



CITY COUNCIL WORK SESSION / BUDGET DISCUSSIONS

Monday, March 17, 2025 at 5:00 PM

Council Chambers - 331 First Street East

AGENDA

RULES OF PROCEDURE

Workshops are not Public Hearings. No member of the public or interested party has the right to make a presentation or address the Council on an item under consideration in a workshop or a study session.

During the City Council Work Session, the Council will primarily discuss and debate items intended to be formally considered at a future City Council Meeting. However, the Council may at any noticed meeting, including a City Council Work Session meeting, take action on any item shown on the posted agenda as a potential action item. The City Council Work Session meeting is a regular meeting of the Independence City Council.

MEETING OPENING

Call the Meeting to Order

DEPARTMENT UPDATES

- [1.](#) Department Report – Fire Department
- [2.](#) Department Report – Library
- [3.](#) Department Report – Parks & Recreation
- [4.](#) Department Report – Police

NEW BUSINESS

- [5.](#) Water System Study
- [6.](#) Chapter 69 Parking Regulations
- [7.](#) Solid Waste RFP Responses
- [8.](#) In-Town Chickens & Proposed Ordinance
- [9.](#) Disposition of Real Estate
- [10.](#) Parking behind H&R Block
- [11.](#) Fiscal Year 2026 Budget Update
- 12.** Council Topics
- 13.** Mayor Topics
- 14.** City Manager Topics

ADJOURNMENT

This agenda is subject to change.



CITY COUNCIL WORK SESSION DEPARTMENT REPORT

TO: Matthew R. Schmitz, MPA - City Manager

FROM: Blake Hayward – Fire Chief

DATE OF MEETING: March 17th, 2025

ITEM TITLE: Department Report – Fire Department

The Independence Fire Department has experienced an unusually active winter season. Due to the persistent dry conditions from the fall and the lack of typical winter precipitation, we've responded to a significantly higher than average number of grass and field fires. This has prompted a county-wide burn ban, which has helped to reduce the number of incidents.

Despite the increased call volume, the department has remained committed to training and professional development. We participated in joint training hosted by the Buchanan County EMS Association, in conjunction with the State Fire Marshal's Office, focusing on the recognition of explosive devices for public safety agencies. This valuable training included members from local police, fire, and EMS departments. Additionally, six members attended the 100th Annual State Fire School in Altoona, where they had the opportunity to hear from prominent speakers such as Assistant Chief Dr. David Griffin of the Charleston Fire Department and Deputy Chief Frank Viscuso of Kearny, New Jersey, among others. Our members also participated in hands-on training at Station 42's training center.

We are fortunate to have a college intern with us for a couple of months. He has been an asset, creating quick reference guides for our apparatus, participating in Firefighter 1 classes, assisting with station tours, and contributing to various projects around the station. His technical skills have also been a welcome addition.

We recently welcomed a new member to the department, Alex Sattizahn. He was a high school intern with us years ago and is currently the Fire Chief of Rowley Fire Department as well. Alex and his wife live in town, and we are excited to have him join us. His experience and training will help grow our department as well as help with mutual aid responses to the south of town.

Blake Hayward
Fire Chief
Independence Fire Department



CITY COUNCIL WORK SESSION DEPARTMENT REPORT

TO: Matthew R. Schmitz, MPA - City Manager

FROM: Laura Blaker

DATE OF MEETING: March 17, 2025

ITEM TITLE: Department Report – Library

One Book Indee

The library has been busy with our annual community read, One Book Indee. This is the 10th year of this project! Our selected title this year is *Veiled in Smoke* by Jocelyn Green, and we have programs in February and March related to the themes of the book.

Program highlights thus far for One Book Indee 2025:

- MHI Tours
- Upstairs Downtown Tours
- Author Jocelyn Green
- Paint and Sip
- Fire Department Tour
- Tea Time at the Library



We are thankful for all those willing to collaborate with the library for this project! The book is available at the library and in several businesses and other locations around town. There are still some great programs left, including *Burning through Time: A History of Fires in Independence* with Fire Chief, Blake Hayward, and local historian, Leanne Harrison.

Bringing Community Together Page by Page





Promoting Literacy and a Love of Reading

The library is offering a winter reading program this year! If you see the snowflakes on our windows, those are placed there by participants in our Flurry of Winter Reading Bingo!

We also had another graduation ceremony for our 1000 Books Before Kindergarten graduates. These toddlers and preschoolers have heard 1000 or more stories in their early years. Being read to as a child is proven to correlate with later academic success. We have 26 graduates to date!

Lighting

The library has lighting panels that were installed when the building was built in 2007-2008. Replacement switches have become obsolete for our system even though it is just over 16 years old. Eric and Ryan from ILPT have looked at it and determined that they could run wires and revamp the lighting to a traditional system. This would allow us to have a system that doesn't require programming and experience with our particular lighting panel, which has been a problem for years. It also will solve the problem of not being able to get parts.

The library will be paying for the materials – wiring, switches, a photocell, etc, and ILPT will be providing the labor. It is a great solution for the library, and also helps out the City due to the low cost.

Iowa Legislation Concern

There is a bill that is being considered in the House and Senate that is very concerning for libraries and cities. It is HF 521 and SF 235 and relates to “obscenity exemptions for public libraries and educational institutions.” In the bill, obscenity is dangerously defined as material the “average person” would find offensive. If passed, the bill states that minors could not access any “obscene” materials in a public library. The exemption currently protects libraries and cities to frivolous lawsuits. With such a badly written definition, almost anything could be deemed offensive and would expose the City, Library, and staff members to liability.

To manage such an order would be impossible with current staffing levels and unrealistic even with additional staff. We don't know the age of all our patrons, and it is often difficult to tell if somebody is 16 or 19. Deciding what is offensive to an average person is next to impossible. The way it is written, the library would have to police the aisles, know the content of every one of the 37,000 books in our collection and what an average person would think of them, and card patrons to determine their age, both as they are browsing and as they check out.

I would encourage you to contact our legislators and the Education Committee to advocate against this bill. I would be happy to send you more information.



CITY COUNCIL WORK SESSION DEPARTMENT REPORT

TO: Matthew R. Schmitz, MPA - City Manager
FROM: Bob Beatty, Director
DATE OF MEETING: March 17, 2025
ITEM TITLE: Department Report – Parks & Recreation

Forestry Department

Last fall's watering employee has expressed interest in returning. He did an outstanding job last season.

Parks

Staff have been picking up sticks and getting parks ready for mowing. Oil changes are complete, and equipment is ready to go. We will need to set the bases on the new practice field. The net backstop has arrived and will go up soon. This field will mainly serve the IPRD little league teams and was definitely needed.

Recreation Department

Little league is being advertised currently. Angie has finished up soccer and kickball, and whiffleball is midway through its season.

River'sEDGE Facility

Some River'sEDGE teams have moved practices outside this week due to warmer temperatures. On Monday, we will be setting up the F4/F5 outfield fence and placing bases and mounds. We had 68 teams for our bags tournament, and the night went well. All of the schedules are complete and ready to go.

Dog Park

Dog Park remains busy. The licenses will pick up with the warmer temperatures.

Falcon Civic Center

The FCC remains steady. The new door has been amazing and has cut down on non-member entry after hours. We raised our fees in January, and so far, they have been well received. We are still roughly one-third the cost of other local facilities.

Aquatic Center Facility

We are getting a large group of new lifeguards taking the certification class. We have sent out applications to our former lifeguards, gauging interest. We should have a large group of lifeguards for the upcoming season.

RV Park Facility

RV Park is still mostly full. We have put out a few new rules and will advertise that we are closing for maintenance this winter.

Complex Facility

Staff will put the fencing on Fields 4 and 5 on Monday and set bases and mounds on Monday. This week, they have been busy spreading sand in the outfields and working on dirt along sidewalks. As of today, we have 127 teams entered in our own tournaments. We are excited about the summer. We will need to have the concession stand ready to go on April 5.

Cemetery

No updates



**City of Independence
City Council
Committee of the Whole
Department Report**

Item #4.

TO: Matthew R. Schmitz, MPA – City Manager
FROM: David Niedert, Chief of Police
DATE OF MEETING: March 17th, 2025
SUBJECT: Department Report – Police

Officer Jason Ohrt recently attended a weapons armorer school. This will allow the department to have minor issues fixed quickly and for a lot less money. We will also be able to have more preventative maintenance done on our weapons.

Administrative Assistant Katie O'Loughlin attended a one-day National Crime Information Center training. This is a requirement of any department that uses the system.

Officer Nicole Ball and Officer Daniel Eschen attended the Iowa Peace Officers Association training recently. Two of the speaker highlights are included below.

Imran Ali will speak on Use of force over the Last Decade, and Homicide and Circumstantial Evidence. Ali is a former prosecutor and Senior Director of Training, Consulting and Investigation Services with Imran Ali Minnesota-based Eckberg Lammers Attorneys at Law. In 2014, he spearheaded the East Metro Human Trafficking Taskforce, and for five years prosecuted national and international sex trafficking rings, trained and presented to thousands of officers and prosecutors, helped draft legislation and testified for stiffer penalties for sex trafficking offenders. Dr. Shawn Moore will speak on American Stories of Cultural Change. Dr. Moore is a former Police Officer for Brooklyn Center Police Department. He has 20 years of professional experience in the field of Cultural Competency, Conflict Resolution, and Community Engagement. This has included working as a community liaison in the Moundsview School District, a community and cultural coordinator for North St. Paul School District, Coordinating the Scholars Program at Century College, and Director of community engagement and service learning at Bethel University, and Metro State University. He has taught in this field as an adjunct professor, senior Mall of America training officer, and community-training liaison. Dr. Moore is currently a Volunteer State Mediator for Hennepin County. Throughout all of his work experience he has been tasked with the responsibility to teach and conduct cross-cultural, conflict resolution, and community engagement workshops and trainings.

Chief Niedert recently attended the FBI/Criminal Justice Information Center national working group advisory board in Pittsburgh. This group advises on new policy and procedures for departments nationwide.

Captain Lau and Lt. Isley attended an internal affairs investigations training. The ongoing training in this area is a requirement of Iowa Code Chapter 80F.

Four members of the department donated their time and worked at the concession stand for a high school basketball game. The proceeds will go to the Mustang Booster Fund.

Captain Lau attended a one-day TRACS update meeting. TRACS is the program our department uses to write reports, accident reports, warnings and citations.



CITY COUNCIL WORK SESSION MEMORANDUM

TO: Matthew R. Schmitz, MPA - City Manager

FROM: Travis Foley – Utilities Director

DATE OF MEETING: March 17, 2025

ITEM TITLE: Water System Study

DISCUSSION:

Over the past several years, the City of Independence has experienced a number of challenges related to our potable water system. These issues, including low water pressure at MHI, recurring rust concerns, and other maintenance needs, necessitate a comprehensive and proactive approach to ensure the continued delivery of safe and reliable water to our community. To address these concerns and plan for the future, staff has secured two proposals for a Water System Study, which we would like to present to the Council for discussion.

There are three main points to this that we would like to address:

1. Potable Water System Evaluation Report:
 - a. This report will provide a detailed assessment of the current state of our water infrastructure, including pipes, pumps, storage facilities, and treatment processes. It will identify existing deficiencies, assess the condition of aging infrastructure, and recommend necessary repairs and upgrades. This will provide a clear picture of the physical state of our system.
2. Water System Model:
 - a. A hydraulic model will be developed to simulate water flow and pressure throughout the system. This model will allow us to diagnose the root causes of issues such as low pressure at MHI and predict the impact of future growth or infrastructure changes. This will allow for proactive planning, and testing of solutions before large amounts of money are spent.
3. Uni-Directional Flushing Plan:
 - a. This plan will outline a systematic approach to flushing the water mains, which is essential for removing sediment, rust, and other debris that can affect water quality and pressure. This will help to address the rust issues that we have been experiencing.

RECOMMENDATION:

Staff recommends discussion of this topic. No action is needed at this meeting, as any decision items needed would be brought forward to a City Council meeting for approval.

PROPOSAL TO PROVIDE PROFESSIONAL DESIGN SERVICES FOR:

Independence Water System Study



Prepared for:
City of Independence
November 25, 2024



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400 Ice Harbor Drive, Suite 110
Dubuque, IA 52001
P: (563) 582-3973 | TF: (888) 869-1214
F: (563) 582-4020

November 25, 2024

Matthew Schmitz, City Manager
City of Independence
331 First Street East
Independence, IA 50644

Re: Proposal to Provide Design Services for Independence Water System Study

Dear Mr. Schmitz,

MSA Professional Services, Inc. (MSA) is a full-service engineering consulting firm dedicated to helping our clients successfully complete their projects. Our team brings a unique strength of engineering design experience to help the City of Independence successfully complete a comprehensive Water System Study. We appreciate the opportunity to describe our qualifications and would be pleased to work with the City.

MSA has worked with the City of Independence on several past efforts, including planning and GIS. We are grateful for the opportunity to assist the community with these efforts, and hope to showcase our capabilities within the Potable Water service line by submitting this proposal for your consideration.

Our team has immediate availability to complete this project starting in December 2024 and extending through Spring 2025. We believe our team is especially qualified to provide the required engineering services and to hit the ground running upon notice to proceed. As you review our proposal, please consider the following:

Facility Planning

Having a good plan is the first stage of any successful project! As such, MSA is well-versed in assisting our client communities with Preliminary Engineering Reports to develop the most cost-effective improvement alternative to serve customers well into the future. This important first step is critical to getting project design started off on the right foot.

Water System Experience

MSA has worked with many municipal clients on a wide range of potable water projects. Many of these projects have had similar design requirements, some of which are included in the enclosed proposal.

We are hopeful that the enclosed proposal meets your needs such that we can work together on this project. The staff and management at MSA take pride in meeting our clients' expectations. Feel free to contact us any time to further discuss how we can help you and your project.

Sincerely,
MSA Professional Services, Inc.

A handwritten signature in blue ink that reads "Sarah Fosbinder".

Sarah Fosbinder, PE
Iowa Water Team Leader
(563) 584-2883 | sfosbinder@msa-ps.com

FIRM PROFILE

MSA Professional Services, Inc. (MSA) specializes in the sustainable development of communities. We achieve this by building honest, open relationships that go beyond the project to become a trusted source of expertise and support for immediate challenges and long-term goals. Big or small, we do whatever it takes to meet each need, working to make communities stronger in the process. **It's more than a project. It's a commitment.**

MSA's roots reach back to 1919. Our firm consists of 450+ engineers, architects, planners, landscape architects, funding experts, surveyors, GIS experts and environmental scientists. MSA excels at helping clients identify grant and funding sources and then delivering high-quality, cost-effective solutions.

WE'RE PROUD TO BE 100%
EMPLOYEE-OWNED

450+
TEAM MEMBERS



17
OFFICE
LOCATIONS



ENABLING PEOPLE TO **POSITIVELY IMPACT**
THE LIVES OF OTHERS SINCE 1919

33

INDUSTRY
AWARDS
EARNED SINCE
2017



\$625+ MILLION
GRANTS & LOW-INTEREST LOANS
We've helped our clients
secure to help offset the cost
of infrastructure projects

CLIENT EXPERIENCE

As part of our ongoing quality assurance program, we periodically request feedback from clients and project stakeholders to create better project outcomes for you.

These easy-to-complete surveys offer you the opportunity to comment on several areas of our performance throughout the duration of your project, which in turn helps us adapt our processes to your unique needs. Your feedback is specific to your project, and is returned directly to the people working with you. We pledge to respond to any issues you identify as the project proceeds.

To the right, you'll find the percentage of clients who say MSA met or exceeded their expectations based on the following categories.

98%
ACCURACY



96%
HELPFULNESS



98%
RESPONSIVENESS



98%
SCHEDULE



99%
QUALITY



97%
SCOPE & FEES



ORGANIZATIONAL STABILITY AND FINANCIAL STRENGTH

MSA is widely accepted as a very fiscally responsible and stable firm. We have been incorporated for more than 60 years. Financially, we remain very viable – our company value has continued to increase over the course of the past 10 years. If additional information is required to support this statement, please contact us.

MSA IS A PEOPLE COMPANY

We believe our success lies in the collaborative culture we've built around employee ownership and the shared vision and values that guide us forward. Employee ownership is the foundation upon which we conduct business, make decisions and collectively plan for the future. It allows us to remain an independent and enduring organization for as long as we choose, while supporting the individual goals of our team members. The result is a company that thinks and acts like owners — which drives the quality of projects and strength of relationships we're proud to pass along to our clients.

MSA'S EMPLOYEE STOCK OWNERSHIP PROGRAM

What is an ESOP?

MSA employees own the company through an Employee Stock Ownership Plan (ESOP). ESOPs are a type of qualified retirement plan organized through a trust, a separate entity that buys, holds and sells company stock on behalf of its beneficiaries. Employees receive MSA stock in the form of company shares as a percentage of compensation, thus providing employee owners with an ownership stake in the organization.

How an ESOP works.

An ESOP is a retirement savings plan similar to a 401(k). Unlike a 401(k), employees do not contribute any money toward the company share they receive; MSA makes all the contributions. Each account value is tied to the share value of the company, not external securities. MSA's company stock is evaluated each year by an independent third-party appraiser, and any increase in value is redistributed to the beneficiaries — MSA employees.

The ESOP difference.

Being 100% employee owned means operating on a more holistic level. We believe in having open doors, open-book finances and encouraging all employees to bring their authentic selves, ideas and opinions to the company table. As ONE MSA, each individual is a key component of our firm's success — valued for their contributions and invested in as part of their personal and professional development.

CULTURE



MSA'S ESOP culture is one of shared goal-setting, shared achievement and shared celebration.

CLIENT SERVICE



When MSA employees say we "own" our work, we mean it — and our clients reap the benefits of this personal investment in quality projects and services.

SHARED SUCCESS

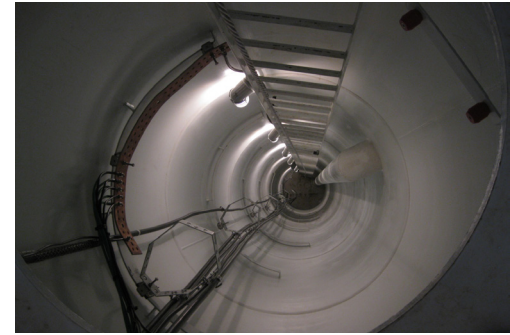


Company success equates to individual success and vice versa, so employee-owners bring their best and brightest to work each day.



Potable water is one of the core disciplines at MSA. At MSA, our team of water experts look to improve your water system beyond a single project. Our approach to water system improvements starts with listening to your needs and concerns. We then explore, brainstorm and model potential solutions that not only address permitting requirements, but that can cost-effectively enhance the operation of your system today and down the road. We have planned, designed and delivered construction services for every aspect of water systems, including wells, storage facilities, treatment systems, distribution systems and booster stations. Decades of helping clients develop and operate reliable water systems, along with good working relationships with the DNR and other regulatory agencies, allow us to find solutions that best meet your needs. Our comprehensive in-house expertise across a wide variety of disciplines allows us to develop water planning and design solutions in an all-inclusive manner, often saving you time and money in the process.

POTABLE WATER EXPERIENCE



Water Treatment

CLIENT	PROJECT
Bernard, IA	Iron and Manganese Removal
Dakota City, IA	Radium Removal
Farley, IA	Radium Removal
La Porte City, IA	Softening/Radium Removal
Tiffin, IA	Iron Removal and Softening
Brownsville, WI	Softening/Radium Removal
Fairwater, WI	Iron/Arsenic Removal
Laona, WI	Iron and Manganese Removal
Winneconne, WI	Well #1 Ion Exchange Softening/Radium Removal
Danvers, IL	Arsenic Removal

Booster Stations

CLIENT	CAPACITY (GPM)	STATION NAME
Asbury, IA	1,500	West Booster Station
Duluth, MN	3,000	Arlington
	3,000	West Duluth
	2,200	Highland
Baraboo, WI	2,500	Westside Business Park
Elroy, WI	1,000	Grove Street
Endeavor, WI	1,000	Industrial Park
Lake Delton, WI	2,000	Westside Booster
	2,000	Eastside Booster

Water Supply

MSA has completed several wells and/or well houses in Iowa. A sampling of those is listed below.

Reservoirs

CLIENT	CAPACITY (GAL)	TANK TYPE
Asbury, IA	500,000	Composite
Cascade, IA	400,000	Composite
Farley, IA	200,000	Spheroid
Hubbard, IA	200,000	Spheroid
La Porte City, IA	400,000	Composite
Princeton, IA	200,000	Spheroid
Lanark, IL	300,000	Spheroid
Mt. Zion, IL	1,000,000	Composite
Adams, WI	400,000	Spheroid
Barron, WI	400,000	Spheroid
Cambria, WI	200,000	Spheroid
Cottage Grove, WI	500,000	Spheroid

CLIENT	CAPACITY (GPM)
Asbury, IA	500
Cascade, IA	450
Dakota City, IA	250
Elgin, IA	200
Farley, IA	300
Ladora, IA	125
La Porte City, IA	500
Dane, WI	750
Elroy, WI	750
Hillsboro, WI	600
Horicon, WI	1,200
Lake Delton, WI	250

Well Rehabilitation

CLIENT	CAPACITY (GPM)
Farley, IA	150
La Porte City, IA	500
Richland Center, WI	750
Necedah, WI	700
Sauk City, WI	1,200

Water System Modeling with Multiple Pressure Zones

- Asbury, IA
- Cascade, IA
- Elkader, IA
- Elizabeth, IL
- Lanark, IL
- Mount Carroll, IL
- Port Byron, IL
- Salvation Army Depot, IL
- Savanna, IL
- Duluth, MN
- Two Harbors, MN
- Adams, WI
- Bangor, WI
- Baraboo, WI
- Cottage Grove, WI
- Land O'lakes, WI
- Necedah, WI
- Sun Prairie, WI
- West Baraboo, WI

WATER SYSTEM STUDIES WRITTEN BY KEY STAFF WITHIN LAST 5 YEARS

Farley, IA Water System Evaluation

The City of Farley was faced with the challenge of having wells with elevated levels of combined radionuclides exceeding the Maximum Contaminant Level. MSA Professional Services assisted the City by conducting a Water System Evaluation that was focused on evaluating the best alternatives for mitigating radium. Several alternatives were evaluated including rehabilitation of the existing wells, utilization of various treatment technologies, and the option of constructing one central treatment facility versus two dedicated treatment facilities. This water system evaluation led to the design and construction of two HMO radium removal facilities that provide customers with carcinogen-free drinking water.

REFERENCE INFORMATION:

Keith Mensen, Assistant Utilities Superintendent
City of Farley | (563) 744-3475
farleypublicworks@farleyiowa.com



Farley, IA Wells 2 and 3 Radium Removal

The City of Farley proactively addressed climbing radium levels at Wells 2 and 3 by proceeding with constructing a water treatment facility. This facility is similar to the Well 4 facility, utilizing a compartmentalized horizontal pressure tank with hydrous manganese oxide (HMO) addition. The facility incorporates gas chlorine disinfection as well as phosphate addition.

This new facility was situated within the City park, which is a popular destination for the area especially during baseball season! With the building being in such a prominent area, it was important to design a structure that could house treatment plant equipment without looking out of place. MSA's team consisted of architects and structural engineers to design a functional, yet attractive water treatment facility. The City loved the aesthetics of the water treatment building so much that they carried the same color scheme and materials throughout the remainder of the park buildings in their recent park improvement project!



REFERENCE INFORMATION:

Keith Mensen, Assistant Utilities Superintendent | City of Farley
(563) 744-3475 | farleypublicworks@farleyiowa.com

WATER SYSTEM STUDIES WRITTEN BY KEY STAFF WITHIN LAST 5 YEARS

Springville, IA Water System Evaluation

The City of Springville is a bedroom community near Cedar Rapids with tremendous growth potential. MSA conducted a comprehensive water system study for the community including analysis of water distribution system, water storage, treatment and groundwater supply source. The water system analysis included modeling of the system to identify areas of low flow and pressure. Alternative analysis to increase overall water system pressure and serve future growth included cost options to raise the existing elevated storage tank by adding a 50-ft section of column or to construct a new tank. MSA has also assisted in comprehensive planning including the evaluation of utility extensions south of Highway 151. The City is currently working towards a Developer's Agreement prior to moving forward with the design and construction of water system improvements.



REFERENCE INFORMATION:

Dee Wagaman, City Clerk | City of Springville
(319) 854-6428 | dwagaman@cityofspringville.us

Central City, IA Water System Evaluation

The City of Central City is a growing Iowa community that owns and operates a municipal water system. The City commissioned MSA to assist with a water system evaluation to look at the most cost-effective way to serve an area of new development west of Highway 13, as well as evaluated mitigation alternatives for an existing well with PFAS contamination. The water system study included comprehensive analysis of the water distribution system by modeling and identifying areas of low flow and pressure, analysis of water storage and groundwater source wells. MSA also worked with neighboring Pinicon Ridge Park to evaluate the possibility of connection to the City's water system. The recommendations of the evaluation included water main looping, new elevated storage tank, and new well and wellhouse.



