



CITY COUNCIL MEETING AGENDA
REGULAR MEETING
TUESDAY, SEPTEMBER 13, 2016

CITY COUNCIL MEETING TIME: 7:30 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 August 23, 2016 City Council Meeting.
 - b. Approval of City Council minutes from the August 31, 2016 City Council Workshop.
 - c. Approval of Accounts Payable; Checks numbered 16441 (reprint) 16442-16460.
 - For Information - Checks numbered 16426-16440 are Payroll Checks.
 - d. Approval of Four (4) New Election Judges.
 - e. Approval of Administrative/Planning Services Contract.
 - f. Escrow Reduction Request for Serenity Hills Subdivision.
 - g. Agriculture Preserve Renewal Request for the Following Properties:
 - 09-118-24-41-0002
 - 09-118-24-44-0001
 - 10-118-24-32-0004
 - h. Payment Request #2 from Knife River for the 2015 Street Overlay Project in the Amount of \$146,437.85.
 - i. Date Change for the November 8, 2016 City Council Meeting Due to National Election.
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. Donna Hendley (Owner/Applicant) requests that the City consider the following actions for the property located at 4150 Lake Sarah Dr. S., Independence, MN (PID No. 02-118-24-43-0003):
 - a. **ORDINANCE 2016-04:** Rezoning from Ag-Agriculture to RR-Rural Residential.
 - b. **RESOLUTION 16-0913-01:** A preliminary plat to permit a five (5) lot subdivision.
8. Windsong Farm Golf Club, LLC (Applicant/Owner) requests that the City consider the following actions for the property located at 18 Golf Walk (PID No. 32-118-24-13-0001) in Independence, MN:
 - a. **RESOLUTION 16-0913-02:** A comprehensive plan amendment to allow an expansion of Windsong Golf Club to the property north of CSAH 6.
 - b. **RESOLUTION 16-0913-03:** A conditional use permit amendment to allow an expansion of Windsong Golf Club to the property north of CSAH 6 for a new driving range/practice facility (private facility).
9. Hoikka Construction (Applicant) and Beau'Selle Stable (Owner) request that the City consider the following actions for the property located at 1060 Copeland Road (PID No. 29-118-24-31-0001) in Independence, MN:
 - a. **RESOLUTION 16-0913-04:** A conditional use permit to allow a commercial riding stable and to allow an accessory structure that exceeds 5,000 SF.
10. Consider Approval of the 2017 Preliminary Budget and Tax Levy
 - a. **RESOLUTION NO. 16-0913-05** – Establishing the General and Debt Service preliminary tax levy.
 - b. **RESOLUTION NO. 16-0913-06** – Establishing the Pioneer Sarah Creek Watershed preliminary tax levy.
11. Consider Approval of the Second Quarter Financial Report.
12. Open/Misc.
13. Adjourn.

MINUTES OF A REGULAR MEETING OF THE
INDEPENDENCE CITY COUNCIL
TUESDAY, AUGUST 23, 2016, 2016 –7:30 P.M.

1. CALL TO ORDER.

Pursuant to due call and notice thereof, a regular meeting of the Independence City Council was called to order by Mayor Johnson at 7:30 p.m.

2. PLEDGE OF ALLEGIANCE.

Mayor Johnson led the group in the Pledge of Allegiance.

3. ROLL CALL

PRESENT: Mayor Johnson, Councilors Betts, Spencer and McCoy

ABSENT: Councilor Grotting

STAFF: City Planner & City Administrator Mark Kaltsas (arrived 7:50), City Administrative Assistant Horner, City Attorney Vose

VISITORS: Sue Van Cleef, Lynda Franklin

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 July 26, 2016 City Council Meeting.
- b. Approval of City Council minutes from the August 3, 2016 City Council Workshop.
- c. Approval of Accounts Payable; Checks numbered 16373-16425.
 - For Information - Checks numbered 16364-16372 are Payroll Checks.
- d. **RESOLUTION 16-0823-01:** Approval of Temporary Gambling Permit Request for Windsong Farm Golf Club.
- e. Approval of Partial Release of Contract for Development For Lot 5, Block 1, Woodhill Farms.
- f. Establish Date for the Truth and Taxation Budget Public Hearing on **December 13th, 2016 at 7:00PM.**

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

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

Johnson added per Kaltsas request “Buckle Up” parking lot painting initiative.

6. REPORTS OF BOARDS & COMMITTEES BY COUNCIL AND STAFF

Spencer attended the following meetings:

- MnDOT Open House/ Highway 12 By Pass
- Minnehaha Creek Watershed Meeting on Lake Minnetonka

- Public Works Preliminary Budget Meeting
- City Budget Workshop
- Highway 12 Coalition Meeting
- Planning Commission Meeting
- Met with Constituent on Planning Variance request
- Personnel Committee Meeting

Grotting attended the following meetings:

McCoy attended the following meetings:

- Maple Plain Days set-up

Betts attended the following meetings:

- City Budget Workshop
- West Hennepin Chamber of Commerce Meeting
- Night to Unite- attended 4 of 6 events

Johnson attended the following meetings:

- MnDOT Open House/ Highway 12 By Pass
- Senior Community Services Board Meeting
- Four Community Theatre Fiddler on Roof
- Night to Unite functions- attended 5 of 6 events
- City Budget Workshop
- Minnehaha Creek Watershed Meeting on Lake Minnetonka
- Delano Senior Center Discussion
- Met with two members of Lions Club who would like to start a Maple Plain club
- Highway 12 Coalition Meeting
- Metro Cities Policy Committee Meeting
- Loretto Fire Department Meeting
- Regional Council of Mayors Meeting
- Community Action Partnership Finance Committee Meeting
- Haven Homes Advisory Committee Meeting
- Maple Plain Days Museum Open House and Dinner in the Park
- West Hennepin Pioneer Association Annual Meeting
- Hennepin Emergency Management Collaboration
- Personnel Committee Meeting

Horner attended the following meetings:

- Election Day Administration
- Planning Commission Meeting
- City Budget Workshop

Kaltsas attended the following meetings:

7. DIRECTOR GARY KROELLS, WEST HENNEPIN PUBLIC SAFETY - ACTIVITY REPORT FOR THE MONTHS OF JUNE AND JULY, 2016.

Kroells went over a few incidents from the June and July status report. *For a complete report please see the West Hennepin Public Safety report for June and July in the City Council packet*

Kroells stated part of the mission statement of WHPS is “law enforcement with compassion”. He said they try to follow up on the welfare on individuals on as needed basis after an incident if the situation warrants it.

Kroells said his department followed up on the use of NARCAN as presented by Sheriff Stanek in his report at the last meeting. Kroells said it is another tool for the officers so WHPS did invest \$500 and trained the officers in June on how to use it. NARCAN is a tool the officers can use on someone who has overdosed on opioids (heroin and various prescription drugs).

Kroells said the department has been using the speed limit signs obtained through a grant with Center Pointe Energy. They have placed them on County Road 92 and also Townline Road. He said they had received numerous complaints about people speeding on Townline so he worked with Ende (Public Works Director) and has installed a couple more speed limit signs on that road.

McCoy asked how National Night Out Events were received. Kroells said the events were well-received with 9 total events taking place (6 in Independence). He said everyone had a good time.

McCoy stated he wanted to recognize Officer Rosati for the efforts with an elderly woman who needed help as he went above and beyond to get her the assistance she needed. Kroells stated Rosati also recently helped an individual change a tire. He noted you don’t see that extra effort in the news.

McCoy asked about media coverage and the negative news and how that affected WHPS. Kroells stated that the negative is portrayed but what is not shown is all of the positive news. He said they have had numerous thank you cards and food brought into the station from appreciative citizens. He noted one person baked homemade pies for each officer.

Kaltsas said there is an effort underway to provide free stenciling to local business to remind drivers to buckle up before leaving their parking lots. Spencer said the stencils are quite impressive and the City would need to obtain permission from local business to install them. He said there are a couple National Honor Society members from Delano High School that are willing to donate their time to do the painting. McCoy said the Discovery Center would be a good place to have one placed. Kroells said the following locations would be good; city hall, churches on highway 12, businesses and Maple Plain businesses as well. Johnson said the exit on County Road 90 by the stop sign would be a good reminder.

8. A PROPOSED TEXT AMENDMENT TO THE CITY OF INDEPENDENCE ORDINANCES AS FOLLOWS:

- a. **ORDINANCE 2016-03:** An ordinance opting-out of the requirements of Minnesota Statutes, Section 462.3593, which defines and regulates Temporary Family Health Care Dwellings.

Kaltsas said during the 2016 legislative session, the state adopted a new law relating to temporary family health care dwellings. Temporary family health care dwellings are defined by the new statute as follows:

"Temporary family health care dwelling" means a mobile residential dwelling providing an environment facilitating a caregiver's provision of care for a mentally or physically impaired person that meets the requirements of subdivision 2.

The Temporary Family Health Care Dwellings law requires cities to approve qualifying temporary accessory dwelling units unless the City opts out of the law by Ordinance prior to September 1st. The law allows temporary structures similar to a trailer or mobile home to be parked on any residential property for a period

of six months for the purpose of providing care to family members. The time period can be extended for an additional six months by requesting a permit extension. The mobile dwelling unit would need to be temporarily connected to water and electric from the principal structure. Sewer removal would also need to be accommodated by allowing access to the temporary structure. The temporary dwelling unit can be located anywhere on the property that meets the principal structure setbacks and is accessible to emergency vehicles.

Many Minnesota cities are opting out of the statute so that they can locally govern land use within their respective jurisdiction. Cities are then typically evaluating their own ordinances to determine if changes should be considered to accommodate temporary health care dwelling units. Independence does not have a specific ordinance pertaining to temporary dwelling units; however, the City does consider the use of an accessory dwelling unit for living quarters in both the RR-Rural Residential and AG-Agriculture zoning districts as a conditional use permit.

The City typically uses the conditional use process to fully vet and consider the ramifications, impacts and then potential mitigation measures for land use decisions. The process required for conditional use permits involves a public hearing and notification of the surrounding property owners. During this process the City can evaluate potential impacts to surrounding properties due to the use proposed. Most cities regulate permanent structures for family care under an accessory dwelling unit or similar ordinance. Independence has the provisions in place for residents to seek approval of a “mother-in-law” type accessory dwelling unit. The City can discuss and further evaluate if temporary “mother-in-law” units or uses fit within Independence and should be further considered by the City.

Kaltsas said the Planning Commission reviewed the request pertaining to the proposed ordinance opting-out of the state statute. Planning Commissioners believed that the City’s current ordinances comprehensively address and provide residents with the provisions for similar care of family members. Commissioners believed that zoning controls should be governed by cities at the local level. Commissioners recommended approval of the opt-out ordinance to the City Council.

City Council Members will need to consider approval of Ordinance 2016-03 opting-out of the requirements of Minnesota Statutes, Section 462.3593 which defines and regulates Temporary Family Health Care Dwellings.

Johnson asked why they would just not give tax incentives to make modifications in the principal structure instead of this odd proposal. Kaltsas noted the Department of Health invested a lot of money in researching this mobile home idea and a grant was given to the company to see if this was a viable solution to the need so in essence this precipitated the bill.

Motion by Spencer, second by McCoy to approve Opt-Out ORDINANCE 2016-03. Ayes: Johnson, Betts, Spencer, McCoy. Nays: None. Absent: Grotting. MOTION DECLARED CARRIED.

9. OPEN/ MISC.

10. ADJOURN

Motion by Spencer, second by Betts to adjourn at 8:15 p.m. Ayes: Johnson, Betts, Spencer, McCoy. Nays: None. Absent: Grotting. MOTION DECLARED CARRIED.

Respectfully Submitted,

Trish Bemmels/ Recording Secretary

MINUTES OF A WORK SESSION OF THE
INDEPENDENCE CITY COUNCIL
WEDNESDAY, AUGUST 31, 2016 –7:00 A.M.

1. CALL TO ORDER.

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

2. PLEDGE OF ALLEGIANCE.

Postponed until regular meeting.

3. ROLL CALL

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

ABSENT: None

STAFF: City Administrator Kaltsas, Administrative Assistant Beth Horner, Public Works Director Larry Ende

VISITORS: ABDO Steve McDonald, Katelyn Pearsall, WHPS Chief Gary Kroells

4. 2017 BUDGET

- a. Long Range Capital Plan
- b. Discussion Points for Revised Budget
- c. Draft Preliminary Budget
- d. Personnel Committee Recommendations
 - i. Cost of Living and Merit Pay Considerations
 - ii. City Administrator Contract

Kaltsas said following the review and discussion of the initial budget by Council at the last workshop, staff has made revisions to the proposed preliminary budget. City staff and Abdo, Eick & Meyers have revised the budget in the following areas:

1. WHPS has amended their draft budget from which now reflects an approximately \$30,000 reduction to the City of Independence. This budget has not been approved by the Police Commission and will likely change prior to final adoption.
2. Moved a portion of the building official's salary out of sewer and a portion of the public works director's salary into sewer to more accurately reflect true costs of operation.
3. Currently show an approximately \$20,000 contribution into the City Hall Capital Improvement Fund

The preliminary budget now reflects an approximately 6.83 percent increase (down from 8.07 percent in initial draft) from 2016. The tax rate resulting from the proposed increase would remain almost constant going from 38.59 to 38.85 percent. The primary drivers of the budget are the capital improvement fund contribution, comprehensive plan preparation fees and the increase in recycling costs. It is anticipated that the Council would consider setting the preliminary budget at the regular Council Meeting on September 13, 2016. The City has until September 30, 2016 to adopt a maximum tax levy.

Spencer said the only wild card is the interest rate. McCoy asked about the roads schedule and if 2025 was pushing it out a bit as far as roads maintenance. Kaltsas said the long-range capital plan details the seal coating and overlay future projects. Ende noted the next overlay project is 6 miles in 5 years. Betts said the budget looked like good planning and in line with what most cities do. Grotting said it was responsible to run lean and mean. Kaltsas said it would be maintaining level debt. McDonald said the City is a good spot with tax rates.

McDonald said the major drivers in the general fund are first time expenditures and increased costs in one time expenditures. He noted 15k was allocated to fund the Comp Plan, 20k in recycling costs and also noted the reallocation of salaries. McDonald said the overall increase is 6.83%. The watershed increase is 3%. Spencer said 15k goes towards Hakanson/ watershed.

McDonald said it is notable that our levy is lower than 2009. Overall tax capacity in the City is up 5.3%. McDonald said total revenue came in at 179k. Johnson asked why such a big increase in charges for services. McDonald said developer-related revenue was the big difference.

McCoy asked about the breakdown for the police side of the budget. Kaltsas said it is based on a formula and last year the City paid 67.67% and this year it is 68.56%. McDonald said the change in the budget is 5.7%.

McDonald noted the biggest change is the wage allocation for building inspections. Kaltsas noted the change in recycling will be constant from here on out.

Kaltsas said the objective is to get the budget to reflect the actual cost of running the City. He said one item to note would be the 40k conduit bond for Beacon Academy which he is trying to capture and put into capital. Johnson said the reserve needed to be built up to be closer to 50%.

Kaltsas addressed the Personal Committee Recommendations. He said the comprehensive pay scale was always out there but had not been followed by the previous administration. Kaltsas said the new pay scale as recommended by the personnel committee shows for the new year a 2% cost of living increase has been added in addition to years of service and performance parameters which could earn a merit increase. Grotting asked how tangible the performance increase would be measured. Kaltsas said the performance is based on the review and noted the City has a great staff at the moment so the anticipation is that the performance marks will be met this year. McCoy said he has an issue with subjectivity based on performance. He said he is a fan of performance reviews but years of service not so much. Spencer said the Council is not the employer so they would not make the decisions but rather it would be up to the Administrator. He said Council reviews the Administrator and the Administrator reviews everyone under that role. McCoy asked how the merit pay system works. Kaltsas noted he is interested in continuing in the role of Administrator for the City and it was discussed that it could be a three year contract. He said it is a flat rate contract of about 25 hours/ week. McCoy noted it was a consultant fee to Terra-Mark so the City was not paying any benefits for the position. Spencer said the contract will go up 5% reflecting the excellent performance by Kaltsas as well as part of negotiating a longer-term contract which is better for the City.

5. GENERAL DISCUSSION- brief mention of several upcoming items:

a. Upgrading gravel roads to paved roads- discuss City contribution policy

Kaltsas said there have been requests from residents for the City to pave different roads. One request was for Nelson Road to be paved further towards Dean Lane. Maple Ponds Trail was another request that came in from a resident. Kaltsas said normally it is a 60/40 cost share on “collector-type” streets. 60% is assessed to the residents and 40% to the City. He said Maple Ponds Trail would be 100% assessed as it is not a “collector-type” road. Kaltsas said the complete costs to pave a private road would be 350k. Betts said the City should see if enough people want it done first by signing a petition before the costs of a feasibility study would be incurred. Spencer stated this happened with Lake Haughey road back in 2006 or 2007 and the City did the feasibility study and at the end of it the residents decided it was too expensive. Kaltsas noted if they hit 35% on the petition the feasibility study has to be done.

b. Sewer rate increase public education meetings

Kaltsas said there is a sewer rate increase coming in 2017 and there needs to be public informational meetings before the end of the year so residents know why the rates are going up. He said he would like to hold a couple open houses. Kaltsas noted that those who have not hooked up will also see an increase. Spencer said he is happy to interface with the public at the open houses to help answer questions.

6. ADJOURN

Respectfully submitted,

Trish Bemmels, Recording Secretary

City of Independence

Approval of Election Judges for the 2016 National Election

To: City Council
From: Beth Horner
Meeting Date: September 13, 2016

Discussion:

The City Council is required to appoint election judges for the upcoming national election in November. Staff has prepared a list of election judges for consideration by the City Council. The following election judges can be considered by the City Council:

1. Marlys Timm
2. Jeanne Gardner
3. Joan Kittok
4. Jerry Wise
5. Sharon Cook
6. Carol Neyens
7. Kay Gabriel
8. Judith Crosby
9. Marilyn Hamilton
10. Charlie Hayes
11. Lynette Lang
12. Chandani Shroff
13. Paula Savage
14. Gaurav Shroff
15. Lori McNamara
16. Kathy Quandt

Recommendation:

It is recommended that the City Council approve the appointment of the aforementioned election judges.

City of Independence

Consider Approval of Administrative Services Contract

To: City Council
From: Mark Kaltsas, City Administrator
Meeting Date: September 13, 2016

Request:

Consider approval of the administrative services contract with Terramark.

Discussion:

The current contract for administrative services is set to end in 2016. City Council and Terramark have discussed extending the agreement for an additional three year term. The Personnel Committee reviewed the services provided by Terramark and discussed/negotiated the contract extension deal points. The contract extension will continue to provide the City with full administrative services, provide continuity at the administrator position, establish efficiencies between administrative services and other City functions and reduce costs by approximately 30%. Terramark, and specifically Mark Kaltsas, will continue to provide the following services:

1. Attend all meetings of the City Council, Planning Commission, unless excused due to temporary absence or disability, and participate in the discussion of all matters before the City Council and Planning Commission.
2. Prepare all agenda documents for meetings of the City Council and Planning Commission.
3. Direct the work of all City officers and departments with the exception of the public works/ which shall be supervised by the Director and City Council.
4. Manage all consultant contracts.
5. Recommend to the City Council for adoption any and all measures the City Administrator deems necessary or expedient for the health, safety or welfare of the community, or for the improvement of the City's immediate fiscal condition or long term financial sustainability.
6. Execute or attest to any contracts or documents as approved by the City Council.
7. Such other duties as the City Council may direct.

Recommendation:

City Council can consider approving the contract for professional services.

City of Independence

Serenity Hills Escrow Account Reduction Request

To: City Council
From: Mark Kaltsas, City Planner
Meeting Date: September 13, 2016

Request:

The City is holding a cash escrow from the developer of Serenity Hills to secure the public improvements in accordance with the Development Agreement for this project. The developer has completed a significant portion of the public improvements and is now requesting a reduction to the amount of the cash escrow which reflects the completion of certain improvements. The developer has submitted a request to reduce the escrow account from \$176,945.00 to \$98,460.00. The City has reviewed the request and recommended that the escrow account be reduced to \$98,460.00. This number reflects 150% of the requested amount and the work to be completed.

Recommendation:

It is recommended that the City Council approve a reduction in the Serenity Hills escrow account from \$176,945.00 to \$98,460.00.

Attachments:

1. Letter from Developer

08/18/2016

Mark Kaltsas

City of Independence

Attached are the details supporting the second payment for completed work on Serenity Hills by Nyen companies up to 07/25/2016. Included is a copy of *Receipt* and waiver of Mechanics lien rights.

Please review and submit for maximum reimbursement to me from the construction escrow account held by the City. My calculations indicate that the remaining work to be done and 5% retainage of 15,484.09 totals \$65,639.99 times 1.5 equals \$98,460. and the amount in the construction escrow account above that amount about \$77,000. should be reimbursed to me via my checking account with the First National bank in Plymouth, Mn as done earlier this year.

Thank you


Elmer Schefers

RECEIPT AND WAIVER OF MECHANIC'S LIEN RIGHTS

Dated: 8/16/16

The undersigned hereby acknowledges receipt of the sum of \$ 59,357.90
CHECK ONLY ONE

- 1. as partial payment for labor, skill and material furnished
- 2. as payment for all labor, skill and material furnished or to be furnished except the sum of \$ _____ retainage or holdback
- 3. as full and final payment for all labor, skill and material furnished or to be furnished to the following described real property: (legal description, street address or project name)

Project: Serenity Hills - Independence

And for value received hereby waives all rights acquired by the undersigned to file or record mechanic's liens against said real property for labor, skill or material furnished to said real property (only for the amount paid if Box 1 is checked, and except for retainage shown if Box 2 is checked.) The undersigned affirms that all material furnished by the undersigned has been paid for, and all subcontractors employed by the undersigned have been paid in full.

Nyen Companies LLC

By [Signature]

Pres. (title)

PO Box 879 (address)

Westerboro, MA 01581



Engineers & Land Surveyors, Inc.

August 11, 2016

Elmer Schefers
3590 Independence Road
Maple Plain, MN 55359

RE: SERENITY HILLS - Grading, Utility & Street Construction
Otto Project No. 14-0175

Dear Mr. Schefers:

Please find attached Pay Request No. 2 for the grading, utility and street work performed on SERENITY HILLS. It has been reviewed and signed by the Contractor.

We would recommend payment in the amount of \$59,357.90.

If there are any questions, please feel free to contact me.

Sincerely,

Otto Associates
Engineers & Land Surveyors, Inc.

Paul. E. Otto, P.L.S., P.E.
Project Manager

PEO:ch

Enc.

REQUEST FOR PAYMENTS

DATE: 08/11/16 PLACE: Independence, Minnesota PROJECT: SERENITY HILLS Otto Job No. 14-0175	FOR PERIOD: To: 07/25/16 CONTRACTOR: Nyen Companies, LLC ADDRESS: 3460 County Road 20 Mayer, MN 55360
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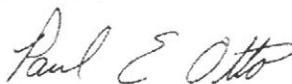
REQUEST FOR PAYMENT NO.: 2 - Partial

SUMMARY:

1	Original Contract Amount		\$322,764.15
2	Change Order No. 1	\$32,078.55	
3	Change Order No. 2	\$4,995.00	
4	Revised Contract Amount		\$359,837.70
5	Value Completed to Date		\$309,681.80
6	Less Retainage 5%		\$15,484.09
7	Sub-Total		\$294,197.71
8	Less Amount Paid Previously		\$234,839.81
9	AMOUNT DUE THIS REQUEST FOR PAYMENT NO. 2		\$59,357.90

Recommended for Approval By:

OTTO ASSOCIATES, INC.

By: 
 Paul Otto, Project Engineer

Date: 08/11/16

OWNER APPROVAL:

BY: 
 DATE: 08-03-16

CONTRACTOR APPROVAL:

BY: 
 DATE: 8/9/16

Grading and Utility Construction

SERENITY HILLS

Independence, Minnesota
 Elmer Schefers
 Oito Project No. 14-0175
Pay Request No. 2

SCHEDULE A - SANITARY SEWER									
CONTRACT ITEM	UNITS	EST QUANT	UNIT PRICE	QUANT PAY REQ 1	QUANT PAY REQ 2	AMT THIS PAY PERIOD	QUANT TO DATE	TOTAL	TOTAL
12" PVC	LF	42	\$ 45.00	42.0	0.0	\$ -	42.0	\$ 1,890.00	
15" HDPE Storm Sewer	LF	695	\$ 46.00	695.0	0.0	\$ -	695.0	\$ 31,970.00	
15" HDPE FES w/Trash Guard	Each	1	\$ 528.00	1.0	0.0	\$ -	1.0	\$ 528.00	
15" CMP Storm Sewer	LF	215	\$ 52.00	215.0	0.0	\$ -	215.0	\$ 11,180.00	
15" CMP FES w/Trash Guard	Each	6	\$ 528.00	6.0	0.0	\$ -	6.0	\$ 3,168.00	
Construct Storm Manhole, 48" Dia.	Each	1	\$ 4,570.00	1.0	0.0	\$ -	1.0	\$ 4,570.00	
Class III Granite Rip Rap (Complete)	CY	110	\$ 92.00	110.0	0.0	\$ -	110.0	\$ 10,120.00	
Outlet Control Structure	Each	2	\$ 6,900.00	2.0	0.0	\$ -	2.0	\$ 13,800.00	
TOTAL						\$ -		\$ 77,226.00	

SCHEDULE B - STREET CONSTRUCTION									
CONTRACT ITEM	UNITS	EST QUANT	UNIT PRICE	QUANT PAY REQ 1	QUANT PAY REQ 2	AMT THIS PAY PERIOD	QUANT TO DATE	TOTAL	TOTAL
Subgrade Preparation (1' Depth)	RS	22.6	\$ 125.00	22.6	0.0	\$ -	22.6	\$ 2,825.00	
Agg. Base Cl. 5, In Place 10", 100% Crushed	SY	8,610	\$ 8.35	8,610.0	0.0	\$ -	8,610.0	\$ 71,893.50	
LWNW35035B Wearing Course Mixture, In Place (1 1/2")	SY	6,605	\$ 6.00	0.0	0.0	\$ -	0.0	\$ -	
LWNW35030B Non-wearing Course Mixture, In Place (2")	SY	6,605	\$ 7.70	0.0	6,605.0	\$ 50,858.50	6,605.0	\$ 50,858.50	
2" Class II Crushed Limestone Shoulder	SY	1,505	\$ 4.90	0.0	0.0	\$ -	0.0	\$ -	
Tack Coat	GAL	400	\$ 3.40	0.0	0.0	\$ -	0.0	\$ -	
Utility Crossing (Excavate for Conduit)	EACH	3	\$ 125.00	0.0	3.0	\$ 375.00	3.0	\$ 375.00	
TOTAL						\$ 51,233.50		\$ 125,962.00	

SCHEDULE C - GRADING									
CONTRACT ITEM	UNITS	EST QUANT	UNIT PRICE	QUANT PAY REQ 1	QUANT PAY REQ 2	AMT THIS PAY PERIOD	QUANT TO DATE	TOTAL	TOTAL
Common Excavation-Plan Quantity (Incl. Hold-downs & Topsoil Strip from Roads in Fill Areas)	CY	20,000	\$ 2.70	20,000.0	0.0	\$ -	20,000.0	\$ 54,000.00	
Topsoil Respread, Plan Quantity	CY	2,500	\$ 1.50	2,500.0	0.0	\$ -	2,500.0	\$ 3,750.00	
TOTAL						\$ -		\$ 57,750.00	

SCHEDULE D - SEDIMENT AND EROSION CONTROL									
CONTRACT ITEM	UNITS	EST QUANT	UNIT PRICE	QUANT PAY REQ 1	QUANT PAY REQ 2	AMT THIS PAY PERIOD	QUANT TO DATE	TOTAL	TOTAL
Rock Construction Entrance	Each	1	\$ 1,500.00	0.0	0.0	\$ -	0.0	\$ -	
Silt Fence (Install & Maintain)	LF	1,877	\$ 1.45	1,785.0	0.0	\$ -	1,785.0	\$ 2,588.25	
Construction Fence (Install & Maintain)	LF	300	\$ 2.10	285.0	0.0	\$ -	285.0	\$ 598.50	
MnDOT 3885 Cat. 3 Erosion Control Blanket	SY	5,300	\$ 1.10	0.0	5,185.0	\$ 5,703.50	5,185.0	\$ 5,703.50	
Bioroll Inlet Protection	Each	4	\$ 60.00	4.0	0.0	\$ -	4.0	\$ 240.00	
Restoration (Seed Fertilizer & Mulch, MnDOT 25-141)	Acres	5.1	\$ 500.00	4.0	1.1	\$ 550.00	5.1	\$ 2,550.00	
TOTAL						\$ 6,253.50		\$ 11,680.25	

Grading, Utility and Street Construction

SERENITY HILLS

Independence, Minnesota

Elmer Schefers

Otto Project No. 14-0175

Change Order No. 2

CONTRACT ITEMS		UNITS	EST QUANT	UNIT PRICE	QUANT PAY REQ 2	AMT THIS PAY PERIOD	QUANT TO DATE	TOTAL
CHANGE ORDER NO. 2 - ADDITIONS								
Grade for ditch not shown on plan - Independence Road and new Kochs Crossing								
	LS			\$ 1,950.00	1.0	\$ 1,950.00	1.0	\$ 1,950.00
Sawcut & prep for bituminous spillway along Independence Road and add Class 3 Rip Rap								
	LS			\$ 3,045.00	1.0	\$ 3,045.00	1.0	\$ 3,045.00
TOTAL CHANGE ORDER NO. 2 - ADDITIONS								
						\$ 4,995.00		\$ 4,995.00

Grading and Utility Construction
SERENITY HILLS
 Independence, Minnesota
 Elmer Scheifers
 Otto Project No. 14-0175
Pay Request No. 2

CHANGE ORDER NO. 1 - ADDITIONS									
CONTRACT ITEM	UNITS	QUANT	PRICE	QUANT PAY REQ 1	QUANT PAY REQ 2	AMT THIS PAY PERIOD	QUANT TO DATE	TOTAL	TOTAL
Subgrade Correction	CY		\$ 1.95	5,239.0	0.0	\$ -	5,239.0	\$ 10,216.05	
On-site Borrow	CY		\$ 2.50	5,921.0	0.0	\$ -	5,921.0	\$ 14,802.50	
Load out concrete	HR		\$ 7.00	230.0	0.0	\$ -	230.0	\$ 1,610.00	
Concrete dump fee	Load		\$ 34.00	75.0	0.0	\$ -	75.0	\$ 2,550.00	
Grade farmhouse area	HR		\$ 5.00	200.0	0.0	\$ -	200.0	\$ 1,000.00	
Seed farmhouse area	Acres		\$ 1.40	500.0	0.0	\$ -	500.0	\$ 700.00	
Signage	LS		\$ 1.00	1,200.0	0.0	\$ -	1,200.0	\$ 1,200.00	
TOTAL						\$ -		\$ 32,078.55	

CHANGE ORDER NO. 2 - ADDITIONS									
CONTRACT ITEM	UNITS	QUANT	PRICE	QUANT PAY REQ 1	QUANT PAY REQ 2	AMT THIS PAY PERIOD	QUANT TO DATE	TOTAL	TOTAL
Grade for ditch not shown on plan - Independence Road and new Kochs Crossing	LS		\$ 1,950.00		1.0	\$ 1,950.00	1.0	\$ 1,950.00	
Sawcut & prep for bituminous spillway along Independence Road and add Class 3 Rip Rap	LS		\$ 3,045.00		1.0	\$ 3,045.00	1.0	\$ 3,045.00	
TOTAL						\$ 4,995.00		\$ 4,995.00	

CONTRACT ITEMS									
CONTRACT ITEMS	UNITS	QUANT	PRICE	QUANT PAY REQ 1	QUANT PAY REQ 2	AMT THIS PAY PERIOD	QUANT TO DATE	TOTAL	TOTAL
SCHEDULE A - STORM SEWER						\$ -		\$ 77,226.00	
SCHEDULE B - STREET CONSTRUCTION						\$ 51,233.50		\$ 125,952.00	
SCHEDULE C - GRADING						\$ -		\$ 57,750.00	
SCHEDULE D - SEDIMENT AND EROSION CONTROL						\$ 6,253.50		\$ 11,680.25	
CHANGE ORDER NO. 1 - ADDITIONS						\$ -		\$ 32,078.55	
CHANGE ORDER NO. 2 - ADDITIONS						\$ 4,995.00		\$ 4,995.00	
TOTAL						\$ 62,482.00		\$ 309,681.80	

City of Independence
Agriculture Preserve Renewal Request

To: City Council
From: Mark Kaltsas, City Administrator
Meeting Date: September 13, 2016

Request:

The City has received a request from Erwin and Catherine Nistler to renew the Agriculture Preserve status for the following properties:

- 09-118-24-41-0002
- 09-118-24-44-0001
- 10-118-24-32-0004

Recommendation:

It is recommended that the City Council consider approval of the renewal request.

