Bond Purchase Agreement, and such other documents as the City's bond counsel considers appropriate in connection with the issuance of the Bonds provided that the Bond Purchase Agreement may be executed on behalf of the City solely by the City Administrator of the City (collectively, the "City Documents"). The forms of the City Documents and all other documents listed in Sections 1 and 2 hereof and exhibits thereto, and any consents and such other documents as are necessary or appropriate in connection with the issuance, sale, and delivery of the Bonds, including without limitation various certificates of the City, the Information Return for Tax-Exempt Private Activity Bond Issues, Form 8038, an

endorsement of the City to the Company and School Tax Certificate, and similar documents (collectively, the “Financing Documents”) are approved substantially in the forms on file with the City Administrator. Subject to the provisions of Section 14 hereof, the City Documents, in substantially the forms submitted, are directed to be executed in the name and on behalf of the City by the City Officials. Subject to the provisions of Section 14 hereof, the Bonds are to be in executed the name of and on behalf of the City by the City Officials, and are to be delivered to the Trustee for authentication and delivery to the Underwriter. Any other Financing Documents and certificates necessary to the transaction described above may be executed by one or more appropriate officers of the City.

All of the provisions of the Financing Documents, when executed as authorized herein, shall be deemed to be a part of this resolution as fully and to the same extent as if incorporated verbatim herein and shall be in full force and effect from the date of execution and delivery thereof.

6. The City hereby authorizes Kennedy & Graven, Chartered, as bond counsel to the City, to prepare, execute, and deliver its approving legal opinion with respect to the Bonds.

7. The City has not participated in the preparation of the Preliminary Official Statement or the Official Statement relating to the offer and sale of the Bonds (collectively, the “Official Statement”), and has made no independent investigation with respect to the information contained therein (other than with respect to information provided under the captions “THE ISSUER” and “ABSENCE OF LITIGATION – Issuer,” as it relates to the City), including the appendices thereto, and the City assumes no responsibility for the sufficiency, accuracy, or completeness of such information. Subject to the foregoing, the City hereby consents to the distribution and the use by the Underwriter of the Official Statement in connection with the offer and sale of the Bonds. The Official Statement is the sole material consented to by the City for use in connection with the offer and sale of the Bonds.

8. Except as otherwise provided in this resolution, all rights, powers, and privileges conferred and duties and liabilities imposed upon the City or the Council by the provisions of this resolution or of the aforementioned documents shall be exercised or performed by the City or by such members of the Council or the City, or such officers, board, body, or agency thereof as may be required or authorized by law to exercise such powers and to perform such duties.

No covenant, stipulation, obligation, or agreement herein contained or contained in the aforementioned documents shall be deemed to be a covenant, stipulation, obligation, or agreement of any member of the Council, or any officer, agent, or employee of the City in that person’s individual capacity, and neither the Council, the City nor any officer or employee executing the Bonds shall be liable personally on the Bonds or be subject to any personal liability or accountability by reason of the issuance thereof.

No provision, covenant, or agreement contained in the aforementioned documents, the Bonds or in any other document relating to the Bonds, and no obligation therein or herein imposed upon the City or the breach thereof, shall constitute or give rise to any pecuniary liability of the City or any charge upon its general credit or taxing powers. In making the agreements, provisions, covenants, and representations set forth in such documents, the City has

not obligated itself to pay or remit any funds or revenues, other than funds and revenues derived from the Loan Agreement which are to be applied to the payment of the Bonds, as provided therein and in the Indenture.

9. Except as herein otherwise expressly provided, nothing in this resolution or in the aforementioned documents expressed or implied, is intended or shall be construed to confer upon any person or firm or corporation, other than the City or any holder of the Bonds issued under the provisions of this resolution, any right, remedy, or claim, legal or equitable, under and by reason of this resolution or any provisions hereof, this resolution, the aforementioned documents and all of their provisions being intended to be and being for the sole and exclusive benefit of the City and any holder from time to time of the Bonds issued under the provisions of this resolution.

10. In case any one or more of the provisions of this resolution, other than the provisions limiting the liability of the City or limiting the liability of the members of the City Council or the officers, agents, or employees of the City, including without limitation Section 4, or of the aforementioned documents, or of the Bonds issued hereunder shall for any reason be held to be illegal or invalid, such illegality or invalidity shall not affect any other provision of this resolution, or of the aforementioned documents, or of the Bonds, but this resolution, the aforementioned documents, and the Bonds shall be construed and endorsed as if such illegal or invalid provisions had not been contained therein.