REFERENCE INFORMATION:

Adam Griggs, Council Member | City of Central City
(319) 438-1713 | adamgriggs@centralcityia.gov

WATER SYSTEM STUDIES WRITTEN BY KEY STAFF WITHIN LAST 5 YEARS

Waucoma, IA Water System Evaluation

The City of Waucoma is a small rural community that owns and operates a municipal water system. With tight resources, the City runs the system off only one groundwater source well. The Iowa DNR continues to conduct system inspections and recommending a second water source to enhance system versatility. The City commissioned MSA to assist with the preparation of a water system analysis that encompassed all aspects of the water system including distribution system, groundwater source well, treatment, and storage. Various locations for a new well were evaluated. Discussions with local well drillers and the Iowa Geological Survey led to the ultimate recommendation to drill a second well within the Jordan aquifer.

REFERENCE INFORMATION:

Marlene Klemp, City Clerk | City of Waucoma
(563) 776-4064 | waucomacityclerk@gmail.com



Dakota City, IA Water System Evaluation

The City of Dakota City was experiencing issues with their existing groundwater source well, spurring the need for a Water System Evaluation as the first step in supporting SRF and CDBG funding applications. MSA assisted the City by conducting analysis of the City's existing water distribution system, water source supply, storage, and treatment. The results of the water system analysis determined that the existing groundwater wells were unreliable, with deteriorating water quality and production. To mitigate this issue, a new 250gpm deep well was recommended in the study. Additionally, it was recommended to upgrade the City's water treatment plant to help mitigate issues with aging equipment and operational concerns. This water system evaluation ultimately led to design and construction of a new well, Aerolator, and brine tank resulting in a more reliable water system to serve customers for the future.

REFERENCE INFORMATION:

Angelique Berry, City Clerk City of
Dakota City | (515) 332-3083



WATER SYSTEM STUDIES WRITTEN BY KEY STAFF WITHIN LAST 5 YEARS

Tiffin, IA Water System Evaluation

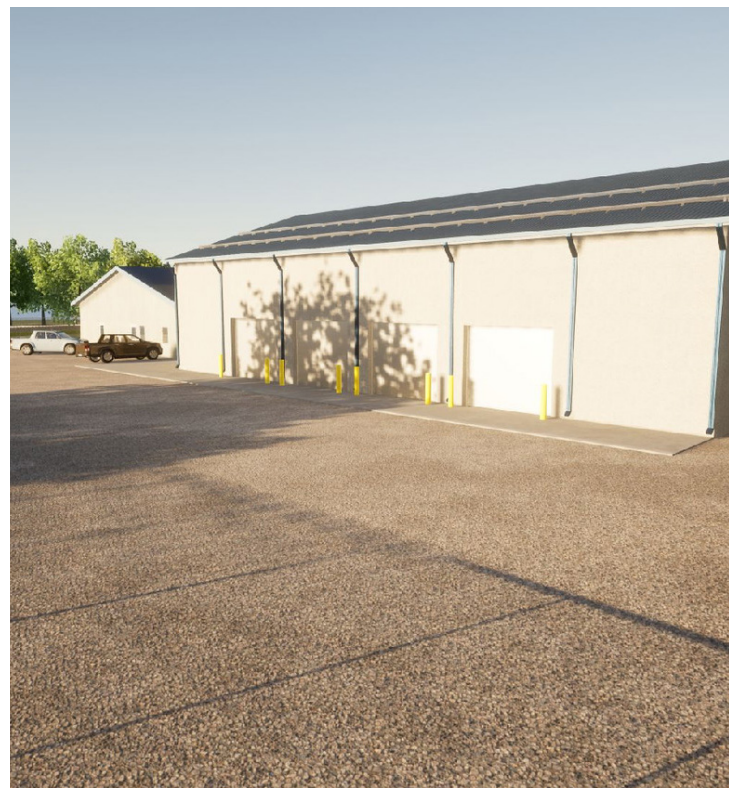
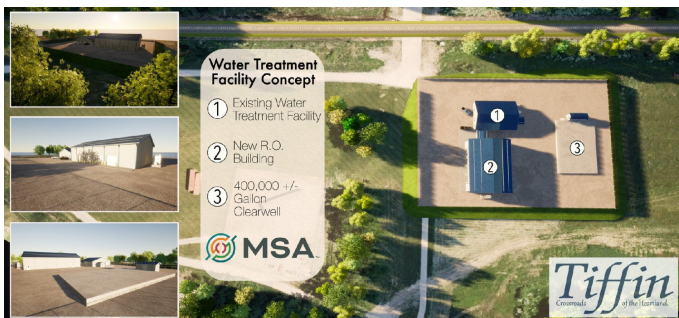
The City of Tiffin has extremely hard water, with raw water hardness at 500-600 mg/L. Currently, the City of Tiffin is using an ion exchange process to remove radium and some hardness, reducing hardness to approximately 250 mg/L. As hardness of 250 mg/L is still considered very hard water, there have been complaints from customers about finished water quality.

The Iowa DNR has also imposed a chloride limit at the wastewater treatment facility. There is currently no wastewater treatment technology that can economically remove chlorides. As such, reduction of chlorides in the City's wastewater discharge must be accomplished by eliminating drinking water-softening processes that contribute chlorides to the water. Chlorides are being added to the water by the City's ion exchange process and by residential/commercial water softeners.

The City of Tiffin commissioned MSA to prepare a Preliminary Engineering Report (PER) in support of an IDNR Drinking Water State Revolving Fund Loan. A reverse osmosis treatment technology pilot test, as required by the IDNR, was conducted by Harn in conjunction with this PER effort. The recommendations of the PER are for the City to proceed with the design and construction of a reverse osmosis treatment facility to remove all contaminants, including chlorides and hardness. MSA is currently designing the City of Tiffin Reverse Osmosis Facility.

REFERENCE INFORMATION:

Doug Boldt, City Administrator | City of Tiffin
(319) 545-2572 | dboldt@tiffin-iowa.org



WATER SYSTEM STUDIES WRITTEN BY KEY STAFF WITHIN LAST 5 YEARS

Prairie City, IA Potable Water Projects

MSA has been in a close partnership with the City of Prairie City for many years. A significant initiative undertaken by the City with MSA was the examination of the City's potable water distribution system. At present, the City depends on a water source situated in a nearby community, with a trunk line of approximately 5 miles delivering water to the City's treatment plant. This arrangement, coupled with aging infrastructure, presents reliability and efficiency challenges. To tackle these issues, Prairie City commissioned MSA to perform a thorough analysis of the existing water system, determine recommended improvements, and explore alternative water sources.

MSA initiated the project by conducting a detailed investigation of the current water system. The objective of this study was to comprehend the infrastructure's present condition, pinpoint potential problems, and suggest solutions. The investigation determined that the City's water system was experiencing numerous breaks, had multiple dead-ends, and had undersized mains, which were incapable of supplying sufficient looping and fire flow to certain areas of the City.

In response to the water system study's findings, MSA planned the first of many phases of water main enhancements. These enhancements were designed to address the identified issues of aging and undersized mains. With the aid of SRF funding, the design incorporated looping and upsizing, which are vital for guaranteeing a dependable water supply to all areas of the City. Furthermore, the upgraded mains were designed to provide sufficient fire flow, thereby boosting the city's fire-fighting capabilities. The first phase of construction was completed in 2021 and the second phase is currently under design for anticipated construction in 2025.

The collaboration between Prairie City and MSA has paved the way for substantial improvements in the City's water system. MSA is presently working on the design for the second phase of these enhancements. The comprehensive study and the subsequent design of water main enhancements are anticipated to boost the reliability and efficiency of Prairie City's water supply, particularly in the older parts of town. This project exemplifies MSA's dedication to assisting communities in enhancing their essential infrastructure.

REFERENCE INFORMATION:

Jerry Moore, City Administrator | City of Prairie City
(515) 994-2649 | jerry.moore@prairiecitiowa.us



WATER SYSTEM STUDIES WRITTEN BY KEY STAFF WITHIN LAST 5 YEARS

Raymond, IA Water System Evaluation

The City of Raymond purchases treated drinking water from Waterloo Water Works. Served by one long dead-end 8-inch water main from Waterloo, the residents at North 3rd Street observed low pressures, low flow, and poor water quality. Furthermore, one main break on the trunk line would leave all downstream customers without water until the break was fixed. MSA conducted a water system study including modeling the system to investigate the best alternative for providing enhanced water service to the customers within the City of Raymond. Based on cost analysis and long term benefit of the growing community, constructing a looped system along Conrad Road was recommended over a booster station. The recommended water main loop and second connection with metering station allowed for enhanced versatility of the system. This water system study led to design and construction of the recommended alternative and supported an SRF funding application.



REFERENCE INFORMATION:

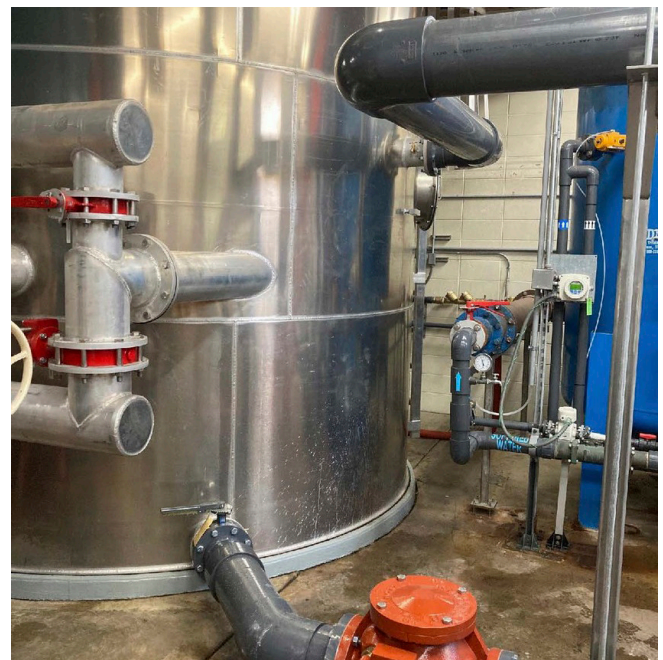
Nancy Miebach, City Clerk | City of Raymond
(319) 232-6153 | cityofraymond@mchsi.com

Dakota City, IA Water Treatment System Improvements

The City of Dakota City was in need of an upgrade to their existing water system infrastructure. MSA assisted the community from planning phases and funding efforts through to the successful construction of a two-phase water system improvement project. By phasing the improvements, the City was able to take advantage of two rounds of Community Development Block Grant funding totaling \$600,000!

Phase 1 of the project addressed the City's concerns over their groundwater source well. The existing wells were unreliable, with deteriorating water quality and decreasing production rates. The City was in need of additional well capacity that they could count on, therefore a new 250gpm deep well was drilled and the old well was abandoned.

Phase 2 of the project addressed the aging infrastructure within the water treatment facility, originally constructed in 1977. The treatment system was updated by installed a new Aerolater and constructing a new brine tank for the ion exchange softening system. The design specifically addressed the operator's concerns regarding the aerator freezing and leaking by fully enclosing the aerator within the peak of a new roof section. The project also included upgrades to the process piping, high service pumps, HVAC, electrical and controls.



REFERENCE INFORMATION:

Angelique Berry, City Clerk | City of Dakota City | (515) 332-3083

WATER SYSTEM STUDIES WRITTEN BY KEY STAFF WITHIN LAST 5 YEARS

Juneau, WI Uni-directional Flushing Plan

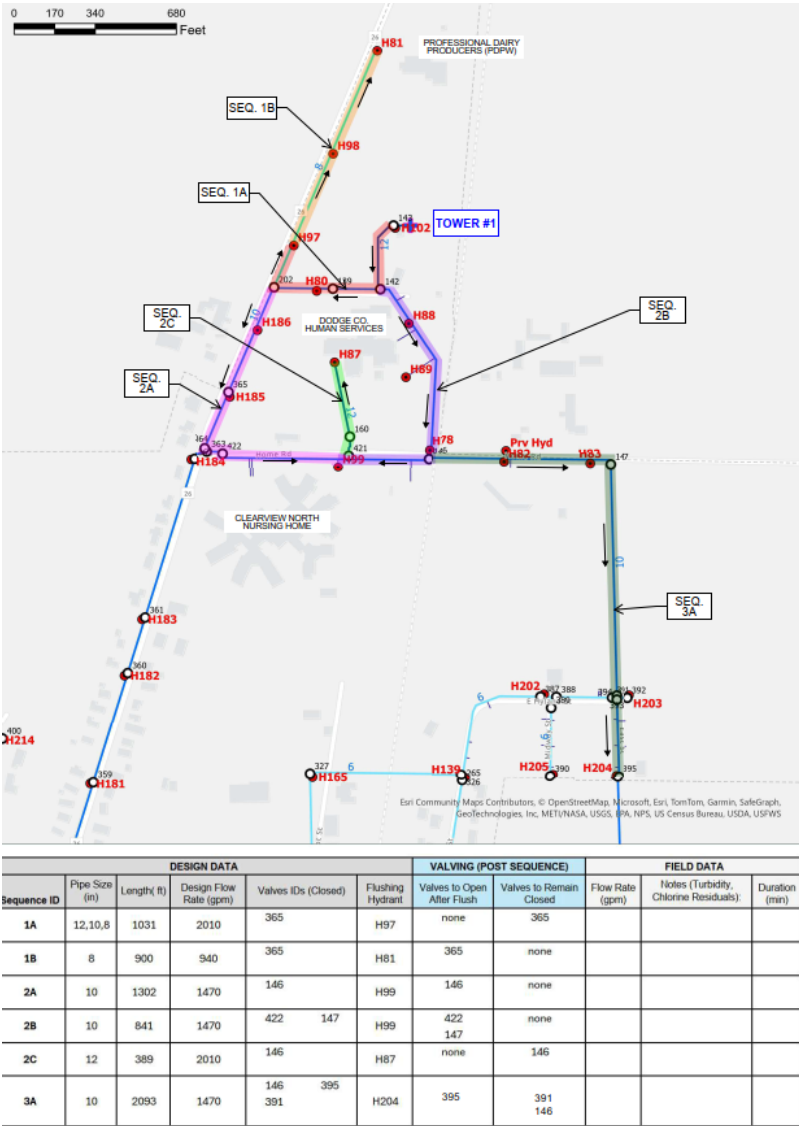
The City of Juneau, is a small community in Wisconsin that was experiencing low to no chlorine residual at sampling locations within their water distribution system. Instead of pursuing costly treatment alternatives, the City first chose to try increasing the level of water distribution system maintenance. Uni-directional flushing is a common maintenance practice that is used to scour the interior of water mains and remove accumulated debris and/or biofilm that is creating a chlorine demand. MSA assisted in developing a Uni-Directional Flushing Plan for the City utilizing a WaterCad model to help identify the flow of water through the distribution system.

The uni-directional flushing plan for Juneau included a report summarizing uni-directional flushing program, assumptions, and 45 detailed flushing sequences. Each flushing sequence included a step-by-step guide accompanied by a GIS-based map showing which valves and hydrants to open, close, and monitor.

The City of Juneau spent three weeks implementing all 45 sequences of the uni-directional flushing plan, closely following the report completed by MSA. They amount of build-up that was flushed from the distribution system was impressive! The City intends to have this uni-directional flushing plan on the shelf to implement on an annual basis to keep bio-film build up at bay, optimize water quality, and improve chlorine residuals within the water system.

REFERENCE INFORMATION:

Alex Smudde, Lead W/WW Operator
City of Juneau
(920) 386-4815 | asmudde@cityofjuneauwi.gov



La Porte City, IA Water System Improvements

The City's Water Utility had been ordered to complete an evaluation and assessment of its water system by the Iowa Department of Natural Resources. The study needed to include the management, operations and technical aspects of the system. The City hired MSA to assist in the creation of the water system appraisal. MSA completed the following:

- A preliminary engineering analysis of the water system
- A standard operating procedure for the system
- A preventative maintenance plan
- An emergency response plan
- A water rate analysis

MSA compiled all the data and plans to create a Capital Improvements Plan. A number of the plan's capital and operational improvements were needed to become compliant.

MSA also completed the design of the first phase of water system improvements. The design included a new composite elevated water tank to provide water storage. This approach utilizes the composite strength of concrete with the tensile strength of steel to minimize operational and maintenance costs over the life of the tank.

Additionally, the plan called for an upgrade to the existing radium removal facility. The facility utilized many components of the existing treatment works, but added more efficiencies into the process.

For the first time in Iowa, a new municipal well was constructed using reverse circulation drilling for the new deep well. This technology produces no sediment runoff from site. As a result, onsite detention is eliminated, costs are reduced and streams are protected.

A series of water distribution improvements were also completed. Improvements included installation of a new water main under the Wolf Creek, utilizing horizontal directional drilling methods. Finally, the distribution system was combined into one pressure zone, eliminating booster pumps and the costs associated with running them.

MSA helped the City obtain a \$755,000 grant from the Iowa Jobs grant program to help fund the improvements. The remainder of the project was funded with a low interest loan through the State Revolving Fund program. MSA assisted with funding administration through the duration of the project.



REFERENCE INFORMATION:

Casey Stika, Water Operator | City of La Porte City
(319) 342-3139 | stika_c22@hotmail.com

Cascade, IA Water System Improvements

The City of Cascade hired MSA to assist in proactively analyzing the existing water system deficiencies and vulnerabilities to maintain the system and to make improvements necessary to accommodate the community's anticipated growth. Our team studied the current system and growing City needs and identified numerous facilities that needed improvement because they already were sub-standard or would soon require improvements to prepare for future growth.

After a number of options were prepared by MSA and discussed at length with City staff and the Council, the agreed upon improvements to the system included:

- 400,000-gallon composite elevated storage tank
- A new 450-gpm well and well house
- 4,000 linear feet of water main replacements
- Replacing the aged water infrastructure in the City's downtown area
- Installing a 1,400-foot horizontal directional drill under the Little Mquoketa River
- Installing three pressure reducing valve stations to maintain system pressures



Throughout the process MSA coordinated with the Iowa Department of Transportation, Iowa DNR, private property owners, the county engineer's office and local utility companies to facilitate the design and construction of the above improvements.

To date, our team has completed a number of the improvements listed above including the composite water tower, well and well house, system improvements and pressure reducing stations.

REFERENCE INFORMATION:

Phil Gehl, Public Works Director | City of Cascade
(563) 495-2413 | cascadepw@netins.net

Farley, IA Well No. 4 Radium Treatment Facility

The City of Farley, Iowa, drilled a new well (Well No. 4) into the Jordan aquifer in March 2007 to accommodate additional water demands due to a bio-diesel facility coming to the City. After five years of operation, the water at Well 4 began to routinely violate the maximum contaminant level (MCL) for combined radium levels, reaching levels as high as twice the maximum contaminant level. In 2013, the Iowa DNR issued a violation notice for exceeding the limit for combined radium, and a compliance schedule was attached to their renewed permit to address elevated radionuclide concentrations at Well 4.

The City of Farley has been a loyal client for many years, so they knew they could trust MSA to help mitigate the problem. An MSA design team consisting of team members from four different MSA offices collaborated to design a hydrous manganese oxide (HMO) pressure filter treatment facility. This method of treatment was the most cost-effective solution, as identified in the Preliminary Engineering Report that MSA prepared on the City's behalf.

REFERENCE INFORMATION:

Keith Mensen, Assistant Utilities Superintendent | City of Farley
(563) 744-3475 | farleypublicworks@farleyiowa.com

This new facility was situated on a City-owned parcel adjacent to the existing Well House 4 and elevated storage tank on the west side of the City. Fitting the treatment facility on this existing parcel was no easy feat, as there is very limited land space at this location. The City incorporated SCADA system improvements, tying both the water and wastewater systems together as part of this project. During design, the operator expressed concern that the HMO mixers might be too noisy. To address these concerns, MSA was able to organize an onsite demonstration by the mixer equipment supplier.

MSA assisted with getting this project on the State Revolving Fund (SRF) Intended Use Plan, and the City was thrilled to learn that this project will receive 75% loan forgiveness. Eligibility requirements for the 75% SRF loan forgiveness program included projects that address human health risks such as radium removal in public drinking water.

Asbury, IA Water System Improvements

The City of Asbury lies directly west of the City of Dubuque and serves as a bedroom community for many of the area residents. As late as the 1990s, the City was without a municipal water system serving its residents. Instead, a series of small, private water systems served the individual subdivisions that made up the community. As the community began to experience rapid growth, the Iowa Department of Natural Resources (IDNR) began to question the viability of the disconnected hydro pneumatic systems to serve the growing community and threatened action that would have led to a moratorium on growth in the community.

The City hired MSA to develop a systematic improvement plan that included a single, interconnected city-wide system that would keep pace with future City growth. To accomplish this, MSA helped facilitate the acquisition of the individual systems and designed and constructed a number of improvements. Today, the City continues to make improvements to continue to proactively accommodate a growing population which today stands at 5,500 people. Over the past 20 years, MSA has had the fortune to address nearly every element of the water system including:

- The design and construction of two elevated storage tanks totaling 1.1 million gallons of storage capacity
- The construction or rehabilitation of four communities wells with water production capacity of more than 1,300 gallons per minutes
- The creation of three pressure zones with multiple pressure reducing stations and a 1,500 gpm booster station.
- Water treatment at each of the well locations
- The replacement or extension of more than 25 miles of water main ranging in diameter from 6-inch to 16-inch.
- Creation of a Supervisory Control and Data Acquisition (SCADA) system

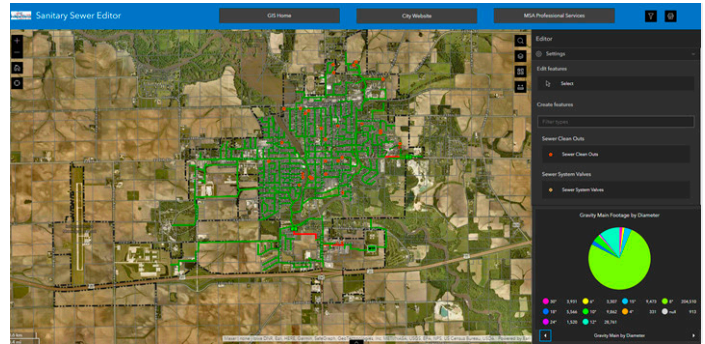
REFERENCE INFORMATION:

Beth Bonz, City Administrator | City of Asbury
(563) 556-7106 | ebonz@cityofasbury.com



Independence, IA ArcGIS Online System

MSA inventoried all sanitary and water system assets for the City of Independence. Assets were located in the field and mapped using high accuracy GPS. Those that were inaccessible in the field were located from existing maps. Pipes were digitized according to existing maps and recent project plans to account for proper flow direction. Pipes were also attributed with their size and material. MSA implemented an ArcGIS Online asset management system in 2022 to replace their existing GIS platform, which was not meeting the City's needs for data control and field access. Users access the GIS with tablets, smartphones or traditional computers to interact with various apps that provide the ability to either view or edit infrastructure information, depending on a user's access rights. The ArcGIS Online platform met the City's long-term goals of expansion of GIS to other departmental data across the city. The ArcGIS Online apps provided live statistics to aid in maintenance tasks and reporting requirements such as manhole condition and gravity main footage by material or diameter.



City staff continue to use the GIS on mobile devices to locate water and sanitary system assets in the field and have since acquired their own GPS to continue data updates in house, which MSA facilitated. New initiatives to grow their platform include collecting stormwater infrastructure and building public facing data such as zoning. MSA has been selected to create an ArcGIS Hub page for the City to begin hosting open data and public web applications. Overall, the GIS enables the City of Independence to improve City infrastructure management and better utilize staff time and resources.

Independence, IA Downtown Plan

The Independence downtown district was once its economic hub, home to bustling businesses and ornate buildings — many listed on the National Register of Historic Places. While its bones retain much of the historic character, buildings need renovation, commerce is dwindling, and many business owners are nearing retirement with no succession plan — and no online presence, unable to compete in a thriving e-commerce era or with three retail markets within a one-hour drive. Downtown is also bisected by the Wapsipinicon River and located within a FEMA-designated floodplain. This is detrimental because floodplain locations do not qualify for critical funding dollars such as Community Development Block Grants (CDBG) commonly utilized for renovation, infrastructure upgrades and revitalization projects such as this. The city is also restricted from building new businesses or structures within the floodplain.

Recognizing a list of challenges, Independence leaders sought a new direction for the future of the City's downtown, with goals of fostering growth, development and resilience. MSA was asked to study and develop an Independence Downtown Plan to serve as a living guide to improve and attract business, spur commercial investment, incentivize long-range economic planning, attract young professionals and revitalize the downtown corridor.

Among many public engagement tools in the process, an ArcGIS crowdsourcing app was also used as an engagement tool. This GIS-driven application was custom configured for Independence and provided citizens with an online map and icons to geographically pinpoint opportunities, areas needing improvement, or community assets related to buildings and roads; ADA and multi-modal improvements; community assets and historical preservation.