City of Independence

Knife River Payment Request #2 for 2015 Street Overlay Project

To: City Council
From: Mark Kaltsas, City Administrator
Meeting Date: September 13, 2016

Request:

The contractor has completed all work associated with the contract for the 2015 Street Overlay Project. The City Hall parking lot overlay and two small patches were completed last month. The contractor has submitted a final payment request which includes the work completed this year as well as the retainage held over from last year. The total remaining costs for the work completed this year came in just under the costs estimated last fall. The total cost of the contract for the project was less than estimated.

Original Bid Amount: \$1,312,898.00

Final Payment Amount: \$1,223,280.54

Recommendation:

It is recommended that the City Council approve Payment request #2 to Knife River for the 2015 Street Overlay Project.

Attachments:

1. Memo from MSA Professionals (City Engineer)
2. Signed Payment Request
3. Contractor Affidavit



More ideas. Better solutions.®

Memo

To: Mark Kaltsas, City Administrator/Planner
From: Steven M. Winter, P.E.
Subject: Partial Payment #2 Final for 2015 Street Improvements Project
Date: September 1, 2016

Mr. Kaltsas,

Attached is the signed Partial Payment #2 by Knife River Corporation for your review and consideration. We recommend that the Council approve this payment request at the upcoming council meeting. The payment is in the amount of \$146,437.85. The Contractor has completed all the work on the project.

If you have any questions, please feel free to contact us at (612) 548-3132. Thank you very much.

SMW

Offices in Illinois, Iowa, Minnesota, and Wisconsin

60 Plato Blvd. East, Suite 140, St. Paul, MN 55107-1835

(612) 548-3132 (866) 452-9454

FAX: (763) 786-4574 WEB ADDRESS: www.msa-ps.com

Page 1 of 1

P:\14200s\14270s\14278\14278009\Construction\Payments\PP#2\14278009
Partial Payment #2 Final to City 09-01-16.docx

MINNESOTA REVENUE

Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number: 2-007-234-112
 Submitted Date and Time: 26-Aug-2016 4:36:13 PM
 Legal Name: KNIFE RIVER CORPORATION - NORTH CEN
 Federal Employer ID: 41-0906808
 User Who Submitted: 32MNTAX
 Type of Request Submitted: Contractor Affidavit

Affidavit Summary

Affidavit Number: 1214038016
 Minnesota ID: 9485354
 Project Owner: CITY OF INDEPENDENCE
 Project Number: MSA NO. 14278009
 Project Begin Date: 11-Oct-2015
 Project End Date: 01-Aug-2016
 Project Location: INDEPENDENCE STREET IMPROVEMENTS
 Project Amount: \$1,223,280.54

Subcontractor Summary

Name	ID	Affidavit Number
CENTURY FENCE COMPANY	8678834	955334656
ROAD MILLING INC	9653057	461193216
SAFETY SIGNS LLC	5139558	386711552

Important Messages

A copy of this page must be provided to the contractor or government agency that hired you.

Contact Us

If you need further assistance, contact our Withholding Tax Division at 651-282-9999, (toll-free) 800-657-3594, or (email) withholding.tax@state.mn.us. Business hours are 8:00 a.m. - 4:30 p.m. Monday - Friday.

Please [print this page](#) for your records using the print or save functionality built into your browser.

MINNESOTA REVENUE

Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number: 0-522-704-448
Submitted Date and Time: 18-Aug-2016 3:51:23 PM
Legal Name: CENTURY FENCE COMPANY
Federal Employer ID: 39-0203700
User Who Submitted: CENTFENCE
Type of Request Submitted: Contractor Affidavit

Affidavit Summary

Affidavit Number: 955334656
Minnesota ID: 8678834
Project Owner: CITY OF INDEPENDENCE
Project Number: MSA NO. 14278009
Project Begin Date: 04-Nov-2015
Project End Date: 01-Aug-2016
Project Location: INDEPENDENCE 2015 STREET IMPROVEMENTS
Project Amount: \$29,467.97
Subcontractors: No Subcontractors

Important Messages

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Contact Us

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Please [print this page](#) for your records using the print or save functionality built into your browser.

MINNESOTA - SERVICES

Contractor Affidavit Submitted



Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number: 0-670-463-552
 Submitted Date and Time: 19-Aug-2016 9:43:50 AM
 Legal Name: ROAD MILLING INC
 Federal Employer ID: 26-3460106
 User Who Submitted: milling100108
 Type of Request Submitted: Contractor Affidavit

Affidavit Summary

Affidavit Number: 461193216
 Minnesota ID: 9653057
 Project Owner: CITY OF INDEPENDENCE
 Project Number: MSA 14278009
 Project Begin Date: 01-Jul-2016
 Project End Date: 29-Jul-2016
 Project Location: INDEPENDENCE CITY
 Project Amount: \$3,500.00
 Subcontractors: No Subcontractors

Important Messages

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Contact Us

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How to View and Print this Request

You can see copies of your requests by going to the History Tab, or by clicking the link below. To Print or email a copy of this confirmation page, click one of the buttons below.

[Click here to go to the History Tab](#)

MINNESOTA - REVENUE

Contractor Affidavit Submitted

Thank you, your Contractor Affidavit has been approved.

Confirmation Summary

Confirmation Number: 0-228-738-624
Submitted Date and Time: 15-Jul-2016 12:28:37 PM
Legal Name: SAFETY SIGNS LLC
Federal Employer ID: 41-1991774
User Who Submitted: sue blanchard
Type of Request Submitted: Contractor Affidavit

Affidavit Summary

Affidavit Number: 388711552
Minnesota ID: 5138558
Project Owner: CITY OF INDEPENDENCE
Project Number: NA
Project Begin Date: 12-Oct-2015
Project End Date: 17-Nov-2015
Project Location: 2015 STREET IMPROVEMENTS
Project Amount: \$5,500.00
Subcontractors: No Subcontractors

Important Messages

A copy of this page must be provided to the contractor or government agency that hired you.

Contact Us

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Please [print this page](#) for your records using the print or save functionality built into your browser.

Progress Estimate

Contractor's Application

A		B		C		D		E		F		G		H	
Item		Bid		Unit		Work Completed		Value this		Materials Presently		Total Completed and Stored to Date		Quantity	
Bid Item No.	Description	Quantity	Value	Price	From Previous Application	Quantity this Period	Application	Value this Application	Stored (not in C or E)	(C + E + F)	\$	to Date	to Date		
Schedule No. 1															
1.	Mobilization	1	\$30,000.00	\$30,000.00		1.00					\$30,000.00	1			
2.	Mill Bituminous Surface	5,500	\$15,125.00	\$2.75	2511.06	2851.00		\$7,840.25			\$14,745.67	5362.06			
3.	Mill Bituminous Surface 1" Patch	130	\$780.00	\$6.00	9.00						\$54.00	9			
4.	Remove Bituminous Pavement	510	\$3,315.00	\$6.50	504.67	173.33		\$1,126.67			\$4,407.02	678.003333			
5.	Sawing Bituminous Pavement (Full Depth)	365	\$730.00	\$2.00											
6.	Shoulder Base Aggregate Class 2	4,200	\$105,000.00	\$25.00	1777.58						\$44,439.50	1777.58			
7.	Bituminous Material for Tack Coat	8,950	\$21,480.00	\$2.40	9780.00	650.00		\$1,560.00			\$25,032.00	10430			
8.	Type SP 9.5 Wearing Course Mixture (2,B)	17,555	\$1,000,635.00	\$57.00	15851.07	1159.00		\$66,063.00			\$969,573.99	17010.07			
9.	Type SP 9.5 Wearing Course Mixture (2,B) 1" thick	130	\$1,560.00	\$12.00	9.00						\$108.00	9			
10.	Type SP 9.5 Wearing Course Mixture (2,B) 3" thick	510	\$6,630.00	\$13.00	666.89	488.00		\$6,344.00			\$15,013.57	1154.89			
11.	Adjust Frame and Ring Casting	5	\$2,500.00	\$500.00											
12.	Bituminous Curb (Modified)	2,385	\$11,925.00	\$5.00	1143.00						\$5,715.00	1143			
13.	Pavement Message (Handicapped Symbol)-Epoxy	4	\$500.00	\$125.00											
14.	4" Solid Line White-Epoxy	16,840	\$5,052.00	\$0.30	19587.00	2845.00		\$6,828.00			\$5,876.10	19587			
15.	4" Solid Line White-Epoxy (Parking Lot Stalls)	2,260	\$5,424.00	\$2.40	11667.00						\$6,828.00	2845			
16.	4" Double Solid Line Yellow-Epoxy	8,420	\$5,052.00	\$0.60							\$7,000.20	11667			
17.	Traffic Control	1	\$5,000.00	\$5,000.00		1.00					\$5,000.00	1			
Total - Schedule No. 1 Items #1 to #17								\$89,761.92			\$1,133,793.05				
Schedule No. 2 North Town Line Road															
18.	Mobilization	1	\$500.00	\$500.00		1.00					\$500.00	1			
19.	Mill Bituminous Surface	59	\$236.00	\$4.00	136.33						\$545.32	136.33			
20.	Shoulder Base Aggregate Class 2	276	\$6,900.00	\$25.00	220.24						\$5,506.00	220.24			
21.	Bituminous Material for Tack Coat	770	\$1,848.00	\$2.40	770.00						\$1,848.00	770			
19.	Type SP 9.5 Wearing Course Mixture (2,B)	1,328	\$75,696.00	\$57.00	1301.70						\$74,196.90	1301.7			
20.	4" Solid Line White-Epoxy	10,500	\$3,255.00	\$0.31	10217.00						\$3,167.27	10217			
21.	4" Double Solid Line Yellow-Epoxy	5,250	\$3,255.00	\$0.62	5200.00						\$3,224.00	5200			
22.	Traffic Control	1	\$500.00	\$500.00		1.00					\$500.00	1			
Total - Schedule No. 2 #18 to #22								\$89,761.92			\$1,223,280.54				
Totals			\$1,312,898.00					\$89,761.92			\$1,223,280.54				

City of Independence

November City Council Meeting Date Change Due to Election

To: City Council
From: Mark Kaltsas, City Administrator
Meeting Date: September 13, 2016

Request:

The City has a regularly scheduled City Council Meeting on Tuesday, November 8, 2016. This is also the night of the national election and therefore the City cannot hold that meeting. It is recommended that the City Council plan on moving the regularly scheduled meeting to Tuesday, November 15, 2016. This is also the same night as the regularly scheduled Planning Commission Meeting (meets at 6:30pm). Staff will monitor the items for that meeting to ensure that Council Meeting can occur without conflicting with the Planning Commission Meeting. If the meeting is moved to the 15th, it is recommended that the Council consider rescheduling the second meeting in November from the 22nd (Tuesday of Thanksgiving week) to the 29th (extra/5th Tuesday in November). This will allow the City to capture any year end items in November and still leave a two week gap between the November 29th and December 13th Council Meetings.

Recommendation:

Staff is seeking Council direction relating to the November meeting schedule.

City of Independence

***Request for Rezoning and Preliminary Plat to Permit a Five (5) Lot Subdivision
on the Property located at 4150 Lake Sarah Drive South***

To: City Council
From: Mark Kaltsas, City Planner
Meeting Date: September 13, 2016
Applicants: Donna Hendley
Owners: Donna Hendley
Location: 4150 Lake Sarah Drive South

Request:

Donna Hendley (Applicant/Owner) requests that the City consider the following actions for the property located at 4150 Lake Sarah Drive South, Independence (PID No. 02-118-24-43-0003):

- a. Rezoning from Ag-Agriculture to RR-Rural Residential
- b. A Preliminary Plat for a five (5) lot subdivision.

Property/Site Information:

The subject property is located at the northeast intersection of County Road 11 and Lake Sarah Drive South. The property has an existing home and several detached accessory structures. There is an existing Conditional Use Permit on the property for a Commercial Riding Stable. The property is heavily wooded with a diverse terrain and widespread wetlands. The property has the following site characteristics:

Property Information: 4150 Lake Sarah Drive South

Zoning: Agriculture

Comprehensive Plan: Rural Residential

Acreage: 62.54 acres



Discussion:

This property was recently subdivided in 2014 in order to separate two existing homes that had historically occupied this property (One of the homes was used as a caretaker’s house - home located near the stables in the northwest corner of the property and accessed off of Lake Sarah Drive South and the other as the principal home of the owner - located in the middle of the property with access off of County Road 11). The previous subdivision was permitted under the provisions of the rural view subdivision ordinance. At the time of that subdivision, the City required the applicant to submit a ghost plat of the remaining property in order to ensure that the surrounding property could be subdivided in the future. The owner is now interested in rezoning the property to Rural Residential which would allow the subdivision of four new lots in addition to the existing lot. Following consideration for rezoning, the applicant is requesting that the City consider the proposed preliminary plat

Rezoning

Rezoning this property is consistent with the City’s 2030 Comprehensive Plan. Rezoning of this property is also consistent with the zoning of the property to the west and south (see Comprehensive Plan map below).

Comprehensive Plan Map

December 2009

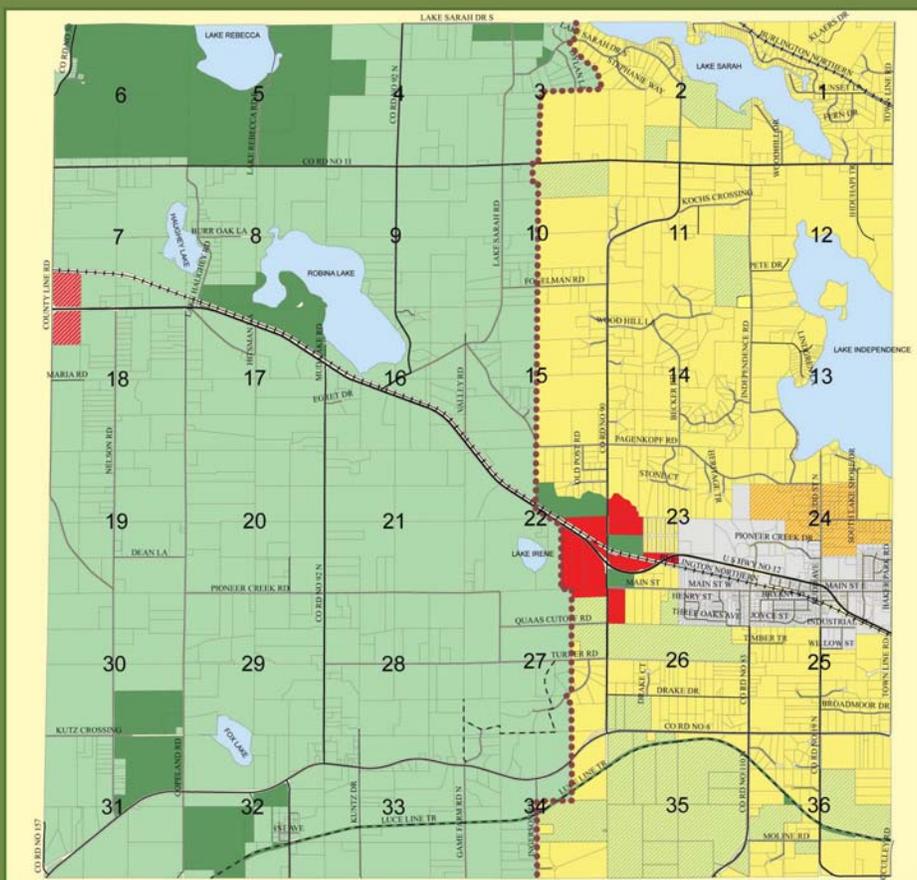
City of INDEPENDENCE

Figure 7:
Comprehensive
Land Use Plan

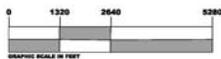
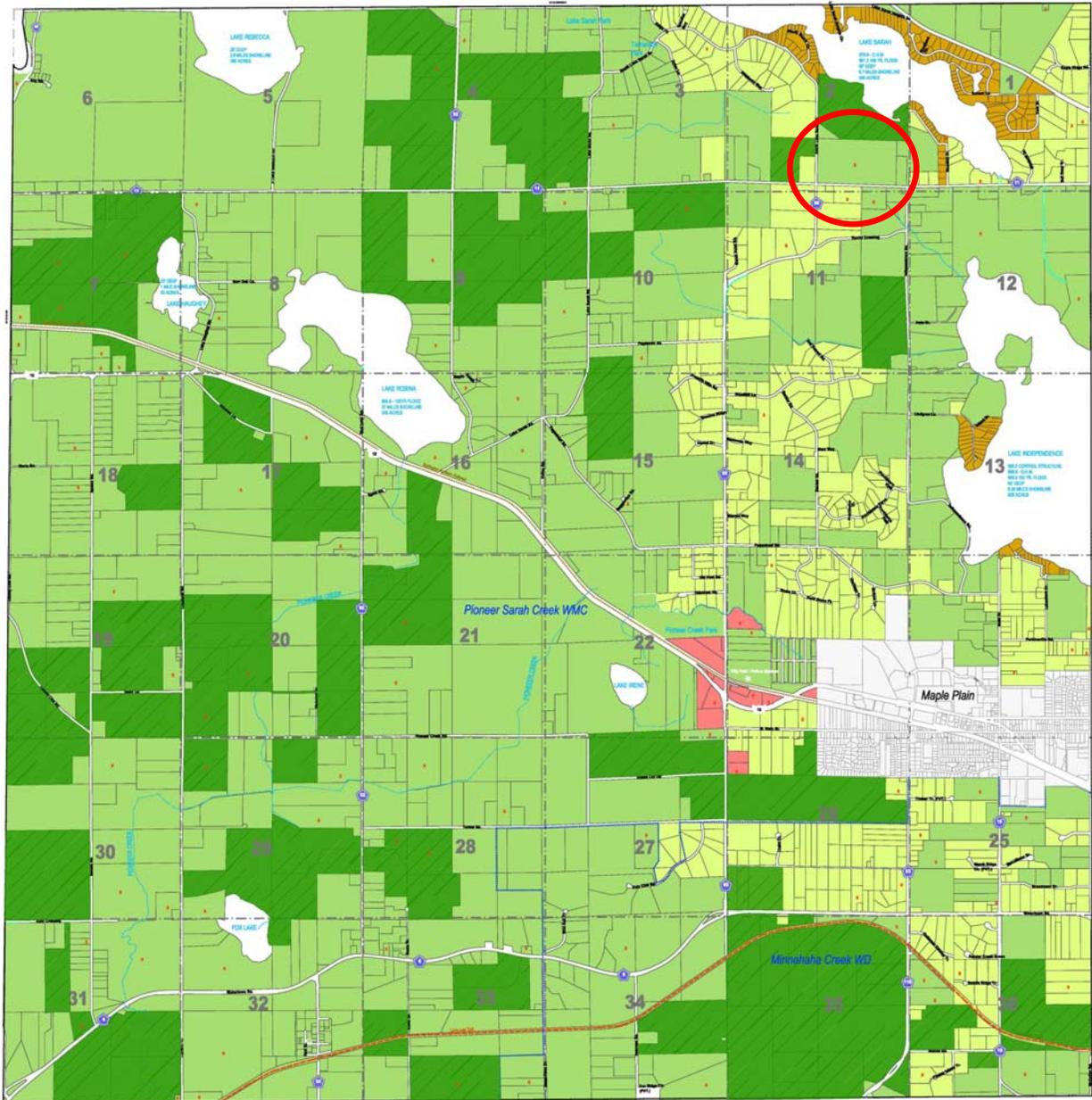


0 1,600 3,200 Feet

Map Design Provided by Loucks Associates
LOUCKS ASSOCIATES



Zoning Map



Data Sources:
 Hamilton County Parcel
 Kansas Water
 California
 Kansas
 National Center
 National Center
 National Center
 National Center

TERRAMARK
 Landmark Architecture Urban Design Land Planning

CITY OF INDEPENDENCE ZONING MAP

March 2014

LEGEND

ZONING DISTRICTS	
	Agriculture
	Commercial/Light Industrial
	Rural Residential
	Sewered Residential
	Agriculture Preserve
	Conditional Use Permit
	Railroad
	Waterway
	Watershed
	Lease Line Trail
	MnDOT Section Line

Preliminary Plat

The City allows the subdivision of property in the rural residential zoning district if it can be shown to meet all applicable criteria of the ordinance. Based on the rural residential lot provisions, the maximum number of lots this property could yield would be twelve (12). This number is only possible if all applicable requirements were met. It is not anticipated that this property could realize the maximum number of lots due to the unique topography and wetlands. One factor that was considered in reviewing the preliminary is the location of the wetlands on the property. The wetlands bisect this property in a manner that appears to limit the future development potential. The City’s applicable standards are further defined as follows:

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>
7.5 acres or less	One
7.6 through 12.5 acres	Two
12.6 through 17.5 acres	Three
17.6 through 22.5 acres	Four
22.6 through 27.5 acres	Five
27.6 through 32.5 acres	Six
32.6 through 37.5 acres	Seven
37.6 through 42.5 acres	Eight
42.6 through 47.5 acres	Nine, plus one addn. lot for every five addn. acres of land.

In addition to the maximum lot density, the City has the following standards pertaining to Rural Residential lots.

530.03. Physical Standards.

Subd. 3. Physical standards. All lots and construction thereon must meet the following physical standards:

- (a) *Minimum lot area* *^a 2.50 acres buildable land*
- (b) *Maximum lot area* *10 acres*
- (c) *Minimum lot frontage on an improved public road or street:*

<u>Lot area</u>	<u>Minimum frontage</u>
2.50 – 3.49 acres	^b 200 feet
3.50 – 4.99 acres	^b 250 feet
5.00 – 10.00 acres	^b 300 feet

(e) Lot depth. The ratio of lot frontage to lot depth must be no more than 1:4.

^a A lot must be a minimum of 2.50 acres buildable land with a demonstrated capability to accommodate two on-site waste disposal systems. Buildable land must be contiguous and not separated by streams, wetlands, slopes in excess of 10% or other physical impediments.

^b A waiver to permit lots with reduced frontage on a public right-of-way, neck lots or lots with no frontage on a public right-of-way but with frontage on a common driveway may be considered and granted or not granted. If granted, evidence must be provided that all standards established and defined in Section 510.05, Subdivision 20 of this zoning code are met: (Amended, Ord. 2010-06)

A more detailed breakdown of the proposed individual lots is as follows:

<u>Lot No.</u>	<u>Gross Acres</u>	<u>Upland Acreage</u>	<u>Frontage</u>	<u>Lot Frontage/Depth</u>
Lot 1	7.31 acres	4.81 acres	351.97 LF	1:2
Lot 2	5.21 acres	2.72 acres	309.07 LF	1:2
Lot 3*	32.41 acres	14.99 acres	562.12/502.30 LF	N/A
Lot 4	8.81 acres	3.72 acres	300.03 LF	1:4
Lot 5	8.81 acres	7.24 acres	300.03 LF	1:4

***Existing Lot**

The proposed subdivision would create four new lots along with the existing lot. The applicant has worked to develop the property in a manner that would respect the natural topography and wetlands, capture the best building site locations and limit construction of additional public infrastructure. The 4 new lots would be similar in size and configuration to the recently subdivided 5 acre lot (4850 County Road 11) with access to County Road 11. The applicant is proposing to maintain a larger, approximately 32 acre parcel, with the existing home and barns in order to continue to accommodate the use of the barn for horses. There are approximately 30 stalls in the existing barn. Based on the City's animal unit provisions, this property would need to be at least 31 acres to accommodate the existing barn. It is possible that the use of the barn would not be desired in the future. If the use of the barn were limited, the property could potentially yield several additional lots.

Access to Lots 1, 2 and 3 would be from Lake Sarah Drive South. All of the proposed lots along Lake Sarah Drive South meet the minimum frontage requirements. Lots 4 and 5 would be accessed off of County Road 11 and be required to share a driveway access and access easement. The proposed private access easement could serve both lots and would not trigger the need for a common driveway.



The proposed subdivision was reviewed by Hennepin County. The County recommended that the access to serve Lots 4 and 5 be located across from the existing church access driveway on the south side of County Road 11 (see image below).



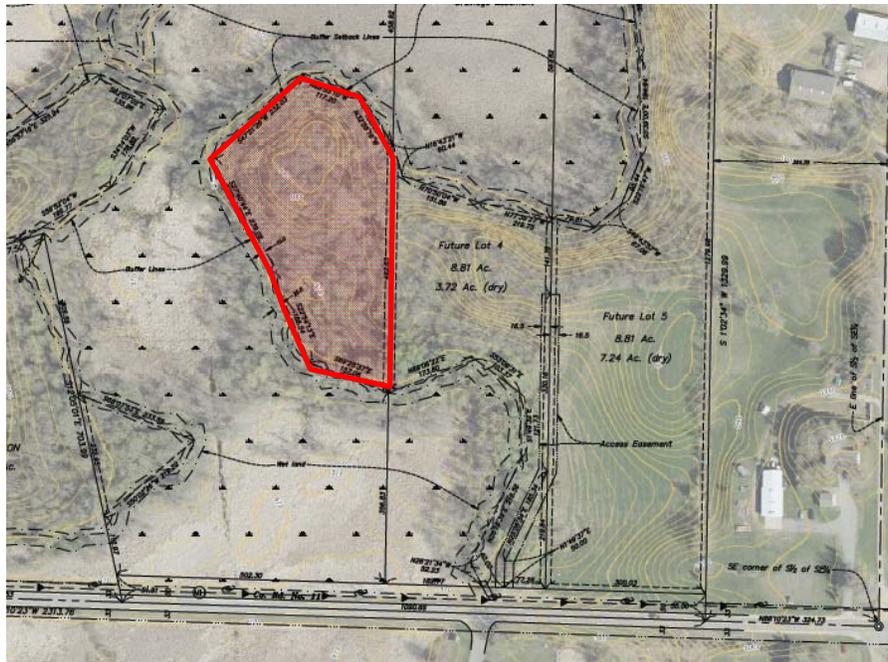
<u>Lot No.</u>	<u>Gross Acres</u>	<u>Park Dedication Amount</u>
Lot 1	7.31 acres	\$5,000
Lot 2	5.21 acres	\$3,500
Lot 3	32.41 acres	Existing Home
Lot 4	8.81 acres	\$6,500
Lot 5	8.81 acres	\$6,500

The total park dedication fee collected will be \$21,500. The park dedication fees will need to be paid prior to the City recording the subdivision.

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

Other Considerations:

1. The property is guided for rural residential by the City’s Comprehensive Plan. The proposed subdivision is keeping with the intent and guidance provided by the Comprehensive Plan.
2. The existing 5 acre property (5850 County Road 11- in the middle of the property) along with the subject property will be rezoned to Rural Residential as noted during the approval of the initial minor subdivision.
3. There is a small upland portion of the property that is proposed to remain with Lot 3, but is separated from the principle portion of the property by a wetland. This upland portion may be difficult to access in the future. It would be possible to access the property from Lot 4 via an additional easement, but the City would then require a full private driveway to be constructed. At this time the applicant does not want to develop any infrastructure. This upland portion may not be developable in the future unless another means of access is provided. The City will want to note that this portion of the Lot 3 cannot be further subdivided without access that meets the City’s applicable requirements.



4. The applicant has prepared a wetland delineation for this property. All wetlands and their requisite buffers will need to be located within the drainage and utility easements.
5. The City will require the applicant to enter into a Development Agreement for the proposed public sewer improvements and the costs of the park dedication. The individual lots will be required to apply for and be granted a grading permit at the time of building permit application. At that time the City will review the individual lot grading

Summary:

The proposed subdivision of this property appears to be in keeping with the vision of the comprehensive plan and with the character of the surrounding properties. The proposed lots conform to all applicable criteria for rural residential lots. The proposed plan is in keeping with the previously submitted ghost plat that was reviewed by the City. Given the extensive wetlands on the property and its proximity to adjacent geographic features as well as the surrounding properties, there does not appear to be anything that the City would be preventing for future development. The proposed subdivision appears to meet all of the applicable standards of the City's zoning and subdivision ordinance.

Neighbor Comments:

The City has not received any written comments regarding the proposed subdivision to permit a rural view lot.

Planning Commission Discussion:

Planning Commissioners discussed the request in January of this year and recommended approval of the proposed five lot subdivision. The applicant then asked that the City table the five lot request and considered selling the property to a developer who was interested in a seven lot subdivision. The Planning Commission reviewed the seven lot request and recommended approval. Since that time the owner has decided not to sell the property and is now seeking preliminary plat approval of the five lot subdivision that was previously recommended for approval by the Planning Commission. Commissioners only concern relating to the proposed subdivision was the “island” property created by subdividing the property. Commissioners ultimately recommended approval of the preliminary plat to the City Council.

Recommendation:

The Planning Commission recommended approval of the requested Rezoning and Preliminary Plat. Final Plat will need to be considered following submittal of and satisfaction of all requirements contained in the findings and conditions. Approval of the rezoning and preliminary plat shall include the following findings and conditions:

1. The proposed Rezoning and Preliminary Plat meet all applicable conditions and restrictions stated Chapter V, Section 510, Zoning, in the City of Independence Zoning and Subdivision Ordinance.
2. City Council approval of the Preliminary Plat is subject to the following:
 - a. The Applicant shall address all comments and applicable requirements pertaining to the development.
 - b. The Applicant shall make all revisions requested in the staff report, by the Planning Commission and City Council.
 - c. The Applicant shall comply with all applicable regulations and conditions prescribed by Pioneer Sarah Watershed District.
 - d. The Applicant shall enter into a development agreement with the City for this development.
 - e. The Applicant shall provide a letter of credit as established by the development agreement

- for all improvements associated with this development.
- f. The Applicant shall provide the City with copies of the HOA agreement and covenants, including information related to the maintenance of the common driveway.
 - g. The Applicant shall obtain all necessary City, County, PCA and other regulatory agency approval and permits prior to construction.
3. All lots approved as a part of this subdivision shall be required to connect to the City's sanitary sewer system. The cost for the connections will be further defined in the development agreement for this subdivision.
 4. The Applicant shall pay the park dedication fees in accordance with the terms defined in the Development Agreement.
 5. The Applicant shall pay for all costs associated with the City's review of the rezoning and preliminary plat.
 6. The Applicant shall submit the final plat and associated documents to the City within one year of approval of the Preliminary Plat.