11. The Bonds, when executed and delivered, shall contain a recital that they are issued pursuant to the Act, and such recital shall be conclusive evidence of the validity of the Bonds and the regularity of the issuance thereof, and that all acts, conditions, and things required by the laws of the State of Minnesota relating to the adoption of this resolution, to the issuance of the Bonds, and to the execution of the aforementioned documents to happen, exist, and be performed precedent to the execution of the aforementioned documents have happened, exist, and have been performed as so required by law.

12. The officers of the City, bond counsel, other attorneys, engineers, and other agents or employees of the City are hereby authorized to do all acts and things required of them by or in connection with this resolution, the aforementioned documents, and the Bonds for the full, punctual, and complete performance of all the terms, covenants, and agreements contained in the Bonds, the aforementioned documents, and this resolution. In the event that for any reason either of the City Officials is unable to carry out the execution of any of the documents or other acts provided herein, such documents may be executed and such actions may be taken by any official or employee of the City delegated the duties of any such City Official with the same force and effect as if such documents were executed and delivered by such City Official.

13. The Borrower has agreed and it is hereby determined that the Borrower will pay the City's issuance fee and any and all costs incurred by the City in connection with the financing of the Project. It is understood and agreed that the Borrower shall indemnify, defend and hold harmless the City against all liabilities, losses, damages, costs and expenses (including attorney's fees and expenses incurred by the City) arising with respect to the Project or the Bonds, as provided for and agreed to by and between the Borrower and the City in the Loan Agreement.

14. The approval hereby given to the various Financing Documents referred to above includes approval of such additional details therein as may be necessary and appropriate and such modifications thereof, deletions therefrom and additions thereto as may be necessary and appropriate and approved by bond counsel to the City, the appropriate City staff person, or by the officers authorized herein to execute or accept, as the case may be, said documents prior to their execution; and said officers or staff members are hereby authorized to approve said changes on behalf of the City. The execution of any instrument by the appropriate officer or officers of the City herein authorized shall be conclusive evidence of the approval of such document in accordance with the terms hereof. In the event of absence or disability of either City Official, any of the documents authorized by this resolution to be executed by the City may be executed without further act or authorization of the Council by any member of the Council or any duly designated acting official, or by such other officer or officers of the City as, in the opinion of the City Attorney, may act in their behalf.

The authority to approve, execute and deliver future amendments to Financing Documents entered into by the City in connection with the issuance of the Bonds and consents required under the Financing Documents is hereby delegated to the City Officials, subject to the following conditions: (a) such amendments or consents do not require the consent of the respective holders of the Bonds or such consent has been obtained; (b) such amendments or consents do not materially adversely affect the interests of the City; (c) such amendments or consents do not contravene or violate any policy of the City, and (d) such amendments or consents are acceptable in form and substance to the counsel retained by the City to review such amendments. The authorization hereby given shall be further construed as authorization for the execution and delivery of such certificates and related items as may be required to demonstrate compliance with the agreements being amended and the terms of this resolution. The execution of any instrument by the City Officials shall be conclusive evidence of the approval of such instruments in accordance with the terms hereof. In the absence of the City Officials any instrument authorized by this paragraph to be executed and delivered may be executed by the officer of the City authorized to act in his/her place and stead.

15. On the basis of information available to the City, it appears, and the City hereby finds, that the Project constitutes properties, real and personal, used or useful in connection with one or more revenue producing enterprises within the meaning of Subdivision 2(b) of Section 469.153 of the Act; that the Project furthers the purposes stated in Section 469.152; that the availability of the financing under the Act and willingness of the City to furnish such financing will be a substantial inducement to the Borrower to undertake the Project, and that the effect of the Project, if undertaken, will be to assist in the prevention of the emergence of blighted and marginal land, to help prevent chronic unemployment, to help the surrounding area retain and eventually improve the tax base, to provide the range of service and employment opportunities required by the population, to help prevent the movement of talented and educated persons out of the state and to areas within the State where their services may not be as effectively used, and to promote more intensive development and use of land within surrounding communities.

