



REGULAR CITY COUNCIL MEETING

Tuesday, May 27, 2025 at 5:00 PM

Council Chambers - 331 First Street East

AGENDA

RULES OF PROCEDURE

Meeting is live-streamed on the Indytel Local Access Channel, YouTube, and Facebook. Per the Rules of Procedure for Conduct of City Council Business, the length of any meeting shall be limited to three (3) hours. This limitation may be extended for any particular meeting by a super majority (two-thirds (5 out of 7)) vote to suspend the rules and extend the meeting by the time required. The Mayor shall be responsible for enforcing this rule.

MEETING OPENING

1. Pledge of Allegiance
2. Roll Call
3. Approve the Agenda

The agenda may be amended to remove items during this time, but no items may be added to the agenda.

4. Public Comment

*Welcome to Visitors: 5-minute time limitation for speaking, no profanity will be tolerated, and no personal attacks against Council Members or City Staff will be allowed. **The Council is unable to respond or take any action at this time.** Please state your name and address before addressing the Council for the official record.*

CONSENT AGENDA

5. Accept and Approve Consent Agenda
 - a. The minutes of the May 12, 2025, regular meeting.
 - b. Old Rush Park Tavern Class C Retail Alcohol License renewal with a tentative effective date of May 30, 2025, through May 29, 2026.
 - c. Independence Park & Recreation Class C Retail Alcohol License amendment for outdoor service with a tentative effective date of May 17, 2025, through May 16, 2026.
 - d. Wapsie Valley Creamery street closure request for Friday, July 4, 2025.

All items listed under the Consent Agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time the Council Votes on the motion.

FINANCIALS

6. Approve the Claims
7. Revenues and Expenses to date – *Information Only*
8. Transfers – *Information Only*

HEARINGS / ORDINANCES

9. Public Hearing for the Proposed Rezoning Request
10. First Reading of an Ordinance Amendment to Chapter 170 Zoning Regulations

2025 PINES HOUSING URBAN RENEWAL AREA

11. Public hearing on a proposed development agreement with Steve Gee Construction, Inc.
12. Resolution Approving Development Agreement with Steve Gee Construction, Inc., Authorizing Annual Appropriation Tax Increment Payments and Pledging Certain Tax Increment Revenues to the Payment of the Agreement

RESOLUTIONS

13. Fiscal Year 2025 Budget Amendment #2
14. Resolution setting the date for sale of General Obligation Corporate Purpose Bonds, Series 2025, and authorizing the use of a preliminary official statement in connection therewith
15. Resolution appointing Brian Lau as the Independence Police Chief upon the retirement of the current Chief of Police

OTHER BUSINESS

16. Police Cameras – Authorization for Purchase

REPORTS

Reminder to Council that reports is not for group discussion on items not on the agenda. This is the time to give shout-outs to people or groups. If you would like to talk about an item for a future meeting, you can ask for it here but there can not be further discussion on the item as it could lead to an open meeting law violation.

17. Council Members
18. Staff/Other
 - City Manager
 - Mayor
 - Other Department Heads / Staff

ADJOURNMENT

This agenda is subject to change.