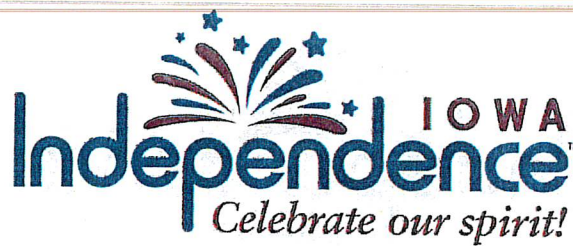


Brad Bleichner, *Mayor*  
(319) 334-2780

Matthew R. Schmitz, *City Manager*  
(319) 334-2780

Susi Lampe, *Asst. City Manager, City Clerk/Treasurer*  
(319) 334-2780

Douglas Herman, *City Attorney*



[www.independenceia.gov](http://www.independenceia.gov)

**Council Members**

Brian Prusator, *At-large*

Ralph Moore, *At-large*

Kathryn Jensen, *1<sup>st</sup> Ward*

Bret Weber, *2<sup>nd</sup> Ward*

Michael O'Loughlin, *3<sup>rd</sup> Ward*

Debra Hanna, *4<sup>th</sup> Ward*

Matthew Mayner, *5<sup>th</sup> Ward*

NOTICE TO PROPERTY OWNERS

NOTICE IS GIVEN: That there are now on file for public inspection in the office of the City Clerk of the City of Independence, Iowa (the "City"), a proposed resolution of necessity, an estimate of cost and a plat and schedule showing the amounts proposed to be assessed against each lot and the valuation of each lot within a district approved by the City Council for a street improvement, described in general as the 2026 Street Rehabilitation Project (the "Project"), of the type and in the location as follows:

The Project, all of which is assessable, shall consist of crack and seat of existing pavement, hot mix asphalt (HMA) overlay of pavement and miscellaneous related work, including curb & gutter replacement, and HMA milling, on and along the following segments of street and avenue in the City of Independence, Buchanan County, Iowa:

- 12<sup>th</sup> Avenue NW, from 3<sup>rd</sup> Street NW on the south to the north City limit
- O'Brien Court NW, from 12<sup>th</sup> Avenue NW on the east to the north end of the cul-de-sac
- 9<sup>th</sup> Street NW, from 9<sup>th</sup> Avenue NW on the east to the west City limit
- 9<sup>th</sup> Avenue NW, from and including its intersection with 7<sup>th</sup> Street NW on the south to the north City limit on the north
- 3<sup>rd</sup> Street SW, from 6<sup>th</sup> Avenue SW on the east to 7<sup>th</sup> Avenue SW on the west
- 17<sup>th</sup> Street SE, from 175 feet east of Highway 150 on the west to a point 1,150 feet east thereof
- 2<sup>nd</sup> Street NE, from 7<sup>th</sup> Avenue NE on the west to 8<sup>th</sup> Avenue NE on the east
- 2<sup>nd</sup> Street NE, from 298 feet west of the center line of 11<sup>th</sup> Avenue on the west, to a point 613 feet east thereof
- 3<sup>rd</sup> Street NE, from 4<sup>th</sup> Avenue NE on the west to a point approximately 17 feet from 5<sup>th</sup> Avenue NE on the east
- 5<sup>th</sup> Street NE, from a point approximately 15.1 feet from 5<sup>th</sup> Avenue NE on the west to 6<sup>th</sup> Avenue NE on the east
- 5<sup>th</sup> Street NE, from 7<sup>th</sup> Avenue NE on the west to 8<sup>th</sup> Avenue NE on the east
- 11<sup>th</sup> Avenue NE, from 2<sup>nd</sup> Street NE on the south to 3<sup>rd</sup> Street NE on the north

Brad Bleichner, *Mayor*  
(319) 334-2780

Matthew R. Schmitz, *City Manager*  
(319) 334-2780

Susi Lampe, *Asst. City Manager, City  
Clerk/Treasurer*  
(319) 334-2780

Douglas Herman, *City Attorney*



[www.independenceia.gov](http://www.independenceia.gov)

**Council Members**

Brian Prusator, *At-large*  
Ralph Moore, *At-large*  
Kathryn Jensen, *1<sup>st</sup> Ward*  
Bret Weber, *2<sup>nd</sup> Ward*  
Michael O'Loughlin, *3<sup>rd</sup> Ward*  
Debra Hanna, *4<sup>th</sup> Ward*  
Matthew Mayner, *5<sup>th</sup> Ward*

It is considered that the properties abutting the above-described segments of street to be improved will be specially benefitted by this improvement and should be specially assessed a portion of the cost of the Project.

All as shown on the preliminary special assessment plat and schedule for the Project which are now available for inspection in the office of the City Clerk.

The City Council will meet at 5:30 p.m., on January 12, 2026, at the City Hall Council Chambers, Independence, Iowa. At the meeting, the owners of the property subject to assessment for the proposed improvement or any other person having an interest in the matter may appear and be heard for or against the making of the improvement, the boundaries of the district, the cost, the assessment against any lot or the final adoption of a resolution of necessity. A property owner will be deemed to have waived all objections unless at the time of hearing the property owner has filed objections with the City Clerk.

According to the records of the County Auditor, you Kolar, Donald D. and Nancy J. are the owner of:

718 5th Street NE

Independence, Iowa 50644

Parcel No. 0634438010

and the proposed assessment against the same, is \$1,980.00.

Susi Lampe  
City Clerk



12/26/25

Donald Kolar 718 5<sup>th</sup> St NE

Objects to the project.

Why should he & other people pay for this  
when other people drive on his road?

Made mention of doing a petition against the project  
Asked about other funding sources (local option &  
I believe road use tax) being used to pay for  
this? Other cities don't do special assessments.

I tried to explain Road use funds the day-to-day  
operations of the St. Dept. Local option is used to pay  
the debt the city took out to pay for this project &  
is also used for other projects. I tried to say the  
property owner benefits the most and that's why it  
may feel like they take the brunt of the cost. I did  
mention that other residents are impacted by helping  
to pay for the entire debt. I also mentioned there  
was a miscommunication with the newspaper about  
the notice that was to be published and so the Jan 12<sup>th</sup>  
hearing may change. I reached out to the project lawyers  
about what needs to be done. We then discussed  
that people don't get the newspaper anymore but it is  
a legal requirement for things to be published. I did tell  
him about how the assessment can go to the County to pay  
it over 10 yrs but will have interest.

Susi Lampe