Attachments:

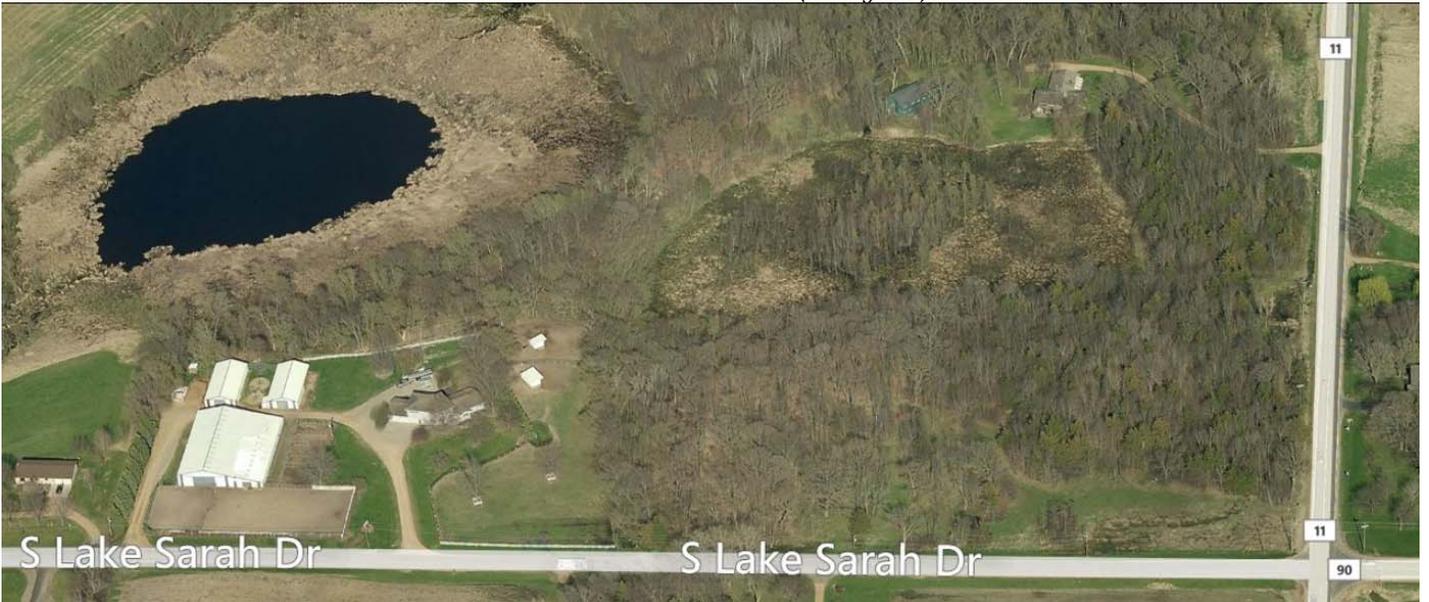
1. Property Pictures
2. Proposed Preliminary Plat
3. Proposed Sanitary Sewer Plan
4. Resolution Approving Preliminary Plat
5. Ordinance Approving Rezoning

Attachment #1

4150 Lake Sarah Drive South (looking north)



4150 Lake Sarah Drive South (looking east)





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

**ORDINANCE NO. 2016-04
AMENDING THE CITY OF INDEPENDENCE
ZONING CODE, INCLUDING ZONING MAPS**

THE CITY OF INDEPENDENCE DOES ORDAIN:

Section 1. The City of Independence Zoning Code be amended to rezone 62.54 acres of the property located at 4150 Lake Sarah Drive South (PID No. 02-118-24-43-0003): from AG-Agriculture to RR-Rural Residential, illustrated in Exhibit A and legally described as follows:

The South Half of the Southeast Quarter of Section 2, Township 118 North, Range 24 West of the Fifth Principal Meridian, EXCEPT the East 324.70 feet thereof. ALSO EXCEPT that part described as follows:

Commencing at the Southeast corner of said Section 2; thence on an assumed bearing of North 88 degrees 10 minutes 23 seconds West, along the south line of said South Half of the Southeast Quarter, a distance of 1415.39 feet to the point of beginning of the tract to be described; thence continuing North 88 degrees 10 minutes 23 seconds West, along said south line, a distance of 450.53 feet; thence North 7 degrees 53 minutes 25 seconds East a distance of 616.04 feet; thence North 73 degrees 42 minutes 33 seconds East a distance of 227.50 feet; thence South 12 degrees 05 minutes 01 seconds East a distance of 703.99 feet to the point of beginning and there terminating.

Subject to road right of way.

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 by the Independence City Council this 13th day of September, 2016.

Marvin Johnson, Mayor

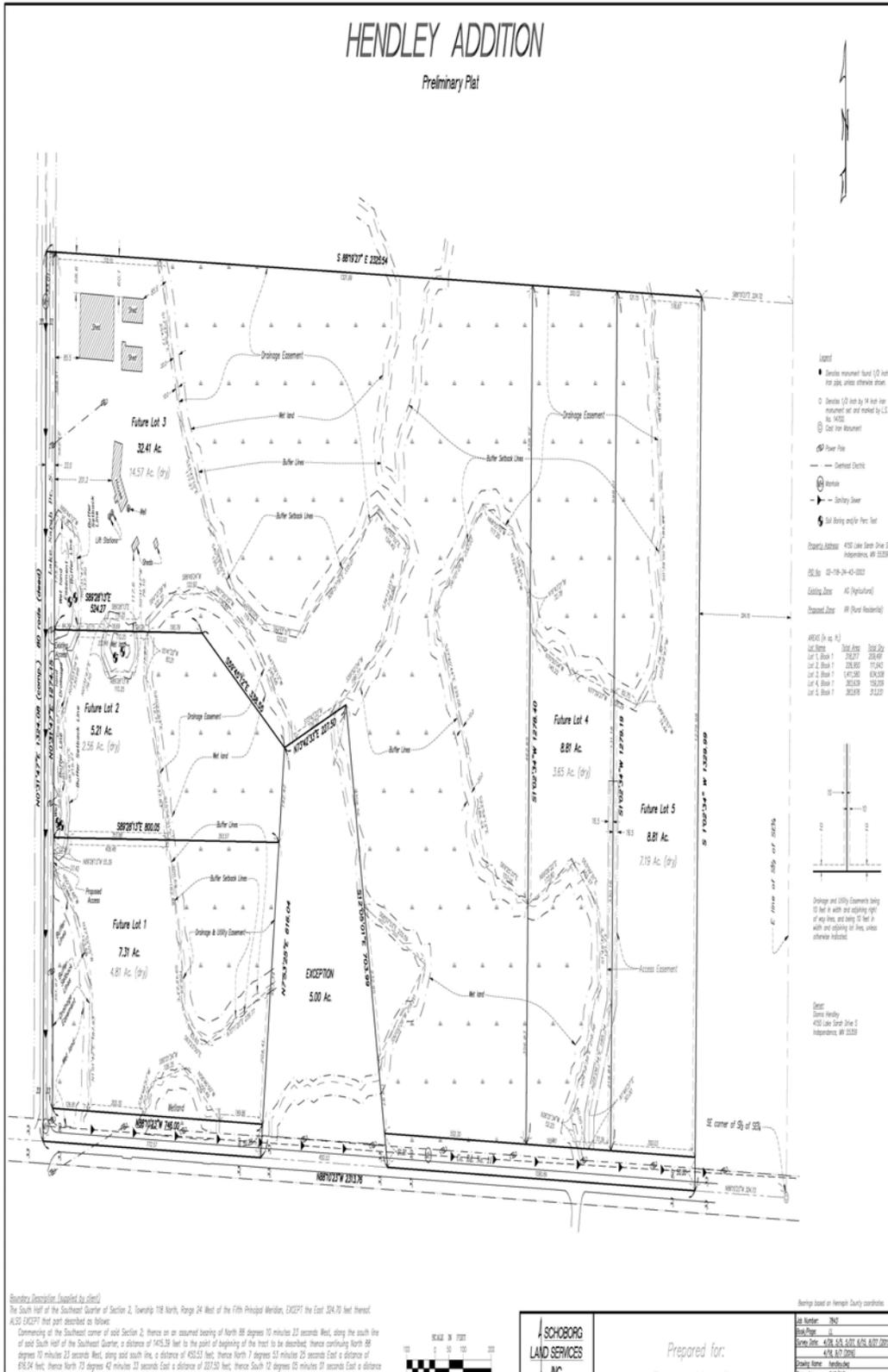
Attest:

Mark Kaltsas, City Administrator

Exhibit A

HENDLEY ADDITION

Preliminary Plat



Boundary Description (Support by Plat)
 The South Half of the Southeast Quarter of Section 2, Township 118 North, Range 24 West of the Fifth Principal Meridian, EXCEPT the East 324.70 feet thereof, ALSO EXCEPT that part described as follows:

Commencing at the Southeast corner of said Section 2, thence on an assumed bearing of North 88 degrees 10 minutes 23 seconds West, along the south line of said South Half of the Southeast Quarter, a distance of 1465.59 feet to the point of beginning of the tract to be described, thence continuing North 88 degrees 10 minutes 23 seconds West, along said south line, a distance of 435.52 feet, thence North 7 degrees 51 minutes 23 seconds East a distance of 436.54 feet, thence North 72 degrees 46 minutes 41 seconds East a distance of 323.50 feet, thence South 12 degrees 02 minutes 07 seconds East a distance



SCHOBOURG LAND SERVICES
 INC.

Prepared for:

Map Number:	2621
Book/Sheet:	11
Survey Date:	4/26, 4/28, 5/20, 6/26, 8/27, 2025
Survey No.:	434, 437, 2025
Drawn Name:	hendley.plat



RESOLUTION NO. 16-0913-01

A RESOLUTION APPROVING PRELIMINARY PLAT TO ALLOW
A FIVE LOT SUBDIVISION AS REQUESTED BY DONNA HENDLEY
FOR THE PROPERTY LOCATED AT 4150 LAKE SARAH DRIVE SOUTH

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, Donna Hendley (the “Applicant”) has submitted a request for a minor subdivision to allow the creation of a rural view lot for the property located at 4150 Lake Sarah Drive South (PID No. 02-118-24-43-0003); and

WHEREAS, the Property is zoned Rural Residential; and

WHEREAS the requested preliminary plat meets all requirements, standards and specifications of the City of Independence subdivision and zoning ordinance for Agriculture Property; and

WHEREAS the Planning Commission held a public hearing on January 12, 2016 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 Donna Hendley for a preliminary plat to allow a five lot subdivision per the City's subdivision and zoning regulations with the following conditions:

1. The proposed Preliminary Plat meets all applicable conditions and restrictions stated Chapter V, Section 510, Zoning, in the City of Independence Zoning and Subdivision Ordinance.
2. City Council approval of the Preliminary Plat is subject to the following:
 - a. The Applicant shall address all comments and applicable requirements pertaining to the development.
 - b. The Applicant shall make all revisions requested in the staff report, by the Planning Commission and City Council.
 - c. The Applicant shall comply with all applicable regulations and conditions prescribed by Pioneer Sarah Watershed District.
 - d. The Applicant shall enter into a development agreement with the City for this development.
 - e. The Applicant shall provide a letter of credit as established by the development agreement for all improvements associated with this development.
 - f. The Applicant shall provide the City with copies of the HOA agreement and covenants, including information related to the maintenance of the common driveway.
 - g. The Applicant shall obtain all necessary City, County, PCA and other regulatory agency approval and permits prior to construction.
3. All lots approved as a part of this subdivision shall be required to connect to the City's sanitary sewer system. The cost for the connections will be further defined in the development agreement for this subdivision.
4. The Applicant shall pay the park dedication fees in accordance with the terms defined in the Development Agreement.
5. The Applicant shall pay for all costs associated with the City's review of the rezoning and preliminary plat.
6. The Applicant shall submit the final plat and associated documents to the City within one year of approval of the Preliminary Plat.

This resolution was adopted by the City Council of the City of Independence on this 13th day of September, 2016, by a vote of ____ ayes and ____ nays.

Marvin Johnson, Mayor

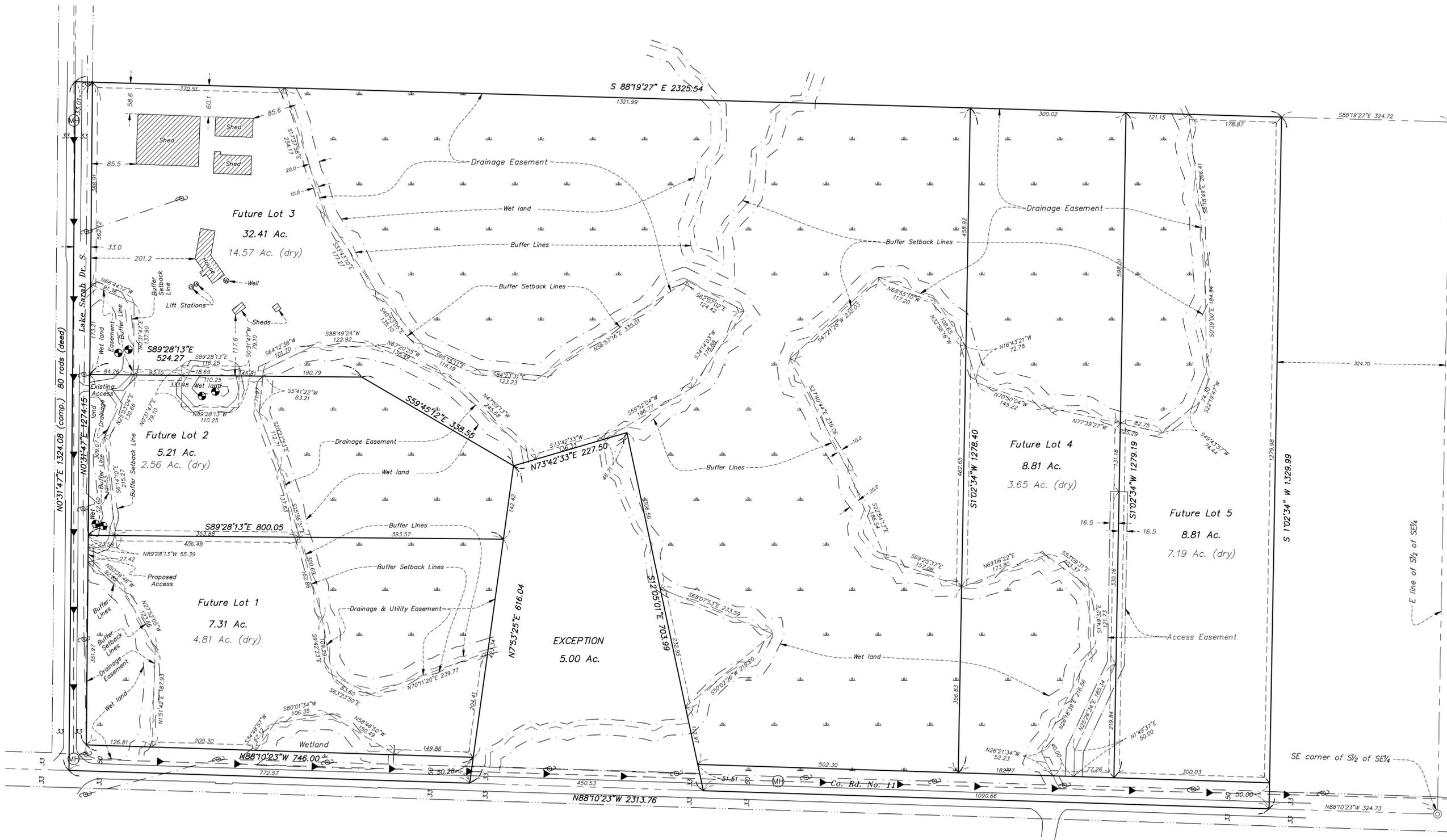
ATTEST:

Mark Kaltsas, City Administrator

(SEAL)

HENDLEY ADDITION

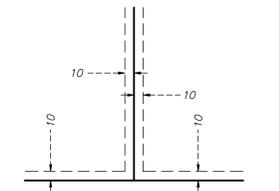
Preliminary Plat



- Legend**
- Denotes monument found 1/2 inch iron pipe, unless otherwise shown.
 - Denotes 1/2 inch by 14 inch iron monument set and marked by L.S. No. 14700.
 - ⊙ Cast Iron Monument
 - ⊕ Power Pole
 - Overhead Electric
 - MH Manhole
 - Sanitary Sewer
 - ⊕ Soil Boring and/or Perc Test

Property Address: 4150 Lake Sarah Drive S Independence, MN 55359
 PID No: 02-118-24-43-0003
 Existing Zone: AG (Agricultural)
 Proposed Zone: RR (Rural Residential)

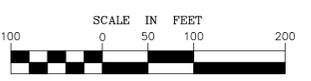
AREAS (in sq. ft.)		
Lot Name	Total Area	Total Dry
Lot 1, Block 1	318,217	209,491
Lot 2, Block 1	226,950	111,643
Lot 3, Block 1	1,411,580	634,508
Lot 4, Block 1	383,639	159,209
Lot 5, Block 1	383,876	313,231



Drainage and Utility Easements being 10 feet in width and adjoining right of way lines, and being 10 feet in width and adjoining lot lines, unless otherwise indicated.

Owner:
 Donna Hendley
 4150 Lake Sarah Drive S
 Independence, MN 55359

Boundary Description (supplied by client)
 The South Half of the Southeast Quarter of Section 2, Township 118 North, Range 24 West of the Fifth Principal Meridian, EXCEPT the East 324.70 feet thereof. ALSO EXCEPT that part described as follows:
 Commencing at the Southeast corner of said Section 2; thence on an assumed bearing of North 88 degrees 10 minutes 23 seconds West, along the south line of said South Half of the Southeast Quarter, a distance of 1415.39 feet to the point of beginning of the tract to be described; thence continuing North 88 degrees 10 minutes 23 seconds West, along said south line, a distance of 450.53 feet; thence North 7 degrees 53 minutes 25 seconds East a distance of 616.04 feet; thence North 73 degrees 42 minutes 33 seconds East a distance of 227.50 feet; thence South 12 degrees 05 minutes 01 seconds East a distance of 703.99 feet to the point of beginning and there terminating.
 Subject to road right of way.



SCHOBORG LAND SERVICES INC.
 763-972-3221 8997 Co. Rd. 13 SE
 www.SchoborgLand.com Delano, MN 55328

Prepared for:
 Donna Hendley

Bearings based on Hennepin County coordinates.

Job Number:	7843
Block/Page:	LL
Survey Date:	4/28, 5/5, 5/27, 6/15, 8/27 (2015) 4/18, 9/7 (2016)
Drawing Name:	hendley.dwg
Drawn by:	DMS/KLB
Revisions:	9-01-15, 12-15-15 (Prelim. Plat) 9-08-16 (Prelim. Plat - rev. wetlands)

City of Independence

Request for an Amendment to the Conditional Use Permit for the Windsong Farm Golf Club Located at 18 Golf Walk

To: City Council
From: Mark Kaltsas, City Planner
Meeting Date: September 13, 2016
Applicant: Windsong Farm Golf Club
Owner: David Meyer
Location: 1). 18 Golf Walk

Request:

Windsong Farm Golf Club, LLC (Applicant/Owner) requests that the City consider the following actions for the property located at 18 Golf Walk (PID No.s 32-118-24-23-0001, 32-118-24-12-0004, 32-118-24-12-0003) in Independence, MN:

- a. A Comprehensive Plan Amendment to allow an expansion of Windsong Golf Club to the property north of CSAH 6.
- b. A conditional use permit amendment to allow an expansion of Windsong Golf Club to the property north of CSAH 6 for a new driving range/practice facility (private facility).

Property/Site Information:

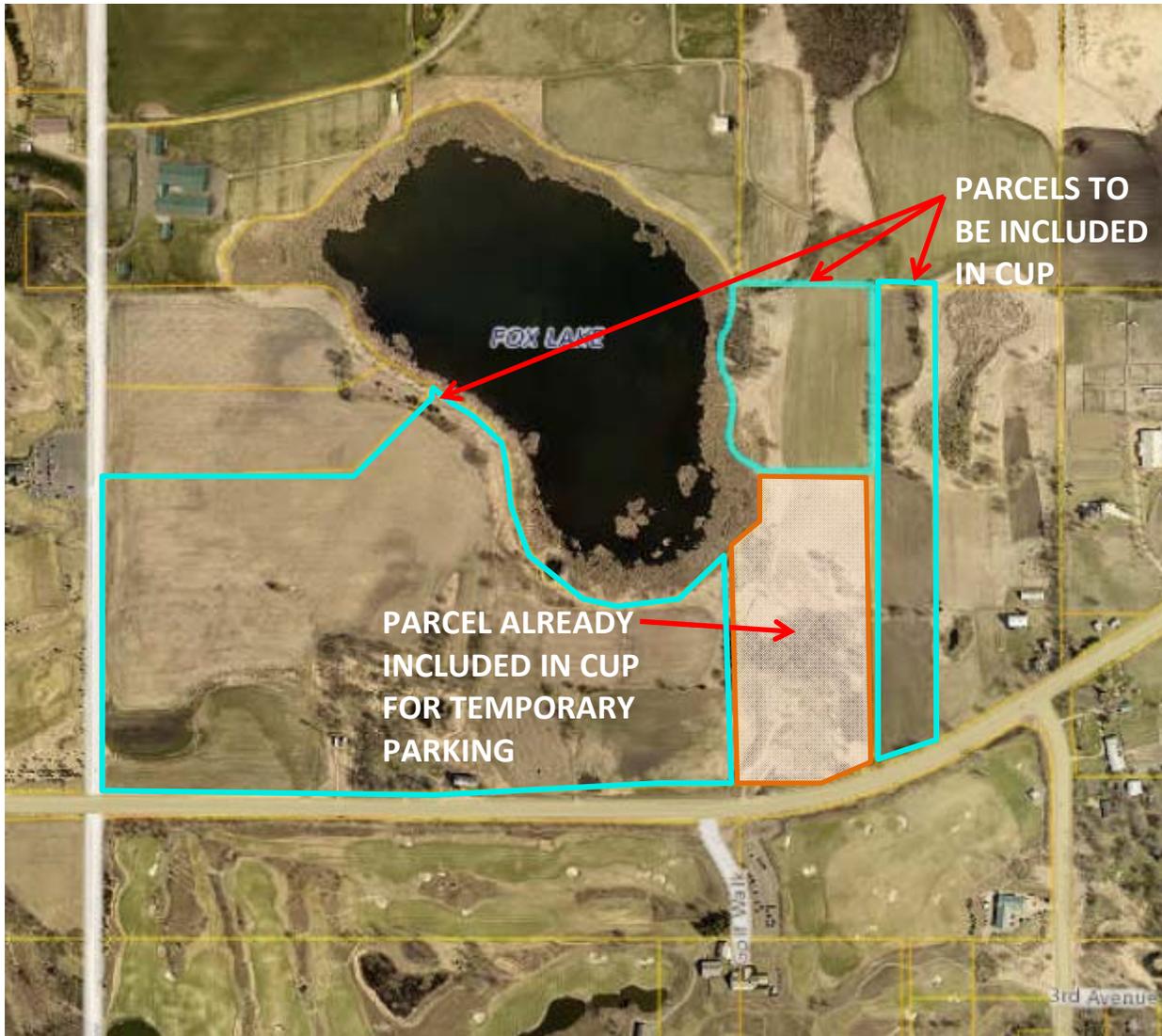
The subject properties are located on the north side of County Road 6, just west of County Road 92. The properties are comprised of rolling topography, ponds, wetlands and tree coverage. The properties have the following characteristics:

Property Information 18 Golf Walk
Zoning: *Agriculture*
Comprehensive Plan: *Public/Semi-Public*
Acreage: ~200 total acreage of golf course

Property 32-118-24-23-001
Zoning: *Agriculture*
Comprehensive Plan: *Agriculture*
Acreage: 69.91 acres

Property 32-118-24-12-0004
Zoning: *Agriculture*
Comprehensive Plan: *Agriculture*
Acreage: 10.06 acres

Property 32-118-24-12-0003
Zoning: *Agriculture*
Comprehensive Plan: *Agriculture*
Acreage: 10.75 acres



Discussion:

The applicant is seeking an amendment to the existing conditional use permit to allow the use of their property located north of CSAH 6 for a new golf practice facility. Windsong has recently acquired several properties just north of the existing golf course. The proposed practice facility would include a larger driving range, seasonal building for bathrooms, a short game practice area, putting green and small storage building. The new practice facility would be accessed via the golf cart tunnel beneath CSAH 6 that was installed last year to provide access to the overflow parking area. The overflow parking area would no longer be in use on the north side of CSAH 6.

In order to consider the expansion of the golf course facility to the north side of CSAH 6, an amendment to the conditional is necessary.

520.09 Subd. 8. If a conditional use permit holder wishes to alter or extend the operation or to change the conditions of the permit, the city will evaluate the permit holder's compliance with the existing permit conditions. Any change involving structural alterations, enlargement, intensification of use, or similar change not specifically permitted by the conditional use permit issued requires an amended conditional use permit. An amended conditional use permit application must be administered in a manner similar to that required for a new conditional use permit.

Commercial golf courses are permitted as conditional uses in the AG - Agriculture zoning district. The golf club has a conditional use permit that was originally approved in 2001 and amended in 2012 and 2013. The CUP allows a golf course and its associated 29,000 SF club house/pro shop, guest house and overflow parking north of CSAH 6. The initial Golf Course CUP was issued under 530.01, subd. 4(s) which makes "commercial golf course" a conditionally permitted use.

The applicant is proposing to mitigate any visual impacts of the proposed practice facility by constructing 8-10 foot tall berms along CSAH 6 in a similar fashion to the berms that screen the golf course on the south side of CSAH 6. The proposed practice facility is intended to serve the courses existing membership base and will be for the private use of the members. The new practice facility will ultimately allow the club to expand their existing parking lot on the south side of CSAH 6 into their existing driving range. A practice facility is a use that is typically associated with a golf course.

Any amendment to an existing CUP must meet the same requirements established for granting a new CUP. The criteria for granting a conditional use permit are clearly delineated in the City's Zoning Ordinance (Section 520.11 subd. 1, a-i) as follows:

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

The existing golf course is relatively secluded from the surrounding properties and County Roads. There are existing golf courses to the west and south of this property. Most impacts that would result from the use of the property would be mitigated by the remaining open space and proposed earthen berming. Golf courses are permitted as a conditional use in the Agriculture zoning district. The property is guided in the Comprehensive Plan as Public/Semi-Public. The use of the property as a golf course is consistent with the existing zoning. The City will need to determine if the practice facility is consistent with the use of the property as a golf course. In addition, the City will need to determine if the proposed amendment to the CUP meets the requirements for granting a conditional use permit.

The applicant is currently in the process of securing a grading/wetland mitigation permit from the City to allow grading and site work to be completed on this property. The City has completed an initial review of the proposed grading and wetland mitigation and has provided detailed comments to the applicant. The City will continue reviewing the grading, drainage and mitigation plans for the proposed practice facility expansion and all approvals will be subject to the City's review and approval.

There are a few additional considerations that should be noted:

1. The proposed building noted on the plans is approximately 3,500 SF. The building will be used only during the golf season and will house bathrooms, video swing analysis rooms and a small club repair area. The building will be accessed only via golf carts from the club. A fire department/emergency vehicle access route will be required to serve the building. There is an existing access route that serves the site off of CSAH 6. The applicant is working on a plan to relocate the access drive to the east and maintain an adequate fire access road and turn around. The City will review the revised access drive and any changes to the driveway locations on CSAH 6 will be subject to the review and approval of Hennepin County.
2. The applicant is designing a new septic system to accommodate the proposed building. The City will review any proposed sanitary service during building permit review.
3. The applicant is not proposing to have artificial lighting on the practice facility. The City may want to consider a condition that specifically addresses artificial lighting of the facility.
4. The City has guided this property in the comprehensive plan as Public/Semi-Public. In an effort to maintain the comprehensive plan guiding, the City requested that the applicant amend the comprehensive plan to include the land north of CSAH 6. Staff met with the Metropolitan Council relating to the comprehensive plan amendment and it appears that there are no issues with the requested amendment. Any City approval of the requested comprehensive plan amendment will be subject to the approval of the Metropolitan Council.

In the existing zoning district, a commercial golf course is permitted as a conditional use. Resulting traffic, noise, and other measureable impacts should not be incrementally amplified as a result of the proposed practice facility expansion. The use of the facility will be limited to the members of the club and will not increase the amount of traffic or number of users at the golf course. The Planning Commission will need to determine if the requested amendment to the conditional use permit and comprehensive plan meets all of the aforementioned conditions and restrictions.

Planning Commission Discussion:

Commissioners reviewed the request and asked questions of staff and the applicant. Commissioners asked if the current CUP for the golf course was in good standing with the City. Staff noted that there are currently no violations or issues. Commissioners asked if the proposed berm along CSAH 6 would screen the proposed facility from the road. Staff noted that it is very similar to the berm on the south side of the road which screens the golf course. Commissioners asked about the impact of the proposed practice facility on the adjacent lake. It was noted that the City will require storm water related improvements which will benefit the quality of the water entering the lake. Commissioners recommended approval of the proposed conditional use permit amendment and comprehensive plan amendment to the City Council.

Neighbor Comments:

The City received a comment during the public hearing from the property owner to the north. The adjacent property owner had met with the golf course and was in favor of the proposed use. No additional written or verbal comments have been received regarding the proposed amendment to the conditional use permit.

Recommendation:

The Planning Commission recommended approval of the request for an amendment to the conditional use permit and comprehensive plan with the following findings and conditions:

1. The proposed conditional use permit and comprehensive plan amendment meets all applicable conditions and restrictions stated Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. The comprehensive plan amendment is subject to the review and approval of the Metropolitan Council.
3. The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.
4. This amendment approves the use of a portion of the property to the north of CSAH 6, and further defined on the approved plans, for a practice golf facility. The following conditions should be added to the conditional use permit:
 - a. In addition to the 18-hole golf course, 29,000 square foot clubhouse and 5,350 square foot guest house with six sleeping rooms, Windsong Farm Golf Club can use the property north of CSAH 6 for a practice facility with the following limitations:
 - 1) The practice facility shall be no greater in area than that which is designated on the approved plans.