16. In accordance with Section 469.154 of the Act, the City Administrator is hereby authorized and directed to submit the proposal for the Project to Minnesota Department of Employment and Economic Development ("DEED"). The City Administrator and other officers, employees and agents of the City are hereby authorized to provide DEED with any preliminary

information needed for this purpose, and the City Administrator is authorized to initiate and assist in the preparation of such documents as may be appropriate to the Project, if it is approved.

17. In accordance with Section 469.154, subdivision 7, of the Act, the officers, employees, and agents of the City are hereby authorized and directed to encourage the Borrower and the School to provide employment opportunities to economically disadvantaged or unemployed individuals. Such individuals may be identified by such mechanisms as are available to the Borrower and the School, such as a first source agreement in which the Borrower and the School agrees to use a designated State employment office as a first source for employment recruitment, referral, and placement.

18. The City has established a governmental program of acquiring purpose investments for qualified 501(c)(3) organizations' projects. The governmental program is one in which the following requirements of §1.148-1(b) of the federal regulations relating to tax-exempt obligations shall be met:

- (a) the program involves the origination or acquisition of purpose investments;
- (b) at least 95% of the cost of the purpose investments acquired under the program represents one or more loans to a substantial number of persons representing the general public, states or political subdivisions, 501(c)(3) organizations, persons who provide housing and related facilities, or any combination of the foregoing;
- (c) at least 95% of the receipts from the purpose investments are used to pay principal, interest, or redemption prices on issues that financed the program, to pay or reimburse administrative costs of those issues or of the program, to pay or reimburse anticipated future losses directly related to the program, to finance additional purpose investments for the same general purposes of the program, or to redeem and retire governmental obligations at the next earliest possible date of redemption;
- (d) the program documents prohibit any obligor on a purpose investment financed by the program or any related party to that obligor from purchasing bonds of an issue that finances the program in an amount related to the amount of the purpose investment acquired from that obligor; and
- (e) the City shall not waive the right to treat the investment as a program investment.

19. This resolution shall be in full force and effect from and after its passage.

Marvin D. Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator



STATE OF MINNESOTA
COUNTY OF HENNEPIN
CITY OF INDEPENDENCE

I, the undersigned, being the duly qualified and acting City Administrator of the City of Independence, DO HEREBY CERTIFY that I have compared the attached and foregoing extract of minutes with the original thereof on file in my office, and that the same is a full, true and complete transcript of the minutes of a meeting of the City Council of said City duly called and held on the date therein indicated, insofar as such minutes relate to approving the issuance of conduit revenue bonds to finance the acquisition, renovation, improvement and equipping to existing charter school facilities for Global Academy Inc.

WITNESS my hand this 21st day of September, 2021.

City Administrator

City of Independence

Request to Vacate a Portion of the Drainage and Utility Easement Across the Property Located at the NW Corner of CSAH 11 and Woodhill Drive (PID Nos. 01-118-24-34-0010)

<i>To:</i>	City Council
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	March 25, 2014
<i>Applicants:</i>	Skies Limit LLC
<i>Owners:</i>	Skies Limit LLC
<i>Location:</i>	Northwest Corner of CSAH 11 and Woodhill Drive (PID No. 01-118-24-34-0010)

Request:

The City recently approved the subdivision of the subject property into 4 lots. Following approval of the subdivision, it was noted that a previous 10' wide drainage and utility easement existed across one of the newly created lots. The City and applicant agreed that the easement should be vacated. The plat will establish the new requisite perimeter drainage and utility easements. The City has been asked to consider vacation for that portion of the drainage and utility easement legally described in Exhibit A attached to this report:

Property/Site Information:

The property is located at the northeast corner of CSAH 11 and Woodhill Drive.

