



REGULAR CITY COUNCIL MEETING

Monday, April 28, 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. Plaque Presentation
5. Proclamation
6. 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

7. Accept and Approve Consent Agenda
 - a. The minutes of the April 14, 2025, special meeting.
 - b. The minutes of the April 14, 2025, regular meeting.
 - c. Independence Area Chamber of Commerce special event application for the 164th Annual 4th of July Parade to be held on Friday, July 4, 2025.
 - d. Independence Area Chamber of Commerce special event application for Meet Me on Main to be held on Friday, August 15, 2025.
 - e. Independence Area Chamber of Commerce special event application for Jingle on Main to be held on Friday, December 5, 2025.
 - f. Las Dos Marias Mexican Restaurant Class C retail alcohol license renewal with a tentative effective date of May 5, 2025, through May 4, 2026.

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

8. Approve the Claims

9. Revenues and Expenses to date – *Information Only*

10. Transfers – *Information Only*

HEARINGS / ORDINANCES

11. Chapter 69 Parking Regulation Amendments - 1st Reading

12. Set a public hearing for Fiscal Year 2025 Budget Amendment #2

2025 PINES HOUSING URBAN RENEWAL AREA

13. Public Hearing on the Establishment of the 2025 Pines Housing Urban Renewal Area

14. A Resolution to Declare Necessity and Establish an Urban Renewal Area, Pursuant to Section 403.4 of the Code of Iowa and to Approve Urban Renewal Plan and Projects for the 2025 Pines Housing Urban Renewal Area

15. An Ordinance Providing for the Division of Taxes Levied on Taxable Property in the 2025 Pines Housing Urban Renewal Area, Pursuant to Section 403.19 of the Code of Iowa

16. Resolution Setting a Date of Meeting at which it is Proposed to Approve a Development Agreement with Steve Gee Construction, Inc., Including Annual Appropriation Tax Increment Payments

INDEE STORAGE URBAN RENEWAL AREA

17. Resolution Deleting Property from the Independence Urban Renewal Area

18. An Ordinance Deleting Property from the Tax Increment Financing District for the Independence Urban Renewal Area of the City of Independence, Iowa, Pursuant to Section 403.19 of the Code of Iowa

INDEPENDENCE AIRPORT RUNWAY & TAXIWAY LIGHTING PROJECT

19. Change Order #1 for the Independence Airport Runway & Taxiway Lighting Project

20. Resolution to accept the work covering the Independence Airport Runway & Taxiway Lighting Project

INDEPENDENCE PREMIUM FOODS STORM WATER PROJECT

21. Independence Premium Foods Development Agreement

22. Change Order #1 for the Independence Premium Foods Storm Water Project

RESOLUTIONS

23. Funding Agreement with Heartland Acres Agribition Center

24. Resolution to approve a preliminary plat for the Pines Third Addition to the City of Independence

25. Preliminary Plat - Berdine See Division within 2 miles

26. Final Plat - Berdine See Division within 2 miles

OTHER BUSINESS

27. Independence Single Hauler Agreement – Kluesner

28. Independence Light & Power 2024 Write-Offs

29. 2025-2026 Supplement Agreement with Iowa DOT

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.

30. Council Members

31. Staff/Other

- City Manager
- Mayor
- Other Department Heads / Staff

ADJOURNMENT

This agenda is subject to change.