



CITY COUNCIL MEMORANDUM

TO: Matthew R. Schmitz, MPA – City Manager

FROM: Matt Chesmore – Building Official

DATE OF MEETING: February 10, 2026

ITEM TITLE: Resolution Accepting and Approving the Final Plat of The Pines Third Addition

BACKGROUND:

Gee Construction is seeking approval of the Final Plat of Survey for The Pines Third Addition to Independence, Iowa, Buchanan County, Iowa, and is requesting to dedicate the public improvements to the City of Independence.

DISCUSSION:

The attached plat has been reviewed by Fehr/Grahm Engineering, acting as the City Engineer, for compliance with Chapter 175 of the Code of Independence. Testing of the public improvements in accordance with SUDAS standards was completed with no failures observed.

At this time, Fehr/Grahm is unable to verify that the Storm Water Management Plan conforms to the originally approved plan. An existing storm sewer pipe was discovered during construction and may affect the detention basin within this development. Furthermore, the existing storm sewer piping was determined to be under City control at the time of construction, as the City most likely acquired ownership when The Pines First Addition was dedicated to the City.

As a result, Fehr/Grahm cannot certify that all public improvements meet the requirements of Chapter 175 and recommends further study of the watershed and stormwater controls in this area to assess the functionality of the existing facilities and evaluate any necessary modifications to existing structures.

While it is worth noting that Fehr/Grahm could not provide an engineer's certification, it is also noteworthy that Crawford Engineering, the engineer of record, did submit an acceptance letter to the City. This letter confirms that the project has been completed in accordance with the approved preliminary plat and construction plans and specifications.

RESULTS:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **encouraging a supportive environment for businesses, workforce, and economic development**. This item helps achieve that vision by enabling development within the corporate boundary.

FINANCIAL CONSIDERATION:

There are no significant financial considerations for this matter other than the staff's time spent preparing the resolution.

RECOMMENDATION:

Staff recommends the City Council approve the Final Plat of Survey as submitted, accept the public improvements, and authorize the Mayor to sign the attached Resolution indicating as such.

Staff further recommends that Council consider a plan to conduct a future study for the stormwater area and follow those recommendations once completed.