While reviewing existing conditions in downtown Independence, MSA utilized Retail MarketPlace, a database identifying supply and demand gaps in retail sales and consumer spending developed by Esri. This helped the team analyze spending trends within 5-, 30-, and 45-minute drive times from Downtown Independence and determine what local demand exists, what unmet demand is going to neighboring retail markets and what amount in overall retail trade is being spent by residents outside the City of Independence — in this case, an estimated \$15 million.

All of this data and public feedback informed the development of the Independence Downtown Plan document, with chapters dedicated to Urban Design (aesthetics, streetscaping and accessibility), a Revitalization Plan (flood zone challenges, recreational opportunities and ideas for improvements in four core sectors), and Action and Implementation Plan (goals-setting, action steps, budgetary and zoning impacts, and funding resources).

Since completion and adoption of the plan, multiple campaigns to restore historic buildings have commenced, the City has successfully pursued several Catalyst state grants to revitalize key buildings in the downtown, new owners have joined the downtown marketplace, and the community has a clear set of short-, medium- and long-range goals to continue improving and revitalizing the picturesque heart of their community.

ORGANIZATIONAL CHART

Our team is staffed to handle the needs of your project. We are a group of experienced water engineers and surveyors backed by more than 425 other technical specialists who are accustomed to working together on similar projects. Our familiarity with each other will enable us to meet your workload and timeline requirements. **We have chosen a team that reflects the needs for this project, including familiarity with similar-sized projects, and the expertise to explore all viable alternatives.**





Jim Holz, AICP

CLIENT LIAISON

Years of Experience: 34

Jim will facilitate a thorough evaluation of major milestones and deliverables (including the final plan) to make sure that each meet the project goals.

Jim has been involved in all aspects of community development projects, including the conception, financing and implementation of planning efforts. While at MSA, he and the MSA funding experts have secured more than \$60 million in grant funding for our community clients.

Education

B.S., Geography/Land Use Planning
Northern Arizona University

Certifications

American Institute of Certified Planners

Selected Project Experience

- LMI Survey, Independence, IA
- Downtown Plan, Independence, IA
- ArcGIS Online, Independence, IA
- GIS Services 2023, Independence, IA
- GIS Stormwater and Public Configuration, Independence, IA
- Comprehensive Plan, Park & Open Space Plan, Bike & Pedestrian Plan, and Memorial Park Master Plan, Waverly, IA SouthTown Master Planning and Preliminary Design for North Ridge Trail, Kalona, IA
- Downtown Master Plan, Ely, IA
- Comprehensive Plan, Solon, IA APA-IA Award Recipient
- Comprehensive Plan, Wilton, IA
- Community-Wide Survey, Strawberry Point, IA
- Community Survey and Mapping, Oxford Junction, IA
- Comprehensive Plan, Keota, IA
- Community-Wide Survey, Wheatland, IA
- Comprehensive Plan, Elgin, IA
- Downtown Master Plan, Dubuque, IA
- Urban Renewal Plan, Donahue, IA
- Comprehensive Plan, Donahue, IA
- Urban Renewal Plan, Asbury, IA
- Strategic Planning, Albany, IL
- Strategic Planning, Grand Mound, IA
- Strategic Planning, Keithsburg, IL
- Comprehensive Plan, Central City, IA
- Neighborhood Stabilization Plan, Oelwein, IA



Sarah Fosbinder, PE

TEAM LEADER | PROJECT MANAGER

LEAD WATER ENGINEER

Years of Experience: 19

Sarah will serve as the project manager and lead water engineer for this project.

Sarah brings an array of municipal engineering experience to this project. She has served as a project engineer on several infrastructure improvement projects that have included sanitary sewer conveyance, wastewater treatment, water distribution, storage, supply and treatment. Her involvement in such projects consists of preliminary engineering reporting, data analysis, design engineering, project permitting, specification preparation, construction observation and project management.

Education

B.S., Civil and Environmental Engineering
University of Wisconsin-Platteville

Registration

Professional Engineer, IA, WI, IL

Selected Project Experience

- Water System Studies:
 - Asbury, IA
 - Farley, IA
 - Waucoma, IA
 - Raymond, IA
 - Clarinda Correctional Facility
 - Springville, IA
 - Central City, IA
- Briarwood Subdivision Water Connection, Dubuque Water Department, IA
- Eagle & Althausen Water and Sewer Reconstruction, Dubuque, IA
- Sanitary Sewer Extension Planning, Springville, IA
- Sanitary Sewer Rehabilitation, Oxford Junction, IA
- UW-Platteville Water Main Pipe Bursting, Platteville, WI
- Radium Removal Facility, Farley, IA
- Asbury Standpipe Reconditioning, Dubuque, IA
- Sanitary Sewer Rehabilitation, Clarence, IA
- Water System Improvement Project, Cordova, IL
- Wastewater Treatment Facility, Wheatland, IA
- Water System Improvements, Asbury, IA



Clint Wienen, PE
QA/QC AND TECHNICAL SUPPORT
Years of Experience: 20

Clint will provide QA/QC and technical support for this project.

In his 20 years at MSA, Clint has led the technical design of numerous water and wastewater facilities. Clint has expertise in several aspects of design including process mechanical, HVAC, plumbing, site/civil and utility design.

Education

B.S., Civil Engineering, University of Wisconsin-Platteville

Registration

Professional Engineer, IA, IL

Selected Project Experience

- High Street Water Main Improvements, Elkader, IA
- Water Treatment Facility, Grand Mound, IA
- Water Treatment Facility, Spring Valley, IL
- Water Treatment Facility, Bureau Junction, IL
- La Salle County Nursing Home Water Treatment Facility, Ottawa, IL
- Mark Water Treatment Facility, Mark, IL
- Northwest Lift Station, Asbury, IA
- Hales Mill Lift Station, Asbury, IA
- Charles City Road Pump Station, Nashua, IA
- Labounty Pump Station, Nashua, IA
- Sanitary Sewer Rehabilitation Project, Baxter, IA
- South Main Street Lift Station, Elkader, IA
- Meadows Pump Station, Asbury, IA
- Main Lift Station, Elkader, IA
- Distal Lift Station, Elkader, IA
- Center Street Pump Station, Mount Carroll, IL
- Bowen Street Pump Station, Savanna, IL
- Main Pump Station, Savanna, IL
- East Lift Station, Lanark, IL
- Dakota City Well and Water Treatment Facility, Dakota City, IA
- Tiffin Reverse Osmosis Treatment Facility, Tiffin, IA



Tara Walters
FUNDING
ADMINISTRATION
Years of Experience: 6

Tara will provide funding services as needed for this project.

Tara is an experienced planner with a passion for helping people and communities to prosper. She is eager to assist communities with navigating the complexities of state and federal funding requirements and has aided many municipalities in receiving grant funds. Her knowledge of Illinois and Iowa programming, along with strong organization and interpersonal skills make her a great asset to the MSA Funding Team, among other project teams at the firm.

Working as a planner, she has experience in grant writing, grant administration, project management, land use development, comprehensive planning, economic development, transportation planning, community development, public engagement, hazard mitigation planning, watershed planning, GIS analysis, environmental review, and trail/greenway planning. Tara is an experienced CDBG grant administrator in Illinois and Iowa.

Education

M.S., Urban and Regional Planning, The University of Iowa
 B.A., Anthropology, Augustana College

Selected Project Experience

- Park Master Planning, Mt. Carroll, IL
- Freeport Downtown ADA Accessibility CDBG Grant Administration, Freeport, IL
- Comprehensive Plan Update, Milan, IL*
- IDOT Safe Routes to School Program, Warren, IL*
- IDOT Safe Routes to School Program, Moline, IL*
- DCEO Rebuild IL Regional Economic Development Grant Administration, Growth Corporation, Mt. Carroll, IL
- Trail Improvements IDNR Open Space and Land Acquisition and Development (OSLAD) Program, Rapids City, IL*
- Quad Cities Iowa/Illinois MPO Extreme Weather and Transportation Resilience Study, Quad Cities, IL/IA*

**Denotes experience prior to MSA.*



Kayci Terveer, EIT

WATER MODELING

Years of Experience: 6

Kayci will provide water modeling services for this project.

Kayci serves as project designer on a variety of municipal infrastructure projects, supporting clients across Iowa, Minnesota, Wisconsin, and Illinois. Kayci's responsibilities include collaboration with the design team, project design and drafting, and plan preparation.

Education

B.S., Civil Engineering, Iowa State University

Registration

Engineer in Training, IA

Selected Project Experience

- Water Modeling:
 - Springfield, IA
 - Savanna, IL
 - Central City, IA
 - Prairie City, IA
 - Durant, IA
 - Mount Carroll, IL
 - Elizabeth, IL
- 2nd Street Water Main Replacement, Durant, IA
- Sanitary Sewer Rehabilitation, Oxford Junction, IA
- Water Main Replacement & Looping, Phase 1 & 2, Mt. Carroll, IL
- Wacker and Oakton Lift Station Upgrades, Savanna, IL
- Reconstruction Project No. 1, Moline, IL
- Yankee Avenue Water/Sewer Extension Study, Durant, IA
- Downtown Sidewalk and Streetscape - Phase 1, Elizabeth, IL
- Locust Street Sanitary Sewer Rehabilitation, Elizabeth, IL
- Wacker and Oakton Lift Station Upgrades, Savanna, IL
- GIS Development and Implementation, Savanna, IL
- Water Main Extension, Stockton, IL
- Florian Avenue Rehabilitation, Mt. Zion, IL



Lance Teunissen, PE

ELECTRICAL AND CONTROLS ENGINEER

Years of Experience: 25+

Lance will provide electrical and control engineering services for this project.

Lance has more than 25 years of industrial, water, and wastewater experience. He has been involved in the planning, design, and construction of a wide spectrum of water and wastewater projects including both SCADA systems and electrical distribution design. He has been involved in all aspects of process instrumentation and electrical distribution design for water and wastewater facilities and has been the lead designer for over 15 years on projects of all sizes. This experience includes programmable logic controllers, supervisory control and data acquisition, primary instrumentation and sensing devices, networks, and electrical distribution solutions for many Midwest clients.

Education

B.S., Pulp and Paper Engineering, Western Michigan University

Registration

Professional Engineer, WI, MN

Selected Project Experience

- Municipal Well No. 3 and SCADA Upgrades, Belleville, WI
- Municipal Well No. 3, Wellhouse and Treatment Facilities and SCADA Upgrades, Omro, WI
- Municipal Wellhouse No. 4 Reconstruction and SCADA Upgrades, Sauk City, WI
- Municipal Wellhouse No. 4 and Water Treatment Plant and SCADA Upgrades, Albany, IL
- Municipal Wellhouses No. 4 and No. 5 and SCADA Upgrades, Stockton, IL
- Wellhouse Improvements, Knight, WI
- Well Improvements, Devil's Lake State Park, WI
- SCADA Improvements, Cleveland, WI
- Utilities SCADA System, Marion, WI
- SCADA Improvements, Cleveland, WI

PROJECT UNDERSTANDING

MSA met with City officials to discuss community goals for enhancement to the City of Independence water system. The initial discussion surrounded the development of an interactive water system model, but it was quickly realized that there is a need for a more comprehensive water system study. The City is repairing water main breaks currently, with a goal of developing a prioritized water system preliminary engineering report for use in planning and budgeting improvements in the coming years.

The City of Independence owns and operates a water system having one pressure zone, distribution piping, four groundwater supply wells, and three elevated storage tanks. Some issues identified by the City needing to be addressed by a water system evaluation include:

- Undersized water mains
- Dead end water mains
- Aging water mains with repairs
- Low pressures in the northeast area
- Accommodations for future growth
- Limited well control functions
- Storage tank freezing
- Water quality concerns

The approach to addressing these water system issues are three-fold:

A Preliminary Engineering Report (PER) is a comprehensive analysis that summarizes current conditions, identifies deficiencies, and develops alternatives for improvements for each water system component: distribution system, source supply wells, treatment, and storage. A PER is the very first step toward supporting an application for State Revolving Funds (SRF) and must follow the DNR's specified format. MSA has written numerous PERs for client communities, as detailed within this proposal.

A Water System Model using Bentley WaterGEMS software will be developed using the water system GIS data that the City already has in place. The water model will be built as an accurate representation of the City's system, adding well pumps, water towers, and assigning max and average water demands at each node. The water model will be calibrated based on hydrant flow testing. Exhibits showing the water system existing pressures and fire flow capabilities are created from this model to incorporate within the PER. Recommendations for improvement will also be modeled, so the City can visually see how pressures and flows will improve. Having a water model will benefit the City for years to come, as this is something that can be continually referenced in the future as the City grows. For instance, if a new large industrial user is planning to locate in Independence, this could be added to the model to analyze the impact to the system as a whole.

A Uni-Directional Flushing Plan was also requested by the City to enhance water distribution system maintenance. Settled debris and biofilm can accumulate with water distribution piping that is difficult to remove without uni-directional flushing at high velocities. It is important to remove as much debris and biofilm from the system as possible, to reduce the impacts to water quality and chlorine demand. MSA will prepare a step-by-step unidirectional flushing plan by using GIS mapping and water modeling. Each flushing sequence will be accompanied by written directions with exhibit showing which valves to open/close, and which hydrant to flush from.

SCOPE OF SERVICES

The project consists of completing a Potable Water System Evaluation Report (Water Preliminary Engineering Report [PER]) for the City of Independence, IA in accordance with the requirements of the Iowa DNR to support a future State Revolving Fund loan application.

A comprehensive water system model will be created in conjunction with the PER to assist in the analysis of water system flows and pressures.

A uni-directional flushing plan will be created to assist the City in maintenance efforts, with the intention of removing build-up within the water distribution system that may be contributing to reduced water quality.

MSA proposes to provide services as set forth below.

ADMINISTRATION AND CLIENT MEETINGS

Project Management/Administration

- Manage and coordinate project team, budget and schedules.
- Manage and coordinate project invoicing and administration.

Client and IDNR Correspondence

- Provide communication with Owner and Iowa DNR on project as appropriate.

Site Visit and Existing Conditions Review Meeting

- Attend one meeting with City staff to visit existing water facilities (supply, treatment, storage and distribution) and discuss existing conditions.

Alternatives Selection Meeting

- Attend one meeting with City staff and elected officials to discuss alternatives and identify recommendations.

Council Meeting (1)

- Attend council meeting to discuss final report and resulting recommendations.

Quality Assurance/Quality Control

- Employ documented quality-assurance/quality-control procedures throughout project.

FUNDING SUPPORT

Planning & Design Loan Application

- Assist the City in applying for a Planning and Design Loan through the State Revolving Fund to pay for engineering fees.
 - (1) SRF P&D Loans are 0% interest for 3 years, then rolled into the SRF construction loan.

Intended Use Plan Application

- Assist the City in preparing a State Revolving Fund Intended Use Plan Application, which serves as a placeholder for projects planning to utilize SRF funds. This IUP application will be submitted in conjunction with:
 - Preliminary Engineering Report
 - SRF Environmental Review Checklist
 - Viability Assessment (to be completed by City)

EXISTING FACILITIES EVALUATION

Background Information, Service Area and Land Use

- Review background and historical data.

- Operator's information and recommendations.
- Service Area and Land Use.
 - Demographic data
 - Economic data
 - Environmental background
 - Description of nature and extent of area to be served during planning period (20 years)
 - Review soil and groundwater conditions.

Source Water Supply Analysis

- Review existing capacity and water quality from the City's existing wells.
- Compare water 'pumped' to water 'sold' to determine water loss.

Operational Controls Analysis

- Review existing control system and identify deficiencies.

Water Treatment Analysis

- Review water quality and compare to Iowa DNR and US EPA standards.
- It is assumed that City of Independence is responsible to provide drinking water in compliance with Primary Drinking Water Standards. The analysis will also evaluate water quality testing to date with Secondary Drinking Water Standards, as well as associated impacts on adjacent utilities.

Water Storage Analysis

- Review existing capacity of elevated water storage
- Identify deficiencies, compare to Iowa DNR requirements.

Distribution System Analysis

- Review existing water system maps and provide summary of pipe sizes, materials, and dead ends.
- Consider Operator recommendations and include in analysis as appropriate.

WATER SYSTEM MODEL

- MSA will use the City's current GIS water system database, previously prepared by MSA, to create the WaterCAD model.
 - MSA will add each water supply well using pump curve data provided by the City.
 - MSA will assign water demands throughout the water model based on water usage data provided by the City.
 - MSA will add water storage tanks to the model, using City information on high water level, low water level, storage volume, tank diameters and elevations.
- City to provide hydrant flow test data (most current, or conduct new testing as part of this effort) to aid in calibrating the Water Model (adjustment of C-values to account for friction loss); (1) MSA will direct City staff of locations to complete hydrant flow field calibration tests. City Staff to complete work and provide results.
- City topography is to be based on available state contour data (e.g. LIDAR); no field topography survey work is included in this scope of work.
- Utilize Water Model to identify existing fire flow and static system pressures, provide exhibits.

- Utilize Water Model to identify deficiencies and develop recommendations for improvement
- Provide projected fire flows and static system pressures (after improvements), provide exhibits

PROPOSED ALTERNATIVES

Projected Water Usage

- Project City's water usage based on 20-year population projection and future land use.

Water Storage

- Develop alternatives for the City to consider improving water system storage, address pressure concerns, alleviate freezing concerns.

Distribution System

- Develop a priority list of distribution system improvements for the City to consider improving water pressure and quality based on planning period and water system model.

Operational Controls

- Develop alternatives for improved water system control features.

Water Supply

- Develop alternatives to accommodate 20-year design projections for water demand.

Treatment System

- Develop alternatives for the City to consider improving water treatment facilities.

Engineers Opinion of Costs

- Develop cost estimates for proposed alternatives.

PRELIMINARY ENGINEERING REPORT

Preliminary Engineering Report

- Summary of analysis (as identified above) in accordance with DNR reporting requirements.
- Describe recommended improvements, including cost estimates.
- Describe possible funding sources, including Iowa DNR DWSRF Loan program and any eligible grants.

UNI-DIRECTIONAL FLUSHING PLAN

- Provide a report summarizing uni-directional flushing program, assumptions, and detailed flushing sequences.
- Provide GIS-based maps showing valves and hydrants to open, close, and monitor for each flushing sequence.

DELIVERABLES

MSA will provide the following deliverables:

- Water System Preliminary Engineering Report (PER): two (2) paper copies and one PDF file for Owner's review and use, along with one (1) PDF file to the Iowa DNR.
- Unidirectional Flow Plan (UDF): two (2) paper copies and one PDF file for Owner's review and use.

ADDITIONAL SERVICES

Services that are not included in the above Scope of Services can be provided under separate contract or by amending the scope and

fee listed in this Agreement. Examples of additional services that may be needed or desired for completion of the project include:

- GIS Updates.
- Municipal Advisor Services.
- Grant writing/funding application preparation or Environmental reviews.
- Funding applications and administration beyond the SRF P&D and Intended Use Plan.
- Topography survey or boundary survey, design, permitting, bidding and construction services.
- Additional meetings not specifically listed in the scope.
- WaterCAD water age or surge analysis evaluations.
- Treatment system pilot testing.
- Major report revisions related to changes in scope after final report preparation.

OWNER'S RESPONSIBILITIES

- Owner is responsible for accuracy and completeness of the information provided to MSA.
- Owner to provide MSA with full information as to Owner's requirements for the project.
- Owner to operate Owner's systems (hydrants, valves, manholes, etc.) as needed for MSA to obtain required information for the completing project.
- Owner to provide hydrant testing data
- Owner to provide well pump curves
- Owner to provide a summary the past three (3) years of drinking water billed
- Owner to provide water usage history for highest water users in the community
- Owner to provide the past three (3) years of Drinking Water Monthly Operating Reports.
- Owner to provide most recent IDNR Inspection Report
- Owner to provide documentation of water main breaks/repairs
- Owner to provide timely response to questions and review of engineering submittals (preliminary and final reports).
- Owner to complete Viability Assessment.
- Owner to authorize submittal of necessary submittals and pay associated fees.

ESTIMATED FEE

Phase/Task	Total
Water Preliminary Engineering Report	\$22,500
Water Modeling	\$10,000
Unidirectional Flushing Plan	\$35,000
TOTAL	\$67,500

IT'S MORE THAN A PROJECT. IT'S A COMMITMENT.

INDEPENDENCE WATER SYSTEM STUDY
CITY OF INDEPENDENCE NOVEMBER 25, 2024



October 31, 2024

Mr. Travis Foley, Utilities Director
City of Independence Utilities Department
2018 Three Elms Park Road
Independence, IA 50644

Re: Engineering Services – Water System Plan

Dear Travis,

On behalf of Strand Associates, Inc.®, thank you for the opportunity to submit this letter proposal to assist the City of Independence with water system planning. Also, thank you and Matt Schmitz for meeting with me and Brad Lake to discuss this important project. We understand the City has several water system challenges that would benefit from a water system plan and hydraulic model. Below is our understanding of system needs followed by a summary of the benefits of a water system study and hydraulic model towards addressing these challenges.

Project Understanding

The City of Independence water system consists of five wells, three water towers, and more than 2,800 water service connections. The City continues to expand its water distribution system with ongoing development and is facing challenges meeting its goal to efficiently produce and reliably distribute safe, high-quality water. In addition to keeping pace with current development, the City needs to plan for system upgrades to account for future needs. Some of the challenges and improvements recently completed are listed below.

- The City is experiencing growth with development and has installed new water infrastructure to support that growth.
- The City is experiencing pressure issues in the northeast quadrant of the city as well as in other areas of the system.
- There are a significant number of old water mains in the distribution system, leading to failures and water quality issues.
- Current system flushing does not adequately remove iron solids from the water mains.
- The wells operate based on two pressure sensors located in the distribution system. One pressure sensor is located at the courthouse and second by Independence Premium Food. There are no level sensors in the water towers, making it more challenging to maintain proper pressures throughout the system.
- The three water towers have all been rehabilitated in recent years.
- The wells and well houses have all been rehabilitated in recent years.

The City would benefit from a water system plan and hydraulic model to provide it a road map to face these challenges head on and meet production and distribution goals. Benefits of the water system plan and hydraulic model are summarized below, followed by a scope of services, project team, project experience, schedule, and compensation. The scope of services is broken down into individual tasks that can be tailored to the City's goals and budget.

A water system plan and hydraulic model provide the City with the following:

- An understanding of the current and potential future water system demands based on anticipated growth over the planning period.
- A review of existing supply and storage capacity to meet current and future demands.
- A review of system operations and controls to improve system performance.
- An evaluation of 'what-if' scenarios, such as system expansion, new facilities, well outages, main breaks and other simulations.

Mr. Travis Foley
 City of Independence Utilities Department
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- An evaluation of system-wide operating pressures and available fire flows to identify deficiencies and improvements.
- A prioritized pipeline replacement plan to address aging infrastructure in an organized program.
- A flushing program that implements unidirectional flushing into the City's normal flushing operations to improve cleaning of the distribution system.
- An inventory of existing water supply components in a single location.
- A prioritized capital improvements plan and implementation schedule for replacing aging infrastructure and related water infrastructure improvements.

Scope of Services

The following scope of services was developed based on the City's needs and recent projects completed for similar water systems.

Water System Plan – Basic Services

- Conduct a kickoff meeting with the City to review objectives, schedule, current and future service boundaries, and areas of potential future development within those boundaries. Obtain the following information from the City:
 - A copy of the latest comprehensive plan, including future population estimates
 - Previous water system studies and reports
 - Raw and treated water quality data, by month, for each well for the past 3 years
 - Monthly water sales by billing category for the past 15 years
 - Monthly pumpage for the past 15 years
 - Recently completed rehabilitation scope at each well, well facility, and water tower over the past 10 years
- Prepare an inventory and summarize the existing water system supply and storage components. Review existing well pumping records and storage information and identify firm pumping capacity and effective storage for the system. Review water quality and past maintenance performed at each water facility.
- Tabulate water use data for the past 15 years.
- Estimate future system demands for current year and future year 2045. Future demands will be estimated using population estimates prepared by others and City-provided growth plans. Provide draft demand projections for review and attend one virtual meeting with the City to discuss.
- Perform a water supply and storage capacity evaluation. Estimate the amount of reserve or deficient supply and storage capacity in the system to meet present-day and 2045 requirements.
- Prepare draft report sections summarizing the water system supply and storage components, historic water use, future system demand estimates, and supply and storage capacity needs.
- Submit draft report sections to the City for review. Attend one in-person meeting to review draft report sections and City comments.
- Prepare a capital improvement plan with implementation schedule for potential modifications and additions. Finalize report and submit copies to the City.

Water System Plan – Optional Services

- Prioritized Pipeline Replacement Plan
 - Conduct a virtual meeting with the City to present a quantitative, risk-based assessment of its existing water distribution system using probability of failure (POF) and consequence of failure (COF) criteria.
 - Review City-provided information that may include water main age, break history, material, size, and soil characteristics, if available.