- 2) Landscaping and berming along CSAH 6 as detailed on the proposed plans shall be required to be installed.
 - 3) A designated and approved fire/emergency vehicle access shall be maintained into the site at all times.
 - 4) There shall be no artificial lighting of the practice facility.
 - 5) Any expansion of the practice facility, additional buildings or expansion of the proposed buildings shall be subject to the review and approval of the City through an amendment to the conditional use permit.
5. Prior to the City granting a grading permit for the proposed practice facility expansion, the applicant shall complete the following items:
 - a. Revise the plans and provide information as requested by the City's water resource consultant Hakanson Anderson.
 - b. Receive all applicable agency approvals for the proposed grading and drainage associated with the improvements to this property.
 6. Prior to the City granting a building permit for the proposed practice facility building, the applicant shall complete the following items:
 - c. Provide the City with a sanitary sewer plan for serving the proposed building.
 - d. Provide the City with cut sheets for any building lighting.
 7. Pay all costs associated with the City's review of the applications.

Attachments:

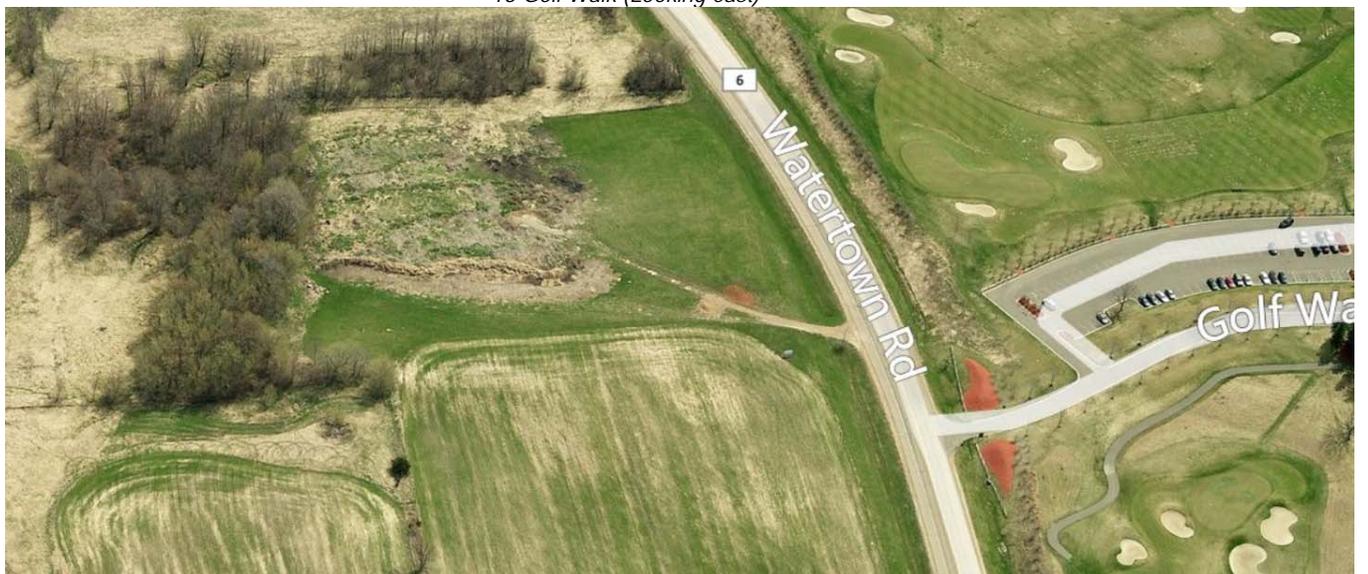
1. Applicants Proposed Plans
2. Aerial Photographs

Attachment

18 Golf Walk (Looking North)



18 Golf Walk (Looking east)





RESOLUTION NO. 16-0913-02

RESOLUTION APPROVING AN AMENDMENT TO THE 2030 COMPREHENSIVE PLAN FOR A CHANGE IN THE LAND USE DESIGNATION FOR THE PROPERTIES IDENTIFIED HEREIN AS RECOMMENDED BY THE CITY OF INDEPENDENCE PLANNING COMMISSION AND CITY COUNCIL

WHEREAS, the City of Independence (hereinafter the City), in accordance with the Land Use Planning Act (Minn Stat. 473.145-473.871) has developed a Comprehensive Plan; and

WHEREAS, in June, 2010 the City of Independence adopted the 2030 Comprehensive Plan to promote the health, safety and welfare of the City by effectively guiding long-range growth and development within the City; and

WHEREAS, Windsong Farm Golf Club (the "Applicant") submitted a request for an amendment to the comprehensive plan to allow the expansion of the golf facility to the properties located north of CSAH 6 for a golf practice facility (PID No.s 32-118-24-23-0001, 32-118-24-12-0004, 32-118-24-12-0003) (the "Property"); and

WHEREAS, the identified properties would be re-guided from AG-Agriculture to Public/Semi-Public; and

WHEREAS, a public hearing was held on August 16, 2016 wherein the following Comprehensive Plan amendment herein adopted was reviewed and commented on by members of the public; and

WHEREAS, the City of Independence Planning Commission reviewed the Comprehensive Plan Amendment, found the amendment to be consistent with the vision of the Comprehensive Plan; and

WHEREAS, the City of Independence Planning Commission has reviewed and recommended the amendment to the Comprehensive Plan at a regular monthly meeting; and

WHEREAS, after said public hearing, the City Council will decide whether to adopt the proposed amendment to the Comprehensive Plan subject to approval by the Metropolitan Council; and

WHEREAS, the Comprehensive Plan may be used as the basis for, among other things, updating the zoning ordinance and as a guide for approving or disapproving actions affecting growth and development within the jurisdiction of the City of Independence; and

WHEREAS, this Comprehensive Plan may from time to time be amended; and

NOW, THEREFORE, BE IT RESOLVED, by the City of Independence City Council that the recommended Comprehensive Plan amendment is hereby adopted as a part of the City of Independence Comprehensive Plan, subject to the approval of the Metropolitan Council:

This resolution was adopted by the City Council of the City of Independence on this 13th day of September, 2016, by a vote of ____ayes and ____nays.

Marvin Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator

(Seal)



RESOLUTION NO. 016-0913-03

A RESOLUTION GRANTING APPROVAL OF AN AMENDMENT TO THE
CONDITIONAL USE PERMIT FOR THE WINDSONG FARMS GOLF CLUB
LOCATED AT 18 GOLF WALK

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, requested amendment to the Conditional Use Permit is consistent with the City of Independence comprehensive plan; and

WHEREAS, Windsong Farm Golf Club (the “Applicant”) submitted a request for an amendment to the Conditional Use Permit to allow the expansion of the golf facility to the properties north of CSAH 6 for a golf practice facility (PID No.s 32-118-24-23-0001, 32-118-24-12-0004, 32-118-24-12-0003) (the “Property”); and

WHEREAS, the Property is zoned Agriculture; and

WHEREAS, the Property is legally described as:

PID No. 32-118-24-12-0004: That Part Of Gov Lot 3 Lying S Of The N 760 Ft And W Of The E 760.2 Ft And That Part Of The Sw 1/4 Of The Ne 1/4 Lying W Of The E 760.2 Ft Thereof.

PID No. 32-118-24-12-0003: W 246 2/10 Ft Of E 760 2/10 Ft Of That Part Of W 1/2 Of Ne 1/4 Lying N Of Road.

PID No. 32-118-24-23-0001: Lot 3, Block 1 Fox Lake Ridge; and

WHEREAS the requested amendment to the Conditional Use Permit meets all requirements, standards and specifications of the City of Independence zoning ordinance for Agriculture property; and

WHEREAS the Planning Commission held a public hearing on August 16, 2016 to review the application for an amendment to the Conditional Use Permit, following mailed and published noticed as required by law; and

WHEREAS, the City Council has review 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

WHEREAS, this amendment adds additional provisions to the previous Conditional Use Permit for this property and all previous conditions not being amended shall remain in force; and

WHEREAS, Windsong Farm Golf Course is a private club with a defined membership that inherently restricts the use of the club and its facilities; and

WHEREAS, the proposed golf practice facility will be used solely by members of Windsong Farm Golf Club and their guests.

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 Windsong Farms Golf Club for an amendment to the Conditional Use Permit per the City's zoning regulations with the following conditions:

1. The proposed Conditional Use Permit amendment meets all applicable conditions and restrictions stated Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.
3. This amendment approves the use of a portion of the property to the north of CSAH 6, and further defined on the approved plans, for a practice golf facility. The following conditions should be added to the conditional use permit:
 - a. In addition to the 18-hole golf course, 29,000 square foot clubhouse and 5,350 square foot guest house with six sleeping rooms, Windsong Farm Golf Club can use the property north of CSAH 6 for a practice facility with the following limitations:
 - 1) The practice facility shall be no greater in area than that which is designated on the approved plans.
 - 2) Landscaping and berming along CSAH 6 as detailed on the proposed plans shall be required to be installed.

- 3) A designated and approved fire/emergency vehicle access shall be maintained into the site at all times.
 - 4) There shall be no artificial lighting of the practice facility.
 - 5) Any expansion of the practice facility, additional buildings or expansion of the proposed buildings shall be subject to the review and approval of the City through an amendment to the conditional use permit.
4. Prior to the City granting a grading permit for the proposed practice facility expansion, the applicant shall complete the following items:
 - a. Revise the plans and provide information as requested by the City's water resource consultant Hakanson Anderson.
 - b. Receive all applicable agency approvals for the proposed grading and drainage associated with the improvements to this property.
 5. Prior to the City granting a building permit for the proposed practice facility building, the applicant shall complete the following items:
 - a. Provide the City with a sanitary sewer plan for serving the proposed building.
 - b. Provide the City with cut sheets for any building lighting.
 6. Pay all costs associated with the City's review of the applications.

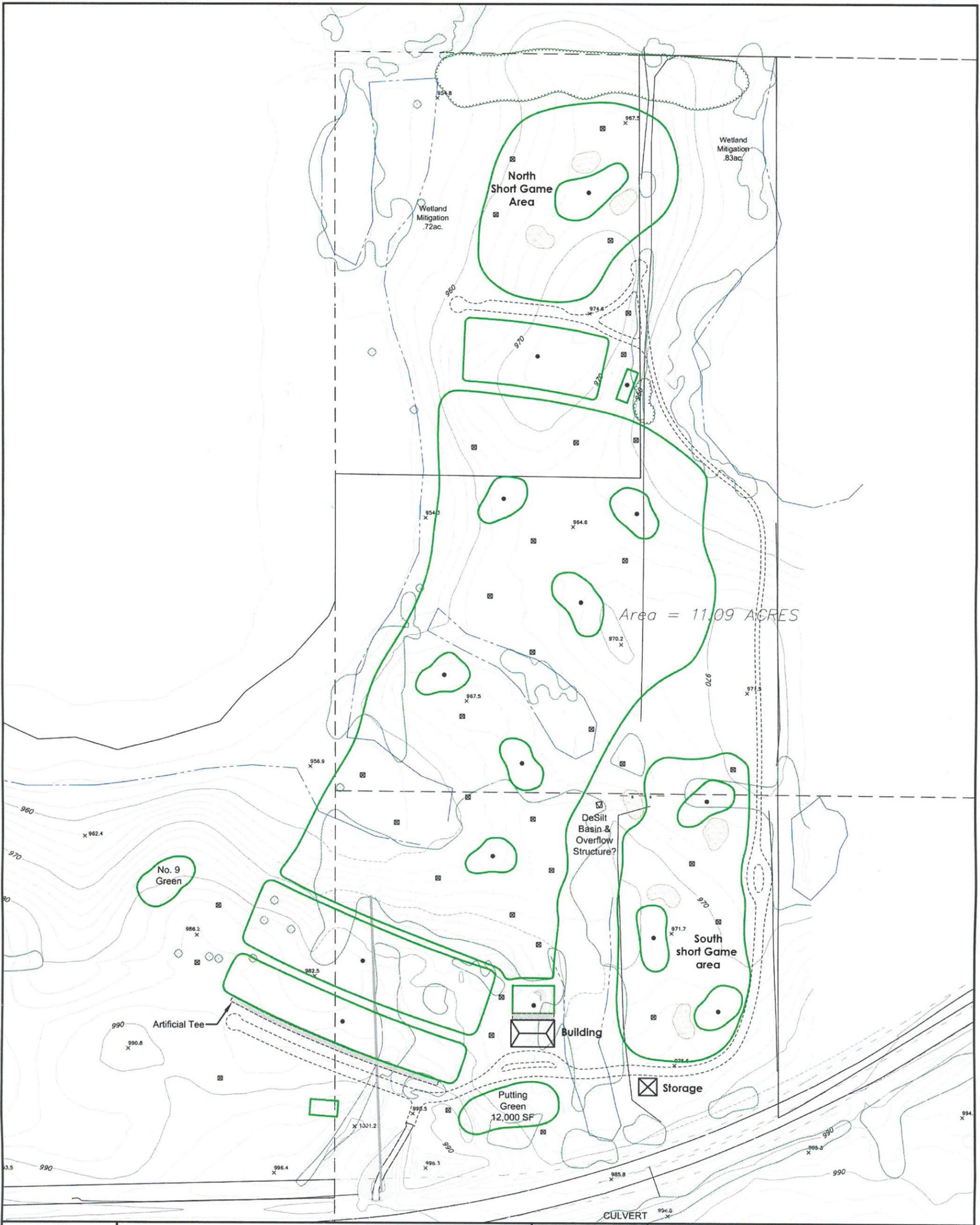
This resolution was adopted by the city council of the City of Independence on this 13th day of September, 2016, by a vote of ____ ayes and ____ nays.

Marvin Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator

(SEAL)

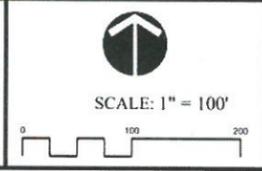


WINDSONG FARM GOLF CLUB
PRACTICE FACILITY PLANS
 MAPLE PLAIN, MINNESOTA

JOHN FOUGHT DESIGN
 GOLF COURSE ARCHITECTURE
 8140 Morgan Trail, Suite 18
 Scottsdale, Arizona 85258

DATE:	May 10, 2016
REVISIONS:	

SITE PLAN

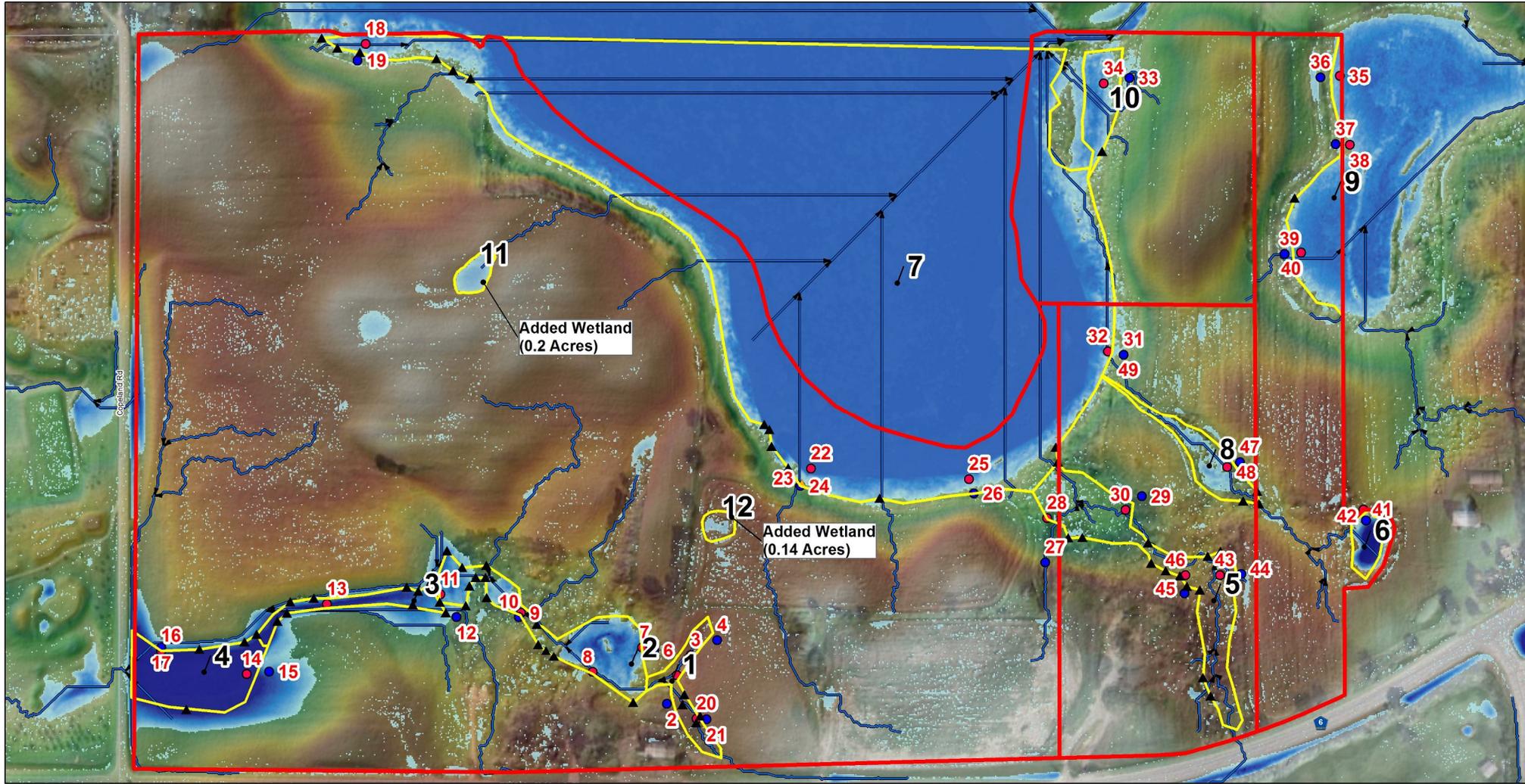


SHEET NUMBER:
SP
1 OF 1



Area = 11.09 ACRES

DATE:	May 10, 2016
REVISIONS:	



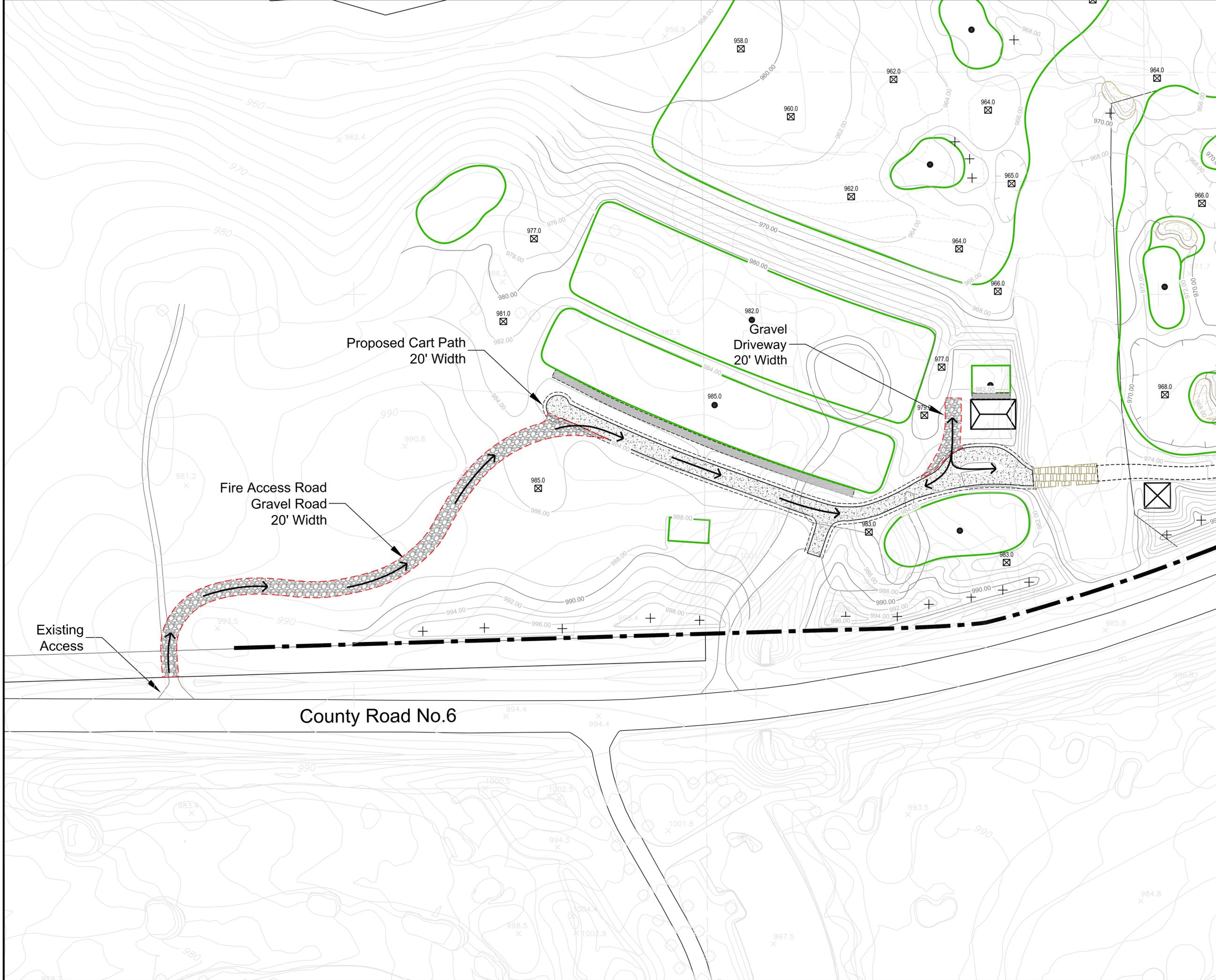
Legend

Area Delineated	Soil Pit	Depression Depth Grid Value	Elevation (Meters)
Delineated Wetland (Red outline)	Test (Yellow triangle)	High : 3.45816	High : 305.186
Delineated Wetland (Yellow outline)	Upland (Blue circle)	Low : 3.05176e-005	Low : 288.988
	Wetland (Red circle)		



Windsong Farm Delineated Wetlands





Existing Access

Fire Access Road
Gravel Road
20' Width

Proposed Cart Path
20' Width

Gravel
Driveway
20' Width

County Road No.6

SHEET NUMBER:

FA-1



SCALE: 1" = 70'

FIRE
ACCESS

DATE:	August 15, 2016
REVISIONS:	

WINDSONG FARM GOLF CLUB

PRACTICE FACILITY PLANS

MAPLE PLAIN, MINNESOTA, USA



JOHN FOUGHT DESIGN
GOLF COURSE ARCHITECTURE
8800 Merwin Trail, Suite 18
Shoreview, Minnesota 55158

City of Independence

Request for a Conditional Use Permit to Allow a Commercial Riding Stable and Bunkhouse and Accessory Structure Larger than 5,000 SF on the Property located at 1060 Copeland Road

<i>To:</i>	City Council
<i>From:</i>	Mark Kaltsas, City Planner
<i>Meeting Date:</i>	September 13, 2016
<i>Applicant:</i>	Beau'Selle Stable
<i>Property Owner:</i>	Ese Riders
<i>Location:</i>	1060 Copeland Road

Request:

Hoikka Construction (Applicant) and Beau'Selle Stable (Owner) request that the City consider the following actions for the property located at 1060 Copeland Road (PID No. 29-118-24-31-0001) in Independence, MN:

- a. A conditional use permit to allow a Commercial Riding Stable with Bunkhouse.
- b. A conditional use permit to allow an accessory structure that exceeds 5,000 SF.

Property/Site Information:

The property is located on the east side of Copeland Road, north of CSAH 6. The property has an existing home, large barn, and several smaller barns and accessory structures. There are several large pasture areas and a large area with existing tree coverage. The property has the following characteristics:

Property Information: 1060 Copeland Road

Zoning: *Agriculture*

Comprehensive Plan: *Agriculture*

Acreage: *85.11 acres*



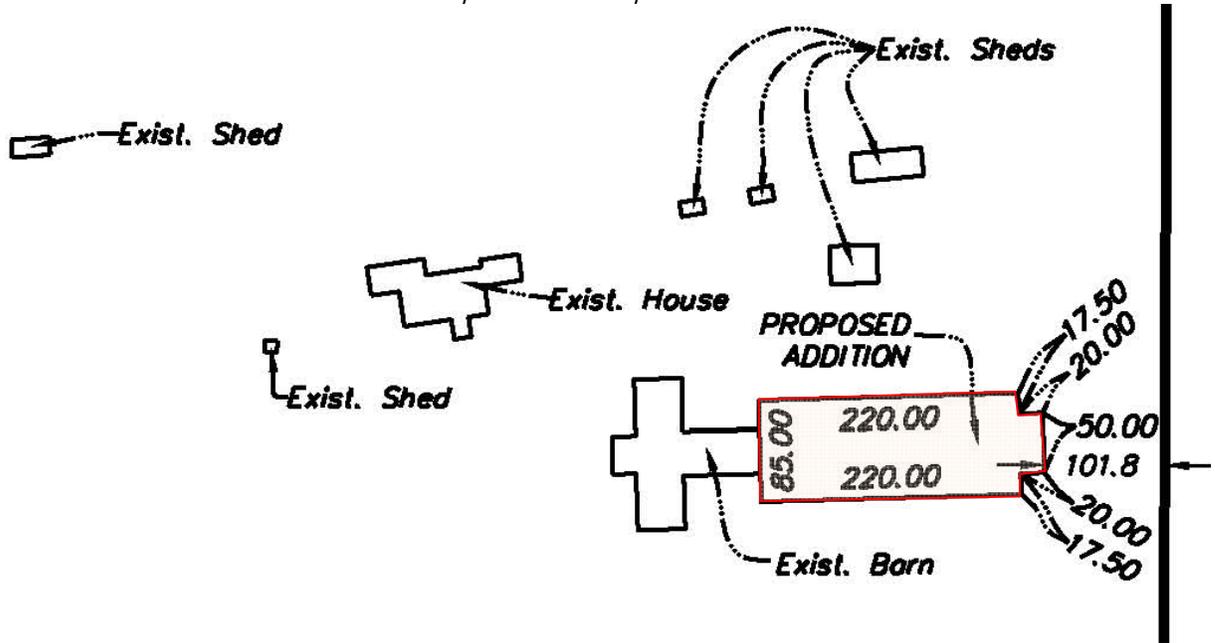
Discussion:

The property was recently acquired by a new owner and they are seeking a conditional use permit to allow a commercial riding stable on the property. There is an existing barn located on the property that currently has 22 stables. The applicant is seeking to expand the existing barn to include an indoor riding arena, 3 additional stables and a bunkhouse. The indoor riding arena expansion is greater than 5,000 square feet. All accessory structures greater than 5,000 square feet require a conditional use permit.

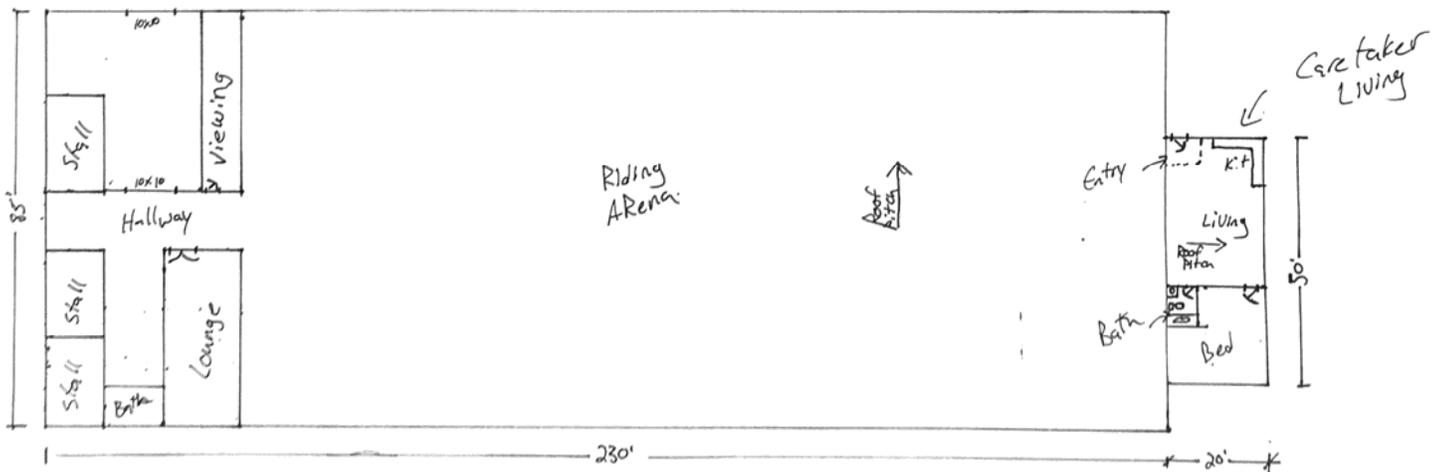
The existing barn is approximately 8,750 square feet in size and houses 22 stables. The proposed expansion would add an additional 18,700 square feet and 3 additional stables. In addition to the indoor riding arena, the applicant is seeking a conditional use permit to allow a bunkhouse within the proposed riding arena addition to house a property caretaker. The proposed barn addition would be designed to complement the existing barn and be constructed with matching materials. The proposed expansion would maintain an approximately 100 foot setback from the east property line (closest property line). The applicant has provided the City with a floor plan of the proposed barn addition. The existing barn is

currently connected to the septic system for the property. The additional bedroom and bathroom facilities may cause for the system to be expanded. The City will require the applicant to submit a full septic analysis with the building permit.

Proposed Barn Expansion



Proposed Barn Expansion Floor Plan



Commercial riding stables are a conditional use in the Agriculture zoning district. The subject property is zoned Agriculture. The existing property has been established as a private horse farm with several large

pastures and outdoor riding areas. The applicant would primarily be utilizing the facility for their own horses; however, they would like to have the ability to board and allow riding of other horses in the facility.

The City generally allows 1 animal unit on the first two acres and then 1 additional animal unit for each additional acre of property. The subject property is approximately 85 acres. Of the 85 acres, approximately 67 acres is useable open space. Applying the City's typical standard, the site would accommodate 84 animals using the gross acreage or 66 animals using the useable acreage. The 25 horses being sought by the applicant would fit within the allowable number of animal units on the property.

The applicant is seeking permission to board up to 25 horses on the subject property. The City has historically required that the applicants maintain a manure management plan, maintain all applicable permits relating to the management of manure on this property and maintain 1/3 acre of open space per animal unit.

There is an existing manure retention area located on the site. The applicant is proposing to fully enclose the retention area with concrete as a part of the construction for the new addition. The manure generated from the existing barn has historically been spread on the fields. In addition to the subject property, the applicant owns an additional 40 acre parcel to the southeast that could also be used for manure spreading. The applicant anticipates that there would be approximately 2 to 6 guests utilizing the stables and riding arena per day. The only other additional traffic proposed would be for the delivery of bedding materials for the stables.

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

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

The City has visited the site and discussed the operation of the proposed commercial riding stable with the applicant. Given the location of the property on Copeland Road, the adjacent commercial riding stable (810 Copeland Road to the south), the orientation of the buildings and their relationship to the surrounding properties, it appears that the proposed application can be found to meet the requirements for granting a conditional use permit to allow a commercial riding stable, accessory structure larger than 5,000 square feet and a bunkhouse for a caretaker on the property.