Property Information: PID No. 01-118-24-34-0010

Zoning: *Rural Residential*

Comprehensive Plan: *Rural Residential (S-Shoreland Overlay)*

Acreage: ~10

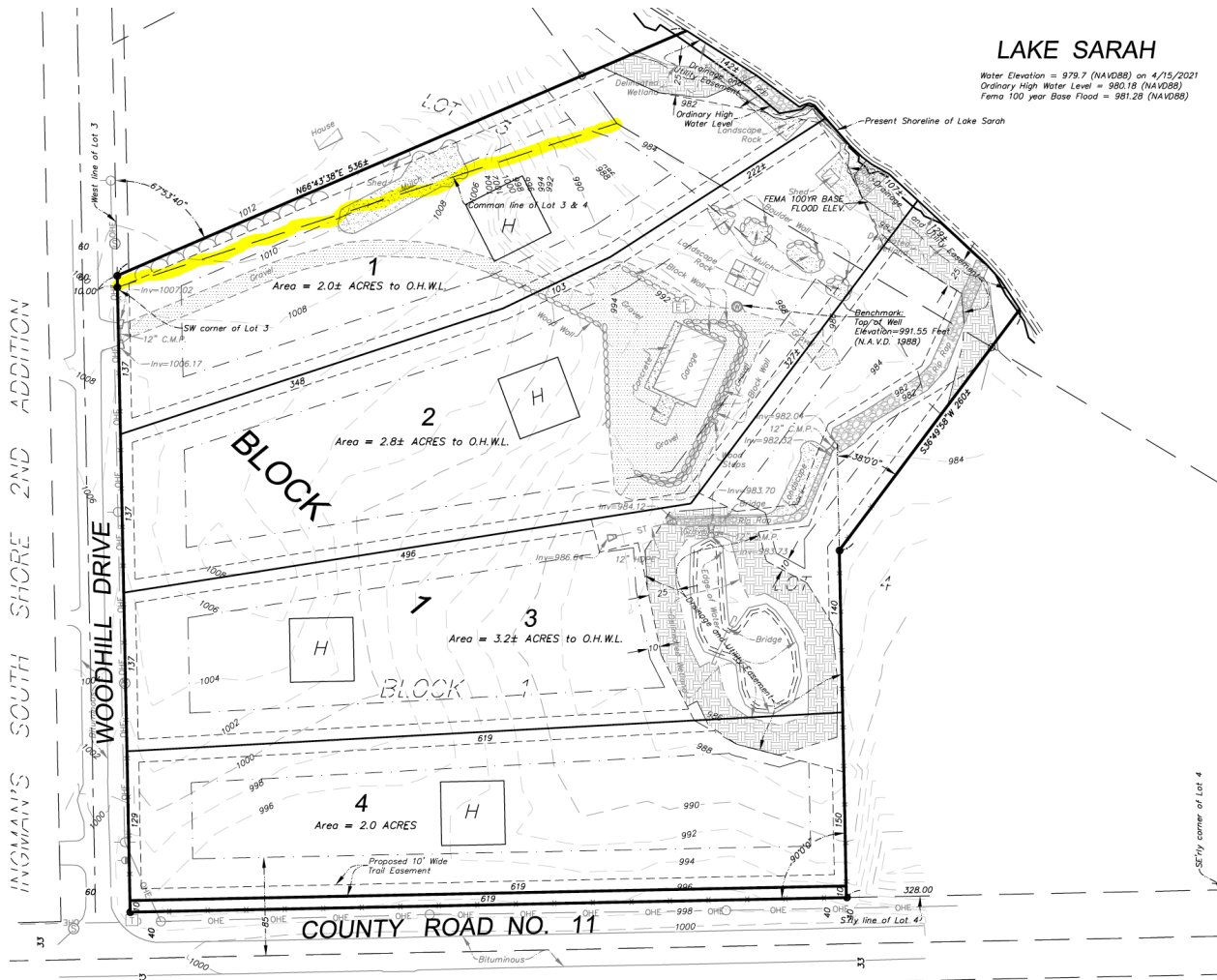
Aerial Photograph of Property



Discussion:

The proposed vacation is routine and in keeping with the intent of the recently approved final plat. There are no known impacts relating to the vacation of the easement. There do not appear to be any adverse effects on the surrounding or subject properties in the after condition as a result of the easement vacation request.

General Location of Existing Easement



Recommendation:

The City Council can approve or deny the requested easement vacation. Should the Council desire to approve the resolution vacating that portion of the easement, the following findings should be made:

1. After a resolution of vacation is adopted, the City shall prepare a notice of completion of the proceedings. The notice shall then be recorded with the county recorder.