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- Prepare a draft risk assessment matrix based on POF and COF criteria and submit to the City for review. Attend one virtual meeting with the City to review draft water main risk matrix, scoring breakdowns, and weighting factors prior to the initial risk score calculation. Incorporate City comments as appropriate.
- Develop initial water main prioritization ranking list and color-coded figure based on matrix scoring criteria, weightings, and non-water projects established by the City.
- Conduct a workshop with the City to discuss initial prioritization figure. Up to two additional iterations of ranking, prioritization, and figure development are included.
- Prepare draft report section with a summary of the risk-based assessment and plan for the prioritized replacement of pipeline and submit to the City for review as part of the *Water System Plan*. Finalize report section within the *Water System Plan*.

Water System Model – Basic Services

- Collect the following information from the City:
 - Electronic water system distribution mapping files, in geographical information system (GIS) format. Water main and distribution system information to include pipe diameter, material, hydrant and valve locations; and, if available, age and break history. Locations of wells, water storage tanks, and pressure recorders shall also be provided.
 - Historical records of the five largest water customers over the last 5 years
 - Storage facilities drawings showing physical dimensions
 - Existing water system facility record drawings
 - Well pump design points and pump curves
 - Supervisory control and data acquisition (SCADA) control set points
 - Two-foot ground elevation contour and aerial maps in GIS format
 - Water sales information by metered physical address for the years 2023 and 2024
 - A copy of the latest Insurance Services Office (ISO) fire flow data/report and needed fire flow demands from the fire department by zoning or occupancy designation
- Prepare a water system hydraulic model in WaterGEMS software from City-provided electronic files. Incorporate storage facility, pump, and SCADA control information into the water model. Allocate demands using metered sales information, if available.
- Assist the City in conducting up to 12 field hydrant flow tests throughout the system. The City shall be responsible for operating valves and hydrants, for providing traffic control, as needed, and for providing well pump flows and storage facility water levels during testing. Pressure recorders can be provided and installed on hydrants near each water storage facility, as needed, to assist with recording tank water levels.
- Perform a steady-state calibration of the water model to +/- 5 pounds per square inch using the field hydrant flow testing results and City-provided SCADA and tank level information.
- Evaluate existing water system performance using calibrated model for current and future maximum-day demands. Generate maps of pressure and available fire flow from steady-state simulations.
- Evaluate modifications to the water distribution system to address pressure and flow deficiencies. Evaluation will include modifications to controls, water main upsizing or looping, and potential zone creation.
- Prepare draft report sections summarizing the model and calibration, existing water system performance with pressures and available fire flow under current and future maximum-day demands, and water system modifications to address pressure and flow deficiencies under current and future maximum-day demands.
- Submit draft report sections to the City for review. Attend one in-person meeting to review draft report sections and City comments. Finalize report sections for inclusion in the *Water System Plan*.

Water System Model – Optional Services

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- Item 1 – Additional Simulations
 - Evaluate up to five ‘what-if’ scenarios as desired by the City. These evaluations may include simulating new development areas for appropriate water main sizing and expansion, loss of a specific well, or a significant water main break.
- Item 2 – Unidirectional Flushing Plan (UDF)
 - Conduct a review of existing water main mapping and develop an initial plan for the sequence of flushing activities. Review the initial plan with the City via a virtual meeting and discuss staffing levels for flushing activities.
 - Use the calibrated hydraulic water model to develop a steady-state scenario to generate and simulate each UDF sequence.
 - Create a map illustrating each UDF sequence, including pipe segments to be flushed, hydrant to flush; isolation valves to open, reopen, and close, and valves that remain closed from previous sequences.
 - Create a field log form for each UDF flushing sequence that documents the hydrants to flow, pipe segments to be flushed, valves to reopen and close, target flushing flow, and residual pressure, and provide space to document observed conditions.
 - Prepare a *UDF Flushing Plan* report to sequentially include maps and field logs for each sequence.

Project Team

Project Manager

Steven Kluesner, P.E., Senior Associate, will serve as the Project Manager and primary point of contact during development of the water system plan and model. Steve will be responsible for meeting the needs of the City, while providing effective communication and project administration. Steve has been the project manager for many water system studies and modeling projects, including one recently completed for the City of Iowa City, Iowa.



Steve has been with our firm since 1999 and serves as the Water Supply Discipline Coordinator in our Madison and Milwaukee, Wisconsin, offices. He graduated from the University of Iowa with a B.S. degree in Civil/ Environmental Engineering, where he worked as a certified Grade 2 Water Treatment Plant Operator at the University of Iowa Surface Water Treatment Plant.

Steve is currently the project manager for water treatment, well supply, water storage, and planning projects in Cedar Rapids, Iowa City, and Dubuque, Iowa. Steve has also managed water modeling projects for Park View Sanitary District, Iowa City, Iowa, along with Fond du Lac and Fitchburg, Wisconsin.

Quality Control Engineer

Justin R. Bilskemper, P.E., will serve as the quality control engineer and technical advisor for this project. Justin has a B.S. degree in Civil Engineering from the University of Wisconsin-Platteville and has gained considerable experience in computerized water system modeling and water system master planning in his 18 years with our firm. Corporate wide, Justin is considered the ‘go to’ engineer when there is a distribution model question. Justin has worked on many of our water distribution modeling and system evaluation projects, including more than 50 full-scale studies and evaluations and dozens of smaller modeling projects.



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Justin has created numerous water system models from scratch using AutoCAD and GIS files and has updated existing models created for clients by other consultants. His extensive experience includes steady state, extended period, available fire flow, water age, and chlorine residual modeling to evaluate distribution system hydraulics and improvements needed for current demands and future growth scenarios. Justin has provided on-demand hydraulic modeling services for more than a dozen municipalities across Wisconsin, Illinois, Kentucky, and Ohio, and has assisted with water system modeling for Iowa City, Iowa.

Justin has also managed, worked on, or completed quality control for more than 40 full water system master plans and studies. Several of these, including those for Romeoville, Glencoe, Niles, and Lincolnshire, Illinois, Ashland and Stoughton, Wisconsin, and Worthington, Ohio, included preparing water main replacement programs using quantitative, risk-based prioritization scoring. The prioritization project in Lincolnshire was prepared by analyzing criteria such as main break history, useful life remaining, operating pressure, diameter, soil corrosivity, road type, redundancy, proximity to streams, and type of emergency service, sharing several of the same criteria proposed in the approach for this project.

Project Engineer

Connor T. O'Rourke, P.E., will serve as a Project Engineer on the hydraulic model and water system plan. Connor has quickly gained valuable water supply experience since joining our firm 5 years ago. During his time as a student at the University of Wisconsin-Madison, Connor interned with the Village of Waunakee, where he worked closely with water system operators. Since joining our firm, Connor has become the go-to water modeler by creating, calibrating, and analyzing models for several communities. Experience in water studies include those for Fond du Lac, Platteville, Neenah, Watertown, Wisconsin Rapids, and Prairie du Sac, Wisconsin, and Lake Forest, Lincolnshire, and Buffalo Grove, Illinois, as well as Plattsmouth, Nebraska.



Similar Project Experience

The following summary table provides a listing of similar projects completed over the past 5 years. We have extensive experience when it comes to water system studies and modeling. This experience will bring many proven solutions to the City of Independence. Following the table are a few detailed project descriptions further highlighting our project experience.

Water System and Model Analysis Experience	
Project	Year
Fitchburg, WI – Unidirectional Flushing Plan	2024
Wisconsin Rapids, WI – Unidirectional Flushing Plan	2024
Wisconsin Rapids, WI – Water Model Update and Evaluation	2024
Streamwood, IL – Water Model Updates and Calibration	2024
Iowa City, IA – Water Storage Evaluation	2024
Campbellsport, WI – Water System Evaluation	2024
East Moline, IL – Hydraulic Model and Water System Master Plan	2024
Decatur, IL – NE Zone Water System Modeling and Development Plan	2023
Lancaster, WI – Water System Study	2023
Cottage Grove, WI – Utility Master Plan	2023
East Troy, WI – Water System Master Plan	2023
Morgantown Utility Board, WV – PER High Service Pump Station	2023
Onalaska, WI – Water System Evaluation	2023

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Water System and Model Analysis Experience	
Project	Year
Pewaukee, WI – Water System Study	2023
River Falls, WI – Sewer and Water Plan Update	2023
Platteville, WI – Water System Comprehensive Plan	2022
Fredonia, WI – Water System Capacity Evaluation	2022
Beloit, WI – 2022 Utility Extension Study – Water Supply	2022
Fitchburg, WI – Well No. 7 Operation and Equipment Review	2022
Lincolnshire, IL – Hydraulic Water Study and Water System CIP	2021
Winnetka, IL – Water System Study	2021
Park View Water and Sanitary District, IA – Water System Modeling	2021
Delavan, WI – Comprehensive Water Study	2021
Romeoville, IL – Water Model Development, Calibration, and Alternative Water Supply Evaluation	2021
Belvidere, IL – Southwest Area Water System Study	2020
Decatur, IL – Water System Chlorine Residual Modeling	2020
Lockport, IL – Lockport Township Joliet Interconnect Study	2020
Prairie du Sac, WI – Water System Study Update	2020
Fond du Lac, WI – Water Model Creation and Calibration and Chlorine Residual Modeling	2020
Neenah, WI – Water Distribution Capacity and Growth Study	2020
Buffalo Grove, IL – Water System Study	2020
Watertown, WI – Water Model Creation and Calibration	2020
Flossmoor, IL – Distribution System Modeling and Chicago Supply Connection Assessment	2020
Lannon, WI – Water System Study	2019
Middleton, WI – Utility Master Plan Update	2019
Grayslake, IL – Water Model and Storage Evaluation	2019

Hydraulic Water Study and Water System Capital Improvement Plan – Lincolnshire, IL

The Village of Lincolnshire hired us to complete a computerized water model and water system master plan for its water distribution system that consisted of 71 miles of water main, two below-grade reservoirs, two booster pumping stations, and two emergency water system interconnects. Both existing and future water demand conditions were evaluated for storage and supply capacity needs. Visual observation walkthroughs were conducted for the booster pumping stations to develop a list of short and long-term improvements. As part of this capital improvements plan, a robust water main replacement program was developed using risk-based pipeline prioritization methodology. Probability and consequence of failure criteria for this methodology included pipe diameter, age, breaks, street classification, accessibility, and proximity to critical customers or noteworthy areas, such as non-looped neighborhoods or stream crossings. ArcPython scripting language was developed and used in the scoring iteration process to provide efficiency and transparency for the Village. The resulting risk map was used in conjunction with upcoming street improvement projects to develop a 0 to 5 and 5- to 10-year water main replacement CIP.

Reference:

Maxwell Geib
 Utilities Superintendent
 847-913-2383

Project Team:

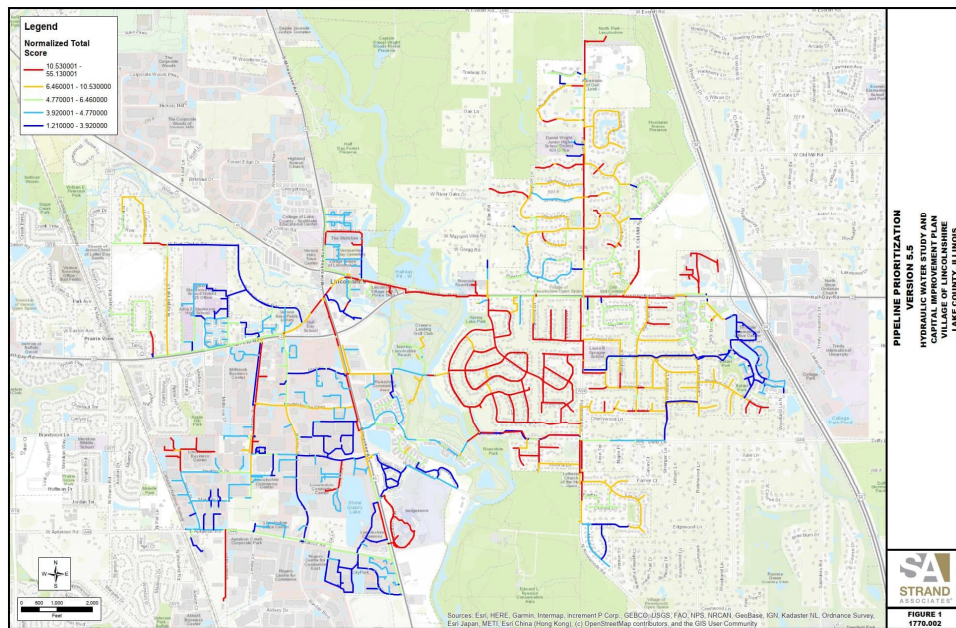
- Justin Bilskemper, P.E. – Project Manager
- Chris Ulm, P.E. – Client Liaison
- Steve Kluesner – Quality Control Engineer
- Connor O'Rourke – Project Engineer

Completed: 2021

Equipment, Programs, and Software Used:

WaterGEMs, ArcGIS, Excel

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An easy-to-understand, color-coded risk scoring map was developed for Village buy-in of proposed water main replacement projects.

Unidirectional Flushing Plan – Fitchburg, WI

We were hired to create a new WaterGEMS water model and use it to develop a UFP. Unidirectional flushing in lieu of conventional flushing improves water quality, hydraulics, and reduces water loss. Using a water model to create a plan demonstrates it meets industry recommendations and minimizes system issues encountered during flushing.

A WaterGEMS water model was created using GIS information. System demands were allocated using automated infrastructure meter data, allowing for accurate placement of water demands within the model. The water system was initially modeled to evaluate base levels of service and identify areas in the system not capable of being unidirectionally flushed. The model was used to confirm the hydraulics observed in the field will be similar to the hydraulic parameters required to properly flush and clean the pipeline. Flushing methods and devices used by the City were also considered and accommodated in the model. Flushing events were properly flushed by confirming pressures were not compromised during the test – scour velocities to remove sediment were reached, while confirming damaging velocities that increase risk of water main breaks were not obtained.

A set of plans was created for each flushing event with intuitive instructions and visuals that were easy to follow. Instructions included hydrants to be flowed, hydrant outlets to use, valves to be open and closed, recommended flushing times, and flush volumes, so water losses can easily be reported. Plans were efficiently created that minimized valve and hydrant operations while cleaning the entire distribution system pipeline in a timely fashion.

Reference:

Tracy Foss
 Assistant Public Works
 Director
 608-270-4272

Project Team:

Steve Kluesner –
 Project Manager

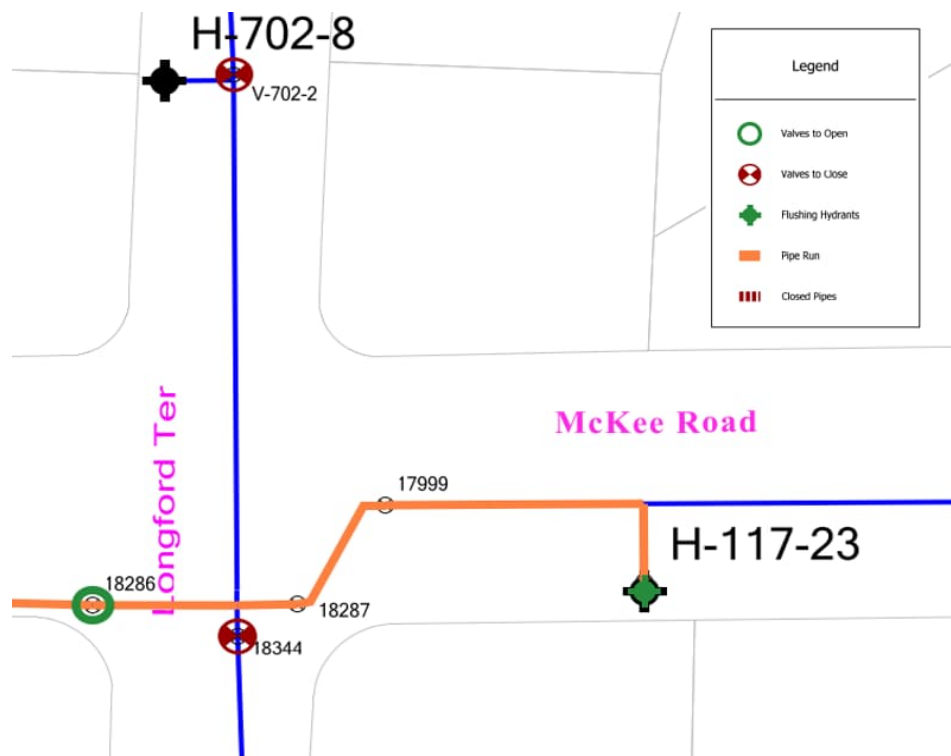
Jayson Jones –
 Project Engineer

Connor O'Rourke –
 Technical Advisor

Start: Spring 2024
Completion: Fall 2024

**Equipment,
 Programs, and
 Software Used:**
 WaterGEMS, ArcGIS

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An easy-to-follow map book and field log is provided for each flushing sequence.

Water Storage Evaluation – Iowa City, IA

We were hired to create a water model and use it to recommend new pressure zones and storage and distribution system improvements. New zones were developed to allow the system to reduce the pressure gradient for areas across Iowa City with significantly lower elevation and to provide appropriate service pressures and fire flows to future developments as the city expands. The lower pressure gradient allowed for the City to reduce its pumping and energy costs.

A WaterGEMS water model was created using GIS information. System demands were allocated using AMI data, allowing for accurate placement of water demands within the model. The water system was initially modeled to evaluate base levels of service, including pressure and available fire flows.

Several zone boundaries were developed using extended period simulations under current and future conditions. Lists of storage and distribution system improvements to create a new zone and maintain or exceed the City's fire flow and service pressure goal were generated. Distribution system improvements included pressure reducing valve stations, check valves, transmission main, pumping station, and upsizing existing water main. Opinions of probable costs to create the zone boundaries and construct the storage and distribution system were developed and used by the City to select the improvements.

Reference:

Jon Durst
 Water Superintendent
 319-356-5169

Project Team:

Steve Kluesner –
 Project Manager

Jayson Jones –
 Project Engineer

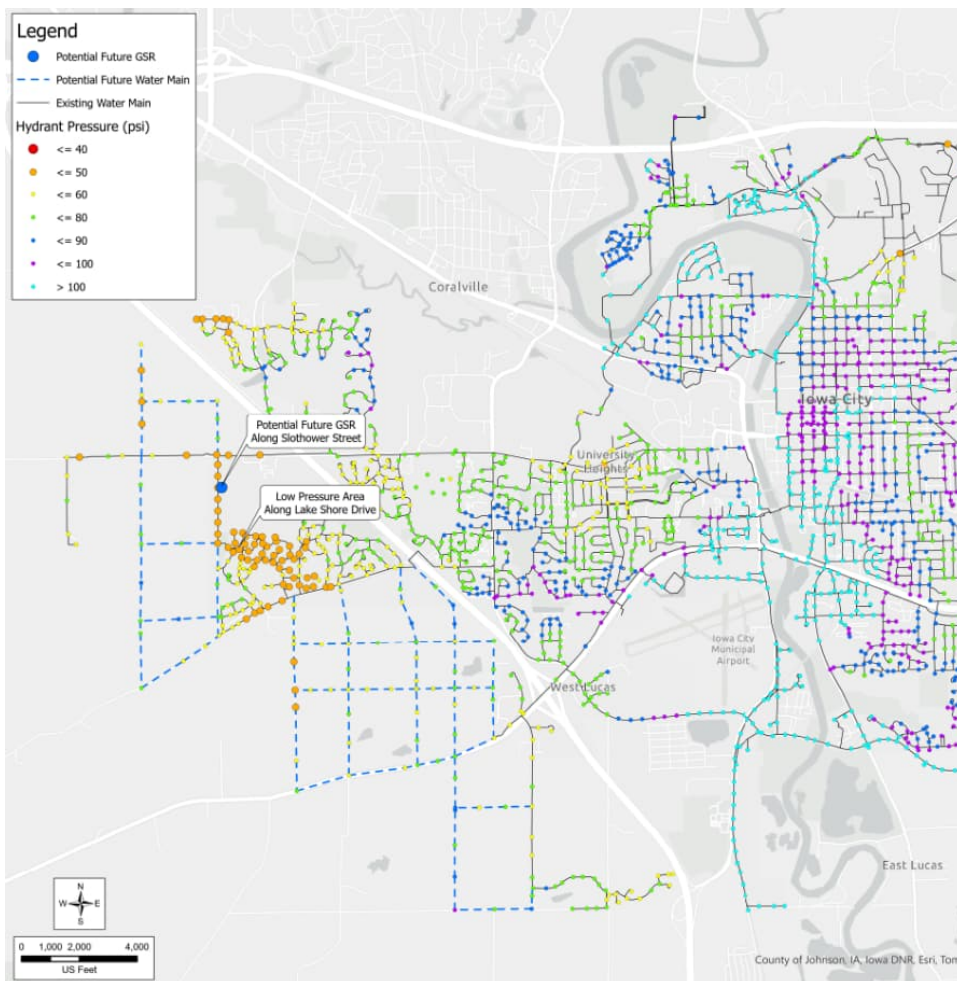
Justin Bilskemper –
 Quality Control

Start: Fall 2023

Completion: Fall 2024

**Equipment,
 Programs, and
 Software Used:**
 WaterGEMS, ArcGIS

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A color-coded pressure map highlights deficiencies through the water system.

After the City selected its preferred alternatives, we performed the siting and sizing study for the new water storage facility based on the new pressure zones demands and hydraulics. Preliminary designs of the new tanks were also prepared.

Schedule

We understand the water system plan will be included in the fiscal year 2026 budget that begins on July 1, 2025. We will be prepared to begin immediately in July with a kickoff meeting and data collection. We can schedule the field hydrant testing in the fall of 2025 to avoid the higher water demand summer months. We anticipate it will take approximately 4 months to complete the water model and simulations once field testing is complete. The water system plan portion can begin immediately and be completed within 6 months of the kickoff meeting. During our initial meeting it was mentioned that the City may be able to get the project started prior to fiscal year 2026. If the project can start earlier, we are prepared to complete the field hydrant testing in the spring of 2025, pulling the entire schedule forward by several months.

Compensation


We propose completing the services described above on an hourly rate basis plus expenses for a total estimated fee as shown in the following table.

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Task	Fee
Water System Plan – Basic Services	\$34,000
Water System Plan – Optional Services	
Prioritized Pipeline Replacement Plan	\$35,200
Water System Model – Basic Services	\$33,700
Water System Model – Optional Services	
Item 1 – Additional Simulations	\$6,300
Item 2 – Unidirectional Flushing Plan	\$38,500
Total	\$147,700

Sincerely,

STRAND ASSOCIATES, INC.®


 Steve B. Kluesner, P.E.
 Project Manager

P240.896/SBK:ksn


 Bradley J. Lake, P.E.
 Client Liaison



CITY COUNCIL WORK SESSION MEMORANDUM

TO: City Council

FROM: Matthew R. Schmitz, MPA - City Manager

DATE OF MEETING: March 17, 2025

ITEM TITLE: Chapter 69 Parking Regulations

DISCUSSION:

During the March 10th Regular City Council Meeting, modifications to Chapter 69 – Parking Regulations were considered via ordinance, and were set for the second reading.

This item was tabled during the meeting, and Council asked to revisit it for additional discussion of various items such as the overnight parking restrictions, permit issuance, etc. related to this topic.

It is important to point out that if changes are made, which Staff agrees there should be additional considerations on this topic, the process of approving these changes will need to be restarted from the beginning. An ordinance cannot be modified in the middle of the approval process, but it can be restarted.

RECOMMENDATION:

Staff recommends discussion of this topic. No action is needed at this meeting, as any decision items needed would be brought forward to a City Council meeting for approval.

ORDINANCE NO. 2025-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS TO CHAPTER 69 PARKING REGULATIONS.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

Section 1. SECTION MODIFIED. Section 69.08, Subsection 8, is repealed and the following adopted in lieu thereof:

8. Third Street NE, on the south side, from Eighth Avenue NE to Eighteenth Avenue NE.

Section 2. SECTION MODIFIED. Section 69.09 of the Code of Ordinances of the City of Independence, Iowa is repealed and the following adopted in lieu thereof:

69.09 ALL NIGHT PARKING PROHIBITED.

1. All Night Parking Prohibited. No person, except physicians or other persons on emergency calls, shall park a vehicle on any of the following named streets between the hours of 2:00 a.m. and 6:00 a.m. of any day.

(Code of Iowa, Sec. 321.236[1])

- A. First Street East, on both sides, from Fourth Avenue NE to First Street bridge.
- ~~2. Parking Prohibited. No person, except physicians or other persons on emergency calls, shall park a vehicle on any of the following named streets between the hours of 2:00 a.m. and 6:00 a.m. of any day during the period from November 15th through April 1st.~~
- B. Second Street NE, on both sides, from Second Avenue NE to Fifth Avenue.
- C. Fourth Avenue NE, on both sides, from First Street to Second Street.
- D. Fourth Avenue SE, on both sides, from First Street to Second Street.
- E. Second Avenue NE, on both sides, from First Street to Third Street.
- F. Third Avenue NE, on both sides, from First Street to Second Street.