The following conditions should be considered:

1. The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.
2. Any new signage shall comply with all applicable standards of the City's ordinance.
3. No more than 25 horses shall be boarded on the property.
4. The applicant and facility must operate in compliance with manure management permit from MPCA. A copy of the valid MPCA permit with amendments to be attached to and become a part of the conditional use permit.
5. City roads will not be littered in the hauling of manure.
6. A minimum of 1/3 acre or green covered open space, excluding wetland, is required within the horse facility, for each horse allowed by this permit. Grass shall be maintained and be the primary groundcover in all pasture areas.
7. The hours of operation are: summer 7:00am-10:00pm., winter 7:00am-9:00pm.
8. Horse shows will require special approval from the City
9. No renting of hack horses.
10. No riding on private land unless authorized by owners.
11. No parking on public roads.
12. All feed and bedding are to be stored inside a closed building.
13. Utilize appropriate management practices to control flies and odor.
14. Training clinics offered to non-borders will require special approval from the City.
15. The bunkhouse is for the caretaker of the owners of the property only. The bunkhouse shall not be rented to anyone not employed on the property.

16. No future expansion of the barn and riding arena shall be permitted on the property without the further review and approval by the City through the conditional use permit amendment process.

Neighbor Comments:

At the public hearing a neighboring property owner addressed the Planning Commission. She wanted to understand if there would be an increase in traffic due to the conditional use permit. The owner addressed the issue and stated that the majority of the horses on site are their own horses. They may have one additional rider or guest at the facility on any given day. The City has not received any written or oral comments outside of the public hearing regarding the proposed conditional use permit.

Planning Commission Discussion:

Commissioners discussed the proposed request. Commissioners asked about any increase in traffic. Commissioners asked the owner whether or not they would be living on the property. The owner noted that they would have a full time caretaker and that they would maintain the primary residence as their own. They did state that they would not always be on the property. Commissioners asked about the number of horses proposed to be boarded on the property. Staff noted that the total consider by the conditional use permit was 25 horses. Commissioners felt that the proposed conditional use permit would not cause any issues or potential impacts to the surrounding properties and was generally in keeping with the character of this area. Commissioners recommended approval of the conditional use permit to the City Council.

Recommendation:

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

1. The proposed conditional use permit request meets all applicable conditions and restrictions stated in Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. The conditional use permit will include the following conditions:
 - a. The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.
 - b. Any new signage shall comply with all applicable standards of the City's ordinance.
 - c. No more than 25 horses shall be boarded on the property.
 - d. The applicant and facility must operate in compliance with manure management permit from

MPCA. A copy of the valid MPCA permit with amendments to be attached to and become a part of the conditional use permit.

- e. City roads will not be littered in the hauling of manure.
 - f. A minimum of 1/3 acre or green covered open space, excluding wetland, is required within the horse facility, for each horse allowed by this permit. Grass shall be maintained and be the primary groundcover in all pasture areas.
 - g. The hours of operation are: summer 7:00am-10:00pm., winter 7:00am-9:00pm.
 - h. Horse shows will require special approval from the City
 - i. No renting of hack horses.
 - j. No riding on private land unless authorized by owners.
 - k. No parking on public roads.
 - l. All feed and bedding are to be stored inside a closed building.
 - m. Utilize appropriate management practices to control flies and odor.
 - n. Training clinics offered to non-borders will require special approval from the City.
 - o. The bunkhouse is for the caretaker of the property only. The bunkhouse shall not be rented to anyone not employed on the property.
 - p. No future expansion of the barn and riding arena shall be permitted on the property without the further review and approval by the City through the conditional use permit amendment process.
3. The applicant shall pay for all costs associated with reviewing the application and recording the resolution.

Attachments:

- 1. Property Pictures
- 2. Survey/Site Plan Existing and Proposed

Attachments

1060 Copeland Road (Looking north)



1060 Copeland Road (Looking west)





RESOLUTION NO. 16-0913-04

A RESOLUTION GRANTING APPROVAL OF A CONDITIONAL USE PERMIT AS
REQUESTED BY BEAU'SELLE STABLE FOR THE PROPERTY
LOCATED AT 1060 COPELAND ROAD

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, Beau'Selle Stable, (the "Applicant") submitted a request for a Conditional Use Permit to allow an Commercial Riding Stable operation and accessory structure larger than 5,000 square feet on the property located at 1060 Copeland Road (PID No. 29-118-24-31-0001) (the "Property"); and

WHEREAS, the Property is zoned Agriculture; and

WHEREAS the requested Conditional Use Permit meets all requirements, standards and specifications of the City of Independence zoning ordinance for Agriculture lots; and

WHEREAS the Planning Commission held a public hearing on August 16, 2016 to review the application for a Conditional Use Permit, following mailed and published noticed as required by law; and

WHEREAS, the City Council has review 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 Beau'Selle Stable for a Conditional Use Permit to allow a Commercial Riding Stable and accessory

structure larger than 5,000 square feet per the City's zoning regulations with the following conditions:

1. The proposed conditional use permit request meets all applicable conditions and restrictions stated in Chapter V, Section 510, Zoning, in the City of Independence Zoning Ordinance.
2. The conditional use permit will include the following conditions:
 - a. The conditional use permit will be reviewed annually by the City to ensure conformance with the conditions set forth in the resolution.
 - b. Any new signage shall comply with all applicable standards of the City's ordinance.
 - c. No more than 25 horses shall be boarded on the property.
 - d. The applicant and facility must operate in compliance with manure management permit from MPCA. A copy of the valid MPCA permit with amendments to be attached to and become a part of the conditional use permit.
 - e. City roads will not be littered in the hauling of manure.
 - f. A minimum of 1/3 acre or green covered open space, excluding wetland, is required within the horse facility, for each horse allowed by this permit. Grass shall be maintained and be the primary groundcover in all pasture areas.
 - g. The hours of operation are: summer 7:00am-10:00pm., winter 7:00am-9:00pm.
 - h. Horse shows will require special approval from the City
 - i. No renting of hack horses.
 - j. No riding on private land unless authorized by owners.
 - k. No parking on public roads.
 - l. All feed and bedding are to be stored inside a closed building.
 - m. Utilize appropriate management practices to control flies and odor.
 - n. Training clinics offered to non-borders will require special approval from the City.
 - o. The bunkhouse is for the caretaker of the property only. The bunkhouse shall not be rented to anyone not employed on the property.
 - p. No future expansion of the barn and riding arena shall be permitted on the property without the further review and approval by the City through the conditional use permit amendment process.
3. The applicant shall pay for all costs associated with reviewing the application and recording the resolution.

This resolution was adopted by the City Council of the City of Independence on this 13th day of September, 2016, by a vote of ____ ayes and ____ nays.

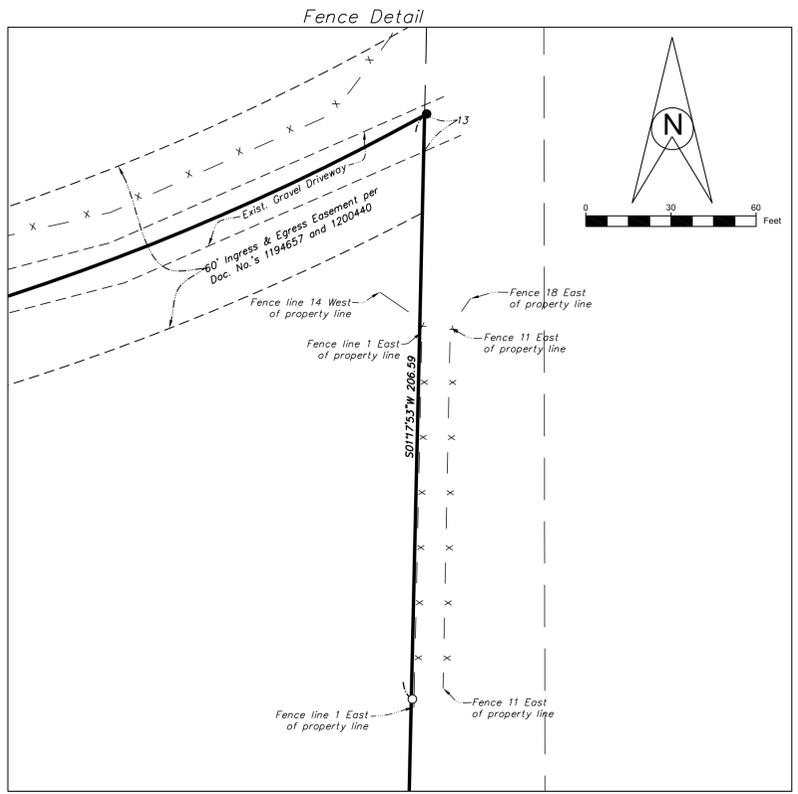
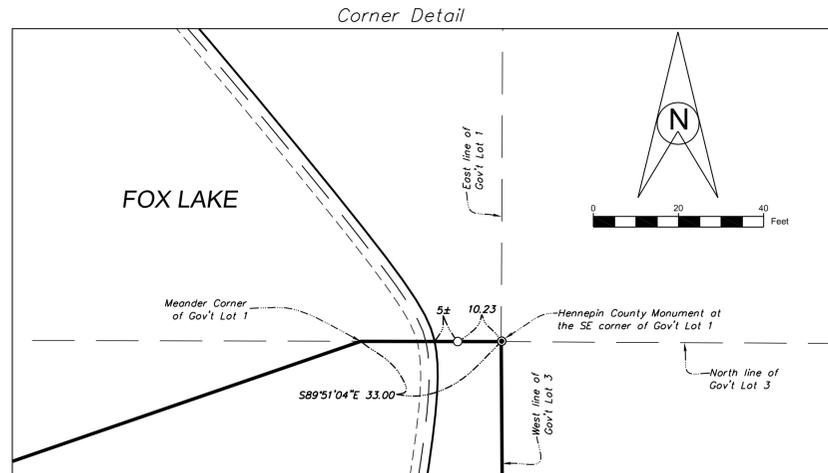
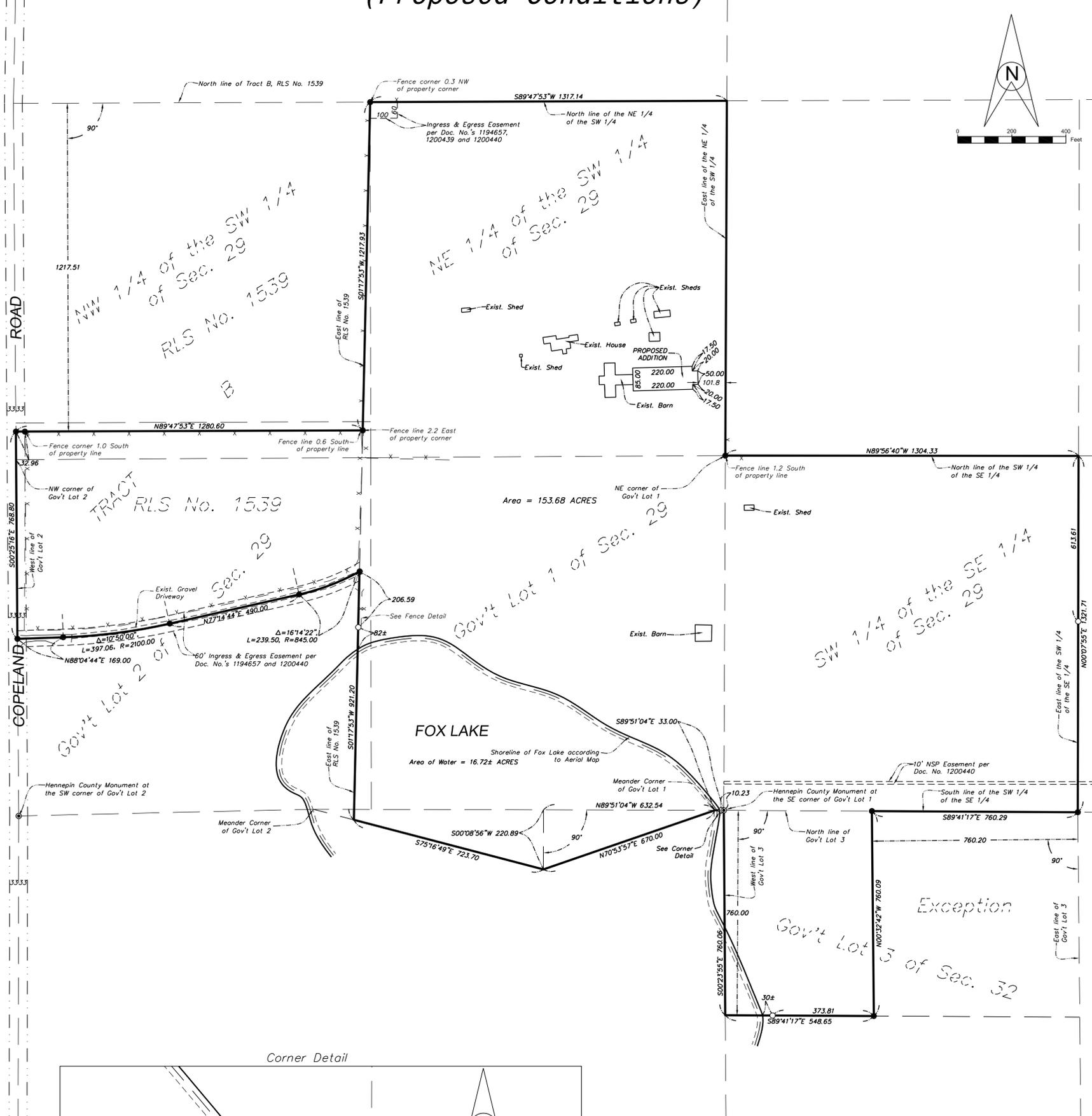
Marvin Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator

(SEAL)

Certificate of Survey (Proposed Conditions)



PROPERTY DESCRIPTIONS

Parcel 1:
The Northeast Quarter of the Southwest Quarter, Section 29, Township 118, Range 24.

Parcel 2:
That part of and Government Lots 1 and 2, Section 29, Township 118, Range 24, including the accretions to said Government Lots 1 and 2, which is described as follows:
Commencing at the meander corner on the South line of said Government Lot 1; thence West along the line between the meander corner of the South line of said Government Lot 1 and the meander corner on the South line of said Government Lot 2, a distance of 632.54 feet; thence South, at a right angle, a distance of 220.89 feet to the actual point of beginning; thence Northeasterly a distance of 670 feet to the meander corner on the South line of said Government Lot 1; thence East to the Southeast corner of said Government Lot 1; thence North to the Northeast corner of said Government Lot 1; thence West to the Northwest corner of said Government Lot 2; thence South to the Southwest corner of said Government Lot 2; thence East to the meander corner on the South line of said Government Lot 2; thence Southeasterly to the actual point of beginning.

That lies East of Registered Land Survey No. 1539.

Parcel 3:
That part of the Northwest Quarter of the Southwest Quarter, Section 29, Township 118, Range 24 that lies East of REGISTERED LAND SURVEY NO. 1539.

Parcel 4:
The North 760 feet of Government Lot 3, except the East 760.2 feet thereof, Section 32, Township 118, Range 24.

Parcel 5:
The Southwest Quarter of the Southeast Quarter of Section 29, Township 118, Range 24.

Parcel 6:
That part of Tract B, Registered Land Survey No. 1539, Hennepin County, Minnesota which lies South of a line 1217.51 feet South of, measured at right angles to, and parallel with the North line of said Tract B and its extensions.

Certificate of Survey on part of Sections 29 & 32, Township 118, Range 24, Hennepin County, Minnesota

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
Paul E. Otto
License #40062 Date: 8-11-16

Requested By:

ESE Riders

Date: 6/17/15
Drawn By: J.D.L.
Scale: 1"=200'
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

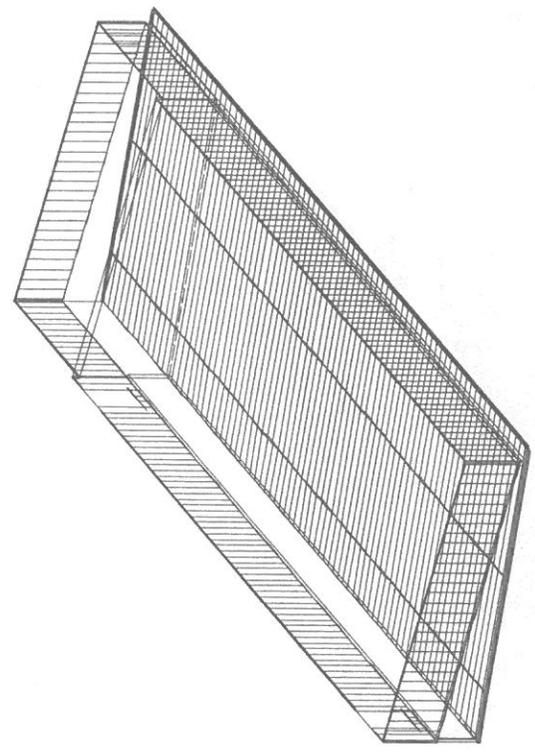
Project No. 16-0400B



Building Dept. Set
Any changes may affect
price and delivery date.

DRAWING TITLE	PAGES
Cover Sheet	1
Codes and Loads	2
Notes	3
Anchor Rod Plan	4-5
Primary Structural	6-19
Secondary Structural	20-33
Covering	34-48
Special Drawings	
Standard Erection Details	
Photograph Details	

DRAWING RELEASE HISTORY	TYPE	DATE	DESCRIPTION
	PERMIT DRAWINGS	7.15.16	FOR BUILDING DEPT. USE (7-48)



VP Building, 3200 Peters Ave, Chesapeake, VA 23041

THE VP ENGINEERS SEAL APPLIES ONLY TO THE WORK PRODUCT OF VP AND ENGINEERS SEAL DOES NOT APPLY TO THE PERFORMANCE OF DESIGN OR DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY VP. THE VP ENGINEERS SEAL DOES NOT APPLY TO THE PERFORMANCE OF DESIGN OR DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY VP.

THIS DRAWING, INCLUDING THE INFORMATION HEREON, REMAINS THE PROPERTY OF VP BUILDINGS. IT IS PROVIDED SOLELY FOR ERECTING THE BUILDING DESCRIBED IN THE APPLICABLE PURCHASE ORDER AND SHALL NOT BE MODIFIED, REPRODUCED OR USED FOR ANY OTHER PURPOSE WITHOUT PRIOR WRITTEN APPROVAL OF VP BUILDINGS.

THE GENERAL CONTRACTOR SHALL ERECT OR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THE BUILDING DESCRIBED IN THIS DRAWING. ALL APPLICABLE VP BUILDINGS ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.

GENERAL NOTES

MATERIALS

3 PLATE WELDED SECTIONS
COLD FORMED LIGHT GAUGE SHAPES
HOT ROLLED WELDED SHAPES
HOT ROLLED ANGLES
HOT ROLLED CHANNELS
HOT ROLLED STRUCTURAL SECTION (HSS)
CLADDING

ASTM DESIGNATION
A503, A572, A1011, A1018
A503, A1011
A572, A570
A572, A572, A572, A572, A572
A503, A572, A572, A572, A572
A503
A503, A102

GRADE 45
GRADE 50
GRADE 55 OR 60
GRADE 60
GRADE 60
GRADE 60 OR GRADE 50

HIGH STRENGTH BOLT TIGHTENING REQUIREMENTS

IT IS THE RESPONSIBILITY OF THE ERECTOR TO ENSURE PROPER BOLT TIGHTNESS IN ACCORDANCE WITH APPLICABLE REGULATIONS. SEE ROCC SPECIFICATION FOR STRUCTURAL JOINTS USING HIGH STRENGTH BOLTS FOR MORE INFORMATION. SEE ERECTION GUIDE FOR BOLT TIGHTENING INSTRUCTIONS. THE FOLLOWING CRITERIA MAY BE USED TO DETERMINE THE TIGHTENING METHOD (E. OR F. OR PRE) DESIGN UNLESS OTHERWISE INDICATED OTHERWISE BY LOCAL JURISDICTION OR CONTRACT.

ALL A503 BOLTS SHALL BE "PRE-TENSIONED". A572 BOLTS IN PRIMARY FRAMING AND BRACING CONNECTIONS MAY BE "SHOULDER" EXCEPT AS FOLLOWS:

- PRE-TENSION A572 BOLTS IF BUILDING SUPPORTS A CRANE GREATER THAN 1 TON CAPACITY.
- PRE-TENSION A503 BOLTS IF BUILDING SUPPORTS MACHINERY THAT CREATES VIBRATION, IMPACT, OR STRESS REVERSALS ON CONNECTIONS.
- PRE-TENSION A503 BOLTS IF LOCATED IN HIGH SEISMIC AREAS, FOR ICE-LOADED COVERS, HIGH SEISMIC IS DESIGN CATEGORY D, E OR F. SEE CODES AND LOADS SECTION BELOW FOR DETAILS.

PRE-TENSION MAY CONNECTION WITH DESIGNATION A503-SC. ALL CONNECTIONS MUST BE FREE OF PAINT, OIL, OR OTHER SUBSTANCES THAT REDUCE FRICTION AT CONTACT SURFACES. GALVANIZED OR LIGHTLY RUSTED SURFACES ARE ACCEPTABLE.

IN CANADA ALL A503 AND A503 BOLTS SHALL BE "PRE-TENSIONED", EXCEPT FOR SECONDARY MEMBERS AND FLANGE SECONDARY MEMBERS AND FLANGE BRACE CONNECTIONS ARE ALWAYS "SHOULDER" UNLESS INDICATED OTHERWISE IN ERECTION DRAWING DETAILS.

PROFESSIONAL ENGINEER

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Virginia.

Print Name: CARL W. WALKER
Signature:

Date: 7.15.16 License # 28438



B COVER SHEET

VP BUILDINGS
VARCO PRUDEN

DATE: 3/17/2016
DRAWN BY: [Name]
CHECKED BY: [Name]

VP BUILDINGS
VARCO PRUDEN
3200 PETERS AVE
CHESAPEAKE, VA 23041

City of Independence

2017 Preliminary Budget and Levy Discussion

To: City Council
From: Mark Kaltsas, City Administrator
Meeting Date: September 13, 2016

Discussion:

Staff and Council have had several workshop meetings to discuss and revise the preliminary budget for 2017. Based on the discussions, the preliminary budget now reflects an approximately 6.83 percent increase (down from 8.07 percent in initial draft) from 2016. The tax rate resulting from the proposed increase would remain nearly constant going from 38.59 to 38.85 percent. The primary drivers of the budget are the capital improvement fund contribution, comprehensive plan preparation fees and the increase in recycling costs. Since our last workshop, the City has received all fire department budgets from Delano, Loretto and Maple Plain. Based on the projected fire numbers, the budget now reflects an approximately \$34,000 administration capital outlay contribution. This potential contribution to capital outlay has been assembled by making reductions in the budget in all areas. This number and the final amount contributed to capital outlay for 2017 can be further evaluated by the Council.

The City Council will have the opportunity to further refine the budget following approval of the WHPS budget and review of the third quarter financial summary. The City is considering the adoption of the maximum tax levy by September 30, 2016. The City can adopt a final levy that is less than the preliminary, but cannot increase the final levy from the adopted preliminary levy.

Attachments: Memorandum with Preliminary Budget and Levy



RESOLUTION NO. 16-0913-05

**RESOLUTION APPROVING 2016 PRELIMINARY PROPERTY TAX LEVY AND
SETTING PUBLIC HEARING DATE FOR THE 2017 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 2017 upon the table property in said City of Independence for the following purposes:

General Fund	\$ 2,318,936
Debt Service	
2006 GO Capital Improvement Bonds \$110,100	\$ 117,000
2010A GO Improvement Bond, Lindgren Lane	\$ 13,652
2015 GO Tax Abatement Bonds	\$ 177,043
Total Operating Levies	<u>\$ 2,689,632</u>
Pioneer/Sarah Watershed Commission	<u>\$ 66,200</u>

BE IT FURTHER RESOLVED that the Truth in Taxation meeting will be held on December 13, 2016; 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 13th day of September, 2016, by a vote of ____ ayes and ____ nays.

Marvin Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator

(SEAL)



RESOLUTION NO. 16-0913-06

**RESOLUTION APPROVING THE 2016 PRELIMINARY PIONEER SARAH
CREEK WATERSHED MANAGEMENT COMMISSION
TAX LEVY FOR THE 2017 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 2017 upon the table property in said City of Independence for the following purposes:

Pioneer/Sarah Watershed Commission	\$ <u>66,200</u>
-------------------------------------------	-------------------------

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 13th day of September, 2016, by a vote of ___ ayes and ___ nays.

Marvin Johnson, Mayor

ATTEST:

Mark Kaltsas, City Administrator

(SEAL)



September 13, 2016

Honorable Mayor and City Council
City of Independence
1920 County Road 90
Independence, MN 55359

Introduction

Enclosed is the 2017 proposed budget as prepared by city staff. A preliminary budget and tax levy needs to be approved by Council before September 30, 2016. As you are aware, the construction of the 2017 budget is a year-long process which includes Mayor, City Council, and staff input, budget work sessions, and culminating with this final document to be approved by City Council.

Key items in this year's budget:

- Overall City general fund levy increase is 7.59 percent but the overall city-wide increase is \$168,106 or 6.83 percent.
- The increase in the general fund is driven by the following factors:
 - Generally use a 3% inflation increase factor for all expenditures not specifically identified. This will continue to be reviewed as more activity is recorded in 2016.
 - Funding \$15,000 of comprehensive plan costs in 2017.
 - Reallocation of public works salary from General fund to Sewer fund to more accurately reflect activity. This results in about a \$15,000 decrease over 2016 budget.
 - Funded \$8,500 of capital costs
 - Recycling expenses are increased about \$20,000 over the prior year budget to reflect actual costs.
- The Pioneer/Sarah Watershed taxing district levy is \$66,200 or a 3% increase over last year.

The following are some of the key factors in developing the budget:

Budget Format

The 2016 Budget included the Council approved priorities for each department. These will continue to be reviewed and updated as needed.

Sewer Cash Flow and 5 Year Finance Plan –

We presented the Sewer Cash Flow study last fall and will be updating that information along with an update to the long term CIP in August.

Fair Labor Standards Act (FLSA) Regulatory Changes

On May 18, 2016, the U.S. Department of Labor (DOL) released its highly anticipated Final Rule setting new Fair Labor Standards Act (FLSA) minimum salary requirements for all employees, thus impacting millions of employees across the country. The Final Rule, which becomes effective December 1, 2016, significantly increases the minimum weekly salary that must be paid to satisfy the FLSA's "white collar" exemptions (e.g. executive, professional, and administrative) and the "highly compensated employee" exemption, which both qualify an employee to be paid a salary and, therefore, be exempt from overtime pay.

As a general rule, if you have salaried (exempt) employees earning less than \$47,476 per year, you will need to take action before December 1, 2016, to ensure compliance with the new Final Rule. These salaried employees will need to either receive a salary increase to meet or exceed the new minimum requirement or be converted to an hourly rate with overtime eligibility. Of course, these decisions must be carefully evaluated, communicated, and implemented.

With about six months to go before the Final Rule becomes effective, we will be working with staff to determine if this change impacts the City.

PERA changes

There are no rate increases projected for 2017 at this time. Coordinated members of the general employees' retirement plan of PERA employer contributions will remain at 7.5% with the employee base contribution remaining at 6.5%. The Police & Fire Plan rates will remain 10.8% for the members and 16.2% for the employers.

Levy Limits

At this time there are no levy limits.

Taxation Notification Summary Chart for Taxes Payable 2017

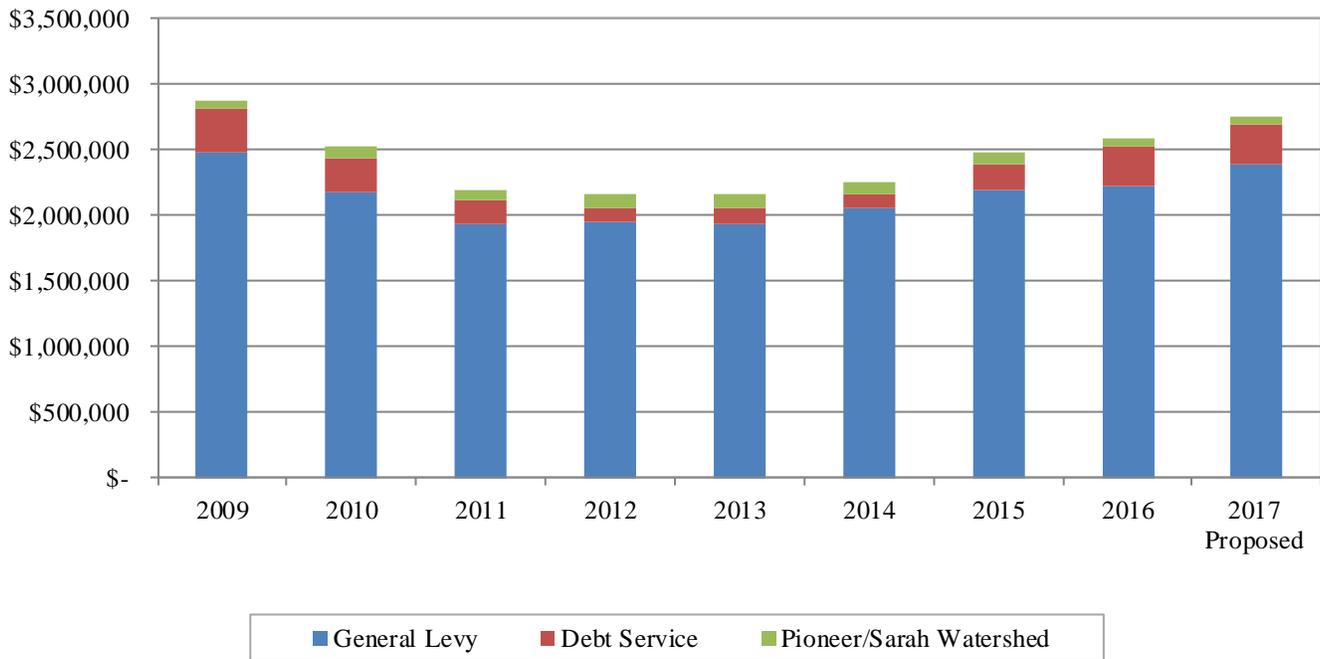
Date	Action
On or before Sept. 15	Special taxing districts (EDAs, HRAs, port authorities, etc.) must adopt any proposed property tax levy and certify the proposed levy to the county auditor.
On or before Sept. 30	At one meeting, the city council adopts the proposed property tax levy and announces the 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 Nov. 24 and must start at or after 6 p.m. The time and place of the public input meeting must be included in the minutes but newspaper publication of the minutes is not required.
On or before Sept. 30	<p>Cities must provide the county auditor with the following information:</p> <ul style="list-style-type: none"> • The time and place of the meeting at which the budget and levy will be discussed and public input allowed. (Again, meeting must occur after November 24, and must not start before 6:00 PM) • A phone number that city tax payers may call if they have questions related to the auditor’s property tax notice; this does not require listing a private phone number. • An address where comments will be received by mail; this does not require listing a private address.
Nov 11 to Nov 24	County auditor prepares and sends parcel specific notices.
Nov 25 to Dec 28	Cities of population greater than 500 hold meeting (at 6:00 PM or later) to discuss the budget and property tax levy and, before a final determination, allows public input.
On or before Dec 28	Cities must also file the certificate of compliance (Form TNT) with the Department of Revenue by Dec 28, 2016

Tax Levy Summary

Overall, the tax levy includes levies for general operations, city infrastructure and debt services. The levy includes an overall 6.83 percent increase from 2016. The 2016 budgeted and 2017 tax levies are listed below:

	2016 Budget	2017 Final Budget	Increase (Decrease)	% Change
General	\$ 2,213,830	\$ 2,381,936	\$ 168,106	7.59%
Debt Service				
2006 GO Improvement Bonds	110,100	117,000	6,900	6.27%
2005 GO Improvement Bonds				
2007 GO Equipment Certificates				
2010 GO Improvement Bonds	15,010	13,652	(1,358)	-9.04%
2015 GO Tax Abatement Bonds	178,619	177,043	(1,576)	(0.01)
Total City Operating Levy	\$ 2,517,559	\$ 2,689,632	\$ 172,073	6.83%
Pioneer/Sarah Watershed Taxing District	\$ 64,270	\$ 66,200	\$ 1,930	3.00%

Levy Summary 2009 to 2017 Projected



Summary of the City's Tax Capacity

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

	2015 Pay 2016	2016 Pay 2017	% Change	% Change (county-wide)
Commercial	\$ 138,323	\$ 144,863	4.73%	7.72%
Industrial	208,491	161,155	-22.70%	2.61%
Apartment	-	-	0.00%	18.92%
Residential	5,203,294	5,581,662	7.27%	6.13%
Farm	799,193	798,388	-0.10%	-2.14%
Other	-	-	0.00%	3.49%
Total	\$ 6,349,301	\$ 6,686,068	5.30%	7.39%

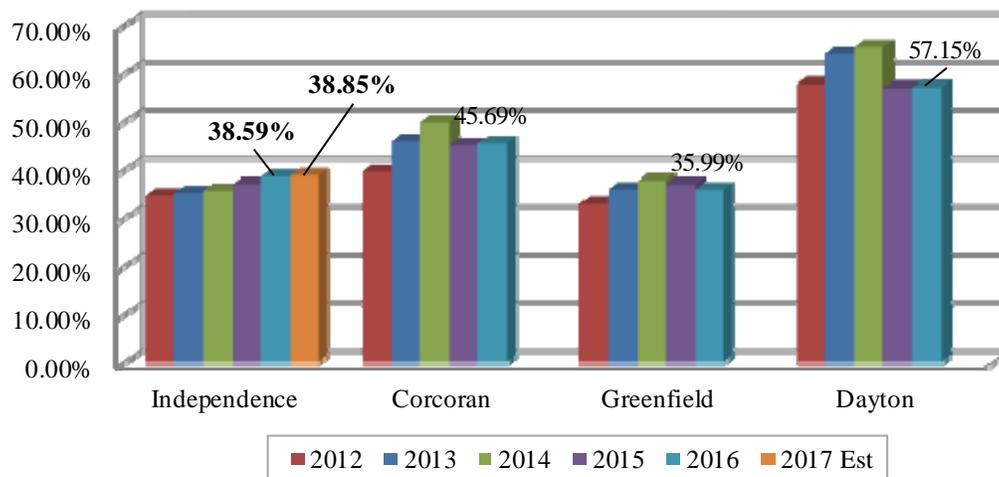
The current tax capacity and historical tax capacity rates are summarized below for Independence and three relatively comparable Hennepin County Cities. The major difference between Independence and the three comparable cites is the large commercial tax base.