Attachments

RESOLUTION NO. 21-0921-06

Exhibit A: Legal Description and Sketch of Easement to be Vacated



RESOLUTION OF THE
CITY OF INDEPENDENCE
HENNEPIN COUNTY, MINNESOTA

RESOLUTION NO. 21-0921-06

**A RESOLUTION VACATING A PORTION OF A DRAINAGE AND UTILITY
EASEMENT UPON A PETITION OF A MAJORITY OF ABUTTING LANDOWNERS**

THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, MINNESOTA DOES HEREBY
RESOLVE AS FOLLOWS:

WHEREAS, a petition signed by all of property owners abutting the drainage and utility
easement was received by the City; and

WHEREAS, the petition requested that the City Council, pursuant to Minnesota Statute
§412.851, vacate (a portion of) the drainage and utility easement legally described below and
depicted in **EXHIBIT A** attached hereto:

Legal Description of Easement to be Vacated

PROPOSED EASEMENT VACATION DESCRIPTION:

*All of the easements for drainage and utility purposes as dedicated by LAKE SARAH
FARMS, Hennepin County, Minnesota, according to the recorded plat thereof, embraced
within the following described property:*

*That part of Lot 3, Block 1, LAKE SARAH FARMS, Hennepin County, Minnesota,
according to the recorded plat thereof; lying Southerly of a line described as:*

*Commencing at the Southwest corner thereof; thence Northerly along the West line
of said Lot 3, a distance of 10.00 feet to the point of beginning of line to be
described; thence Northeasterly deflecting right 67 degrees 53 minutes 40
seconds to the shoreline of Lake Sarah and there ending.*

ALSO:

*That part of Lot 4, Block 1, LAKE SARAH FARMS, Hennepin County, Minnesota,
according to the recorded plat thereof; lying Westerly of the following described line
and its Northeasterly extension.*

*Commencing at the Southeasterly corner thereof; thence Westerly along the South
line thereof; distant 328.00 feet to the point of beginning of the line to be
described; thence deflect right 90 degrees, a distance of 300.00 feet; thence
deflect right 38 degrees to the shoreline of Lake Sarah and there ending.*

WHEREAS, the City reviewed and examined the signatures on said petition and determined that such signatures constituted a majority of the landowners abutting upon the (portion of) said easement to be vacated; and

WHEREAS, a public hearing to consider the vacation of such street was held on the 21st day of September 2021 before the Independence City Council after due published and posted notice had been given, as well as personal mailed notice to all affected property owners by the City and all interested and affected persons were given an opportunity to voice their concerns and be heard; and

WHEREAS, any person, corporation or public body owning or controlling easements contained upon the property vacated, reserves the right to continue maintaining the same or to enter upon such way or portion thereof vacated to maintain, repair, replace or otherwise attend thereto; and

WHEREAS, the Council in its discretion has determined that the vacation will benefit the public interest;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF INDEPENDENCE, COUNTY OF HENNEPIN, MINNESOTA, that such petition for vacation is hereby granted and the portion of said easement is hereby vacated:

BE IT FURTHER RESOLVED that the Mayor and City Administrator are hereby authorized to sign all documents necessary to effectuate the intent of this resolution.

This resolution was adopted by the City Council of the City of Independence on this 21st day of September 2021, by a vote of ____ ayes and ____ nays.