Section 3. SECTION MODIFIED. Section 69.11 of the code of Ordinances of the City of Independence, Iowa is repealed and the following adopted in lieu thereof:

69.11 TWO-HOUR PARKING ZONES. No person shall stop, stand or park a vehicle for a continuous period of time in excess of two hours in any of the following designated two-hour parking zones:

1. First Street East, on both sides, from Fourth Avenue NE to First Street bridge.
2. Second Street NE, on both sides, from Second Avenue NE to Fifth Avenue.
3. Fourth Avenue NE, on both sides, from First Street to Second Street.
4. Fourth Avenue SE, on both sides, from First Street to Second Street.
5. Second Avenue NE, on both sides, from First Street to Third Street.
6. Third Avenue NE, on both sides, from First Street to Second Street.

Section 4. SECTION MODIFIED. Section 69.15 of the Code of Ordinances of the City of Independence, Iowa is repealed and the following adopted in lieu thereof:

69.15 NORTH CITY PARKING LOT. (LOT A) It is unlawful to park any vehicle in the North City parking lot in violation of the following regulations:

1. Prohibited Parking. No vehicle weighing more than four tons shall be parked in the North City parking lot.
2. Seventy-Two Hour Limit. No vehicle shall be parked in the North City parking lot for a continuous period of time for more than 72 hours, except those parked in assigned parking spaces where signage is present for downtown housing purposes, and a valid permit issued by the Police Department is present on the vehicle.

3. Angle Parking. All vehicles in the North City parking lot shall be parked at an angle as indicated by markings or signs.

4. No vehicle shall be parked in such lot between the hours of 2:00 a.m. and 6:00 a.m., except those parked in assigned parking spaces where signage is present for downtown housing purposes, and a valid permit issued by the Police Department is present on the vehicle.

Section 5. SECTION MODIFIED. Section 69.16 of the Code of Ordinances of the City of Independence, Iowa is repealed and the following adopted in lieu thereof:

69.16 SOUTH CITY PARKING LOT. (LOT B) It is unlawful to park any vehicle in the South City parking lot in violation of the following regulations:

1. Angle Parking. All vehicles shall be parked at an angle as indicated by markings or signs.
2. No vehicle weighing more than four tons shall be parked in a City parking lot.
3. No vehicle shall be parked in such lot between the hours of 2:00 a.m. and 6:00 a.m., except those parked in assigned parking spaces where signage is present for downtown housing purposes, and a valid permit issued by the Police Department is present on the vehicle.

Section 6. SECTION MODIFIED. Section 69.17 of the Code of Ordinances of the City of Independence, Iowa is repealed and the following adopted in lieu thereof:

69.17 EAST CITY PARKING LOT. (LOT C) It is unlawful to park any vehicle in the East City parking lot in violation of the following regulation:

1. No vehicle shall be parked in such lot between the hours of 2:00 a.m. and 6:00 a.m., except those parked in assigned parking spaces where signage is present for downtown housing purposes, and a valid permit issued by the Police Department is present on the vehicle.
2. All vehicles in the lot shall be parked as indicated by markings or signs.
3. No vehicle weighing more than four tons shall be parked in a City parking lot.

Section 7. SECTION MODIFIED. Section 69.18 of the Code of Ordinances of the City of Independence, Iowa is repealed and the following adopted in lieu thereof:

69.18 CITY HALL BLOCK PARKING LOT. (LOT D) It is unlawful to park any vehicle in the City Hall block parking lots between the hours of 2:00 a.m. and 6:00 a.m., except as hereinafter provided:

1. Vehicles either owned by or used by City employees or volunteer fire fighters shall be allowed to park during said time only if said persons are in the performance of City business.
2. Vehicles owned by tenants of the apartment building directly adjacent to said lot shall be allowed to park only if the landlord has provided the Police Department with the license number of the vehicle owned by the tenant. It shall be the sole responsibility of the landlord to keep current, in the Police Department, those license plate numbers. Furthermore, only one vehicle per lease shall be allowed to park in said lot.
3. All vehicles in the lot shall be parked as indicated by markings or signs.
4. No vehicle weighing more than four tons shall be parked in a City parking lot.

The City Hall block parking lots are the lots directly adjacent to City Hall, on either side, and also the lot running perpendicular to City Hall.

Section 8. SECTION MODIFIED. Section 69.19 of the Code of Ordinances of the City of Independence, Iowa is repealed and the following adopted in lieu thereof:

69.19 BRIMMER PARK CITY PARKING LOT. (LOT E) It is unlawful to park any vehicle in the Brimmer Park City parking lot in violation of the following regulations:

1. No vehicle shall be parked in such lot between the hours of 2:00 a.m. and 6:00 a.m., except those parked in assigned parking spaces where signage is present for downtown housing purposes, and a valid permit issued by the Police Department is present on the vehicle.
2. All vehicles in the lot shall be parked as indicated by markings or signs.

3. No vehicle weighing more than four tons shall be parked in a City parking lot.

Section 9. SECTION MODIFIED. Section 69.20 of the Code of Ordinances of the City of Independence, Iowa is repealed and the following adopted in lieu thereof:

69.20 CENTRAL CITY PARKING LOT. (LOT F) It is unlawful to park any vehicle in the Central City parking lot in violation of the following regulations:

1. No vehicle shall be parked in such lot between the hours of 2:00 a.m. and 6:00 a.m., except those parked in assigned parking spaces where signage is present for downtown housing purposes, and a valid permit issued by the Police Department is present on the vehicle.
2. All vehicles in the lot shall be parked as indicated by markings or signs.
3. No vehicle weighing more than four tons shall be parked in a City parking lot.

Section 10. SECTION MODIFIED. Section 69.21 of the Code of Ordinances of the City of Independence, Iowa is repealed and the following adopted in lieu thereof:

69.21 NORTHEAST CITY PARKING LOT. (LOT G) It is unlawful to park any vehicle in the Northeast City parking lot in violation of the following regulations:

1. No vehicle shall be parked in such lot between the hours of 2:00 a.m. and 6:00 a.m., except those parked in assigned parking spaces where signage is present for downtown housing purposes, and a valid permit issued by the Police Department is present on the vehicle.
2. All vehicles in the lot shall be parked as indicated by markings or signs.
3. No vehicle weighing more than four tons shall be parked in a City parking lot.

Section 11. SECTION MODIFIED. Section 69.26 of the Code of Ordinances of the City of Independence, Iowa is repealed and the following adopted in lieu thereof:

69.26 SOUTHEAST CITY PARKING LOT. (LOT H) It is unlawful to park any vehicle in the Southeast City parking lot in violation of the following regulations:

1. No vehicle shall be parked in such lot between the hours of 2:00 a.m. and 6:00 a.m., except those parked in assigned parking spaces where signage is present for downtown housing purposes, and a valid permit issued by the Police Department is present on the vehicle.
2. All vehicles in the lot shall be parked as indicated by markings or signs.
3. No vehicle weighing more than four tons shall be parked in a City parking lot.

Section 12. SECTION MODIFIED. Section 69.27 of the Code of Ordinances of the City of Independence, Iowa is repealed and the following adopted in lieu thereof:

69.27 FALCON CIVIC CENTER PARKING LOT. It is unlawful to park any vehicle in the Falcon Civic Center parking lot in violation of the following regulations:

1. No vehicle shall be parked in such lot between the hours of 2:00 a.m. and 5:00 a.m.
2. All vehicles in the lot shall be parked as indicated by markings or signs.
3. No vehicle weighing more than four tons shall be parked in a City parking lot.

Section 13. SECTION MODIFIED. Section 69.28 of the Code of Ordinances of the City of Independence, Iowa is repealed and the following adopted in lieu thereof:

69.28 RIVERS EDGE PARKING LOT. It is unlawful to park any vehicle in the Rivers Edge parking lot in violation of the following regulations:

1. No vehicle shall be parked in such lot between the hours of 2:00 a.m. and 5:00 a.m.
2. All vehicles in the lot shall be parked as indicated by markings or signs.
3. No vehicle weighing more than four tons shall be parked in a City parking lot.

Section 14. SECTION MODIFIED. Section 69.29 of the Code of Ordinances of the City of Independence, Iowa is repealed and the following adopted in lieu thereof:

69.29 BOAT DOCK PARKING LOT. It is unlawful to park any vehicle in the Boat Dock parking lot in violation of the following regulations:

- 1. No vehicle shall be parked in such lot between the hours of 2:00 a.m. and 5:00 a.m.
- 2. All vehicles in the lot shall be parked as indicated by markings or signs.
- 3. No vehicle weighing more than four tons shall be parked in a City parking lot.
- 4. No vehicle shall park at river access points where loading and unloading of watercraft is designated.

Section 15. SECTION MODIFIED. Section 69.30 of the Code of Ordinances of the City of Independence, Iowa is repealed and the following adopted in lieu thereof:

69.30 EMERGENCY PARKING/LOADING ZONES – MAY BE DESIGNATED. The City Council may from time to time designate by ordinance the location of emergency parking or loading zones within any given street. In such emergency parking/loading zones parking is limited to ten (10) minutes.

- 1. From the intersection of 1st St First Street E and 4th Ave Fourth Avenue NE on the east side going north to the first driveway to the east.

(Section 69.30 – Ord. 2022-560 – Sep. 22 Supp.)

Section 16. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 17. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 18. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this ____ day of _____ 2025.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

Susi Lampe, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

First Reading: February 24, 2025
Second Reading: _____
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2025-____ on the _____ day of _____ 2025.

Susi Lampe, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA



CITY COUNCIL WORK SESSION MEMORANDUM

TO: City Council

FROM: Matthew R. Schmitz, MPA - City Manager

DATE OF MEETING: March 17, 2025

ITEM TITLE: Solid Waste RFP Responses

DISCUSSION:

RFPs for Solid Waste collection in Independence were received on March 7th and were due by 10:00 a.m. that morning.

The attached tabulation document shows all bids received and two that were received after the 10:00 AM deadline.

It is important to note that some of these bids show the waste being taken to the Black Hawk County Landfill. Staff has verified with INRCOG and with John Foster from the Black Hawk County Solid Waste Management Commission that we can take the waste to their facility, but if Council elects to go with one of those options, we will need to discuss leaving the 28E agreement that establishes the Buchanan County Sanitary Landfill Commission at some point.

RECOMMENDATION:

Staff recommends discussion of this topic. No action is needed at this meeting, as any decision items needed would be brought forward to a City Council meeting for approval.

Bidder Name	Kluesner Sanitation LLC	**Kluesner Sanitation LLC**	Rite Environmental, Inc.	Waste Management	**Waste Management**	Republic Services	Republic Services
Hauling to this location:	Transfer Station	Black Hawk County	Black Hawk County	Transfer Station	Black Hawk County	Transfer Station	Black Hawk County
Bid - Weekly Collections							
Monthly Rate - 96 Gallon - 1705 residents - \$19.62	\$19.86	\$17.92	\$23.00	\$21.73	\$19.08	\$36.50	\$30.00
Monthly Rate - 64 Gallon - 493 residents - \$18.26	\$19.86	\$17.92	\$22.50	\$19.37	\$17.62	\$34.50	\$28.00
Monthly Rate - 32 Gallon - 204 residents - \$17.75	\$19.86	\$17.92	N/A	\$17.03	\$14.38	\$32.50	\$26.00
Monthly Rate - Senior 32-Gallon - 189 residents - \$14.56	\$19.86	\$17.92	\$17.10	\$16.13	\$14.38	\$21.00	\$18.00
Monthly Fee - Yard Waste (billed 12 months)	\$1.60	\$1.60	\$4.10	\$6.50	\$6.50	\$10.00	\$10.00
Annual Fee - Yard Waste	\$49,640.00	\$49,640.00	\$127,477.20	\$202,098.00	\$202,098.00	\$310,920.00	\$310,920.00
Annual Fee - Christmas Trees	included	included	included	\$6.50 per tree	\$6.50 per tree	included	included
Annual Fee - Recycling Containers	included	included	\$83,948.40	Free	Free	\$6,000.00	\$6,000.00
% Annual Increase	2%	2%	3% or CPI whichever lower	4%	4%	5%	5%
Length of proposed contract	3 yr	3 yr	7 yr	3 or 5 yr	3 or 5 yr	7 yr	7 yr
Alternate - Bi-Weekly Recycling							
Monthly Rate - 96 Gallon - 1705 residents - \$19.62	\$17.98	\$16.04	\$18.90	\$19.23	\$16.33	\$34.00	\$28.40
Monthly Rate - 64 Gallon - 493 residents - \$18.26	\$17.98	\$16.04	\$18.40	\$16.87	\$14.87	\$32.00	\$26.40
Monthly Rate - 32 Gallon - 204 residents - \$17.75	\$17.98	\$16.04	N/A	\$14.53	\$11.63	\$30.00	\$24.40
Monthly Rate - Senior 32-Gallon - 189 residents - \$14.56	\$17.98	\$16.04	\$13.00	\$13.63	\$11.63	\$20.50	\$18.40
Notes: Current Contract per month: \$48,827.12 Current Contract per year: \$585,925.44		**Submitted after 10AM**	A. 64 gallon largest size for recycling and smallest size for trash B. Recycling Containers could be 30 or 10 yards	2nd 96 gallon trash - \$9.77 per month - weekly pickup of recycling 2nd 96 gallon trash - \$8.47 per month - bi-weekly pickup of recycling	**Submitted after 10AM**		
Total Annualized Costs with current subscription numbers for weekly recycling	\$667,127.12	\$606,808.64	\$908,978.40	\$1,041,657.00	\$966,628.80	\$1,395,000.00	\$1,200,840.00
Total Annualized Costs with current subscription numbers for bi-weekly recycling	\$608,674.16	\$548,355.68	\$781,501.20	\$963,927.00	\$881,125.80	\$1,321,806.00	\$1,155,628.80
Comparison of Trash ONLY with Weekly Recycling	\$617,487.12	\$557,168.64	\$697,552.80	\$637,461.00	\$562,432.80	\$1,078,080.00	\$883,920.00
Comparison of Trash ONLY with Bi-Weekly Recycling	\$559,034.16	\$498,715.68	\$570,075.60	\$559,731.00	\$476,929.80	\$1,004,886.00	\$838,708.80
Year 1 of Contract Weekly (Trash & Recycle Only)	\$617,487.12	\$557,168.64	\$697,552.80	\$637,461.00	\$562,432.80	\$1,078,080.00	\$883,920.00
Year 2 of Contract Weekly (Trash & Recycle Only)	\$629,836.86	\$568,312.01	\$718,479.38	\$662,959.44	\$584,930.11	\$1,131,984.00	\$928,116.00
Year 3 of Contract Weekly (Trash & Recycle Only)	\$642,433.60	\$579,678.25	\$740,033.77	\$689,477.82	\$608,327.32	\$1,188,583.20	\$974,521.80
Year 4 of Contract Weekly (Trash & Recycle Only)	\$655,282.27	\$591,271.82	\$762,234.78	\$717,056.93	\$632,660.41	\$1,248,012.36	\$1,023,247.89
Year 5 of Contract Weekly (Trash & Recycle Only)	\$668,387.92	\$603,097.25	\$785,101.82	\$745,739.21	\$657,966.83	\$1,310,412.98	\$1,074,410.28
Year 6 of Contract Weekly (Trash & Recycle Only)	\$681,755.68	\$615,159.20	\$808,654.88	\$775,568.78	\$684,285.50	\$1,375,933.63	\$1,128,130.80
Total 6 year cost	\$1,889,757.58	\$1,705,158.91	\$2,156,065.95	\$1,989,898.26	\$1,755,690.23	\$3,398,647.20	\$2,786,557.80
Year 1 of Contract Bi-Weekly (Trash & Recycle Only)	\$559,034.16	\$498,715.68	\$570,075.60	\$559,731.00	\$476,929.80	\$1,004,886.00	\$838,708.80
Year 2 of Contract Bi-Weekly (Trash & Recycle Only)	\$570,214.84	\$508,689.99	\$587,177.87	\$582,120.24	\$496,006.99	\$1,055,130.30	\$880,644.24
Year 3 of Contract Bi-Weekly (Trash & Recycle Only)	\$581,619.14	\$518,863.79	\$604,793.20	\$605,405.05	\$515,847.27	\$1,107,886.82	\$924,676.45
Year 4 of Contract Bi-Weekly (Trash & Recycle Only)	\$593,251.52	\$529,241.07	\$622,937.00	\$629,621.25	\$536,481.16	\$1,163,281.16	\$970,910.27
Year 5 of Contract Bi-Weekly (Trash & Recycle Only)	\$605,116.55	\$539,825.89	\$641,625.11	\$654,806.10	\$557,940.41	\$1,221,445.21	\$1,019,455.79
Year 6 of Contract Bi-Weekly (Trash & Recycle Only)	\$617,218.88	\$550,622.41	\$660,873.86	\$680,998.35	\$580,258.03	\$1,282,517.47	\$1,070,428.58
Total 6 year cost	\$1,710,868.14	\$1,526,269.47	\$1,762,046.67	\$1,747,256.29	\$1,488,784.06	\$3,167,903.12	\$2,644,029.49

FORM I – COMPANY INFORMATIONCompany Name Kluesner Sanitation, LLCCompany Address 1005 1st Ave NWPO Box 335Farley, IA 52046Phone Number 563-927-5977Authorized Company Representative Craig KluesnerTitle President

Please supply a separate description of the general services this Company provides and highlight any pertinent experience with solid waste and/or recyclables collection activities or experience. Include references whom the City of Independence may contact to get information on past performance. Provide appropriate documentation indicating the ability to obtain a performance bond meeting the evaluation criteria.

Authorized signature Date 3/7/2025

FORM I
COMPANY INFORMATION

Company Name: Kluesner Sanitation LLC

Address: **Main Office:**
1005 1st Ave NW
PO Box 355
Farley, IA 52046

Hazleton Shop:
114 Main St S
Hazleton, IA 50641

Phone Numbers: **Office:** 563-927-5977
Emergency Contact: 563-590-5638 (Rod Eckhoff, Area Manager)

Company Representative: Craig Kluesner, President
Rod Eckhoff, Area Manager
Jack O'Brien, Office Manager

FORM II – PROPOSED COSTS

The undersigned proposes to furnish collection of solid waste and commingled recyclable material for the City of Independence, Iowa, for the following sums:

BASE PROPOSAL

- \$ 19.86 : monthly rate per dwelling unit for the weekly collection of a 96-gallon cart of solid waste and a cart of equal size or larger of recyclables
- \$ 19.86 : monthly rate per dwelling unit for the weekly collection of a 64-gallon cart of solid waste and a cart of equal size or larger of recyclables
- \$ 19.86 : monthly rate per dwelling unit for the weekly collection of a 32-gallon cart of solid waste and a cart of equal size or larger of recyclables
- \$ 19.86 : monthly rate per dwelling unit for the weekly collection of a 32-gallon cart of solid waste and a cart of equal size or larger of recyclables **(Senior Rate)**
- \$ 49,640[^] : annual fee to collect and dispose of yard waste to the City Tree Dump
- \$ included : annual fee to collect and dispose of Christmas trees to the City Tree Dump
- \$ included : annual fee to provide for a minimum of two 10-yard recycling containers to be placed at a minimum of two locations in the City to be identified during contract negotiations.
- 2 %: annual increase to rate per residential unit
- 3 : length of proposed contract in years

****With option for 3 year renewal**

[^]We have other options for yard waste which can be negotiated.

If we are awarded the city contract, we will service city-owned locations at no additional charge.

ALTERNATE

\$ 17.98: monthly rate per dwelling unit for the **weekly** collection of a 96-gallon cart of solid waste and **bi-weekly** collection of a cart of equal size or larger of recyclables

\$ 17.98: monthly rate per dwelling unit for the **weekly** collection of a 64-gallon cart of solid waste and **bi-weekly** collection of a cart of equal size or larger of recyclables

\$ 17.98: monthly rate per dwelling unit for the **weekly** collection of a 32-gallon cart of solid waste and **bi-weekly** collection of a cart of equal size or larger of recyclables

\$ 17.98: monthly rate per dwelling unit for the **weekly** collection of a 32-gallon cart of solid waste and **bi-weekly** collection of a cart of equal size or larger of recyclables (**Senior Rate**)

All carts utilized for solid waste collection or recycling collection are to be provided by the Contractor with the cost of such included in the above rates.

FORM III**EQUIPMENT AND LABOR DESCRIPTION****A. Equipment****a. Vehicle types include:**

- 2019 Freightliner Automated Side Arm
 - o 24 yd capacity
- 2019 Freightliner Automated Side Arm
 - o 24 yd capacity
- 2019 Freightliner Automated Side Arm
 - o 24 yd capacity
- 2025 Freightliner Automated Side Arm
 - o 24 yd capacity
- 2025 Freightliner Automated Side Arm
 - o 24 yd capacity
- Vehicles are available daily for missed collection.
- Automated side loader trucks will be used for all collection.

b. Additional Equipment

- i. Each household will be provided with (1) trash can and (1) recycle can.
- ii. Kluesner Sanitation can also provide dumpsters for city owned properties and roll-off containers to the city and to residents for projects.

B. Labor

1. One person will operate each vehicle.
2. The office is staffed 6 a.m. – 5 p.m. Monday thru Thursday and 6 a.m. – 3 p.m. on Friday. The area manager and drivers are available daily to handle missed pickups.
3. If the office is notified of the missed pickup on the same day, the normal route truck will return to the residence to pick it. If it is the following day, a different route truck (from another city) or the area manager will return to pick it.

FORM II – PROPOSED COSTS

The undersigned proposes to furnish collection of solid waste and commingled recyclable material for the City of Independence, Iowa, for the following sums:

BASE PROPOSAL

\$ 17.92: monthly rate per dwelling unit for the weekly collection of a 96-gallon cart of solid waste and a cart of equal size or larger of recyclables

\$ 17.92: monthly rate per dwelling unit for the weekly collection of a 64-gallon cart of solid waste and a cart of equal size or larger of recyclables

\$ 17.92: monthly rate per dwelling unit for the weekly collection of a 32-gallon cart of solid waste and a cart of equal size or larger of recyclables

\$ 17.92: monthly rate per dwelling unit for the weekly collection of a 32-gallon cart of solid waste and a cart of equal size or larger of recyclables **(Senior Rate)**

\$ 49,640^: annual fee to collect and dispose of yard waste to the City Tree Dump

\$ included: annual fee to collect and dispose of Christmas trees to the City Tree Dump

\$ included: annual fee to provide for a minimum of two 10-yard recycling containers to be placed at a minimum of two locations in the City to be identified during contract negotiations.

2 %: annual increase to rate per residential unit

3: length of proposed contract in years

****With option for 3 year renewal**

^We have other options for yard waste which can be negotiated.

If we are awarded the city contract, we will service city-owned locations at no additional charge.

ALTERNATE

\$^{16.04}_____ : monthly rate per dwelling unit for the **weekly** collection of a 96-gallon cart of solid waste and **bi-weekly** collection of a cart of equal size or larger of recyclables

\$^{16.04}_____ : monthly rate per dwelling unit for the **weekly** collection of a 64-gallon cart of solid waste and **bi-weekly** collection of a cart of equal size or larger of recyclables

\$^{16.04}_____ : monthly rate per dwelling unit for the **weekly** collection of a 32-gallon cart of solid waste and **bi-weekly** collection of a cart of equal size or larger of recyclables

\$^{16.04}_____ : monthly rate per dwelling unit for the **weekly** collection of a 32-gallon cart of solid waste and **bi-weekly** collection of a cart of equal size or larger of recyclables (**Senior Rate**)

All carts utilized for solid waste collection or recycling collection are to be provided by the Contractor with the cost of such included in the above rates.

FORM I – COMPANY INFORMATIONCompany Name Rite Environmental, Inc.Company Address 110 Dunham PlWaterloo, IA 50703Phone Number 319-235-7401Authorized Company Representative Alex TunglandTitle Business Development Manager

Please supply a separate description of the general services this Company provides and highlight any pertinent experience with solid waste and/or recyclables collection activities or experience. Include references whom the City of Independence may contact to get information on past performance. Provide appropriate documentation indicating the ability to obtain a performance bond meeting the evaluation criteria.