Tax Capacity by Property Type - 2016 Pay 2017

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

	Independence	Corcoran	Greenfield	Dayton
Commercial	\$ 144,863	\$ 310,086	\$ 180,264	\$ 264,533
Industrial	161,155	355,960	306,720	1,413,812
Apartment	-	-	-	3,488
Residential	5,581,662	6,002,481	3,482,273	4,217,839
Farm	798,388	889,842	390,976	447,848
Other	-	69,375	-	89,150
Total	\$ 6,686,068	\$ 7,627,744	\$ 4,360,233	\$ 6,436,670

Tax Capacity Rates - 2012 - 2016, 2017 Estimate for Independence



Staffing

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

Summary of FTES by Department	2014	2015	2016
City Council	5.00	5.00	5.00
Administration	2.41	1.30	1.30
Streets	2.60	2.60	2.20
Building inspection	0.75	0.75	0.86
Subtotal General Fund	10.76	9.65	9.35
Sewer	0.96	0.96	1.07
Total	11.72	10.61	10.43

The main changes relate to the allocations of positions.

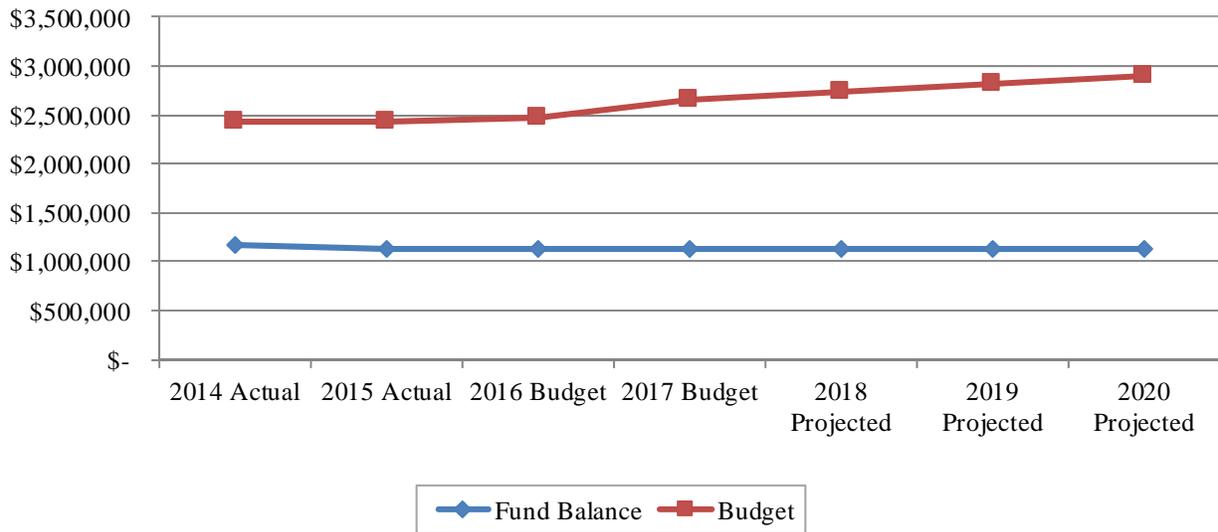
General Fund Budget Summary

		Budget		Increase/	Percent
		2016	2017	(Decrease)	Change
REVENUES					
Taxes		\$ 2,213,830	\$ 2,381,936	\$ 168,106	7.59%
Licenses and permits		148,420	152,880	4,460	3.00%
Charges for services		45,160	38,770	(6,390)	-14.15%
Fines and forfeitures		45,000	46,350	1,350	3.00%
Interest on investments		5,200	5,360	160	3.08%
Miscellaneous		18,230	15,570	(2,660)	-14.59%
Transfers in		-	-	-	0.00%
TOTAL REVENUES		\$ 2,475,840	\$ 2,655,366	\$ 179,526	7.25%
		Budget		Increase/	Percent
		2016	2017	(Decrease)	Change
EXPENDITURES					
Mayor and City Council		\$ 19,230	\$ 19,510	\$ 280	1.46%
Financial administration		334,400	368,660	34,260	10.25%
Election		7,500	3,230	(4,270)	-56.93%
Planning and zoning		29,080	29,194	114	0.39%
Water resource		8,030	8,270	240	2.99%
General government buildings		28,460	29,370	910	3.20%
Legal services		34,510	35,550	1,040	3.01%
Police		1,018,190	1,103,625	85,435	8.39%
Fire		337,190	333,035	(4,155)	-1.23%
Building inspection		87,870	101,770	13,900	15.82%
Animal control		-	-	-	0.00%
Streets		501,850	506,970	5,120	1.02%
Street lighting		3,000	2,750	(250)	-8.33%
Recycling		30,900	50,000	19,100	61.81%
Parks		22,540	20,630	(1,910)	-8.47%
Capital outlay - General government		11,340	35,382	24,042	212.01%
Capital outlay - public safety		1,750	420	(1,330)	-76.00%
Capital outlay - public works		-	7,000	7,000	0.00%
Transfer out		-	-	-	0.00%
TOTAL EXPENDITURES		2,475,840	2,655,366	179,526	7.25%
Excess (Deficient) Revenue		-	-	-	
OTHER FINANCING SOURCES					
Sale of capital assets		-	-	-	-
TOTAL OTHER FINANCING SOURCES (USES)		-	-	-	
Net Change		\$ -	\$ -	\$ -	

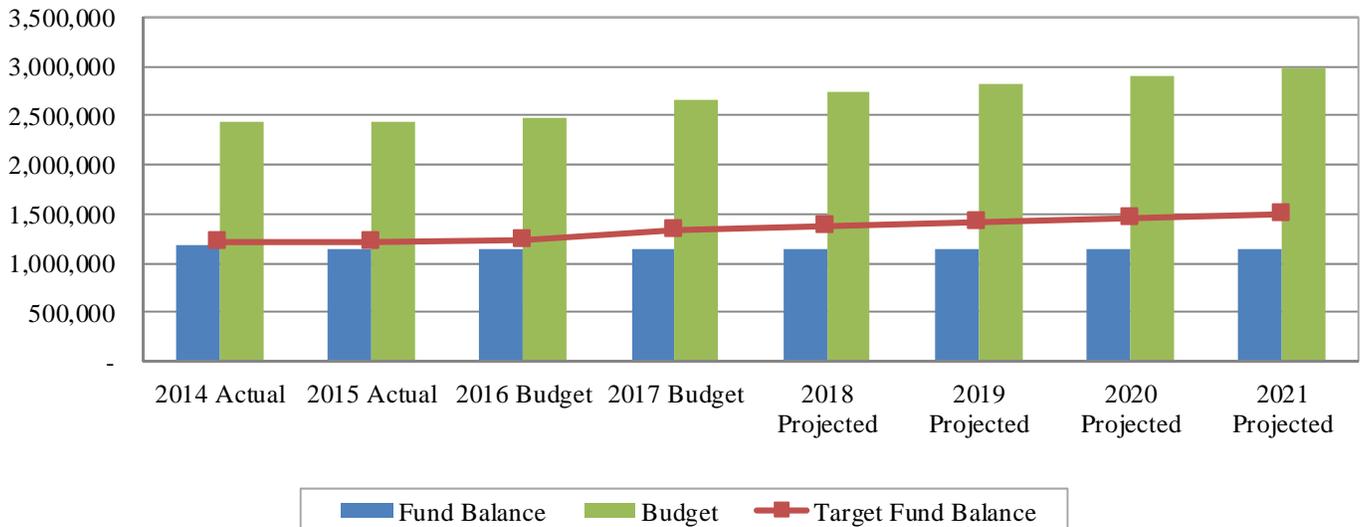
General Fund Balance

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 2017 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 percent of expenditures.

Year	Fund Balance December 31	General Fund Budget	Percent of Fund Balance to Budget
2014 Actual	1,178,889	2,440,386	48.3%
2015 Actual	1,136,763	2,441,403	46.6%
2016 Budget	1,136,763	2,475,840	45.9%
2017 Budget	1,136,763	2,655,366	42.8%
2018 Projected	1,136,763	2,735,027	41.6%
2019 Projected	1,136,763	2,817,078	40.4%
2020 Projected	1,136,763	2,901,590	39.2%
2021 Projected	1,136,763	2,988,638	38.0%



General Fund Balance as a Percent of Expenditures



Pioneer/Sarah Watershed Summary

		Budget		Increase	% Change
		2016	2017		
200-31010-000	AD VALOREM TAXES	\$ 61,290	\$ 63,130	\$ 1,840	3.00%
200-31020-000	WATER RESOURCE REIMB. DEV.	-	-	-	
200-31040-000	FISCAL DISPARITIES	2,980	3,070	90	3.02%
200-34103-000	LAND USE APPLICATION	-	-	-	
200-34108-000	ADMINISTRATIVE CHARGES/REIMBURSEMENT	-	-	-	
200-36210-000	INTEREST EARNINGS	-	-	-	
200-36230-000	MISC.CONTRIBUTIONS/DONATIONS	-	-	-	
200-36261-000	EVENT REVENUES	-	-	-	
	Total Revenues	64,270	66,200	1,930	3.00%
200-41920-303	ENGINEERING	-	-	-	
200-41920-310	PIONEER-SARAH WATERSHED COMM.	50,110	51,620	1,510	3.01%
200-41920-320	WATER RESOURCE STAFF	2,060	2,120	60	2.91%
200-41920-330	OTHER CONSULTING FEES	1,030	1,060	30	2.91%
200-41920-350	PRINTING&PUBLICATIONS-(LEGALS)	770	790	20	2.60%
200-41920-433	MISC. DUES/FFES	-	-	-	
200-41920-540	CAPITAL OUTLAY (MTG GRANT FND)	-	-	-	
200-41920-570	CAPITAL OUTLAY (PROJECT COST)	10,300	10,610	310	3.01%
	Total	64,270	66,200	1,930	3.00%
	Change in Fund Balance	\$ -	\$ -	\$ -	

**City of Independence
2017 Budget**

Account	Description	Final		May	Budget		Comments/ % Change
		2014	2015	2016	2016	2017	
Taxes							
100-31010-000	AD VALOREM TAXES	\$ 1,905,613	\$ 2,105,357	\$ (11,187)	\$ 2,136,220	\$ 2,301,996	
100-31030-000	BONDS & INTEREST	5,371	2,717	-	-	-	
100-31040-000	FISCAL DISPARITIES	69,162	75,126	-	77,610	79,940	
Total		1,980,146	2,183,200	(11,187)	2,213,830	2,381,936	7.59%
Licenses and permits							
100-32100-000	BUSINESS LICENSES	11,210	12,650	9,400	12,480	12,850	
100-32210-000	BUILDING PERMIT	152,172	104,554	26,255	133,840	137,860	
100-32240-000	ANIMAL LICENSES	199	570	140	530	550	
100-32250-000	MISC. LICENSES & PERMITS	3,251	5,633	4,450	1,570	1,620	
Total		166,832	123,407	40,245	148,420	152,880	3.00%
Intergovernmental							
100-33610-000	CTY. GRANTS & AID (STREETS)	14,937	-	-	-	14,500	
100-33620-000	COUNTY GRANTS & AID (OTHER)	11,309	-	-	-	-	
100-33630-000	C.D.B.G./MISC. CREDIT	-	-	-	-	-	
100-33400-000	STATE GRANT	48,153	61,183	962	-	-	
100-33401-000	LOCAL GOVERNMENT AID	-	23,683	-	-	-	
100-33402-000	PROPERTY TAX CREDITS (HACA)	11,241	-	-	-	-	
100-33403-000	MISC. TAX CREDITS	2,800	-	-	-	-	
Total		88,440	84,866	962	-	14,500	0.00%
Charges for services							
100-34103-000	ZONING/SUBDIVISION FEE	42,255	17,906	(18,949)	25,000	18,000	move developer
100-34104-000	WATER RESOURCE FEES	7,943	1,220	-	-	-	
100-34105-000	SALE-MAPS,PUBLICATION,COPIES	-	117	15	100	100	
100-34107-000	ASSESSMENT SEARCH FEES	250	903	-	150	150	
100-34108-000	ADMINISTRATIVE CHARGES/REIMBUR	18,120	30,252	8,638	5,200	5,360	
100-34305-000	PUBLIC WORKS REIMBURSEMENTS	7,172	14,995	108	530	550	
100-34306-000	BUILDING INSPECTIONS REIMBURSE	2,169	139	-	1,040	1,070	
100-34307-000	PLANNING/ZONING REIMB. DEVL.	19,896	15,048	1,420	10,000	10,300	
100-34308-000	LEGAL FEE/ REIMB. DEV.	(523)	195	-	530	550	
100-34309-000	ENG. FEE/ REIMB. DEV.	3,261	-	-	2,610	2,690	
100-36242-000	PARK RENTAL FEE	-	1,200	-	-	-	
100-34310-000	MINNEHAHA WATERSHED REIMBURSE	-	-	-	-	-	
Total		100,542	81,975	(8,769)	45,160	38,770	-14.15%
Fines and forfeitures							
100-35000-000	COURT FINES/DOG IMPOUNDING	49,188	49,517	9,995	45,000	46,350	reflects past actual
Total		49,188	49,517	9,995	45,000	46,350	3.00%
Special Assessments							
100-36101-000	SPECIAL ASSESS/INT (CTY. PYMT)	-	-	-	-	-	
Total		-	-	-	-	-	0.00%
Interest on investments							
100-36210-000	INTEREST EARNINGS	2,217	2,884	2,121	5,200	5,360	
Total		2,217	2,884	2,121	5,200	5,360	3.08%
Miscellaneous							
100-36220-000	INSURANCE PREMIUM REFUND	5,219	5,733	-	3,650	3,760	
100-36230-000	MISC. CONTRIB./REFUND	89	109	-	530	550	
100-36240-000	COMMUNITY CENTER REVENUES	5,550	6,435	900	6,240	3,210	
100-36250-000	SALES TAX (COLLECTED)	-	0	-	-	-	
100-36260-000	FESTIVAL REVENUES	-	150	-	5,200	5,360	
100-36261-000	EVENT REVENUES	38	7,097	3,616	2,610	2,690	
100-39102-000	COMPENSATION FOR LOSS OF GEN	-	-	-	-	-	
Total		10,896	19,525	4,516	18,230	15,570	-14.59%

**City of Independence
2017 Budget**

Account	Description	Final		May	Budget		Comments/ % Change
		2014	2015	2016	2016	2017	
Transfers							
100-39200-000	Transfer in	\$ -	\$ -	\$ -	\$ -	\$ -	
Total		-	-	-	-	-	0.00%
Total		2,398,261	2,545,374	37,883	2,475,840	2,655,366	7.25%
Mayor and council							
100-41000-102	MAYOR'S SALARY	3,000	3,000	750	3,000	3,000	
100-41000-103	COUNCIL SALARIES	7,200	7,200	2,216	7,200	7,200	
100-41000-122	FICA(6.2) MEDICARE (1.45)	780	780	195	780	780	
100-41000-321	COMMUNICATIONS	-	-	-	-	-	
100-41000-331	CONFERENCE & TRAVEL	6,387	9,622	2,932	5,670	5,840	
100-41000-360	INSURANCE	798	919	939	820	870	
100-41000-405	MISCELLANEOUS	106	-	134	210	220	
100-41000-433	DUES & SUBSCRIPTIONS	1,539	550	-	1,550	1,600	
Total		19,810	22,071	7,165	19,230	19,510	1.46%
Election							
100-41400-103	ELECTION OFFICIAL'S WAGES (PT)	2,820	1,410	-	3,500	1,500	presidential election
100-41400-210	OPERATING SUPPLIES/MTN EQUIP.	995	694	-	3,000	700	
100-41400-350	BALLOT PRINTING	-	390	-	-	-	
100-41400-405	MISCELLANEOUS	1,219	1,066	-	1,000	1,030	
Total		5,034	3,561	-	7,500	3,230	-56.93%
Financial administration							
100-41500-101	WAGES (FULL-TIME)	169,918	109,728	27,725	36,220	38,060	
100-41500-102	WAGES (PART-TIME)	-	-	-	24,140	25,370	
100-41500-103	WAGES (TEMPORARY HELP)	-	-	-	-	-	
100-41500-121	PERA	12,285	7,374	2,079	4,530	4,760	
100-41500-122	FICA/MEDICARE	11,651	7,957	2,121	4,620	4,850	
100-41500-131	CITY PAID BENEFIT ALLOWANCE-L	33,536	24,391	2,422	12,420	13,290	
100-41500-133	COBRA EMPLOYEE INSURANCE	-	(690)	(345)	-	-	
100-41500-200	OFFICE SUPPLIES	3,049	6,146	1,339	4,120	4,240	
100-41500-301	AUDITING FEES	22,505	12,500	25,480	12,500	12,880	
100-41500-305	CPA FEES	24,877	56,652	24,315	58,350	60,100	
100-41500-310	OTHER CONSULTING EXPENSE	12,702	52,658	2,598	77,950	98,990	includes comp plan
100-41500-315	ASSESSOR'S FEE	50,518	52,000	-	55,000	60,000	
100-41500-321	COMMUNICATIONS	4,305	3,961	1,166	3,610	3,720	
100-41500-322	POSTAGE	1,427	40	-	1,550	1,600	
100-41500-330	TRANSPORTATION	51	-	-	-	-	
100-41500-331	TRAVEL & CONFERENCE EXPENSE	6,882	1,695	586	1,500	1,550	
100-41500-350	PRINTING&PUBLICATIONS-(LEGALS)	10,604	11,744	3,399	9,270	9,550	
100-41500-360	INSURANCE	6,564	7,709	9,418	7,210	7,640	
100-41500-404	MAINT.&REPAIR EQUIP.(CONTRACT)	3,310	5,666	921	4,000	4,120	
100-41500-405	MISCELLANEOUS	1,261	839	761	1,030	1,060	
100-41500-433	DUES & SUBSCRIPTIONS	7,386	6,051	4,068	5,870	6,050	
100-41500-602	LEASE/PURCHASE (COPIER)	6,450	7,936	3,855	8,240	8,490	
100-49000-720	TRANSFERS OUT	-	-	-	-	-	
100-49000-800	CONTINGENCY	-	-	-	-	-	
100-49240-375	CLAIM DEDUCTIBLE	-	2,500	-	520	540	
100-49240-620	AGENCY FEES	1,700	1,700	1,700	1,750	1,800	
100-49300-720	TRANSFER OUT	-	-	-	-	-	
Total		390,981	378,556	113,607	334,400	368,660	10.25%
Capital outlay - General government							
100-41500-560	CAPITAL OUTLAY (OFFICE EQUIP)	871	1,939	-	520	540	
100-41500-570	CAPITAL OUTLAY (COMPUTER EQUIP)	4,490	500	-	520	540	
100-41940-510	C.O. (LAND AND BUILDING - 804)	1,738	7,404	-	10,300	34,302	
Total		7,099	9,843	-	11,340	35,382	212.01%

**City of Independence
2017 Budget**

Account	Description	Final		May	Budget		Comments/ % Change
		2014	2015	2016	2016	2017	
Legal services							
100-41600-304	CIVIL, LEGAL (K&G)	\$ 16,455	\$ 36,966	\$ 8,927	\$ 15,450	\$ 15,910	
100-41600-306	PROSECUTION (C&C)	18,775	22,433	9,767	18,540	19,100	
100-41600-312	CODIFICATION OF ORDINANCES	56	-	-	520	540	
100-41600-405	MISC.	-	1,870	-	-	-	
Total		35,286	61,269	18,694	34,510	35,550	3.01%
Planning and zoning							
100-41900-301	PLANNER CONTRACT FEE	34,460	22,288	7,950	23,200	23,184	
100-41900-310	OTHER CONSULTANT FEES	-	-	-	-	-	
100-41900-360	INSURANCE	5,426	5,753	5,538	5,670	6,010	
100-41900-405	MISC.	163	-	-	210	-	
Total		40,049	28,041	13,488	29,080	29,194	0.39%
Water resource							
100-41920-311	OTHER CONSULTING FEES (MC)	1,430	654	-	1,030	1,060	
100-41920-330	TRANSPORTATION	672	-	-	-	-	
100-41920-320	WATER RESOURCE STAFF	6,057	9,261	1,229	7,000	7,210	
100-41920-331	OTHER CONSULTING FEES (PS)	-	-	-	-	-	
Total		8,159	9,915	1,229	8,030	8,270	2.99%
General Government Buildings							
100-41940-321	COMMUNICATIONS	1,788	1,334	2,260	1,030	1,060	
100-41940-350	ADVERTISING (COMM. CENTER)	1,253	1,705	25	-	-	
100-41940-360	INSURANCE	2,085	2,366	2,111	2,160	2,290	
100-41940-380	UTILITIES (NSP,GAS,LINEN)	10,745	18,134	4,747	12,360	12,730	
100-41940-384	GARBAGE PICK-UP	964	1,060	446	1,130	1,160	
100-41940-401	MAINT.&REPAIR BLD	12,770	12,886	2,535	11,130	11,460	
100-41940-402	MUSEUM	140	137	-	150	150	
100-41940-403	GROUND MAINTENANCE	60	-	-	500	520	
100-41940-404	SNOW REMOVAL	-	-	85	-	-	
100-41940-405	MISCELLANEOUS	535	1,388	525	-	-	
Total		30,340	39,010	12,733	28,460	29,370	3.20%
Police							
100-42400-301	AUDITING FEES	1,424	(175)	-	-	-	
100-42000-405	MISCELLANEOUS	775	1,967	-	1,130	1,160	
100-42000-440	CONTRACT	888,994	965,033	481,078	1,012,420	1,100,865	
100-42000-441	ROOM & BOARD	-	-	-	-	-	
100-42000-442	PRISONER BOOKING	3,743	1,529	410	1,550	1,600	
100-42000-461	BUILDING CODE SURCHARGE	4,945	2,365	-	3,090	-	
Total		899,881	970,719	481,488	1,018,190	1,103,625	8.39%
Fire							
100-42000-450	FIRE PROTECTION	309,400	313,968	117,160	337,190	333,035	
Total		309,400	313,968	117,160	337,190	333,035	-1.23%
Animal control							
100-42000-470	ANIMAL CONTROL	-	-	-	-	-	
Total		-	-	-	-	-	0.00%

**City of Independence
2017 Budget**

Account	Description	Final		May	Budget		Comments/ % Change
		2014	2015	2016	2016	2017	
Building Inspection							
100-42400-101	WAGES (FULL-TIME)	\$ 61,018	\$ 69,210	\$ 30,513	\$ 60,560	\$ 69,220	reallocation from sewer
100-42400-103	WAGES- (TEMP HELP)	1,149	335	151	410	420	
100-42400-121	PERA	4,433	5,120	2,288	4,540	5,190	
100-42400-122	FICA/MEDICARE	4,677	5,222	2,334	4,630	5,290	
100-42400-131	CITY PAID BENEFIT ALLOWANCE-L	11,387	13,541	5,484	10,960	14,370	
100-42400-200	OFFICE SUPPLIES	337	635	98	260	270	
100-42400-212	VEHICLE OPER.SUPPLIES(FUEL,ETC	898	600	213	460	470	
100-42400-310	OTHER CONSULTING EXPENSE	200	701	-	150	150	
100-42400-321	COMMUNICATIONS	2,188	1,847	825	1,550	1,600	
100-42400-331	CONFERENCE & TRAVEL	751	1,757	278	770	1,000	
100-42400-360	INSURANCE	3,120	3,711	3,369	3,300	3,500	
100-42400-405	MISCELLANEOUS	-	61	-	-	-	
100-42400-433	DUES & SUBSCRIPTIONS	110	95	95	280	290	
Total		90,268	102,836	45,650	87,870	101,770	15.82%
Capital Outlay - Public safety							
100-42400-570	CAPITAL OUTLAY (EQUIP PURCHA)	2,368	400	-	410	420	
100-42000-570	C. O.	1,240	-	-	1,340	-	
Total		3,608	400	-	1,750	420	-76.00%
Streets							
100-43100-101	WAGES (FULL-TIME)	150,772	148,622	65,827	152,000	145,790	
100-43100-103	WAGES (TEMP HELP)	1,215	-	261	-	-	
100-43100-121	PERA	10,816	11,100	4,937	11,400	10,930	
100-43100-122	FICA/MEDICARE	11,241	11,194	4,967	11,630	11,150	
100-43100-131	CITY PAID BENEFIT ALLOWANCE	34,203	23,615	12,233	34,350	33,270	
100-43100-210	OPERATING SUPPLIES	378	397	15	620	640	
100-43100-212	VEHICLE OPER.SUPPLIES(FUEL,ETC	29,208	15,734	4,271	26,780	22,500	
100-43100-217	SIGNS	1,883	3,720	-	5,000	4,000	
100-43100-218	UNIFORMS	568	1,623	737	1,600	1,650	
100-43100-219	CULVERTS	881	3,051	-	4,120	3,500	
100-43100-220	MAINT.&REPAIR SUPPLIES (EQUIP)	27,870	22,124	11,708	21,630	21,630	
100-43100-223	MAINT.& REPAIR SUPPLIES(BLDG.)	6,087	4,506	3,783	4,640	4,640	
100-43100-224	ROAD MANT>MATERIALS (ON-GOING)	-	32,322	47,055	51,500	66,000	
100-43100-225	RD.UPGRADING MAT.(CAP.IMPROVE)	-	-	-	-	-	
100-43100-226	BLACKTOP MATERIAL	-	31,093	10,276	41,200	41,200	
100-43100-227	EQUIPMENT CONTRACT HIRE	-	433	81	1,030	1,000	
100-43100-240	SMALL TOOLS & MINOR EQUIPMENT	-	-	203	310	320	
100-43100-301	AUDITING FEES	3,560	(700)	-	-	-	
100-43100-303	ENGINEERING	8,345	2,068	1,518	4,120	4,240	
100-43100-310	OTHER CONSULTING EXPENSE	1,001	798	-	-	-	
100-43100-321	COMMUNICATIONS (PHONE,E-MAIL)	4,415	2,833	2,320	4,120	4,120	
100-43100-331	TRAVEL,CONF.EDUC.EXPENSE	170	500	1,117	1,000	1,030	
100-43100-350	PRINTING & PUBLICATIONS	859	184	687	310	320	
100-43100-360	INSURANCE	14,130	15,349	14,342	16,000	16,960	
100-43100-380	UTILITIES	10,585	6,614	4,950	9,270	9,550	
100-43100-384	GARBAGE PICK-UP	583	482	122	460	470	
100-43100-402	WEED CONTROL	-	-	-	-	-	
100-43100-403	BRUSH & TREE REMOVAL	369	-	-	-	3,000	
100-43100-405	MISCELLANEOUS	370	-	325	-	-	
100-43100-408	DUST CONTROL	-	59,348	-	66,950	66,950	
100-43100-413	SALES/FUEL TAX & LICENSE	461	372	10	1,000	500	
100-43100-415	EQUIPMENT RENTAL	450	-	-	520	540	
100-43100-720	TRANSFER OUT	-	-	100,000	-	-	
100-43100-407	SNOW REMOVAL-MATERIALS	30,158	19,873	1,673	25,750	26,520	
100-43100-420	GOPHER STATE ONE-CALL	2,132	1,651	624	1,850	1,850	
100-43100-430	SAFETY PROGRAM (AWAIR, ETC.	1,800	3,600	-	1,850	1,850	
100-43100-433	MEMBERSHIP DUES	417	696	269	580	600	
100-43200-405	MISCELLANEOUS	-	-	-	260	250	
Total		354,927	423,202	294,309	501,850	506,970	1.02%

**City of Independence
2017 Budget**

Account	Description	Final		May	Budget		Comments/ % Change
		2014	2015	2016	2016	2017	
Street lighting							
100-43100-381	STREET LIGHTING	\$ 2,378	\$ 2,509	\$ 1,169	\$ 3,000	\$ 2,750	
Total		2,378	2,509	1,169	3,000	2,750	-8.33%
Capital outlay - Public works							
100-43100-550	C.O. (ROAD IMPROV. - 802)	174,414	-	-	-	-	
100-43100-560	CAPITAL OUTLAY (OFFICE EQUIP.)	1,677	638	-	-	-	
100-43100-570	C O. (EQUIP. PURCH. -803)	691	-	-	-	7,000	
100-43100-580	C. O. (PUBLIC WORKS BLD. -801)	-	-	-	-	-	
Total		176,782	638	-	-	7,000	0.00%
Recycling							
100-43200-410	RECYCLING EXPENSES	45,227	51,411	22,251	30,900	50,000	
Total		45,227	51,411	22,251	30,900	50,000	61.81%
Park							
100-45100-120	PARTICIPATE RECREATION	7,948	3,921	1,640	6,700	6,900	
100-45100-405	MISCELLANEOUS	-	-	-	-	-	
100-45200-402	YOUTH GROUPS	600	600	-	620	640	
100-45300-210	SUPPLIES & MATERIALS	161	-	-	1,030	1,060	
100-45300-220	REPAIRS & MAINTENANCE (MOWING)	5,299	4,767	4,133	5,670	5,840	
100-45300-230	EQUIPMENT PURCHASES	-	-	-	520	540	
100-45300-310	OTHER CONSULTING EXPENSE	-	-	-	520	540	
100-45300-331	CONFERENCE & TRAVEL	-	-	-	-	-	
100-45300-350	PRINTING&PUBLICATIONS-(LEGALS)	-	-	83	-	-	
100-45300-361	INSURANCE	1,589	3,440	2,740	1,650	1,750	
100-45300-380	UTILITIES/WASTE REMOVAL	420	326	-	620	640	
100-45300-405	MISCELLANEOUS	-	152	-	210	220	
100-45300-451	FESTIVAL EXPENDITURES	5,140	10,249	-	5,000	2,500	
Total		21,157	23,456	8,596	22,540	20,630	-8.47%
Total		2,440,386	2,441,403	1,137,538	2,475,840	2,655,366	7.25%
Revenues over (under) expenditures		(42,125)	103,970	(1,099,655)	-	-	
Other financing sources							
100-39101-000	SALE OF LAND	-	-	-	-	-	
Total		-	-	-	-	-	
Net change in General Fund fund balance		\$ (42,125)	\$ 103,970	\$ (1,099,655)	\$ -	\$ -	

City of Independence

Second Quarter 2016 Financial Summary

To: City Council
From: Mark Kaltsas, Administrator
Meeting Date: September 13, 2016

Summary:

The City Council receives quarterly financial reports detailing the current financial status of the City. The reports are typically presented for information to the Council on the consent agenda. The second quarter report was completed in July of 2016 and set to be presented to the Council at that time. Staff reviewed the report and found several items that stood out and needed to be further researched. Staff spent some time trying to better understand several key pieces of the budget.