Marvin Johnson, Mayor

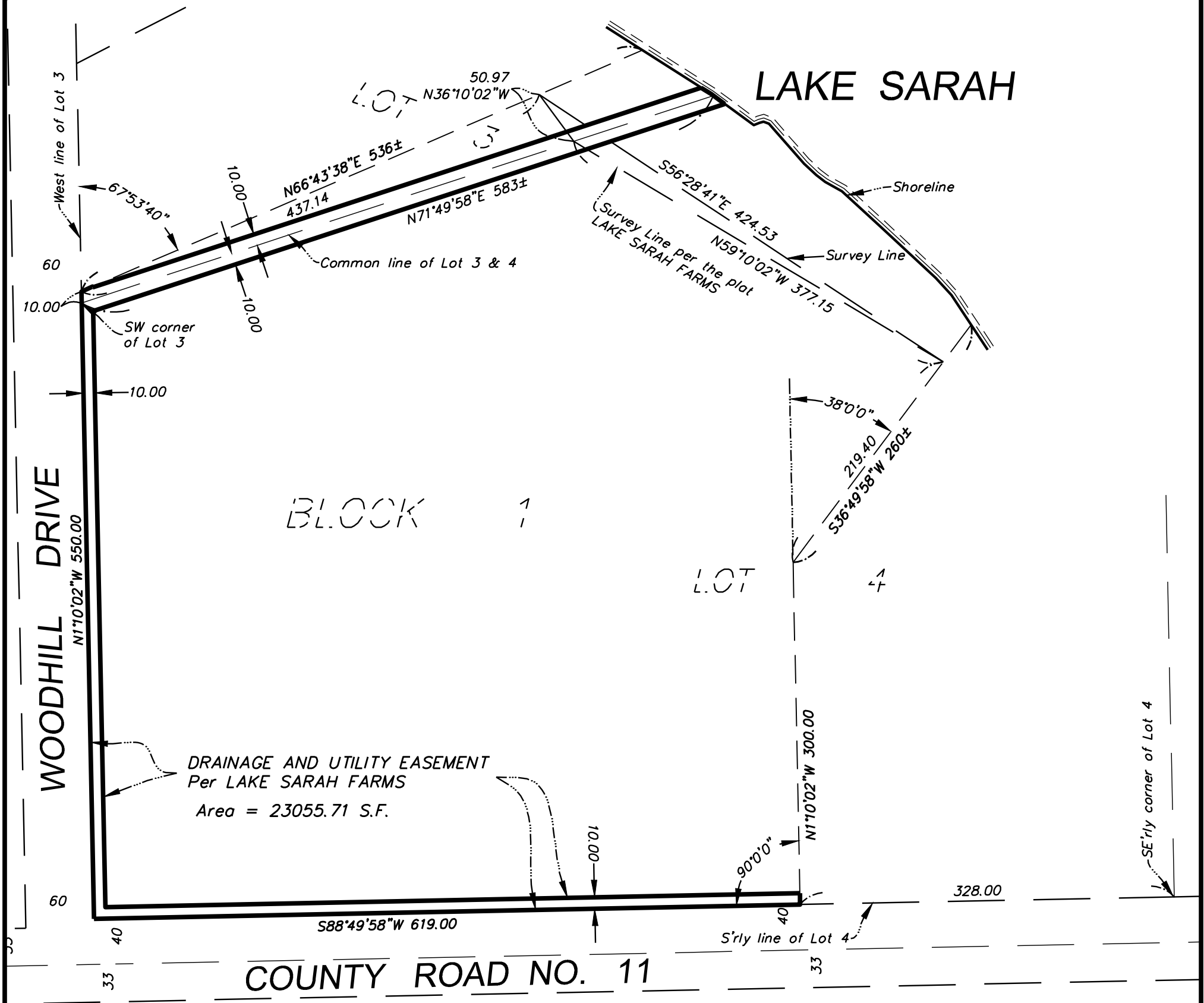
ATTEST:

Mark Kaltsas, City Administrator

Easement Vacation Exhibit



Easement Vacation Exhibit



PROPOSED EASEMENT VACATION DESCRIPTION:

All of the easements for drainage and utility purposes as dedicated by LAKE SARAH FARMS, Hennepin County, Minnesota, according to the recorded plat thereof, embraced within the following described property:


That part of Lot 3, Block 1, LAKE SARAH FARMS, Hennepin County, Minnesota, according to the recorded plat thereof; lying Southerly of a line described as:

Commencing at the Southwest corner thereof; thence Northerly along the West line of said Lot 3, a distance of 10.00 feet to the point of beginning of line to be described; thence Northeasterly deflecting right 67 degrees 53 minutes 40 seconds to the shoreline of Lake Sarah and there ending.

ALSO:

That part of Lot 4, Block 1, LAKE SARAH FARMS, Hennepin County, Minnesota, according to the recorded plat thereof; lying Westerly of the following described line and its Northeasterly extension.

Commencing at the Southeasterly corner thereof; thence Westerly along the Southerly line thereof; distant 328.00 feet to the point of beginning of the line to be described; thence deflect right 90 degrees, a distance of 300.00 feet; thence deflect right 38 degrees to the shoreline of Lake Sarah and there ending.

<ul style="list-style-type: none">● denotes iron monument found○ denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062	Requested By: Skies Limit, LLC				 www.ottoassociates.com 9 West Division Street Buffalo, MN 55313 (763)682-4727 Fax: (763)682-3522 Engineers & Land Surveyors, Inc.	Revised:
	Date: 8/5/21	Drawn By: J.J.A.	Scale: 1"=100'	Checked By: P.E.O.		Project No. 21-0172