Authorized signature  _____Date 03/07/2025

FORM II – PROPOSED COSTS

The undersigned proposes to furnish collection of solid waste and commingled recyclable material for the City of Independence, Iowa, for the following sums:

BASE PROPOSAL

- \$ 23.00 : monthly rate per dwelling unit for the weekly collection of a 96-gallon cart of solid waste and a cart of ~~equal size or larger~~ of recyclables
64 gallons
- \$ 22.50 : monthly rate per dwelling unit for the weekly collection of a 64-gallon cart of solid waste and a cart of equal size or larger of recyclables
- \$ N/A : monthly rate per dwelling unit for the weekly collection of a 32-gallon cart of solid waste and a cart of equal size or larger of recyclables (64 Gallon Smallest Size Offered)
64
- \$ 17.10 : monthly rate per dwelling unit for the weekly collection of a ~~32~~-gallon cart of solid waste and a cart of equal size or larger of recyclables (**Senior Rate**)
- \$ 127,477.20 : annual fee to collect and dispose of yard waste to the City Tree Dump (\$4.10 per month per house, if billed all 12 months)
(\$6.15 per month per house, if billed over 8 months)
- \$ included : annual fee to collect and dispose of Christmas trees to the City Tree Dump (no additional charge)
30
- \$ 83,948.40 : annual fee to provide for a minimum of two ~~100~~-yard recycling containers to be placed at a minimum of two locations in the City to be identified during contract negotiations. These bins shall be emptied weekly during regular recycling collections. (or \$2.70 per month per house)
- 3 %: annual increase to rate per residential unit (or CPI, whichever is lowest)
- 7 : length of proposed contract in years (plus a 3yr optional extension)

ALTERNATE

- \$ 18.90 : monthly rate per dwelling unit for the **weekly** collection of a 96-gallon cart of solid waste and **bi-weekly** collection of a cart of 64 gallons ~~equal size or larger~~ of recyclables with a second cart for recycling if requested by the resident.
- \$23.00 w/
2nd REC cart
- \$ 18.40 : monthly rate per dwelling unit for the **weekly** collection of a 64-gallon cart of solid waste and **bi-weekly** collection of a cart of equal size or larger of recyclables
- \$ N/A : monthly rate per dwelling unit for the **weekly** collection of a 32-gallon cart of solid waste and **bi-weekly** collection of a cart of equal size or larger of recyclables (64 Gallon Smallest Size Offered)
- \$ 13.00 : monthly rate per dwelling unit for the **weekly** collection of a ⁶⁴~~32~~-gallon cart of solid waste and **bi-weekly** collection of a cart of equal size or larger of recyclables (**Senior Rate**)

All carts utilized for solid waste collection or recycling collection are to be provided by the Contractor with the cost of such included in the above rates.

FORM III – EQUIPMENT AND LABOR DESCRIPTION

List proposed equipment and labor to be used by the contractor to accomplish the collection. Use additional forms if needed.

A. Equipment

1. Vehicle type(s) include:

- make; See attached chart
- model; " "
- year; " "
- overall capacity of each vehicle; " "
- number of vehicles to be used; and 6 ASLs, 3 RLs; 9 total
- are vehicles available for missed collections Yes
- will automated side loader trucks be used? Y / N

2. Any additional equipment to be used, including garbage bins:

8000+ brand new Cascade carts, 1768 - 96 gallon garbage carts, 886 - 64 gallon garbage carts

2597 - 64 gallon recycling carts, 2591 - 64 gallon yard waste carts, and spares of each

8-12 brand new Gregory rear load dumpsters for City sites, varying sizes; 2yd, 4yd, 6yd

B. Labor

1. Number of personnel operating each vehicle: one

2. Personnel available for handling calls and missed pickups: 2 M, 1 Tu, 1 W, 2 Th, 3 F, 1 Sa
1 Su

3. How will the missed pickups be handled: City contacts Rite via phone

or email. If Rite has a driver within 5 minutes of Independence makeups (or additional service)

will be same day, else next day (or next preferred day of customer).

FORM I – COMPANY INFORMATION

Company Name Waste Management of Iowa, Inc.Company Address 1100 12th ST NE
Independence, IA 50641Phone Number 612-430-4780Authorized Company Representative Jay NelsonTitle Public Sector

Please supply a separate description of the general services this Company provides and highlight any pertinent experience with solid waste and/or recyclables collection activities or experience. Include references whom the City of Independence may contact to get information on past performance. Provide appropriate documentation indicating the ability to obtain a performance bond meeting the evaluation criteria.

Authorized signature Date 3/7/2025

FORM II – PROPOSED COSTS

The undersigned proposes to furnish collection of solid waste and commingled recyclable material for the City of Independence, Iowa, for the following sums:

BASE PROPOSAL

- \$ 21.73 : monthly rate per dwelling unit for the weekly collection of a 96-gallon cart of solid waste and a cart of equal size or larger of recyclables
- \$ 19.37 : monthly rate per dwelling unit for the weekly collection of a 64-gallon cart of solid waste and a cart of equal size or larger of recyclables
- \$ 17.03 : monthly rate per dwelling unit for the weekly collection of a 32-gallon cart of solid waste and a cart of equal size or larger of recyclables
- \$ 16.13 : monthly rate per dwelling unit for the weekly collection of a 32-gallon cart of solid waste and a cart of equal size or larger of recyclables (**Senior Rate**)
- \$ 6.50 : annual fee to collect and dispose of yard waste to the City Tree Dump *this is per month and per Subscription Sign up minimum 10%*
- \$ 6.50 per tree : annual fee to collect and dispose of Christmas trees to the City Tree Dump
- \$ 5000 : annual fee to provide for a minimum of two 100-yard recycling containers to be placed at a minimum of two locations in the City to be identified during contract negotiations. These bins shall be emptied weekly during regular recycling collections.
- 4 %: annual increase to rate per residential unit
- 3 or 5 : length of proposed contract in years
- Second 96-gallon Trash cart \$ 9.77 per month*

ALTERNATE

- \$ 19.23 : monthly rate per dwelling unit for the **weekly** collection of a 96-gallon cart of solid waste and **bi-weekly** collection of a cart of equal size or larger of recyclables with a second cart for recycling if requested by the resident.
- \$ 16.87 : monthly rate per dwelling unit for the **weekly** collection of a 64-gallon cart of solid waste and **bi-weekly** collection of a cart of equal size or larger of recyclables
- \$ 14.53 : monthly rate per dwelling unit for the **weekly** collection of a 32-gallon cart of solid waste and **bi-weekly** collection of a cart of equal size or larger of recyclables
- \$ 13.63 : monthly rate per dwelling unit for the **weekly** collection of a 32-gallon cart of solid waste and **bi-weekly** collection of a cart of equal size or larger of recyclables (**Senior Rate**)

All carts utilized for solid waste collection or recycling collection are to be provided by the Contractor with the cost of such included in the above rates.

Second 96-gallon Trash CART \$ 8.47 per month

FORM III – EQUIPMENT AND LABOR DESCRIPTION

List proposed equipment and labor to be used by the contractor to accomplish the collection. Use additional forms if needed.

A. Equipment

1. Vehicle type(s) include:

- make; Mack
- model; LR 613
- year; 2018
- overall capacity of each vehicle; 10-Ton
- number of vehicles to be used; and 5
- are vehicles available for missed collections Yes
- will automated side loader trucks be used? (Y) / N

2. Any additional equipment to be used, including garbage bins:

The Contractor is responsible for the delivery and
repair of all containers

B. Labor

1. Number of personnel operating each vehicle: 1

2. Personnel available for handling calls and missed pickups: 12

3. How will the missed pickups be handled: Missed pickups

will be serviced the same day if the driver is still on route.
otherwise they will be serviced within 24 hours of being reported.

Matthew R. Schmitz

From: Nieson, Jason <JNieson@wm.com>
Sent: Wednesday, March 12, 2025 2:56 PM
To: Matthew R. Schmitz; Susi Lampe
Cc: Thorson, Korey
Subject: RE: Independence, IA - Solid Waste RFP Bid Tabulation

Matthew,

Below you will see our pricing if trash was taken to Blackhawk County Landfill.

Weekly trash and Recycling:

32S- \$14.38

32-\$14.38

64-\$17.62

96-\$19.08

Every other week Recycling and weekly trash:

32s-\$11.63

32-\$11.63

64-\$14.87

96-\$16.33

Thanks,

Jay Nieson
Public Sector Services
 Upper Midwest
jnieson@wm.com

C: 612-430-4780
 739 Beaver Avenue
 Mankato, MN 56001

Access WM 24/7 with [MyWM](#)



From: Matthew R. Schmitz <MSchmitz@independenceia.gov>
Sent: Monday, March 10, 2025 9:36 AM
To: Nieson, Jason <JNieson@wm.com>; Susi Lampe <SLampe@independenceia.gov>
Cc: Thorson, Korey <kthorson@wm.com>
Subject: [EXTERNAL] RE: Independence, IA - Solid Waste RFP Bid Tabulation

Jay,

I would absolutely encourage you to submit something with the solid waste going to Blackhawk Landfill. I want the Council to have all the data so that they can compare apples to apples as much as possible, etc.

FORM I – COMPANY INFORMATIONCompany Name Republic ServicesCompany Address 1415 E Dunkerton RdCedar Falls IA50613Phone Number 563-213-0116Authorized Company Representative Matthew PivitTitle Municipal Manager

Please supply a separate description of the general services this Company provides and highlight any pertinent experience with solid waste and/or recyclables collection activities or experience. Include references whom the City of Independence may contact to get information on past performance. Provide appropriate documentation indicating the ability to obtain a performance bond meeting the evaluation criteria.

Authorized signature Matthew Pivit

Digitally signed by: Matthew Pivit
DN: CN = Matthew Pivit OU = "Regions, Midwest, Users"
Date: 2025.03.06 11:25:17 -0600

Date 3/7/25

FORM II – PROPOSED COSTS

The undersigned proposes to furnish collection of solid waste and commingled recyclable material for the City of Independence, Iowa, for the following sums:

BASE PROPOSAL

- \$ 36.50 : monthly rate per dwelling unit for the weekly collection of a 96-gallon cart of solid waste and a cart of equal size or larger of recyclables
- \$ 34.50 : monthly rate per dwelling unit for the weekly collection of a 64-gallon cart of solid waste and a cart of equal size or larger of recyclables
- \$ 32.50 : monthly rate per dwelling unit for the weekly collection of a 32-gallon cart of solid waste and a cart of equal size or larger of recyclables
- \$ 21.00 : monthly rate per dwelling unit for the weekly collection of a 32-gallon cart of solid waste and a cart of equal size or larger of recyclables (**Senior Rate**)
- \$ 120.00 per home *Per subscriber* : annual fee to collect and dispose of yard waste to the City Tree Dump
- \$ included : annual fee to collect and dispose of Christmas trees to the City Tree Dump
- \$ ~~1500~~ 1500 *MP* : annual fee to provide for a minimum of two 100-yard recycling containers to be placed at a minimum of two locations in the City to be identified during contract negotiations. These bins shall be emptied weekly during regular recycling collections.
- 5 %: annual increase to rate per residential unit
- 7 : length of proposed contract in years

ALTERNATE

- \$ 34.00 : monthly rate per dwelling unit for the **weekly** collection of a 96-gallon cart of solid waste and **bi-weekly** collection of a cart of equal size or larger of recyclables with a second cart for recycling if requested by the resident.
- \$ 32.00 : monthly rate per dwelling unit for the **weekly** collection of a 64-gallon cart of solid waste and **bi-weekly** collection of a cart of equal size or larger of recyclables
- \$ 30.00 : monthly rate per dwelling unit for the **weekly** collection of a 32-gallon cart of solid waste and **bi-weekly** collection of a cart of equal size or larger of recyclables
- \$ 20.50 : monthly rate per dwelling unit for the **weekly** collection of a 32-gallon cart of solid waste and **bi-weekly** collection of a cart of equal size or larger of recyclables (**Senior Rate**)

All carts utilized for solid waste collection or recycling collection are to be provided by the Contractor with the cost of such included in the above rates.

FORM II – PROPOSED COSTS

The BELOW PRICING assumes waste can be hauled DIRECT to BLACKHAWK COUNTY LANDFILL

The undersigned proposes to furnish collection of solid waste and commingled recyclable material for the City of Independence, Iowa, for the following sums:

BASE PROPOSAL

- \$ 30.00 : monthly rate per dwelling unit for the weekly collection of a 96-gallon cart of solid waste and a cart of equal size or larger of recyclables
- \$ 28.00 : monthly rate per dwelling unit for the weekly collection of a 64-gallon cart of solid waste and a cart of equal size or larger of recyclables
- \$ 26.00 : monthly rate per dwelling unit for the weekly collection of a 32-gallon cart of solid waste and a cart of equal size or larger of recyclables
- \$ 18.00 : monthly rate per dwelling unit for the weekly collection of a 32-gallon cart of solid waste and a cart of equal size or larger of recyclables (**Senior Rate**)
- \$ 120.00 per home
per subscriber : annual fee to collect and dispose of yard waste to the City Tree Dump
- \$ included : annual fee to collect and dispose of Christmas trees to the City Tree Dump
- \$ 1500 per container : annual fee to provide for a minimum of two 10 -yard recycling containers to be placed at a minimum of two locations in the City to be identified during contract negotiations. These bins shall be emptied weekly during regular recycling collections.
- 5 %: annual increase to rate per residential unit
- 7 : length of proposed contract in years

The BELOW PRICING assumes waste can be hauled DIRECT to BLACKHAWK COUNTY LANDFILL

ALTERNATE

- \$ 28.40 : monthly rate per dwelling unit for the **weekly** collection of a 96-gallon cart of solid waste and **bi-weekly** collection of a cart of equal size or larger of recyclables with a second cart for recycling if requested by the resident.
- \$ 26.40 : monthly rate per dwelling unit for the **weekly** collection of a 64-gallon cart of solid waste and **bi-weekly** collection of a cart of equal size or larger of recyclables
- \$ 24.40 : monthly rate per dwelling unit for the **weekly** collection of a 32-gallon cart of solid waste and **bi-weekly** collection of a cart of equal size or larger of recyclables
- \$ 18.40 : monthly rate per dwelling unit for the **weekly** collection of a 32-gallon cart of solid waste and **bi-weekly** collection of a cart of equal size or larger of recyclables (**Senior Rate**)

All carts utilized for solid waste collection or recycling collection are to be provided by the Contractor with the cost of such included in the above rates.

FORM III – EQUIPMENT AND LABOR DESCRIPTION

List proposed equipment and labor to be used by the contractor to accomplish the collection. Use additional forms if needed.

A. Equipment

1. Vehicle type(s) include:

- make;

2 new Mack Trucks will be purchased, while awaiting delivery existing trucks will be used. 2023, 2021 and 2014.

- model;

LE

- year;

2025, 2026

- overall capacity of each vehicle;

28 yards

- number of vehicles to be used; and

2

- are vehicles available for missed collections YES

- will automated side loader trucks be used? Y / N YES, They are automated residential front load trucks.

2. Any additional equipment to be used, including garbage bins:

See Proposal Document. 35, 65 or 95 gallon carts will be provided to each resident for trash. 95 gallon carts will be provided for Recycling. 95 gallon carts will be provided for yard waste subscribers.

B. Labor

1. Number of personnel operating each vehicle: 1

2. Personnel available for handling calls and missed pickups: yes

3. How will the missed pickups be handled: Drivers will check with city hall at the

end of the route day and recover misses that day. Any misses that are reported after the drivers leave town will be recovered on the next service day. We plan to be town 4-5 days per week.



CITY COUNCIL WORK SESSION MEMORANDUM

TO: City Council

FROM: Matthew R. Schmitz, MPA - City Manager

DATE OF MEETING: March 17, 2025

ITEM TITLE: In-Town Chickens & Proposed Ordinance

DISCUSSION:

Hillary Weber, resident of Independence, has asked to talk with the City Council about allowing chickens in town. She has prepared the attached ordinance, and would like to speak to the Council about this issue.

RECOMMENDATION:

Staff recommends discussion of this topic. No action is needed at this meeting, as any decision items needed would be brought forward to a City Council meeting for approval.

City of Independence, Iowa Ordinance

Title: Urban Chicken Keeping Ordinance

Section 1. Purpose

The purpose of this ordinance is to permit and regulate the keeping of chickens within the city limits of Independence, Iowa, in a manner that ensures public health and safety, prevents nuisances to neighbors, and maintains the quality of life for all residents.

Section 2. Definitions

1. Chicken: A domesticated fowl of the species *Gallus gallus domesticus*. Roosters are excluded from this ordinance.
2. Coop: A structure designed for the housing and sheltering of chickens.
3. Permit: A document issued by the City of Independence granting permission for the keeping of chickens in accordance with this ordinance.

Section 3. Permit Requirements

1. Application Process:
 - a. Any resident wishing to keep chickens must submit an Urban Chicken Permit Application to the City Building Inspector's office.
 - b. The application must include:
 - i. Name and address of the applicant.
 - ii. Number of chickens to be kept (maximum of 6 unless otherwise stated in Section 4).
 - iii. A site plan showing the location and dimensions of the coop and its distance from property lines and neighboring structures.
 - iv. A description of the coop design, including materials and maintenance plan.
 - v. Payment of a non-refundable permit fee of \$25.
2. Approval Process:
 - a. Applications will be reviewed by the City Building Inspector to ensure compliance with this ordinance.

b. Approved applications will be presented to the City Council for final approval at a public meeting.

3. Permit Validity:

a. Permits are valid for one year and must be renewed annually.

b. The renewal fee is \$15.

Section 4. Regulations for Chicken Keeping

1. Number of Chickens:

a. No more than six (6) chickens may be kept on properties under 0.50 acres.

b. Properties between 0.50 and 1 acre may keep up to ten (10) chickens.

c. Properties 1 acre or larger may keep up to fifteen (15) chickens.

2. Coop Requirements:

a. General Requirements for All Properties:

i. Coops must be fully enclosed, weatherproof, and predator-proof.

ii. Coops must be kept clean, dry, and free from odors or waste buildup that could pose a health hazard or nuisance.

iii. Chicken feed must be stored in a secure, rodent-proof container.

iv. Waste must be managed to prevent odor, pests, or unsanitary conditions.

b. Setback Requirements for All Properties:

i. Coops must be located at least 15 feet from all property lines and 25 feet from neighboring residences.

c. Size Requirements:

i. For properties under 0.50 acres, the coop must not exceed a height of 8 feet or occupy more than 100 square feet.

ii. For properties between 0.50 acres and 1 acre, the coop may not exceed a height of 10 feet or occupy more than 150 square feet.

iii. For properties of 1 acre or larger, the coop may not exceed a height of 12 feet or occupy more than 200 square feet.

3. Run Requirements:

If an outdoor run is used, it must be securely enclosed and attached to the coop. The size of the run must be proportional to the number of chickens and meet the same maintenance standards as the coop.

4. Health and Maintenance:

- a. Sick or deceased chickens must be promptly removed and disposed of properly.
- b. Chickens may not roam freely outside the confines of the coop or run.

5. Prohibited Acts:

The keeping of chickens shall not cause a public nuisance, including excessive noise or odors.

Section 5. Enforcement

1. The City Building Inspector, or a designated representative, shall have the authority to inspect chicken-keeping properties for compliance with this ordinance.

2. Any violations must be corrected within 14 days of notice. Failure to comply may result in permit revocation.

Section 6. Penalties

1. Any person found in violation of this ordinance may be subject to a fine of \$50 per offense.

2. Each day a violation continues constitutes a separate offense.

Section 7. Severability

If any section or provision of this ordinance is found to be unconstitutional or invalid, the remainder of the ordinance shall remain in effect.

Section 8. Effective Date

This ordinance shall take effect immediately upon its passage and publication as required by law.

Adopted by the City Council of Independence, Iowa, on [Date].

Signed:

[Mayor's Name], Mayor

[City Building Inspector's Name], City Building Inspector



CITY COUNCIL WORK SESSION MEMORANDUM

TO: Matthew R. Schmitz, MPA - City Manager

FROM: Matt Chesmore – Building Official

DATE OF MEETING: March 17, 2025

ITEM TITLE: Disposition of Real Estate

DISCUSSION:

Staff would like to talk with Council about how to dispose of property obtained through the 657A process. We have one property that is ready to be disposed of, with costs allocated and tallied, but we need guidance from the Council on how they would like to proceed. We have compiled a couple of options for consideration:

1. Publicly Advertise the parcel for sale in local newspapers, posting in public buildings, etc.
 - a. This option may be the least expensive, but we believe it will also create a narrow list of bidders due to limited outreach.
2. Hire a real estate agent through an RFP process.
 - a. This option would be more costly than option 1, but we believe it would attract a wider range of potential buyers. It would also require the least Staff time since we would be hiring a professional to handle the sale of the property.

It should be noted that both of the above options are widely used throughout communities disposing of property.

RECOMMENDATION:

Staff recommends discussion of this topic. No action is needed at this meeting, as any decision items needed would be brought forward to a City Council meeting for approval.



CITY COUNCIL WORK SESSION MEMORANDUM

TO: City Council

FROM: Matthew R. Schmitz, MPA - City Manager

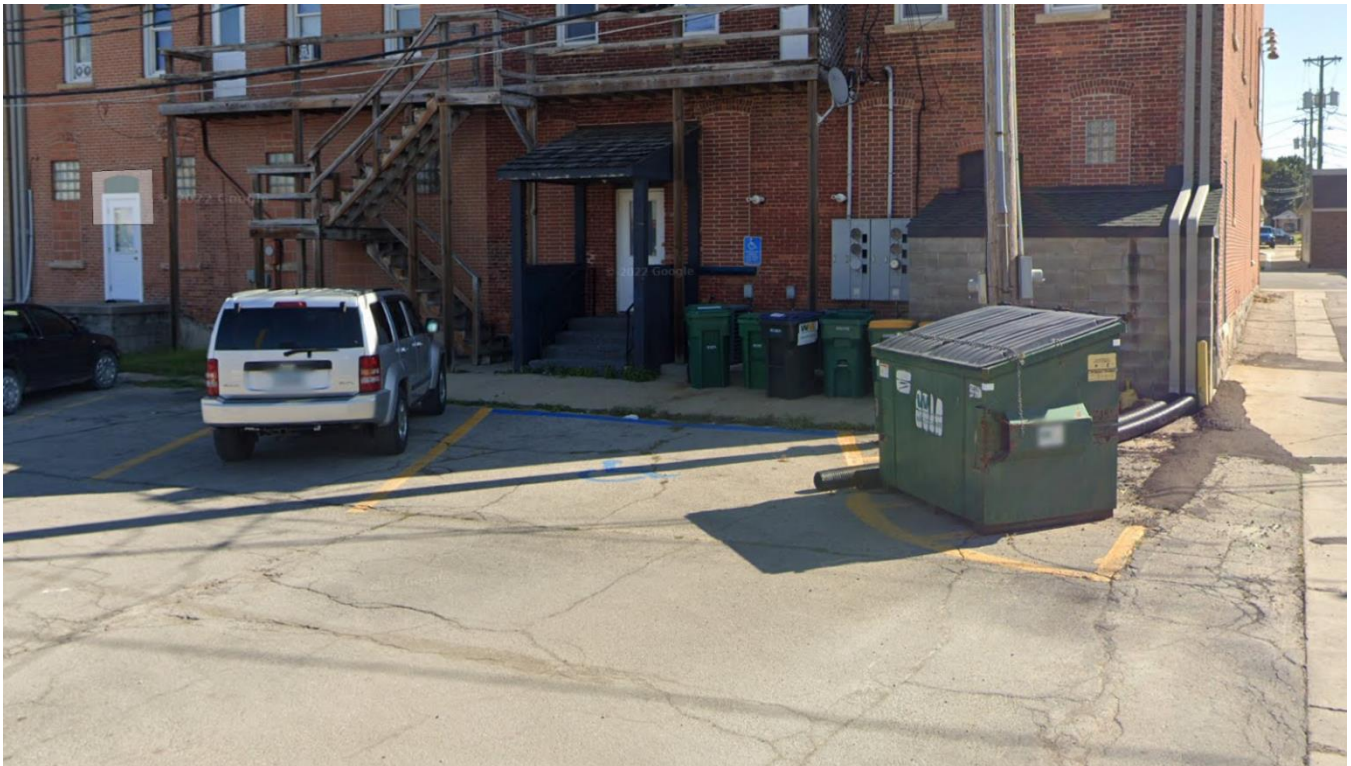
DATE OF MEETING: March 17, 2025

ITEM TITLE: Parking behind H&R Block

DISCUSSION:

Craig Ackerman from H&R Block contacted me about parking on the west side of the building they rent at 113 3rd Ave. NE. The City owns the parking lot behind the building – to the west.

They are requesting that the currently marked Handicapped parking stall be moved one stall to the north so that there is additional room for the trash dumpster and a walkway to the back door of the building. This would result in the loss of a parking stall in this lot. Below is a photo from Google Street View showing the handicapped stall in question – it would be moved to the location of the white vehicle to the left.



RECOMMENDATION:

Staff recommends discussion of this topic. No action is needed at this meeting, as any decision items needed would be brought forward to a City Council meeting for approval.



CITY COUNCIL WORK SESSION MEMORANDUM

TO: City Council

FROM: Matthew R. Schmitz, MPA - City Manager

DATE OF MEETING: March 17, 2025

ITEM TITLE: Fiscal Year 2026 Budget Update

DISCUSSION:

Attached is the Max Levy Hearing notice that was posted and generated quite a bit of conversation around levy rates, etc. Staff would like to explain this process and make sure everyone understands why we had to publish this notice, and what it means.