There were two primary issues that staff was further investigating.

1. The City typically receives the first half tax settlement from Hennepin County in July of a given year. Many cities request an advance on that first half settlement so that they can cash flow the City's budget. The County will distribute a 70% advance of the first half settlement in May and then the remaining first half settlement in July. Upon receipt of the 70% advance, the City typically funds 100% of the Pioneer Sarah Creek budget and 100% of the debt service issued by the City. This then shows a significant gap between the year to date expenditures and revenues for the second quarter. The budget does not fully show balance until it receives the second settlement in December.
2. Fines and Forfeitures revenue is showing a significant gap between budgeted and received. Staff investigated this further and discovered that there is a software error in the system used by WHPS and the County for issuing citations/tickets. The error was causing revenue due to the City to go to Hennepin County Attorney's Office. The County and City are now working to correct this error and refund the money owed to the City.

The other note relating to the second quarter financial summary is that many of the City's expenditures for items like insurance, licenses, fees, certain contracts and roads, are paid upfront during the first or second quarter. Those upfront payments tend to skew the budget in the first half of the year. Staff's overall review of the budget shows that we are in line with spending and on track to be on budget for the year.

Attachments:

1. Second Quarter Financial Report

2nd Quarter Report

City of Independence
Independence, Minnesota

As of June 30, 2016



AEM Financial Solutions™

People
+ Process®
Going
Beyond the
Numbers



July 28, 2016

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, Minnesota (the City), which comprise the budget to actual statement of revenues and expenditures for the General and enterprise funds as of June 30, 2016 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.

AEM FINANCIAL SOLUTIONS, LLC



AEM Financial Solutions™

July 28, 2016

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, 2016 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:

	<u>06/30/2016</u>	<u>12/31/2015</u>	<u>Increase/ (Decrease)</u>
Checking	\$ 1,467,053	\$ 3,404,262	\$ (1,937,209)
Investments (at market value)	190,149	189,097	1,052
 Total cash and investments	 <u>\$ 1,657,202</u>	 <u>\$ 3,593,359</u>	 <u>\$ (1,936,157)</u>
 Investment Type	 <u>06/30/2016</u>	 <u>12/31/2015</u>	 <u>Increase/ (Decrease)</u>
Checking	\$ 1,467,053	\$ 3,404,262	\$ (1,937,209)
Money market	-	-	-
Negotiable CDs	190,149	189,097	1,052
 Total investments	 <u>\$ 1,657,202</u>	 <u>\$ 3,593,359</u>	 <u>\$ (1,936,157)</u>

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.

Treasury Yields									
Date	1 mo	3 mo	6 mo	1 yr	2 yr	3 yr	5 yr	7 yr	10 yr
12/31/2010	0.07	0.12	0.19	0.29	0.61	1.02	2.01	2.71	3.30
12/30/2011	0.01	0.02	0.06	0.12	0.25	0.36	0.83	1.35	1.89
12/31/2012	0.02	0.05	0.11	0.16	0.25	0.36	0.72	1.18	1.78
12/31/2013	0.01	0.07	0.10	0.13	0.38	0.78	1.75	2.45	3.04
03/31/2014	0.03	0.05	0.07	0.13	0.44	0.90	1.73	2.30	2.73
06/30/2014	0.02	0.04	0.07	0.11	0.47	0.88	1.62	2.13	2.53
09/30/2014	0.02	0.02	0.03	0.13	0.58	1.07	1.78	2.22	2.52
12/31/2014	0.03	0.04	0.12	0.25	0.67	1.10	1.65	1.97	2.17
03/31/2015	0.05	0.03	0.14	0.26	0.56	0.89	1.37	1.71	1.94
06/30/2015	0.02	0.01	0.11	0.28	0.64	1.01	1.63	2.07	2.35
09/30/2015	0.00	0.00	0.08	0.31	0.64	0.92	1.37	1.75	2.05
12/31/2015	0.14	0.16	0.49	0.65	1.06	1.31	1.76	2.09	2.27
03/31/2016	0.18	0.21	0.39	0.59	0.73	0.87	1.21	1.54	1.78
06/30/2016	0.20	0.26	0.36	0.45	0.58	0.71	1.01	1.29	1.49

Budget Summary

A more detailed analysis of funds is included as Attachment A.

Cash Balance Summary

A detailed view of department totals compared with budget is included as Attachment B.

Investment Summary

A detailed summary of current investments is included as Attachment C.

Enterprise Fund Summary

A detailed summary of enterprise fund financial results is included as Attachment D.

Revenue and Expenditures

A detail of revenues and expenditures is included.

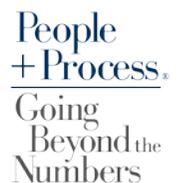
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This information is unaudited and is intended solely for the information and use of management and City Council and is not intended and should not be used by anyone other than these specified parties.

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 REVENUE AND EXPENDITURES -
 BUDGET AND ACTUAL - GENERAL FUND (UNAUDITED)
 FOR THE SIX MONTHS ENDED JUNE 30, 2016

Attachment A

	Annual Budget	Budget Thru 6/30/2016	Actual Thru 6/30/2016	Variance - Favorable (Unfavorable)	Percent Received or Expended Based on Budget Thru 6/30/2016
REVENUES					
Taxes	* \$ 2,213,830	\$ 1,106,915	\$ 676,599	\$ (430,316) (1)	61.12 %
Licenses and permits	148,420	74,210	66,158	(8,052)	89.15
Intergovernmental	-	-	7,204	7,204	N/A
Charges for services	45,160	22,580	(5,657)	(28,237) (2)	(25.05)
Fines and forfeitures	45,000	22,500	10,968	(11,532) (3)	48.75
Miscellaneous revenue	23,430	11,715	6,196	(5,519)	52.89
TOTAL REVENUES	2,475,840	1,237,920	761,468	(476,452)	61.51
EXPENDITURES					
Legislative	19,230	9,615	10,263	(648)	106.74
Election	7,500	3,750	-	3,750	-
City Clerk/finance	333,170	166,585	146,225	20,360	87.78
Legal services	34,510	17,255	27,161	(9,906)	157.41
Planning and zoning	30,110	15,055	17,221	(2,166)	114.39
General government building	38,760	19,380	22,555	(3,175)	116.38
Public safety	1,356,720	678,360	743,125	(64,765)	109.55
Building inspector	88,280	44,140	54,488	(10,348) (4)	123.44
Public works	511,590	255,795	308,909	(53,114) (5)	120.76
Solid waste	31,160	15,580	26,231	(10,651) (6)	168.36
Recreation/community service	7,320	3,660	1,640	2,020	44.81
Park maintenance	15,220	7,610	8,695	(1,085)	114.26
Insurance	2,270	1,135	1,700	(565)	149.78
TOTAL EXPENDITURES	2,475,840	1,237,920	1,368,213	(130,293)	110.53
EXCESS REVENUES EXPENDITURES)	-	-	(606,745)	(346,159)	(49.01)
OTHER FINANCING SOURCES (USES)					
Transfers out	-	-	100,000	100,000	N/A
EXCESS (DEFICIENCY) OF REVENUES (EXPENDITURES) AND OTHER FINANCING SOURCES (USES) OVER (UNDER) AND OTHER FINANCING FINANCING SOURCES (USES)	\$ -	\$ -	\$ (706,745)	\$ (446,159)	

* Taxes are paid 40 percent in June, 30 percent in July and the remainder is paid in December.

Item Explanation of items percentage received/expended less than 80% or greater than 120% and \$ variance greater than \$10,000.

- (1) Advance Tax settlement has been received, the remaining first 1/2 amount will be received in July.
- (2) Reversal of Accounts Receivable of project revenue. Closed projects will be billed during the 3rd quarter.
- (3) Court revenue is down YTD
- (4) Wages budgeted to Building Inspector department were less than how actual time is spent. Will make a change in 2017.
- (5) 100 percent of Dust control received during the first half of the year.
- (6) Annual Clean up Day expenditure for \$2,362 coded & monthly recycling expense approx \$3,980 is causing the variance.

CITY OF INDEPENDENCE, MINNESOTA
 UNAUDITED CASH BALANCES BY FUND
 JUNE 30, 2015, DECEMBER 31, 2015 AND JUNE 30, 2016

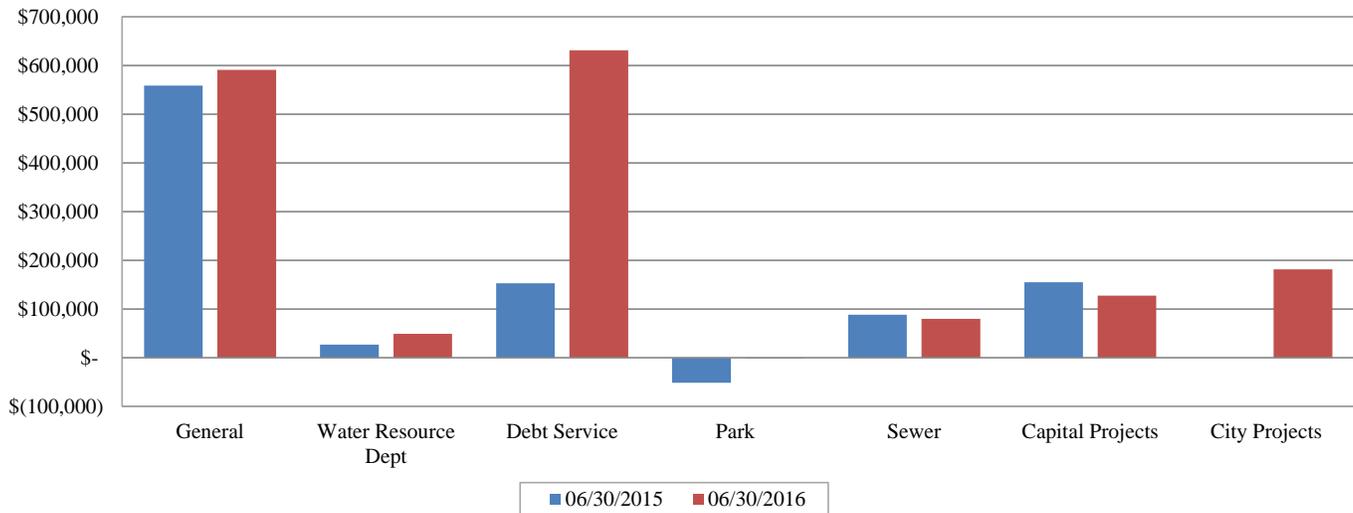
Attachment B

Fund	Balance 06/30/2015	Balance 12/31/2015	Balance 06/30/2016	YTD Change From 12/31/2015
100 General	\$ 558,641	\$ 1,248,017	\$ 590,598	\$ (657,419) (1)
200 Water resource department	26,906	69,273	48,878	(20,395)
309 2001 lease revenue bonds	86,245	48,941	93,245	44,304 (2)
311 Drake Drive road improvement	34,871	52,109	11,365	(40,744) (3)
312 2007 equipment certificate	61,004	87,453	36,602	(50,851) (4)
414 2015 street improvement	(29,584)	1,375,816	489,946	(885,870) (5)
501 Park	(51,259)	-	(1,380)	(1,380)
602 Sewer	87,945	130,298	79,643	(50,655) (6)
801 Building capital	124,578	119,783	108,396	(11,387)
802 Road capital improvement	12,629	12,657	12,689	32
803 Equipment capital improvement	(991)	-	7,469	7,469
804 Administrative capital	(1,371)	8,729	(1,371)	(10,100)
805 Development escrow	20,194	-	-	-
806 City Projects	-	440,283	181,122	(259,161) (7)
Total	<u>\$ 929,808</u>	<u>\$ 3,593,359</u>	<u>\$ 1,657,202</u>	<u>\$ (1,936,157)</u>

Item Explanation of items percentage received/expended less than 80% or greater than 120% and \$ variance greater than \$25,000.

- (1) The increase is an expected result from excess of expenditures over revenues which is the typical cash flow pattern of the City. Additional detail can be obtained on the statement of Revenues & Expenditures.
- (2) Tax settlement received.
- (3) Bond payment made during the first quarter.
- (4) Bond payment made during the first quarter.
- (5) Majority of project has been completed. Residual cash planned for parking lot re-surfacing.
- (6) Engineering Fees over budget \$5k, accounting for quarterly depreciation expense.
- (7) Serenity Hills escrow of \$244,000 returned to builder.

Cash Balance by Fund Compared to Prior Year



Fund

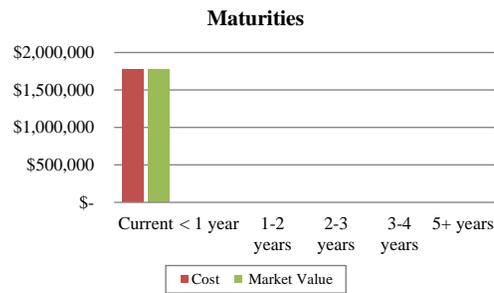
- | | |
|-----------------------|--------------------|
| ➡ General | ➡ Park |
| ⬆ Water resource dept | ➡ Sewer |
| ⬆ Debt service | ⬇ Capital projects |
| | ➡ City Projects |

Key

- ⬆ Balance increased more than 10% over prior year
- ⬇ Balance decreased more than 10% over prior year
- ➡ Balance within 10% of prior year

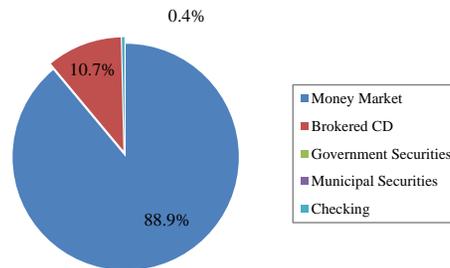
CITY OF INDEPENDENCE, MINNESOTA
SCHEDULE OF INVESTMENTS
FOR THE MONTH ENDING JUNE 30, 2016

Institution	Description	Market Value 01/01/2016	Deposits	Expenditures	Transfers	Interest	Unadjusted Market Value 06/30/2016	Market Value 06/30/2016	Unrealized Gain / Loss
Bank of Maple Plain	Bank of Maple Plain - Acct 30074	\$ 1,274,643.38	\$ 297,934.83	\$ (3,107,980.46)	\$ 1,541,550.00	\$ 296.18	\$ 6,443.93	\$ 6,443.93	\$ 0.00
Bank of Maple Plain	Bank of Maple Plain - Acct 00440022	2,143,180.61	974,782.13	-	(1,541,550.00)	3,586.71	1,579,999.45	1,579,999.45	-
Bank of Maple Plain	CD 6142 Mat 10/15/16 .65	190,149.34	-	-	-	-	190,149.34	190,149.34	-
		<u>\$ 3,607,973.33</u>	<u>\$ 1,272,716.96</u>	<u>\$ (3,107,980.46)</u>	<u>\$ -</u>	<u>\$ 3,882.89</u>	<u>\$ 1,776,592.72</u>	<u>\$ 1,776,592.72</u>	<u>\$ 0.00</u>



Maturity	Cost 6/30/2016	Market Value 6/30/2016	Variance 6/30/2016
Current	\$ 1,776,592.72	\$ 1,776,592.72	\$ -
< 1 year	-	-	-
1-2 years	-	-	-
2-3 years	-	-	-
3-4 years	-	-	-
5+ years	-	-	-
	<u>\$ 1,776,592.72</u>	<u>\$ 1,776,592.72</u>	<u>\$ -</u>

Weighted average rate of return 0.14% 6/30/2016
Average Maturity 0.08 6/30/2016



Investment Type	Market Value 6/30/2016
Money Market	\$ 1,579,999.45
Brokered CD	190,149.34
Government Securities	-
Municipal Securities	-
Checking	6,443.93
	<u>\$ 1,776,592.72</u>

CITY OF INDEPENDENCE, MINNESOTA
STATEMENT OF REVENUE AND EXPENSES -
BUDGET AND ACTUAL - SANITARY SEWER FUND (UNAUDITED)
FOR THE SIX MONTHS ENDED JUNE 30, 2016

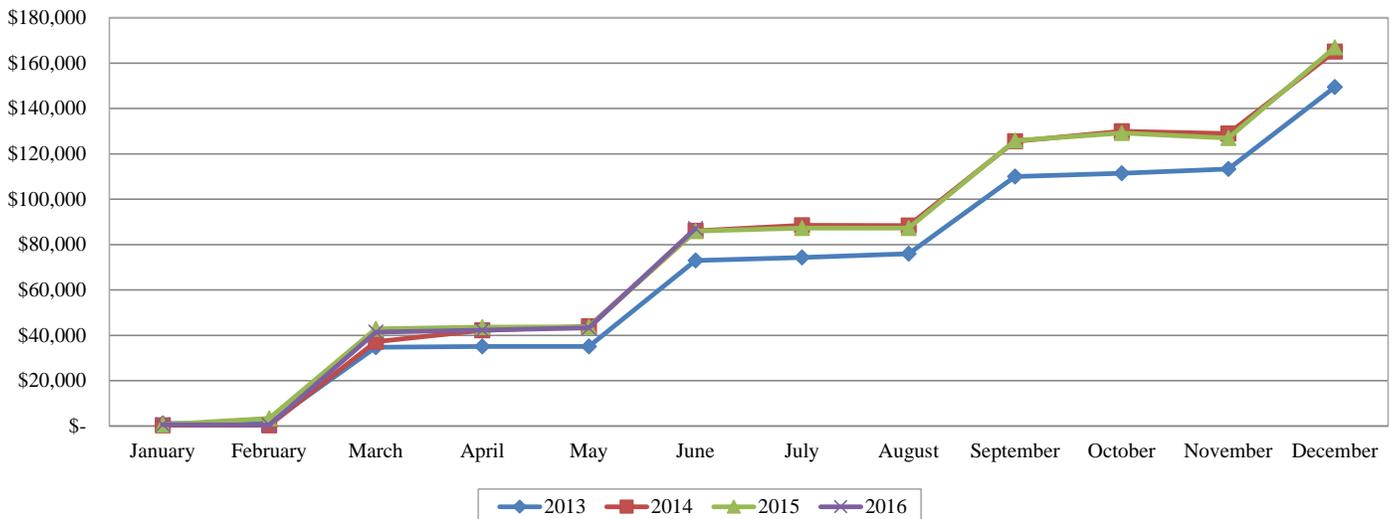
Attachment D

	Annual Budget 12/31/2016	Actual Thru 06/30/2015	Actual Thru 06/30/2016	Variance - Favorable (Unfavorable)	Percent Received or Expended Based on Budget Thru 06/30/2016
REVENUES					
Charges for services	\$ -	\$ 85,991	\$ 87,084	\$ 1,093	98.74 %
Property taxes	15,010	5,353	7,505	2,152	71.33
Special assessments	-	21,639	54,461	32,822 (1)	39.73
Connection fees	-	7,465	-	(7,465)	N/A
Interest income	-	228	126	(102)	180.95
TOTAL REVENUES	<u>15,010</u>	<u>120,676</u>	<u>149,176</u>	<u>28,500</u>	<u>80.90</u>
EXPENSES					
Personal services	82,030	32,125	36,374	(4,249)	88.32
Supplies	2,320	10,700	234	10,466 (2)	4,572.65
Repairs and maintenance	20,600	22,213	30,796	(8,583)	72.13
Other services and charges	85,520	28,108	30,394	(2,286)	92.48
Insurance	3,710	3,116	2,871	245	108.53
Capital outlay	21,120	-	-	-	N/A
Debt service	75,000	70,000	70,000	-	100.00
Utilities	20,600	12,862	11,109	1,753	115.78
Depreciation	123,600	-	30,900	(30,900) (3)	N/A
Interest expense	20,491	24,218	22,458	1,760	107.84
TOTAL EXPENSES	<u>454,991</u>	<u>203,342</u>	<u>235,136</u>	<u>31,794</u>	<u>86.48</u>
EXCESS REVENUES (EXPENSES)	<u>(439,981)</u>	<u>(82,666)</u>	<u>(85,960)</u>	<u>(3,294)</u>	<u>96.17</u>
CONVERT TO CASH					
Depreciation			30,900		
Bond principal			(70,000)		
NET ESTIMATED CASH EFFECT	<u>\$ (439,981)</u>	<u>\$ (82,666)</u>	<u>\$ (125,060)</u>	<u>\$ (3,294)</u>	<u>66.10 %</u>

Item Explanation of items percentage received/expended less than 80% or greater than 120% and \$ variance greater than \$10,000.

- (1) Sewer connection in 2015 originally miscoded to accounts, reclassified out at the end of the 2015 fiscal year.
- (2) Small supplies purchases for 2016, in 2015 \$10k expense from Schoening excavating.
- (3) Previously did not make quarterly depreciation entry, will change process to include estimated entries each quarter.

Sewer Sales Comparison 2013 - 2016



CITY OF INDEPENDENCE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2016

GENERAL FUND

	YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET
<u>TAXES</u>					
100-31010-000 AD VALOREM TAXES	2,136,220.00	499,231.32	488,044.35	(1,648,175.65)	22.85
100-31030-000 BONDS & INTEREST	.00	967.69	967.69	967.69	.00
100-31040-000 FISCAL DISPARITIES	77,610.00	35,722.34	35,722.34	(41,887.66)	46.03
TOTAL TAXES	2,213,830.00	535,921.35	524,734.38	(1,689,095.62)	23.70
<u>LICENSES & PERMITS</u>					
100-32100-000 BUSINESS LICENSES	12,480.00	4,900.00	14,300.00	1,820.00	114.58
100-32210-000 BUILDING PERMIT	133,840.00	19,678.34	45,933.13	(87,906.87)	34.32
100-32240-000 ANIMAL LICENSES	530.00	60.00	200.00	(330.00)	37.74
100-32250-000 MISC. LICENSES & PERMITS	1,570.00	1,275.00	5,725.00	4,155.00	364.65
TOTAL LICENSES & PERMITS	148,420.00	25,913.34	66,158.13	(82,261.87)	44.57
<u>INTERGOVERNMENTAL REVENUES</u>					
100-33400-000 STATE GRANT	.00	.00	961.60	961.60	.00
100-33620-000 COUNTY GRANTS & AID (OTHER)	.00	6,242.00	6,242.00	6,242.00	.00
TOTAL INTERGOVERNMENTAL REVENUES	.00	6,242.00	7,203.60	7,203.60	.00
<u>PUBLIC CHARGES FOR SERVICE</u>					
100-34103-000 ZONING/SUBDIVISION FEE	25,000.00	1,500.00	(17,448.99)	(42,448.99)	(69.80)
100-34105-000 SALE-MAPS,PUBLICATION,COPIES	100.00	.00	15.00	(85.00)	15.00
100-34107-000 ASSESSMENT SEARCH FEES	150.00	.00	.00	(150.00)	.00
100-34108-000 ADMINISTRATIVE CHARGES/REIMBUR	5,200.00	1,612.26	10,249.86	5,049.86	197.11
100-34305-000 PUBLIC WORKS REIMBURSEMENTS	530.00	.00	107.50	(422.50)	20.28
100-34306-000 BUILDING INSPECTIONS REIMBURSE	1,040.00	.00	.00	(1,040.00)	.00
100-34307-000 PLANNING/ZONING REIMB. DEVL.	10,000.00	.00	1,420.00	(8,580.00)	14.20
100-34308-000 LEGAL FEE/ REIMB. DEV.	530.00	.00	.00	(530.00)	.00
100-34309-000 ENG. FEE/ REIMB. DEV.	2,610.00	.00	.00	(2,610.00)	.00
TOTAL PUBLIC CHARGES FOR SERVICE	45,160.00	3,112.26	(5,656.63)	(50,816.63)	(12.53)
<u>FINES & FORFEITURES</u>					
100-35000-000 COURT FINES/DOG IMPOUNDING	45,000.00	972.80	10,968.00	(34,032.00)	24.37
TOTAL FINES & FORFEITURES	45,000.00	972.80	10,968.00	(34,032.00)	24.37

CITY OF INDEPENDENCE
REVENUES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2016

GENERAL FUND

	YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET
<u>MISCELLANEOUS REVENUE</u>					
100-36210-000 INTEREST EARNINGS	5,200.00	(646.79)	1,474.53	(3,725.47)	28.36
100-36220-000 INSURANCE PREMIUM REFUND	3,650.00	.00	.00	(3,650.00)	.00
100-36230-000 MISC. CONTRIB./REFUND	530.00	55.24	55.24	(474.76)	10.42
100-36240-000 COMMUNITY CENTER REVENUES	6,240.00	150.00	1,050.00	(5,190.00)	16.83
100-36260-000 FESTIVAL REVENUES	5,200.00	.00	.00	(5,200.00)	.00
100-36261-000 EVENT REVENUES	2,610.00	.00	3,616.00	1,006.00	138.54
TOTAL MISCELLANEOUS REVENUE	<u>23,430.00</u>	<u>(441.55)</u>	<u>6,195.77</u>	<u>(17,234.23)</u>	<u>26.44</u>
TOTAL FUND REVENUE	<u>2,475,840.00</u>	<u>571,720.20</u>	<u>609,603.25</u>	<u>(1,866,236.75)</u>	<u>24.62</u>

CITY OF INDEPENDENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2016

GENERAL FUND

	YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET	
<u>LEGISLATIVE</u>						
100-41000-102	MAYOR'S SALARY	3,000.00	750.00	1,500.00	1,500.00	50.00
100-41000-103	COUNCIL SALARIES	7,200.00	1,384.43	3,600.00	3,600.00	50.00
100-41000-122	FICA(6.2) MEDICARE (1.45)	780.00	195.10	390.20	389.80	50.03
100-41000-331	CONFERENCE & TRAVEL	5,670.00	768.70	3,700.32	1,969.68	65.26
100-41000-360	INSURANCE	820.00	.00	938.50	(118.50)	114.45
100-41000-405	MISCELLANEOUS	210.00	.00	134.28	75.72	63.94
100-41000-433	DUES & SUBSCRIPTIONS	1,550.00	.00	.00	1,550.00	.00
	TOTAL LEGISLATIVE	19,230.00	3,098.23	10,263.30	8,966.70	53.37
<u>ELECTION</u>						
100-41400-103	ELECTION OFFICIAL'S WAGES (PT)	3,500.00	.00	.00	3,500.00	.00
100-41400-210	OPERATING SUPPLIES/MTN EQUIP.	3,000.00	.00	.00	3,000.00	.00
100-41400-405	MISCELLANEOUS	1,000.00	.00	.00	1,000.00	.00
	TOTAL ELECTION	7,500.00	.00	.00	7,500.00	.00
<u>CITY CLERK/FINANCE</u>						
100-41500-101	WAGES (FULL-TIME)	36,220.00	(6,741.04)	20,983.49	15,236.51	57.93
100-41500-102	WAGES (PART-TIME)	24,140.00	12,396.93	12,396.93	11,743.07	51.35
100-41500-121	PERA	4,530.00	424.21	2,503.57	2,026.43	55.27
100-41500-122	FICA/MEDICARE	4,620.00	432.68	2,553.62	2,066.38	55.27
100-41500-131	CITY PAID BENEFIT ALLOWANCE-LI	12,420.00	1,371.02	3,792.52	8,627.48	30.54
100-41500-133	COBRA EMPLOYEE INSURANCE	.00	.00	(345.00)	345.00	.00
100-41500-200	OFFICE SUPPLIES	4,120.00	355.86	1,694.71	2,425.29	41.13
100-41500-301	AUDITING FEES	12,500.00	(6,160.00)	22,270.00	(9,770.00)	178.16
100-41500-305	CPA FEES	58,350.00	4,863.00	29,178.00	29,172.00	50.01
100-41500-310	OTHER CONSULTING EXPENSE	77,950.00	21,084.00	23,682.05	54,267.95	30.38
100-41500-315	ASSESSOR'S FEE	55,000.00	.00	.00	55,000.00	.00
100-41500-321	COMMUNICATIONS(PHONE)	3,610.00	302.24	1,467.97	2,142.03	40.66
100-41500-322	POSTAGE	1,550.00	.00	.00	1,550.00	.00
100-41500-331	TRAVEL & CONFERENCE EXPENSE	1,500.00	.00	586.31	913.69	39.09
100-41500-350	PRINTING&PUBLICATIONS-(LEGALS)	9,270.00	2,071.95	5,517.14	3,752.86	59.52
100-41500-360	INSURANCE	7,210.00	.00	9,418.30	(2,208.30)	130.63
100-41500-404	MAINT.&REPAIR EQUIP.(CONTRACT)	4,000.00	.00	1,005.48	2,994.52	25.14
100-41500-405	MISCELLANEOUS	1,030.00	35.00	795.61	234.39	77.24
100-41500-433	DUES & SUBSCRIPTIONS	5,870.00	23.23	4,090.81	1,779.19	69.69
100-41500-560	CAPITAL OUTLAY (OFFICE EQUIP.)	520.00	.00	.00	520.00	.00
100-41500-570	CAPITAL OUTLAY (COMPUTER EQUIP)	520.00	.00	.00	520.00	.00
100-41500-602	LEASE/PURCHASE (COPIER)	8,240.00	777.90	4,633.08	3,606.92	56.23
	TOTAL CITY CLERK/FINANCE	333,170.00	31,236.98	146,224.59	186,945.41	43.89

CITY OF INDEPENDENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2016

GENERAL FUND

	YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET
<u>LEGAL SERVICES</u>					
100-41600-304 CIVIL, LEGAL (K&G)	15,450.00	2,103.00	13,976.80	1,473.20	90.46
100-41600-306 PROSECUTION (C&C)	18,540.00	3,417.13	13,184.51	5,355.49	71.11
100-41600-312 CODIFICATION OF ORDINANCES	520.00	.00	.00	520.00	.00
TOTAL LEGAL SERVICES	34,510.00	5,520.13	27,161.31	7,348.69	78.71
<u>PLANNING & ZONING</u>					
100-41900-301 PLANNER CONTRACT FEE	23,200.00	3,732.50	11,682.50	11,517.50	50.36
100-41900-360 INSURANCE	5,670.00	.00	5,538.00	132.00	97.67
100-41900-405 MISC.	210.00	.00	.00	210.00	.00
TOTAL PLANNING & ZONING	29,080.00	3,732.50	17,220.50	11,859.50	59.22
<u>ENVIRONMENTAL PROTECTION</u>					
100-41920-311 OTHER CONSULTANT FEES	1,030.00	.00	.00	1,030.00	.00
100-41920-320 WATER RESOURCE STAFF	7,000.00	.00	1,228.62	5,771.38	17.55
TOTAL ENVIRONMENTAL PROTECTION	8,030.00	.00	1,228.62	6,801.38	15.30
<u>GEN. GOVT. BUILDING</u>					
100-41940-321 COMMUNICATIONS (TELEPHONE)	1,030.00	614.33	3,074.67 (	2,044.67)	298.51
100-41940-350 ADVERTISING (COMM. CENTER)	.00	.00	24.68 (	24.68)	.00
100-41940-360 INSURANCE	2,160.00	.00	2,110.94	49.06	97.73
100-41940-380 UTILITIES (NSP,GAS,LINEN)	12,360.00	1,048.37	5,795.22	6,564.78	46.89
100-41940-384 GARBAGE PICK-UP	1,130.00	79.15	524.71	605.29	46.43
100-41940-401 MAINT.&REPAIR BLD	11,130.00	7,647.05	10,182.14	947.86	91.48
100-41940-402 MUSEUM	150.00	.00	.00	150.00	.00
100-41940-403 GROUND MAINTENANCE	500.00	64.36	64.36	435.64	12.87
100-41940-405 MISCELLANEOUS	.00	253.73	778.53 (	778.53)	.00
100-41940-510 C.O.(LAND & BLD. - 804)	10,300.00	.00	.00	10,300.00	.00
TOTAL GEN. GOVT. BUILDING	38,760.00	9,706.99	22,555.25	16,204.75	58.19

CITY OF INDEPENDENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2016

GENERAL FUND

	YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET
<u>PUBLIC SAFETY</u>					
100-42000-405 MISCELLANEOUS	1,130.00	.00	.00	1,130.00	.00
100-42000-440 CONTRACT	1,012,420.00	76,016.71	557,094.76	455,325.24	55.03
100-42000-442 PRISONER BOOKING	1,550.00	.00	409.50	1,140.50	26.42
100-42000-450 FIRE PROTECTION	337,190.00	68,461.43	185,621.14	151,568.86	55.05
100-42000-461 BUILDING CODE SURCHARGE	3,090.00	.00	.00	3,090.00	.00
100-42000-570 C. O.	1,340.00	.00	.00	1,340.00	.00
TOTAL PUBLIC SAFETY	1,356,720.00	144,478.14	743,125.40	613,594.60	54.77
<u>BUILDING INSPECTOR ADMIN</u>					
100-42400-101 WAGES (FULL-TIME)	60,560.00	6,047.29	36,560.50	23,999.50	60.37
100-42400-103 WAGES- (TEMP HELP)	410.00	.00	150.74	259.26	36.77
100-42400-121 PERA	4,540.00	453.55	2,742.04	1,797.96	60.40
100-42400-122 FICA/MEDICARE	4,630.00	462.62	2,796.89	1,833.11	60.41
100-42400-131 CITY PAID BENEFIT ALLOWANCE-LI	10,960.00	1,615.57	7,099.94	3,860.06	64.78
100-42400-200 OFFICE SUPPLIES	260.00	.00	98.00	162.00	37.69
100-42400-212 VEHICLE OPER.SUPPLIES(FUEL,ETC)	460.00	67.50	280.91	179.09	61.07
100-42400-310 OTHER CONSULTING EXPENSE	150.00	.00	.00	150.00	.00
100-42400-321 COMMUNICATIONS (TELEPHONE)	1,550.00	191.95	1,016.53	533.47	65.58
100-42400-331 CONFERENCE & TRAVEL	770.00	.00	278.39	491.61	36.15
100-42400-360 INSURANCE	3,300.00	.00	3,369.46	(69.46)	102.10
100-42400-433 DUES & SUBSCRIPTIONS	280.00	.00	95.00	185.00	33.93
100-42400-570 CAPITAL OUTLAY (EQUIP PURCHA)	410.00	.00	.00	410.00	.00
TOTAL BUILDING INSPECTOR ADMIN	88,280.00	8,838.48	54,488.40	33,791.60	61.72

CITY OF INDEPENDENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2016

GENERAL FUND

	YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET
<u>PUBLIC WORKS</u>					
100-43100-101 WAGES (FULL-TIME)	152,000.00	14,320.73	80,147.85	71,852.15	52.73
100-43100-103 WAGES (TEMP HELP)	.00	.00	261.00 (	261.00)	.00
100-43100-121 PERA	11,400.00	1,074.07	6,011.04	5,388.96	52.73
100-43100-122 FICA/MEDICARE	11,630.00	1,080.78	6,048.21	5,581.79	52.01
100-43100-131 CITY PAID BENEFIT ALLOWANCE	34,350.00	3,893.28	16,126.30	18,223.70	46.95
100-43100-210 OPERATING SUPPLIES	620.00	80.43	95.43	524.57	15.39
100-43100-212 VEHICLE OPER.SUPPLIES(FUEL,ETC)	26,780.00	1,968.68	6,239.92	20,540.08	23.30
100-43100-217 SIGNS	5,000.00	4,938.56	4,938.56	61.44	98.77
100-43100-218 UNIFORMS	1,600.00	321.18	1,057.73	542.27	66.11
100-43100-219 CULVERTS	4,120.00	.00	.00	4,120.00	.00
100-43100-220 MAINT.&REPAIR SUPPLIES (EQUIP)	21,630.00	1,585.00	13,367.34	8,262.66	61.80
100-43100-223 MAINT. & REPAIR SUPPLIES(BLDG.)	4,640.00 (	2,548.98)	1,234.00	3,406.00	26.59
100-43100-224 ROAD MAINT.MATERIALS(ON-GOING)	51,500.00	16,648.61	65,687.86 (	14,187.86)	127.55
100-43100-226 BLACKTOP MAINTENANCE	41,200.00	.00	10,275.72	30,924.28	24.94
100-43100-227 EQUIPMENT RENTAL CONTRACT HIRE	1,030.00	.00	81.00	949.00	7.86
100-43100-240 SMALL TOOLS & MINOR EQUIPMENT	310.00	.00	203.12	106.88	65.52
100-43100-303 ENGINEERING	4,120.00	52.50	1,570.35	2,549.65	38.12
100-43100-321 COMMUNICATIONS (PHONE,E-MAIL)	4,120.00	428.70	2,748.87	1,371.13	66.72
100-43100-331 TRAVEL,CONF.,EDUC.EXPENSE	1,000.00	.00	1,117.00 (	117.00)	111.70
100-43100-350 PRINTING & PUBLICATIONS	310.00	.00	687.29 (	377.29)	221.71
100-43100-360 INSURANCE	16,000.00	.00	14,341.52	1,658.48	89.63
100-43100-380 UTILITIES	9,270.00	274.18	5,223.85	4,046.15	56.35
100-43100-381 STREET LIGHTING	3,000.00	232.11	1,401.01	1,598.99	46.70
100-43100-384 GARBAGE PICK-UP	460.00	26.39	148.18	311.82	32.21
100-43100-403 BRUSH & FIRE CONTROL	.00	600.00	600.00 (	600.00)	.00
100-43100-405 MISCELLANEOUS	.00	158.54	483.57 (	483.57)	.00
100-43100-407 SNOW REMOVAL-MATERIALS	25,750.00	.00	1,672.53	24,077.47	6.50
100-43100-408 DUST CONTROL	66,950.00	64,035.84	64,035.84	2,914.16	95.65
100-43100-413 SALES/FUEL TAX & LICENSE	1,000.00	.00	10.00	990.00	1.00
100-43100-415 EQUIPMENT RENTAL	520.00	.00	.00	520.00	.00
100-43100-420 GOPHER STATE ONE-CALL	1,850.00	227.60	1,032.40	817.60	55.81
100-43100-430 SAFETY PROGRAM (AWAIR, ETC.)	1,850.00	495.00	495.00	1,355.00	26.76
100-43100-433 MEMBERSHIP DUES	580.00	69.67	338.34	241.66	58.33
100-43100-720 TRANSFER OUT	.00	.00	100,000.00 (	100,000.00)	.00
TOTAL PUBLIC WORKS	504,590.00	109,962.87	407,680.83	96,909.17	80.79
<u>SOLID WASTE (LAND & RECYCLING)</u>					
100-43200-405 MISCELLANEOUS	260.00	.00	.00	260.00	.00
100-43200-410 RECYCLING EXPENSES	30,900.00	3,980.16	26,231.46	4,668.54	84.89
TOTAL SOLID WASTE (LAND & RECYCLING)	31,160.00	3,980.16	26,231.46	4,928.54	84.18

CITY OF INDEPENDENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2016

GENERAL FUND

	YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET
<u>RECREATION</u>					
100-45100-120 PARTICIPATE RECREATION	6,700.00	.00	1,640.00	5,060.00	24.48
TOTAL RECREATION	6,700.00	.00	1,640.00	5,060.00	24.48
<u>COMMUNITY SERVICE</u>					
100-45200-402 YOUTH GROUPS	620.00	.00	.00	620.00	.00
TOTAL COMMUNITY SERVICE	620.00	.00	.00	620.00	.00
<u>PARK MAINT.</u>					
100-45300-210 SUPPLIES & MATERIALS	1,030.00	64.35	64.35	965.65	6.25
100-45300-220 REPAIRS & MAINTENANCE (MOWING)	5,670.00	560.46	4,693.59	976.41	82.78
100-45300-230 EQUIPMENT PURCHASES	520.00	1,114.12	1,114.12 (	594.12)	214.25
100-45300-310 OTHER CONSULTING EXPENSE	520.00	.00	.00	520.00	.00
100-45300-350 PRINTING&PUBLICATIONS-(LEGALS)	.00	.00	83.12 (	83.12)	.00
100-45300-361 INSURANCE	1,650.00	.00	2,740.00 (	1,090.00)	166.06
100-45300-380 UTILITIES/WASTE REMOVAL	620.00	.00	.00	620.00	.00
100-45300-405 MISCELLANEOUS	210.00	.00	.00	210.00	.00
100-45300-451 FESTIVAL EXPENDITURES	5,000.00	.00	.00	5,000.00	.00
TOTAL PARK MAINT.	15,220.00	1,738.93	8,695.18	6,524.82	57.13
<u>UNALLOCATED INSURANCE</u>					
100-49240-375 CLAIM DEDUCTIBLE	520.00	.00	.00	520.00	.00
100-49240-620 AGENCY FEES	1,750.00	.00	1,700.00	50.00	97.14
TOTAL UNALLOCATED INSURANCE	2,270.00	.00	1,700.00	570.00	74.89
TOTAL FUND EXPENDITURES	2,475,840.00	322,293.41	1,468,214.84	1,007,625.16	59.30
NET REVENUES OVER EXPENDITURES	.00	249,426.79	(858,611.59)	(2,873,861.91)	.00

CITY OF INDEPENDENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2016

WATER RESOURCE DEPT.

	YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET
<u>TAXES</u>					
200-31010-000 AD VALOREM TAXES	61,290.00	30,456.42	29,969.39	31,320.61	48.90
200-31040-000 FISCAL DISPARITIES	2,980.00	1,358.18	1,358.18	1,621.82	45.58
TOTAL TAXES	64,270.00	31,814.60	31,327.57	32,942.43	48.74
<u>ADMINISTRATIVE</u>					
200-34108-000 ADMINISTRATIVE CHARGES/REIMBUR	.00	.00	166.23 (	166.23)	.00
TOTAL ADMINISTRATIVE	.00	.00	166.23 (	166.23)	.00
<u>MISCELLANEOUS REVENUE</u>					
200-36210-000 INTEREST EARNINGS	.00	50.35	106.89 (	106.89)	.00
TOTAL MISCELLANEOUS REVENUE	.00	50.35	106.89 (	106.89)	.00
TOTAL FUND REVENUE	64,270.00	31,864.95	31,600.69	32,669.31	49.17

CITY OF INDEPENDENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2016

WATER RESOURCE DEPT.

	YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET
<u>CONSULTANT EXPENSES</u>					
200-41920-310 PIONEER-SARAH WATERSHED COMM.	50,110.00	25,222.64	50,445.28	(335.28)	100.67
200-41920-320 WATER RESOURCE STAFF	2,060.00	.00	135.00	1,925.00	6.55
200-41920-330 OTHER CONSULTING FEES	1,030.00	.00	.00	1,030.00	.00
200-41920-350 PRINTING&PUBLICATIONS-(LEGALS)	770.00	.00	.00	770.00	.00
200-41920-433 MISC. DUES / FEES	.00	.00	515.00	(515.00)	.00
200-41920-570 CAPITAL OUTLAY (PROJECT COST)	10,300.00	.00	.00	10,300.00	.00
TOTAL CONSULTANT EXPENSES	64,270.00	25,222.64	51,095.28	13,174.72	79.50
TOTAL FUND EXPENDITURES	64,270.00	25,222.64	51,095.28	13,174.72	79.50
NET REVENUES OVER EXPENDITURES	.00	6,642.31	(19,494.59)	19,494.59	.00
NET REVENUES OVER EXPENDITURES	.00	.00	.00	.00	.00
NET REVENUES OVER EXPENDITURES	.00	.00	.00	.00	.00
NET REVENUES OVER EXPENDITURES	.00	.00	.00	.00	.00
NET REVENUES OVER EXPENDITURES	.00	.00	.00	.00	.00
NET REVENUES OVER EXPENDITURES	.00	.00	.00	.00	.00
NET REVENUES OVER EXPENDITURES	.00	.00	.00	.00	.00
NET REVENUES OVER EXPENDITURES	.00	.00	.00	.00	.00
NET REVENUES OVER EXPENDITURES	.00	.00	.00	.00	.00
NET REVENUES OVER EXPENDITURES	.00	.00	.00	.00	.00

CITY OF INDEPENDENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2016

DEBT SERV PUB SAF BLD 01 FUND

	YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET
<u>TAXES</u>					
309-31010-000 ADVALOREM TAXES	110,100.00	110,100.00	110,100.00	.00	100.00
TOTAL TAXES	110,100.00	110,100.00	110,100.00	.00	100.00
<u>MISCELLANEOUS REVENUE</u>					
309-36210-000 INTEREST EARNINGS	.00	89.49	154.35 (	154.35)	.00
TOTAL MISCELLANEOUS REVENUE	.00	89.49	154.35 (	154.35)	.00
TOTAL FUND REVENUE	110,100.00	110,189.49	110,254.35 (	154.35)	100.14

CITY OF INDEPENDENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2016

DEBT SERV PUB SAF BLD 01 FUND

	YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET
<u>DEBT SERVICE-PUB SAFE BLDG</u>					
309-47000-601 BOND PRINCIPLE	85,000.00	.00	.00	85,000.00	.00
309-47000-611 BOND INTEREST	19,800.00	.00	9,900.00	9,900.00	50.00
309-47000-620 AGENCY FEE	570.00	.00	1,000.00	(430.00)	175.44
TOTAL DEBT SERVICE-PUB SAFE BLDG	<u>105,370.00</u>	<u>.00</u>	<u>10,900.00</u>	<u>94,470.00</u>	<u>10.34</u>
TOTAL FUND EXPENDITURES	<u>105,370.00</u>	<u>.00</u>	<u>10,900.00</u>	<u>94,470.00</u>	<u>10.34</u>
NET REVENUES OVER EXPENDITURES	<u>4,730.00</u>	<u>110,189.49</u>	<u>99,354.35</u>	<u>(94,624.35)</u>	<u>2,100.51</u>
NET REVENUES OVER EXPENDITURES	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>

CITY OF INDEPENDENCE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING JUNE 30, 2016

DRAKE DR. ROAD IMPROVEMENT

	YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET
<u>MISCELLANEOUS REVENUE</u>					
311-36210-000 INTEREST EARNINGS	.00	12.98	46.37	(46.37)	.00
TOTAL MISCELLANEOUS REVENUE	.00	12.98	46.37	(46.37)	.00
TOTAL FUND REVENUE	.00	12.98	46.37	(46.37)	.00

CITY OF INDEPENDENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2016

DRAKE DR. ROAD IMPROVEMENT

	YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET
<u>PRINCIPLE & INTEREST</u>					
311-47000-601 BOND PRINCIPLE	40,000.00	.00	40,000.00	.00	100.00
311-47000-611 BOND INTEREST	790.00	.00	790.00	.00	100.00
TOTAL PRINCIPLE & INTEREST	<u>40,790.00</u>	<u>.00</u>	<u>40,790.00</u>	<u>.00</u>	<u>100.00</u>
TOTAL FUND EXPENDITURES	<u>40,790.00</u>	<u>.00</u>	<u>40,790.00</u>	<u>.00</u>	<u>100.00</u>
NET REVENUES OVER EXPENDITURES	<u>(40,790.00)</u>	<u>12.98</u>	<u>(40,743.63)</u>	<u>(46.37)</u>	<u>(99.89)</u>

CITY OF INDEPENDENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2016

GEO CERT. 2007 A

		YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET
<u>MISCELLANEOUS REVENUE</u>						
312-36210-000	INTEREST EARNINGS	.00	41.81	136.25	(136.25)	.00
	TOTAL MISCELLANEOUS REVENUE	.00	41.81	136.25	(136.25)	.00
	TOTAL FUND REVENUE	.00	41.81	136.25	(136.25)	.00

CITY OF INDEPENDENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2016

GEO CERT. 2007 A

	YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET
<u>PRINCIPLE & INTEREST</u>					
312-47000-601 PRINCIPLE	50,000.00	.00	50,000.00	.00	100.00
312-47000-611 INTEREST EXPENSE (LOAN)	988.00	.00	987.50	.50	99.95
TOTAL PRINCIPLE & INTEREST	<u>50,988.00</u>	<u>.00</u>	<u>50,987.50</u>	<u>.50</u>	<u>100.00</u>
TOTAL FUND EXPENDITURES	<u>50,988.00</u>	<u>.00</u>	<u>50,987.50</u>	<u>.50</u>	<u>100.00</u>
NET REVENUES OVER EXPENDITURES	<u>(50,988.00)</u>	<u>41.81</u>	<u>(50,851.25)</u>	<u>(136.75)</u>	<u>(99.73)</u>
NET REVENUES OVER EXPENDITURES	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
NET REVENUES OVER EXPENDITURES	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
NET REVENUES OVER EXPENDITURES	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
NET REVENUES OVER EXPENDITURES	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
NET REVENUES OVER EXPENDITURES	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
NET REVENUES OVER EXPENDITURES	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
NET REVENUES OVER EXPENDITURES	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
NET REVENUES OVER EXPENDITURES	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
NET REVENUES OVER EXPENDITURES	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>
NET REVENUES OVER EXPENDITURES	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>	<u>.00</u>

CITY OF INDEPENDENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2016

FUND 414

	YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET
<u>SOURCE 31</u>					
414-31010-000 AD VALOREM TAXES	178,619.00	178,619.00	178,619.00	.00	100.00
TOTAL SOURCE 31	178,619.00	178,619.00	178,619.00	.00	100.00
<u>SOURCE 36</u>					
414-36210-000 INTEREST EARNINGS	.00	582.55	1,071.03	(1,071.03)	.00
TOTAL SOURCE 36	.00	582.55	1,071.03	(1,071.03)	.00
TOTAL FUND REVENUE	178,619.00	179,201.55	179,690.03	(1,071.03)	100.60

CITY OF INDEPENDENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2016

FUND 414

	YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET
<u>DEPT 121</u>					
414-43121-303 ENGINEERING	.00	52.50 (	44,058.75)	44,058.75	.00
414-43121-611 INTEREST EXPENSE	.00	29,556.88	29,556.88 (	29,556.88)	.00
414-43121-620 AGENCY FEES	.00	450.00	450.00 (	450.00)	.00
TOTAL DEPT 121	.00	30,059.38 (	14,051.87)	14,051.87	.00
TOTAL FUND EXPENDITURES	.00	30,059.38 (	14,051.87)	14,051.87	.00
NET REVENUES OVER EXPENDITURES	178,619.00	149,142.17	193,741.90 (	15,122.90)	108.47

CITY OF INDEPENDENCE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING JUNE 30, 2016

PARK FUND

	YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET
<u>MISCELLANEOUS REVENUE</u>					
501-36230-000 MISC.CONTRIBUTIONS/DONATIONS	.00	8.38	715.34	(715.34)	.00
TOTAL MISCELLANEOUS REVENUE	<u>.00</u>	<u>8.38</u>	<u>715.34</u>	<u>(715.34)</u>	<u>.00</u>
TOTAL FUND REVENUE	<u>.00</u>	<u>8.38</u>	<u>715.34</u>	<u>(715.34)</u>	<u>.00</u>
NET REVENUES OVER EXPENDITURES	<u>.00</u>	<u>8.38</u>	<u>715.34</u>	<u>(715.34)</u>	<u>.00</u>

CITY OF INDEPENDENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2016

SEWER FUND

	YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET
<u>TAXES</u>					
602-31010-000 AD VALOREM TAXES	15,010.00	15,010.00	15,010.00	.00	100.00
TOTAL TAXES	15,010.00	15,010.00	15,010.00	.00	100.00
<u>PUBLIC CHARGES FOR SERVICE</u>					
602-34408-000 USER AVAIL. CHG. (\$112.54 YR)	.00	3,072.00	3,072.00	(3,072.00)	.00
TOTAL PUBLIC CHARGES FOR SERVICE	.00	3,072.00	3,072.00	(3,072.00)	.00
<u>MISCELLANEOUS REVENUE</u>					
602-36101-000 SPECIAL ASSESS/INT (CTY. PYMT)	.00	44,637.82	54,461.31	(54,461.31)	.00
602-36210-000 SEWER FUND INTEREST	.00	62.81	125.89	(125.89)	.00
TOTAL MISCELLANEOUS REVENUE	.00	44,700.63	54,587.20	(54,587.20)	.00
<u>SPECIAL FUND ACTIVITY</u>					
602-37200-210 COLLECTION&GRAVITY LINE	.00	37,212.13	74,508.13	(74,508.13)	.00
602-37200-220 RESIDENTIAL CLUSTER	.00	229.50	459.00	(459.00)	.00
602-37200-250 COMMERCIAL	.00	3,335.59	7,785.73	(7,785.73)	.00
602-37200-270 DEL UTILITIES - CITY PYMT	.00	(16.80)	1,258.87	(1,258.87)	.00
TOTAL SPECIAL FUND ACTIVITY	.00	40,760.42	84,011.73	(84,011.73)	.00
TOTAL FUND REVENUE	15,010.00	103,543.05	156,680.93	(141,670.93)	1,043.84

CITY OF INDEPENDENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2016

SEWER FUND

	YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET
<u>SEWER EXPENSE COLLECTION</u>					
602-49450-101 WAGES (FULL-TIME)	57,350.00	4,590.74	27,692.26	29,657.74	48.29
602-49450-121 PERA	4,620.00	344.29	2,076.92	2,543.08	44.95
602-49450-122 FICA/MEDICARE	4,710.00	350.08	2,109.06	2,600.94	44.78
602-49450-131 CITY PAID BENEFIT ALLOWANCE	15,350.00	864.39	4,496.04	10,853.96	29.29
602-49450-200 OFFICE SUPPLIES	770.00	4.00	18.05	751.95	2.34
602-49450-210 OPERATING SUPPLIES	1,030.00	216.04	216.04	813.96	20.97
602-49450-240 SMALL TOOLS & MINOR EQUIPMENT	520.00	.00	.00	520.00	.00
602-49450-301 AUDITING FEES	500.00	.00	.00	500.00	.00
602-49450-302 PROFESSIONAL SERVICES	10,500.00	.00	1,127.59	9,372.41	10.74
602-49450-303 ENGINEERING FEES	1,030.00	262.50	6,201.45 (	5,171.45)	602.08
602-49450-304 LEGAL	1,030.00	.00	.00	1,030.00	.00
602-49450-310 OTHER CONSULTING EXPENSE	1,030.00	.00	.00	1,030.00	.00
602-49450-322 POSTAGE	310.00	.00	.00	310.00	.00
602-49450-331 CONFER.TRAVEL EXP./DUES/SUBSCR	770.00	.00	45.00	725.00	5.84
602-49450-360 INSURANCE	3,190.00	.00	2,871.28	318.72	90.01
602-49450-375 CLAIM DEDUCTIBLE	520.00	.00	.00	520.00	.00
602-49450-380 UTILITIES	20,600.00	1,879.72	11,109.07	9,490.93	53.93
602-49450-401 MAINT. & REPAIR (BLDGS./SYSTEM)	20,600.00	19,167.19	30,796.40 (	10,196.40)	149.50
602-49450-404 CIVIC MAINT. CONTRACT	720.00	.00	667.42	52.58	92.70
602-49450-405 MISCELLANEOUS	1,550.00	7,500.00	7,500.00 (	5,950.00)	483.87
602-49450-406 METRO COUNCIL-ENVIRON.(SER.CH)	25,750.00	2,880.52	14,402.60	11,347.40	55.93
602-49450-410 SAC CHARGES	41,200.00	.00	.00	41,200.00	.00
602-49450-417 LICENSES & PERMITS	100.00	.00	.00	100.00	.00
602-49450-420 DEPRECIATION	123,600.00	30,900.00	30,900.00	92,700.00	25.00
602-49450-560 CAPITAL OUTLAY (COMP.)	520.00	.00	.00	520.00	.00
602-49450-570 CAPITAL OUTLAY (PROJECT COST)	20,600.00	.00	.00	20,600.00	.00
602-49450-601 BOND PRINCIPAL	75,000.00	.00	70,000.00	5,000.00	93.33
602-49450-611 BOND INTEREST	20,491.00	10,786.25	22,457.50 (	1,966.50)	109.60
602-49450-620 AGENCY FEES	1,030.00	450.00	450.00	580.00	43.69
TOTAL SEWER EXPENSE COLLECTION	454,991.00	80,195.72	235,136.68	219,854.32	51.68
TOTAL FUND EXPENDITURES	454,991.00	80,195.72	235,136.68	219,854.32	51.68
NET REVENUES OVER EXPENDITURES	(439,981.00)	23,347.33	(78,455.75)	(361,525.25)	(17.83)

CITY OF INDEPENDENCE
 EXPENDITURES WITH COMPARISON TO BUDGET
 FOR THE 6 MONTHS ENDING JUNE 30, 2016

BUILDINGS CAPITAL IMPRMT FUND

	YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET
<u>MISCELLANEOUS REVENUE</u>					
801-36210-000 INTEREST EARNED	.00	126.88	287.43	(287.43)	.00
TOTAL MISCELLANEOUS REVENUE	.00	126.88	287.43	(287.43)	.00
TOTAL FUND REVENUE	.00	126.88	287.43	(287.43)	.00

CITY OF INDEPENDENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2016

BUILDINGS CAPITAL IMPRMT FUND

	YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET
<u>MISCELLANEOUS EXPENSES</u>					
801-49950-580 CAPITAL OUTLAY (CONSTR COSTS)	.00	4,026.00	11,673.97	(11,673.97)	.00
TOTAL MISCELLANEOUS EXPENSES	.00	4,026.00	11,673.97	(11,673.97)	.00
TOTAL FUND EXPENDITURES	.00	4,026.00	11,673.97	(11,673.97)	.00
NET REVENUES OVER EXPENDITURES	.00	(3,899.12)	(11,386.54)	11,386.54	.00

CITY OF INDEPENDENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2016

ROAD CAPITAL IMPROVEMENTS FUND

	YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET
<u>MISCELLANEOUS REVENUE</u>					
802-36210-000 INTEREST EARNED	.00	14.49	31.45	(31.45)	.00
TOTAL MISCELLANEOUS REVENUE	.00	14.49	31.45	(31.45)	.00
TOTAL FUND REVENUE	.00	14.49	31.45	(31.45)	.00
NET REVENUES OVER EXPENDITURES	.00	14.49	31.45	(31.45)	.00

CITY OF INDEPENDENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2016

EQUIPMENT CAPITAL IMP FUND

	YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET
<u>OTHER FINANCING SOURCES</u>					
803-39201-000 TRANSFERS IN	.00	.00	100,000.00	(100,000.00)	.00
TOTAL OTHER FINANCING SOURCES	.00	.00	100,000.00	(100,000.00)	.00
TOTAL FUND REVENUE	.00	.00	100,000.00	(100,000.00)	.00
NET REVENUES OVER EXPENDITURES	.00	.00	100,000.00	(100,000.00)	.00
NET REVENUES OVER EXPENDITURES	.00	.00	.00	.00	.00
NET REVENUES OVER EXPENDITURES	.00	.00	.00	.00	.00

CITY OF INDEPENDENCE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 6 MONTHS ENDING JUNE 30, 2016

CITY PROJECTS FUND

	YTD BUDGET	CURRENT PERIOD	YTD ACTUAL	VARIANCE	% OF BUDGET
<u>OTHER FINANCING SOURCES</u>					
806-36210-000 INTEREST EARNINGS	.00	206.38	448.70	(448.70)	.00
806-36230-000 MISC. CONTRIB./REFUND	(693,500.00)	.00	.00	(693,500.00)	.00
TOTAL OTHER FINANCING SOURCES	(693,500.00)	206.38	448.70	(693,948.70)	.06
TOTAL FUND REVENUE	<u>(693,500.00)</u>	<u>206.38</u>	<u>448.70</u>	<u>(693,948.70)</u>	<u>.06</u>
NET REVENUES OVER EXPENDITURES	<u>(693,500.00)</u>	<u>206.38</u>	<u>448.70</u>	<u>(693,948.70)</u>	<u>.06</u>