The second document attached is the proposed budget as it currently stands. Staff would like to explain some portions of the tax notice and have any further discussion the Council would like about this topic.

RECOMMENDATION:

Staff recommends discussion of this topic. No action is needed at this meeting, as any decision items needed would be brought forward to a City Council meeting for approval.

CITY NAME: INDEPENDENCE **NOTICE OF PUBLIC HEARING - CITY OF INDEPENDENCE - PROPOSED PROPERTY TAX LEVY**
Fiscal Year July 1, 2025 - June 30, 2026

CITY #: 10-0

Item #11.

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 3/24/2025 Meeting Time: 04:45 PM Meeting Location: City Hall, 331 1st Street East, Independence, IA 50644

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
<https://www.independenceia.org/>

City Telephone Number
 (319) 334-2780

Iowa Department of Management	Current Year Certified Property Tax 2024 - 2025	Budget Year Effective Property Tax 2025 - 2026	Budget Year Proposed Property Tax 2025 - 2026
Taxable Valuations for Non-Debt Service	233,660,863	243,685,080	243,685,080
Consolidated General Fund	1,948,318	1,948,318	1,992,062
Operation & Maintenance of Public Transit	0	0	0
Aviation Authority	0	0	0
Liability, Property & Self Insurance	213,302	213,302	379,998
Support of Local Emergency Mgmt. Comm.	0	0	0
Unified Law Enforcement	0	0	0
Police & Fire Retirement	0	0	0
FICA & IPERS (If at General Fund Limit)	464,518	464,518	533,105
Other Employee Benefits	859,393	859,393	934,208
Capital Projects (Capital Improv. Reserve)	0	0	0
Taxable Value for Debt Service	269,001,584	274,823,292	274,823,292
Debt Service	1,242,637	1,242,637	1,343,548
CITY REGULAR TOTAL PROPERTY TAX	4,728,168	4,728,168	5,182,921
CITY REGULAR TAX RATE	19.53649	18.82501	20.64424
Taxable Value for City Ag Land	1,806,117	1,851,369	1,851,369
Ag Land	5,425	5,425	5,562
CITY AG LAND TAX RATE	3.00375	2.93026	3.00375
Tax Rate Comparison-Current VS. Proposed			
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year Certified 2024/2025	Budget Year Proposed 2025/2026	Percent Change
City Regular Residential	905	1,077	19.01
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year Certified 2024/2025	Budget Year Proposed 2025/2026	Percent Change
City Regular Commercial	3,995	4,813	20.48

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and Commercial properties have the same Rollback Percentage at \$100,000 Actual/Assessed Valuation.

Reasons for tax increase if proposed exceeds the current:

Anticipated a 55% increase for liability, property, and self insurance. FICA/IPERS and Other Employee Benefits increase due to salary increases and rising benefits costs. Debt Service increased due to potential bond being issued in the spring of 2025.

FISCAL YEAR JULY 1, 2025 - JUNE 30, 2026

ADOPTION OF BUDGET AND CERTIFICATION OF CITY TAXES

The City of : INDEPENDENCE County Name: BUCHANAN COUNTY

Adopted On: (entered upon adoption) Resolution: (entered upon adoption)

Item #11.

The below-signed certifies that the City Council, on the date stated above, lawfully approved the named resolution adopting a budget for next fiscal year, as summarized on this and the supporting pages.

Attached is Long Term Debt Schedule Form 703 which lists any and all of the debt service obligations of the City.

		With Gas & Electric		Without Gas & Electric	
Regular	2a	244,085,460	2b	243,685,080	City Number: 10-076 Last Official Census: 6,064
DEBT SERVICE	3a	275,223,672	3b	274,823,292	
Ag Land	4a	1,851,369			

Consolidated General Fund Levy Calculation

	CGFL Max Rate	CGFL Max Dollars	Non-TIF Taxable w/ G&E	Taxable Growth %
FY 2025 Budget Data	8.33823	1,951,658	234,061,372	4.28
	Limitation Percentage			
	2			
	CGFL Max Rate	CGFL Max Dollars	Revenue Growth %	
Max Allowed CGFL for FY 2026	8.17474	1,995,335	2.24	

TAXES LEVIED

Code Sec.	Dollar Limit	Purpose	ENTER FIRE DISTRICT RATE BELOW			(A) Request with Utility Replacement	(B) Property Taxes Levied		(C) Rate
384.1	8.17474	Consolidated General Fund			5	1,995,335	1,992,062	43	8.17474
		Non-Voted Other Permissible Levies							
384.12(1)	0.95000	Opr & Maint publicly owned Transit			7		0	45	0.00000
384.12(2)	0.27000	Aviation Authority (under sec.330A.15)			11		0	49	0.00000
384.12(3)	Amt Nec	Liability, property & self insurance costs			14	368,372	367,767	52	1.50919
384.12(5)	Amt Nec	Support of a Local Emerg.Mgmt.Comm.			462		0	465	0.00000
		Voted Other Permissible Levies							
28E.22	1.50000	Unified Law Enforcement			24		0	62	0.00000
		Total General Fund Regular Levies (5 thru 24)			25	2,363,707	2,359,829		
384.1	3.00375	Ag Land			26	5,562	5,562	63	3.00375
		Total General Fund Tax Levies (25 + 26)			27	2,369,269	2,365,391		Do Not Add
		Special Revenue Levies							
384.6	Amt Nec	Police & Fire Retirement			29		0		0.00000
	Amt Nec	FICA & IPERS (if general fund at levy limit)			30	471,432	470,658		1.93142
Rules	Amt Nec	Other Employee Benefits			31	763,812	762,559		3.12928
		Subtotal Employee Benefit Levy (29,30,31)			32	1,235,244	1,233,217	65	5.06070
			Valuation						
386	As Req	With Gas & Elec		Without Gas & Elec					
	SSMID 1 (A)	0 (B)		0	34		0	66	0.00000
	SSMID 2 (A)	0 (B)		0	35		0	67	0.00000
	SSMID 3 (A)	0 (B)		0	36		0	68	0.00000
	SSMID 4 (A)	0 (B)		0	37		0	69	0.00000
	SSMID 5 (A)	0 (B)		0	555		0	565	0.00000
	SSMID 6 (A)	0 (B)		0	556		0	566	0.00000
	SSMID 7 (A)	0 (B)		0	1177		0	1179	0.00000
	SSMID 8 (A)	0 (B)		0	1185		0	1187	0.00000
		Total Special Revenue Levies			39	1,235,244	1,233,217		
384.4	Amt Nec	Debt Service Levy 76.10(6)			40	1,345,505	1,343,548	70	4.88877
384.7	0.67500	Capital Projects (Capital Improv. Reserve)			41		0	71	0.00000
		Total Property Taxes (27+39+40+41)			42	4,950,018	4,942,156	72	19.63340

COUNTY AUDITOR - I certify the budget is in compliance with ALL the following: Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.

(City Representative)

(Date)

(County Auditor)

(Date)

CITY NAME: NOTICE OF PUBLIC HEARING - CITY OF INDEPENDENCE - PROPOSED PROPERTY TAX LEVY
INDEPENDENCE Fiscal Year July 1, 2025 - June 30, 2026

CITY #: 10-076

Item #11.

The City Council will conduct a public hearing on the proposed Fiscal Year City property tax levy as follows:

Meeting Date: 3/24/2025 Meeting Time: 04:45 PM Meeting Location: City Hall, 331 1st Street East, Independence, IA 50644

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of the proposed tax levy. After the hearing of the proposed tax levy, the City Council will publish notice and hold a hearing on the proposed city budget.

City Website (if available)
<https://www.independenciaia.org/>

City Telephone Number
 (319) 334-2780

Iowa Department of Management	Current Year Property Tax	Certified 2024 - 2025	Budget Year Property Tax	Effective 2025 - 2026	Budget Year Property Tax	Proposed 2025 - 2026
Taxable Valuations for Non-Debt Service		233,660,863		243,685,080		243,685,080
Consolidated General Fund		1,948,318		1,948,318		1,992,062
Operation & Maintenance of Public Transit		0		0		0
Aviation Authority		0		0		0
Liability, Property & Self Insurance		213,302		213,302		367,767
Support of Local Emergency Mgmt. Comm.		0		0		0
Unified Law Enforcement		0		0		0
Police & Fire Retirement		0		0		0
FICA & IPERS (If at General Fund Limit)		464,518		464,518		470,658
Other Employee Benefits		859,393		859,393		762,559
Capital Projects (Capital Improv. Reserve)		0		0		0
Taxable Value for Debt Service		269,001,584		274,823,292		274,823,292
Debt Service		1,242,637		1,242,637		1,343,548
CITY REGULAR TOTAL PROPERTY TAX		4,728,168		4,728,168		4,936,594
CITY REGULAR TAX RATE		19.53649		18.82501		19.63340
Taxable Value for City Ag Land		1,806,117		1,851,369		1,851,369
Ag Land		5,425		5,425		5,562
CITY AG LAND TAX RATE		3.00375		2.93026		3.00375
Tax Rate Comparison-Current VS. Proposed						
Residential property with an Actual/Assessed Valuation of \$100,000/\$110,000	Current Year	Certified	Budget Year	Proposed	Percent Change	
		2024/2025		2025/2026		
City Regular Residential		905		1,024	13.15	
Commercial property with an Actual/Assessed Valuation of \$300,000/\$330,000	Current Year	Certified	Budget Year	Proposed	Percent Change	
		2024/2025		2025/2026		
City Regular Commercial		3,995		4,577	14.57	

Note: Actual/Assessed Valuation is multiplied by a Rollback Percentage to get to the Taxable Valuation to calculate Property Taxes. Residential and Commercial properties have the same Rollback Percentage at \$100,000 Actual/Assessed Valuation.

Reasons for tax increase if proposed exceeds the current:

Anticipated a 55% increase for liability, property, and self insurance, FICA/IPERS and Other Employee Benefits increase due to salary increases and rising benefits costs. Debt Service increased due to potential bond being issued in the spring of 2025.

FUND BALANCE

City Name: INDEPENDENCE
Fiscal Year July 1, 2025 - June 30, 2026

		GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	TOTAL GOVERNMENT	PROPRIETARY	GRAND TOTAL
		Annual Report FY 2024								
	1	2,013,993	1,716,015	-103,942	568,104	2,333,594	98,079	6,625,843	11,068,773	17,694,616
	2	5,398,087	4,055,077	945,105	1,773,682	2,551,545	1,022	14,724,518	4,990,611	19,715,129
	3	6,028,682	3,646,440	904,686	2,022,278	3,923,595	0	16,525,681	5,410,489	21,936,170
	4	1,383,398	2,124,652	-63,523	319,508	961,544	99,101	4,824,680	10,648,895	15,473,575
		Re-Estimated FY 2025								
	5	1,383,398	2,124,652	-63,523	319,508	961,544	99,101	4,824,680	10,648,895	15,473,575
	6	5,862,054	3,642,102	1,299,580	1,914,931	937,901	0	13,656,568	6,682,993	20,339,561
	7	6,050,103	3,391,754	1,299,580	1,778,158	1,798,456	0	14,318,051	5,585,840	19,903,891
	8	1,195,349	2,375,000	-63,523	456,281	100,989	99,101	4,163,197	11,746,048	15,909,245
		Budget FY 2026								
	9	1,195,349	2,375,000	-63,523	456,281	100,989	99,101	4,163,197	11,746,048	15,909,245
	10	6,139,837	3,178,714	1,030,966	2,239,923	3,077,450	0	15,666,890	22,393,974	38,060,864
	11	6,411,974	2,999,391	1,030,966	2,304,044	2,986,200	0	15,732,575	24,380,370	40,112,945
	12	923,212	2,554,323	-63,523	392,160	192,239	99,101	4,097,512	9,759,652	13,857,164

LOCAL EMC SUPPORT

City Name: INDEPENDENCE
Fiscal Year July 1, 2025 - June 30, 2026

As provided in Iowa Code Section 384.12, subsection 22, a city may levy the amount necessary in support of a local Emergency Management Commission. In addition to this individual levy, Emergency Management Commission support may also be included as part of the General Fund Levy. Iowa Code Section 29C.17, subsection 6 states that any support from cities or counties must be separately reported on tax statements issued by the county treasurer. Input the amount of General Fund Levy request to be used for support of an Emergency Management Commission. The total below will reflect the total amount of Emergency Management Commission support provided by the City.

	Request with Utility Replacement	Property Taxes Levied
Portion of General Fund Levy Used for Emerg. Mgmt. Comm.	0	0
Support of a Local Emerg.Mgmt.Comm.	0	0
TOTAL FOR FY 2026	0	0

City Name: INDEPENDENCE
Fiscal Year July 1, 2024 - June 30, 2025

GOVERNMENT ACTIVITIES CONT.	GENERAL	SPECIAL REVENUE	TIF/SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2025	ACTUAL 2024
PUBLIC SAFETY									
Police Department/Crime Prevention	1 1,311,830	463,771						1,775,601	1,679,931
Jail	2							0	0
Emergency Management	3							0	0
Flood Control	4 18,626							18,626	338,223
Fire Department	5 438,666	171,202						609,868	529,135
Ambulance	6 150,000							150,000	85,998
Building Inspections	7 103,953	36,845						140,798	122,433
Miscellaneous Protective Services	8							0	0
Animal Control	9 1,000							1,000	2,325
Other Public Safety	10							0	0
TOTAL (lines 1 - 10)	11 2,024,075	671,818				0		2,695,893	2,758,045
PUBLIC WORKS									
Roads, Bridges, & Sidewalks	12 35,353	763,075						798,428	584,020
Parking - Meter and Off-Street	13							0	0
Street Lighting	14		37,000					37,000	32,388
Traffic Control and Safety	15		9,000					9,000	11,304
Snow Removal	16 0	75,631						75,631	71,810
Highway Engineering	17							0	0
Street Cleaning	18 0	10,000						10,000	19,007
Airport (if not Enterprise)	19 297,112	33,353						330,465	279,210
Garbage (if not Enterprise)	20 667,466							667,466	624,528
Other Public Works	21 0	0						0	0
TOTAL (lines 12 - 21)	22 999,931	928,059				0		1,927,990	1,622,267
HEALTH & SOCIAL SERVICES									
Welfare Assistance	23							0	0
City Hospital	24							0	0
Payments to Private Hospitals	25							0	0
Health Regulation and Inspection	26							0	0
Water, Air, and Mosquito Control	27							0	0
Community Mental Health	28 1,000							1,000	1,000
Other Health and Social Services	29 2,000							2,000	0
TOTAL (lines 23 - 29)	30 3,000	0				0		3,000	1,000
CULTURE & RECREATION									
Library Services	31 435,476	118,183						553,659	552,560
Museum, Band and Theater	32							0	0
Parks	33 288,875	88,675						377,550	371,325
Recreation	34 887,254	137,075						1,024,329	1,005,287
Cemetery	35 7,351	599						7,950	8,933
Community Center, Zoo, & Marina	36							0	0
Other Culture and Recreation	37							0	0
TOTAL (lines 31 - 37)	38 1,618,956	344,532				0		1,963,488	1,938,105

Item #11.

City Name: INDEPENDENCE
Fiscal Year July 1, 2024 - June 30, 2025

	GOVERNMENT ACTIVITIES CONT.	GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2025	ACTUAL 2024
COMMUNITY & ECONOMIC DEVELOPMENT										
	Community Beautification	39							0	0
	Economic Development	40	0	89,352	0				89,352	563,536
	Housing and Urban Renewal	41		415,000					415,000	525,364
	Planning & Zoning	42							0	0
	Other Com & Econ Development	43	45,476						447,035	355,525
	TIF Rebates	44							0	0
	TOTAL (lines 39 - 44)	45	45,476	504,352	401,559		0		951,387	1,444,425
GENERAL GOVERNMENT										
	Mayor, Council, & City Manager	46	75,918	24,547					100,465	103,536
	Clerk, Treasurer, & Finance Adm.	47	201,805	94,106					295,911	272,603
	Elections	48	6,000						6,000	3,874
	Legal Services & City Attorney	49	125,375	140					125,515	88,297
	City Hall & General Buildings	50	116,329	0					116,329	93,879
	Tort Liability	51	16,598						16,598	8,324
	Other General Government	52	131,500						131,500	63,788
	TOTAL (lines 46 - 52)	53	673,525	118,793	0		0		792,318	634,301
DEBT SERVICE										
	Gov Capital Projects	54							1,728,158	1,872,278
	TIF Capital Projects	55	0						1,798,456	3,833,595
	TOTAL CAPITAL PROJECTS	56			0				0	0
	TOTAL Governmental Activities Expenditures (lines 11+22+30+38+44+52+53+54)	57	0	0	0		0		1,798,456	3,833,595
BUSINESS TYPE ACTIVITIES Proprietary: Enterprise & Budgeted ISF										
	Water Utility	58	5,364,963	2,567,554	401,559	1,728,158			11,860,690	14,104,016
	Sewer Utility	59								
	Electric Utility	60							1,366,192	909,283
	Gas Utility	61							2,217,042	2,614,492
	Airport	62							0	0
	Landfill/Garbage	63							0	0
	Transit	64							0	0
	Cable TV, Internet & Telephone	65							0	0
	Housing Authority	66							0	0
	Storm Water Utility	67							0	0
	Other Business Type (city hosp., ISF, parking, etc.)	68							600,638	17,594
	Enterprise DEBT SERVICE	69							0	177,388
	Enterprise CAPITAL PROJECTS	70							605,429	698,827
	Enterprise TIF CAPITAL PROJECTS	71							0	172,778
	TOTAL BUSINESS TYPE EXPENDITURES (lines 59+72)	72							0	0
	TOTAL ALL EXPENDITURES (lines 58+73)	73							4,789,301	4,590,362
	Regular Transfers Out	74	5,364,963	2,567,554	401,559	1,728,158	0		16,649,991	18,694,378
	Internal TIF Loan Transfers Out	75	685,140	824,200		50,000	0		2,355,879	2,650,704
	Total ALL Transfers Out	76	0		898,021	0			898,021	591,088
	TOTAL ALL EXPENDITURES and Other Fin Uses (lines 74+77)	77	685,140	824,200	898,021	50,000	0		3,253,900	3,241,792
	Ending Fund Balance June 30	78	6,050,103	3,391,754	1,299,580	1,778,158	0		5,585,840	21,931
		79	1,195,349	2,375,000	-63,523	456,281	99,101	11,746,048	15,909,245	15,471

Item #11.

RE-ESTIMATED REVENUES DETAIL

City Name: INDEPENDENCE
Fiscal Year July 1, 2024 - June 30, 2025

REVENUES & OTHER FINANCING SOURCES		GENERAL	SPECIAL REVENUE	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	RE-ESTIMATED 2025	ACTUAL 2024
Taxes Levied on Property	1	2,167,045	1,323,911		1,242,637	0	0		4,733,593	3,878,288
Less: Uncollected Property Taxes - Levy Year	2								0	0
Net Current Property Taxes (line 1 minus line 2)	3	2,167,045	1,323,911		1,242,637	0	0		4,733,593	3,878,288
Delinquent Property Taxes	4								0	0
TIF Revenues	5			1,299,580					1,299,580	945,105
Other City Taxes:										
Utility Tax Replacement Excise Taxes	6	13,923	9,460		1,851				25,234	41,321
Utility franchise tax (Iowa Code Chapter 364.2)	7	200,000							200,000	211,057
Parimutuel wager tax	8								0	0
Gaming wager tax	9								0	0
Mobile Home Taxes	10	1,047	676		502				2,225	2,577
Hotel/Motel Taxes	11	100,000							100,000	116,467
Other Local Option Taxes	12		825,000						825,000	856,757
Subtotal - Other City Taxes (lines 6 thru 12)	13	314,970	835,136		2,353	0	0		1,152,459	1,228,179
Licenses & Permits	14	89,020							89,020	108,947
Use of Money & Property	15	341,255		0		0	0	1,556,210	1,897,465	2,030,816
Intergovernmental:										
Federal Grants & Reimbursements	16	164,321	35,145			370,277		0	569,743	1,742,106
Road Use Taxes	17		788,320						788,320	856,556
Other State Grants & Reimbursements	18	137,106	318,650	0	66,691	500		0	522,947	1,226,103
Local Grants & Reimbursements	19	124,000				31,500			155,500	135,660
Subtotal - Intergovernmental (lines 16 thru 19)	20	425,427	1,142,115	0	66,691	402,277		0	2,036,510	3,960,425
Charges for Fees & Service:										
Water Utility	21							1,254,000	1,254,000	1,192,594
Sewer Utility	22							820,000	820,000	903,169
Electric Utility	23								0	0
Gas Utility	24								0	0
Parking	25								0	0
Airport	26								0	0
Landfill/Garbage	27	635,000							635,000	668,048
Hospital	28								0	0
Transit	29								0	0
Cable TV, Internet & Telephone	30								0	0
Housing Authority	31								0	0
Storm Water Utility	32		0					160,000	160,000	169,862
Other Fees & Charges for Service	33	259,878							259,878	429,275
Subtotal - Charges for Service (lines 21 thru 33)	34	894,878	0		0	0	0	2,234,000	3,128,878	3,362,948
Special Assessments	35	0			120,280	0			120,280	95,331
Miscellaneous	36	493,100	1,680		0	56,182		2,076,914	2,627,876	863,248
Other Financing Sources:										
Regular Operating Transfers In	37	1,069,573	10,325		95,550	479,442	0	700,989	2,355,879	2,650,704
Internal TIF Loan Transfers In	38	66,786	328,935	0	387,420	0		114,880	898,021	591,088
Subtotal ALL Operating Transfers In	39	1,136,359	339,260	0	482,970	479,442	0	815,869	3,253,900	3,241,792
Proceeds of Debt (Excluding TIF Internal Borrowing)	40	0	0		0	0	0	0	0	0
Proceeds of Capital Asset Sales	41	0							0	50
Subtotal-Other Financing Sources (lines 36 thru 38)	42	1,136,359	339,260	0	482,970	479,442	0	815,869	3,253,900	3,241,842
Total Revenues except for beginning fund balance (lines 3, 4, 5, 12, 13, 14, 19, 33, 34, 35, & 39)	43	5,862,054	3,642,102	1,299,580	1,914,931	937,901	0	6,682,993	20,339,561	19,715,129
Beginning Fund Balance July 1	44	1,383,398	2,124,652	-63,523	319,508	961,544	99,101	10,648,895	15,473,575	17,6
TOTAL REVENUES & BEGIN BALANCE (lines 41+42)	45	7,245,452	5,766,754	1,236,057	2,234,439	1,899,445	99,101	17,331,888	35,813,136	37,4

Item #11.

City Name: INDEPENDENCE
Fiscal Year July 1, 2025 - June 30, 2026

GOVERNMENT ACTIVITIES	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
PUBLIC SAFETY										
Police Department/Crime Prevention	1,348,034	488,923						1,836,957	1,775,601	1,679,931
Jail								0	0	0
Emergency Management								0	0	0
Flood Control	0							0	18,626	338,223
Fire Department	483,240	197,515						680,755	609,868	529,135
Ambulance	150,000							150,000	150,000	85,998
Building Inspections	110,981	40,089						151,070	140,798	122,433
Miscellaneous Protective Services								0	0	0
Animal Control	500							500	1,000	2,325
Other Public Safety								0	0	0
TOTAL (lines 1 - 10)	2,092,755	726,527				0		2,819,282	2,695,893	2,758,045
PUBLIC WORKS										
Roads, Bridges, & Sidewalks	54,591	836,577						891,168	798,428	584,020
Parking - Meter and Off-Street								0	0	0
Street Lighting		40,775						40,775	37,000	32,388
Traffic Control and Safety		16,500						16,500	9,000	11,304
Snow Removal	0	77,211						77,211	75,631	71,810
Highway Engineering								0	0	0
Street Cleaning	0	10,000						10,000	10,000	19,007
Airport	334,308	34,979						369,287	330,465	279,210
Garbage (if not Enterprise)	690,064							690,064	667,466	624,528
Other Public Works	0	0						0	0	0
TOTAL (lines 12 - 21)	1,078,963	1,016,042				0		2,095,005	1,927,990	1,622,267
HEALTH & SOCIAL SERVICES										
Welfare Assistance								0	0	0
City Hospital								0	0	0
Payments to Private Hospitals								0	0	0
Health Regulation and Inspection								0	0	0
Water, Air, and Mosquito Control								0	0	0
Community Mental Health	0							0	1,000	1,000
Other Health and Social Services	2,000							2,000	2,000	0
TOTAL (lines 23 - 29)	2,000	0				0		2,000	3,000	1,000
CULTURE & RECREATION										
Library Services	474,789	99,282						574,071	553,659	552,560
Museum, Band and Theater								0	0	0
Parks	340,714	88,299						429,013	377,550	371,325
Recreation	935,973	151,146						1,087,119	1,024,329	1,005,287
Cemetery	13,020	1,192						14,212	7,950	8,933
Community Center, Zoo, & Marina								0	0	0
Other Culture and Recreation								0	0	0
TOTAL (lines 31 - 37)	1,764,496	339,919				0		2,104,415	1,963,488	1,938,105

Item #11.

City Name: INDEPENDENCE
Fiscal Year July 1, 2025 - June 30, 2026

	GOVERNMENT ACTIVITIES	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
	COMMUNITY & ECONOMIC DEVELOPMENT										
	Community Beautification	39 10,750							10,750	0	0
	Economic Development	40 0	0	0					0	89,352	563,536
	Housing and Urban Renewal	41 10,000	10,000						10,000	415,000	525,364
	Planning & Zoning	42							0	0	0
	Other Com & Econ Development	43 79,886		341,150					421,036	447,035	355,525
	TIF Rebates	44							0	0	0
	TOTAL (lines 39 - 44)	45 90,636	10,000	341,150			0		441,786	951,387	1,444,425
	GENERAL GOVERNMENT										
	Mayor, Council, & City Manager	46 79,971	29,705						109,676	100,465	103,536
	Clerk, Treasurer, & Finance Adm.	47 69,778	51,898						121,676	295,911	272,603
	Elections	48 6,000							6,000	6,000	3,874
	Legal Services & City Attorney	49 140,950	300						141,250	125,515	88,297
	City Hall & General Buildings	50 140,570	0						140,570	116,329	93,879
	Tort Liability	51 16,756							16,756	16,598	8,324
	Other General Government	52 196,285							196,285	131,500	63,788
	TOTAL (lines 46 - 52)	53 650,310	81,903	0	2,204,044	2,986,200	0		732,213	792,318	634,301
	DEBT SERVICE	54							2,204,044	1,728,158	1,872,278
	Gov Capital Projects	55 0							2,986,200	1,798,456	3,833,595
	TIF Capital Projects	56							0	0	0
	TOTAL CAPITAL PROJECTS	57 0	0	0		2,986,200	0		2,986,200	1,798,456	3,833,595
	TOTAL Government Activities Expenditures (lines 11+22+30+38+45+53+54+57)	58 5,679,160	2,174,391	341,150	2,204,044	2,986,200	0		13,384,945	11,860,690	14,104,016
	BUSINESS TYPE ACTIVITIES										
	Proprietary: Enterprise & Budgeted ISF										
	Water Utility	59						1,722,880	1,722,880	1,366,192	909,283
	Sewer Utility	60						18,388,469	18,388,469	2,217,042	2,614,492
	Electric Utility	61						0	0	0	0
	Gas Utility	62						0	0	0	0
	Airport	63						0	0	0	0
	Landfill/Garbage	64						0	0	0	0
	Transit	65						0	0	0	0
	Cable TV, Internet & Telephone	66						0	0	0	0
	Housing Authority	67						0	0	0	0
	Storm Water Utility	68						289,318	289,318	600,638	17,594
	Other Business Type (city hosp., ISF, parking, etc.)	69						0	0	0	177,388
	Enterprise DEBT SERVICE	70						1,792,331	1,792,331	605,429	698,827
	Enterprise CAPITAL PROJECTS	71						0	0	0	172,778
	Enterprise TIF CAPITAL PROJECTS	72						0	0	0	0
	TOTAL Business Type Expenditures (lines 59 - 72)	73						22,192,998	22,192,998	4,789,301	4,590,362
	TOTAL ALL EXPENDITURES (lines 58 + 73)	74 5,679,160	2,174,391	341,150	2,204,044	2,986,200	0	22,192,998	35,577,943	16,649,991	18,694,378
	Regular Transfers Out	75 732,814	825,000		100,000	0	0	2,187,372	3,845,186	2,355,879	2,650,704
	Internal TIF Loan / Repayment Transfers Out	76 0		689,816	0	0	0	689,816	689,816	898,021	591,088
	Total ALL Transfers Out	77 732,814	825,000	689,816	100,000	0	0	2,187,372	4,535,002	3,253,900	3,241,792
	Total Expenditures & Fund Transfers Out (lines 74+77)	78 6,411,974	2,999,391	1,030,966	2,304,044	2,986,200	0	24,380,370	40,112,945	19,903,891	21,936,184
	Ending Fund Balance June 30	79 923,212	2,554,323	-63,523	392,160	192,239	99,101	9,759,652	13,857,164	15,909,245	15,477,911

Item #11.

REVENUES DETAIL

City Name: INDEPENDENCE
Fiscal Year July 1, 2025 - June 30, 2026

	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
REVENUES & OTHER FINANCING SOURCES										
Taxes Levied on Property	1 2,365,391	1,233,217		1,343,548	0			4,942,156	4,733,593	3,878,288
Less: Uncollected Property Taxes - Levy Year	2							0	0	0
Net Current Property Taxes (line 1 minus line 2)	3 2,365,391	1,233,217		1,343,548	0			4,942,156	4,733,593	3,878,288
Delinquent Property Taxes	4							0	0	0
TIF Revenues	5		1,030,966					1,030,966	1,299,580	945,105
Other City Taxes:										
Utility Tax Replacement Excise Taxes	6 3,878	2,027		1,957	0			7,862	25,234	41,321
Utility franchise tax (Iowa Code Chapter 364.2)	7 200,000							200,000	200,000	211,057
Parimutuel wager tax	8							0	0	0
Gaming wager tax	9							0	0	0
Mobile Home Taxes	10 1,000	600		0				1,600	2,225	2,577
Hotel/Motel Taxes	11 100,000							100,000	100,000	116,467
Other Local Option Taxes	12	825,000						825,000	825,000	856,757
Subtotal - Other City Taxes (lines 6 thru 12)	13 304,878	827,627		1,957	0			1,134,462	1,152,459	1,228,179
Licenses & Permits	14 98,870							98,870	89,020	108,947
Use of Money & Property	15 406,928		0		0	0	0	1,963,138	1,897,465	2,030,816
Intergovernmental:										
Federal Grants & Reimbursements	16 164,321	0			451,250			615,571	569,743	1,742,106
Road Use Taxes	17	848,960						848,960	788,320	856,556
Other State Grants & Reimbursements	18 126,634	66,178		65,779				258,591	522,947	1,226,103
Local Grants & Reimbursements	19 177,102				25,000			202,102	155,500	135,660
Subtotal - Intergovernmental (lines 16 thru 19)	20 468,057	915,138	0	65,779	476,250			1,925,224	2,036,510	3,960,425
Charges for Fees & Service:										
Water Utility	21						1,204,000	1,204,000	1,254,000	1,192,594
Sewer Utility	22						796,600	796,600	820,000	903,169
Electric Utility	23						0	0	0	0
Gas Utility	24						0	0	0	0
Parking	25						0	0	0	0
Airport	26						0	0	0	0
Landfill/Garbage	27 700,000						700,000	700,000	635,000	668,048
Hospital	28						0	0	0	0
Transit	29						0	0	0	0
Cable TV, Internet & Telephone	30						0	0	0	0
Housing Authority	31						0	0	0	0
Storm Water Utility	32	0					160,000	160,000	160,000	169,862
Other Fees & Charges for Service	33 337,200						337,200	337,200	259,878	429,275
Subtotal - Charges for Service (lines 21 thru 33)	34 1,037,200	0	0	0	0	0	2,160,600	3,197,800	3,128,878	3,362,948
Special Assessments	35 0	0	0	0	0	0	0	0	120,280	95,331
Miscellaneous	36 280,700	26,846		0	0		0	307,546	2,627,876	863,248
Other Financing Sources:										
Regular Operating Transfers In	37 1,150,314			439,900	367,500		1,887,472	3,845,186	2,355,879	2,650,704
Internal TIF Loan Transfers In	38 27,499	175,886		388,739			97,692	689,816	898,021	591,088
Subtotal ALL Operating Transfers In	39 1,177,813	175,886	0	828,639	367,500	0	1,985,164	4,535,002	3,253,900	3,241,792
Proceeds of Debt (Excluding TIF Internal Borrowing)	40 0	0	0	0	2,233,700		16,692,000	18,925,700	0	0
Proceeds of Capital Asset Sales	41 0						0	0	0	50
Subtotal-Other Financing Sources (lines 38 thru 40)	42 1,177,813	175,886	0	828,639	2,601,200	0	18,677,164	23,460,702	3,253,900	3,241,842
Total Revenues except for beginning fund balance (lines 3, 4, 5, 13, 14, 15, 20, 34, 35, 36, & 41)	43 6,139,837	3,178,714	1,030,966	2,239,923	3,077,450	0	22,393,974	38,060,864	20,339,561	19,7
Beginning Fund Balance July 1	44 1,195,349	2,375,000	-63,523	456,281	100,989	99,101	11,746,048	15,909,245	15,473,575	17,6
TOTAL REVENUES & BEGIN BALANCE (lines 42+43)	45 7,335,186	5,553,714	967,443	2,696,204	3,178,439	99,101	34,140,022	53,970,109	35,813,136	37,4

Item #11.

ADOPTED BUDGET SUMMARY

City Name: INDEPENDENCE
Fiscal Year July 1, 2025 - June 30, 2026

	GENERAL	SPECIAL REVENUES	TIF SPECIAL REVENUES	DEBT SERVICE	CAPITAL PROJECTS	PERMANENT	PROPRIETARY	BUDGET 2026	RE-ESTIMATED 2025	ACTUAL 2024
Revenues & Other Financing Sources										
Taxes Levied on Property	1 2,365,391	1,233,217		1,343,548	0	0		4,942,156	4,733,593	3,878,288
Less: Uncollected Property Taxes-Levy Year	2 0	0		0	0	0		0	0	0
Net Current Property Taxes	3 2,365,391	1,233,217		1,343,548	0	0		4,942,156	4,733,593	3,878,288
Delinquent Property Taxes	4 0	0		0	0	0		0	0	0
TIF Revenues	5		1,030,966					1,030,966	1,299,580	945,105
Other City Taxes	6 304,878	827,627		1,957	0	0		1,134,462	1,152,459	1,228,179
Licenses & Permits	7 98,870	0					0	98,870	89,020	108,947
Use of Money and Property	8 406,928	0		0	0	0	1,556,210	1,963,138	1,897,465	2,030,816
Intergovernmental	9 468,057	915,138		65,779	476,250	0	0	1,925,224	2,036,510	3,960,425
Charges for Fees & Service	10 1,037,200	0		0	0	0	2,160,600	3,197,800	3,128,878	3,362,948
Special Assessments	11 0	0		0	0	0	0	0	120,280	95,331
Miscellaneous	12 280,700	26,846		0	0	0	0	307,546	2,627,876	863,248
Sub-Total Revenues	13 4,962,024	3,002,828	1,030,966	1,411,284	476,250	0	3,716,810	14,600,162	17,085,661	16,473,287
Other Financing Sources:										
Total Transfers In	14 1,177,813	175,886	0	828,639	367,500	0	1,985,164	4,535,002	3,253,900	3,241,792
Proceeds of Debt	15 0	0	0	0	2,233,700		16,692,000	18,925,700	0	0
Proceeds of Capital Asset Sales	16 0	0	0	0	0	0	0	0	0	50
Total Revenues and Other Sources	17 6,139,837	3,178,714	1,030,966	2,239,923	3,077,450	0	22,393,974	38,060,864	20,339,561	19,715,129
Expenditures & Other Financing Uses										
Public Safety	18 2,092,755	726,527	0			0		2,819,282	2,695,893	2,758,045
Public Works	19 1,078,963	1,016,042	0			0		2,095,005	1,927,990	1,622,267
Health and Social Services	20 2,000	0	0			0		2,000	3,000	1,000
Culture and Recreation	21 1,764,496	339,919	0			0		2,104,415	1,963,488	1,938,105
Community and Economic Development	22 90,636	10,000	341,150			0		441,786	951,387	1,444,425
General Government	23 650,310	81,903	0			0		732,213	792,318	634,301
Debt Service	24 0	0	0	2,204,044		0		2,204,044	1,728,158	1,872,278
Capital Projects	25 0	0	0		2,986,200	0		2,986,200	1,798,456	3,833,595
Total Government Activities Expenditures	26 5,679,160	2,174,391	341,150	2,204,044	2,986,200	0		13,384,945	11,860,690	14,104,016
Business Type Proprietary: Enterprise & ISF	27						22,192,998	22,192,998	4,789,301	4,590,362
Total Gov & Bus Type Expenditures	28 5,679,160	2,174,391	341,150	2,204,044	2,986,200	0	22,192,998	35,577,943	16,649,991	18,694,378
Total Transfers Out	29 732,814	825,000	689,816	100,000	0	0	2,187,372	4,535,002	3,253,900	3,241,792
Total ALL Expenditures/Fund Transfers Out	30 6,411,974	2,999,391	1,030,966	2,304,044	2,986,200	0	24,380,370	40,112,945	19,903,891	21,936,170
Excess Revenues & Other Sources Over	31									
(Under) Expenditures/Transfers Out	32 -272,137	179,323	0	-64,121	91,250	0	-1,986,396	-2,052,081	435,670	-2,221,041
Beginning Fund Balance July 1	33 1,195,349	2,375,000	-63,523	456,281	100,989	99,101	11,746,048	15,909,245	15,473,575	17,694,616
Ending Fund Balance June 30	34 923,212	2,554,323	-63,523	392,160	192,239	99,101	9,759,652	13,857,164	15,909,245	15,473,575

Item #11.

LONG TERM DEBT SCHEDULE - LT DEBT1
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name	Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
2015A GO CORP PURPOSE & REFUND TRANSPORTATION	1 2,200,000	GO	2015-40	165,000	7,403	172,403	700			173,103
2016 GO CORP-TIF & AQUATIC CENTER	2 4,810,000	GO	2016-55	220,000	43,320	263,320	700		78,800	185,220
2018 GO CORP PURPOSE BONDS	3 2,700,000	GO	2018-34	270,000	44,250	314,250	700		251,100	63,850
2019 GO CORP PURPOSE BONDS	4 1,650,000	GO	2019-74	130,000	14,130	144,130	700			144,830
2021 GO CORP PURPOSE BONDS	5 2,770,000	GO	2021-100	460,000	18,925	478,925	700		287,828	191,797
2022 TAXABLE GO CORP PURPOSE BONDS	6 700,000	GO	2022-65	140,000	13,311	153,311			153,311	0
2022B GO CORP PURPOSE NOTE - PD REMODEL	7 600,000	GO	2022-131	80,000	17,578	97,578				97,578
2023 GO CORP PURPOSE BOND	8 3,075,000	GO	2023-47	160,000	110,200	270,200	700		87,500	183,400
2025 GO CORP PURPOSE BOND	9 2,480,000	GO	2025-	205,000	100,027	305,027	700			305,727
2018 SEWER REV SRF LOAN WWTP REHAB	10 1,562,050	NON-GO	2018-100	72,000	20,248	92,248	2,893		95,141	0
2021 WATER REV BOND	11 1,140,000	NON-GO	2021-101	80,000	12,155	92,155	700		92,855	0
2025 SEWER REV SRF LOAN WWTP NEW PLANT	12 39,290,000	NON-GO	2025-	619,000	1,077,774	1,696,774	2,702		1,699,476	0
	13	-				0				0
	14	-				0				0
	15	-				0				0
	16	-				0				0
	17	-				0				0
	18	-				0				0
	19	-				0				0
	20	-				0				0
	21	-				0				0
	22	-				0				0
	23	-				0				0
	24	-				0				0
	25	-				0				0
	26	-				0				0
	27	-				0				0
	28	-				0				0
	29	-				0				0
	30	-				0				0
TOTALS				2,601,000	1,479,321	4,080,321	11,195	0	2,746,011	1,345,505

LONG TERM DEBT SCHEDULE - LT DEBT2

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name	Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	31	-				0				0
	32	-				0				0
	33	-				0				0
	34	-				0				0
	35	-				0				0
	36	-				0				0
	37	-				0				0
	38	-				0				0
	39	-				0				0
	40	-				0				0
	41	-				0				0
	42	-				0				0
	43	-				0				0
	44	-				0				0
	45	-				0				0
	46	-				0				0
	47	-				0				0
	48	-				0				0
	49	-				0				0
	50	-				0				0
	51	-				0				0
	52	-				0				0
	53	-				0				0
	54	-				0				0
	55	-				0				0
	56	-				0				0
	57	-				0				0
	58	-				0				0
	59	-				0				0
	60	-				0				0
TOTALS				2,601,000	1,479,321	4,080,321	11,195	0	2,746,011	1,345,505

LONG TERM DEBT SCHEDULE - LT DEBT3

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name	Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	61	-				0				0
	62	-				0				0
	63	-				0				0
	64	-				0				0
	65	-				0				0
	66	-				0				0
	67	-				0				0
	68	-				0				0
	69	-				0				0
	70	-				0				0
	71	-				0				0
	72	-				0				0
	73	-				0				0
	74	-				0				0
	75	-				0				0
	76	-				0				0
	77	-				0				0
	78	-				0				0
	79	-				0				0
	80	-				0				0
	81	-				0				0
	82	-				0				0
	83	-				0				0
	84	-				0				0
	85	-				0				0
	86	-				0				0
	87	-				0				0
	88	-				0				0
	89	-				0				0
TOTALS				2,601,000	1,479,321	4,080,321	11,195	0	2,746,011	1,345,505

Item #11.

LONG TERM DEBT SCHEDULE - LT DEBT4

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name	Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	91	-				0				0
	92	-				0				0
	93	-				0				0
	94	-				0				0
	95	-				0				0
	96	-				0				0
	97	-				0				0
	98	-				0				0
	99	-				0				0
	100	-				0				0
	101	-				0				0
	102	-				0				0
	103	-				0				0
	104	-				0				0
	105	-				0				0
	106	-				0				0
	107	-				0				0
	108	-				0				0
	109	-				0				0
	110	-				0				0
	111	-				0				0
	112	-				0				0
	113	-				0				0
	114	-				0				0
	115	-				0				0
	116	-				0				0
	117	-				0				0
	118	-				0				0
	119	-				0				0
TOTALS				2,601,000	1,479,321	4,080,321	11,195	0	2,746,011	1,345,505

Item #11.

LONG TERM DEBT SCHEDULE - LT DEBTS

GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name	Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	121	-				0				0
	122	-				0				0
	123	-				0				0
	124	-				0				0
	125	-				0				0
	126	-				0				0
	127	-				0				0
	128	-				0				0
	129	-				0				0
	130	-				0				0
	131	-				0				0
	132	-				0				0
	133	-				0				0
	134	-				0				0
	135	-				0				0
	136	-				0				0
	137	-				0				0
	138	-				0				0
	139	-				0				0
	140	-				0				0
	141	-				0				0
	142	-				0				0
	143	-				0				0
	144	-				0				0
	145	-				0				0
	146	-				0				0
	147	-				0				0
	148	-				0				0
	149	-				0				0
TOTALS				2,601,000	1,479,321	4,080,321	11,195	0	2,746,011	1,345,505

Item #11.

LONG TERM DEBT SCHEDULE - LT DEBT6
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name	Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	151	-				0	0			0
	152	-				0	0			0
	153	-				0	0			0
	154	-				0	0			0
	155	-				0	0			0
	156	-				0	0			0
	157	-				0	0			0
	158	-				0	0			0
	159	-				0	0			0
	160	-				0	0			0
	161	-				0	0			0
	162	-				0	0			0
	163	-				0	0			0
	164	-				0	0			0
	165	-				0	0			0
	166	-				0	0			0
	167	-				0	0			0
	168	-				0	0			0
	169	-				0	0			0
	170	-				0	0			0
	171	-				0	0			0
	172	-				0	0			0
	173	-				0	0			0
	174	-				0	0			0
	175	-				0	0			0
	176	-				0	0			0
	177	-				0	0			0
	178	-				0	0			0
	179	-				0	0			0
TOTALS				2,601,000	1,479,321	4,080,321	11,195	0	2,746,011	1,345,505

Item #11.

LONG TERM DEBT SCHEDULE - LT DEBT7
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

Debt Name	Amount of Issue	Type of Debt Obligation	Debt Resolution Number	Principal Due FY	Interest Due FY	Total Obligation Due FY	Bond Reg./ Paying Agent Fees Due FY	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Funds OTHER THAN Current Year Debt Service Taxes	Amount Paid Current Year Debt Service Levy
	181	-				0	0			0
	182	-				0	0			0
	183	-				0	0			0
	184	-				0	0			0
	185	-				0	0			0
	186	-				0	0			0
	187	-				0	0			0
	188	-				0	0			0
	189	-				0	0			0
	190	-				0	0			0
	191	-				0	0			0
	192	-				0	0			0
	193	-				0	0			0
	194	-				0	0			0
	195	-				0	0			0
	196	-				0	0			0
	197	-				0	0			0
	198	-				0	0			0
	199	-				0	0			0
	200	-				0	0			0
	201	-				0	0			0
	202	-				0	0			0
	203	-				0	0			0
	204	-				0	0			0
	205	-				0	0			0
	206	-				0	0			0
	207	-				0	0			0
	208	-				0	0			0
	209	-				0	0			0
TOTALS				2,601,000	1,479,321	4,080,321	11,195	0	2,746,011	1,345,505

LONG TERM DEBT SCHEDULE - GRAND TOTALS
GENERAL OBLIGATION BONDS, TIF BONDS, REVENUE BONDS, LOANS, LEASE-PURCHASE PAYMENTS

	Principal Due FY 2026	Interest Due FY 2026	Total Obligation Due FY 2026	Bond Reg./ Paying Agent Fees Due FY 2026	Reductions due to Refinancing or Prepayment of Certified Debt	Paid from Sources OTHER THAN Budget Year Debt Service Levy	Amount Paid Budget Year Debt Service Levy
GO - TOTAL	1,830,000	369,144	2,199,144	4,900	0	858,539	1,345,505
NON GO - TOTAL	771,000	1,110,177	1,881,177	6,295	0	1,887,472	0
GRAND - TOTAL	2,601,000	1,479,321	4,080,321	11,195	0	2,746,011	1,345,505

NOTICE OF PUBLIC HEARING -- PROPOSED BUDGET
Fiscal Year July 1, 2025 - June 30, 2026

Item #11.

City of: INDEPENDENCE

The City Council will conduct a public hearing on the proposed Budget at: (entered upon publish) Meeting Date: (entered upon publish) Meeting Time: (entered upon publish)

At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the City Clerk and County Auditor.

City budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult <https://dom.iowa.gov/local-budget-appeals>.

The Budget Estimate Summary of proposed receipts and expenditures is shown below. Copies of the the detailed proposed Budget may be obtained or viewed at the offices of the Mayor, City Clerk, and at the Library.				
The estimated Total tax levy rate per \$1000 valuation on regular property				19.63340
The estimated tax levy rate per \$1000 valuation on Agricultural property is				3.00375
At the public hearing, any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget.				
Phone Number (319) 334-2780		City Clerk/Finance Officer's NAME (entered upon publish)		
		Budget FY 2026	Re-estimated FY 2025	Actual FY 2024
Revenues & Other Financing Sources				
Taxes Levied on Property	1	4,942,156	4,733,593	3,878,288
Less: Uncollected Property Taxes-Levy Year	2	0	0	0
Net Current Property Taxes	3	4,942,156	4,733,593	3,878,288
Delinquent Property Taxes	4	0	0	0
TIF Revenues	5	1,030,966	1,299,580	945,105
Other City Taxes	6	1,134,462	1,152,459	1,228,179
Licenses & Permits	7	98,870	89,020	108,947
Use of Money and Property	8	1,963,138	1,897,465	2,030,816
Intergovernmental	9	1,925,224	2,036,510	3,960,425
Charges for Fees & Service	10	3,197,800	3,128,878	3,362,948
Special Assessments	11	0	120,280	95,331
Miscellaneous	12	307,546	2,627,876	863,248
Other Financing Sources	13	18,925,700	0	50
Transfers In	14	4,535,002	3,253,900	3,241,792
Total Revenues and Other Sources	15	38,060,864	20,339,561	19,715,129
Expenditures & Other Financing Uses				
Public Safety	16	2,819,282	2,695,893	2,758,045
Public Works	17	2,095,005	1,927,990	1,622,267
Health and Social Services	18	2,000	3,000	1,000
Culture and Recreation	19	2,104,415	1,963,488	1,938,105
Community and Economic Development	20	441,786	951,387	1,444,425
General Government	21	732,213	792,318	634,301
Debt Service	22	2,204,044	1,728,158	1,872,278
Capital Projects	23	2,986,200	1,798,456	3,833,595
Total Government Activities Expenditures	24	13,384,945	11,860,690	14,104,016
Business Type / Enterprises	25	22,192,998	4,789,301	4,590,362
Total ALL Expenditures	26	35,577,943	16,649,991	18,694,378
Transfers Out	27	4,535,002	3,253,900	3,241,792
Total ALL Expenditures/Transfers Out	28	40,112,945	19,903,891	21,936,170
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	29	-2,052,081	435,670	-2,221,041
Beginning Fund Balance July 1	30	15,909,245	15,473,575	17,694,616
Ending Fund Balance June 30	31	13,857,164	15,909,245	15,473,575