

RESOLUTION NO. 2026-

**RESOLUTION ACCEPTING AND APPROVING THE FINAL
PLAT OF THE PINES THIRD ADDITION, INDEPENDENCE,
IOWA, AND ACCEPTANCE OF DEDICATION OF PUBLIC
IMPROVEMENTS DESCRIBED THEREIN,**

WHEREAS, the Final Plat of said The Pines Third Addition, Independence, Iowa, has been submitted to the City Council for consideration of acceptance and approval of said Final Plat; and

WHEREAS, the Planning and Zoning Commission met on Tuesday, January 7, 2026, at which time they reviewed and thereafter recommended approval of the Final Plat of The Pines Third Addition, the approval recommendation being contingent on items outlined in an Agreement for Delayed Installation of Public Improvements; and

WHEREAS, all items that were originally outlined in the Agreement for Delayed Installation of Public Improvements have been completed, with the exception of final grading, which will be completed when final grading is performed for the homes to be constructed within the Addition, and therefore an Agreement for Delayed Installation of Public Improvements is no longer needed; and

WHEREAS, the City Council finds that the Final Plat should be approved and that the improvements described in the “Owner’s Statement of Consent and Dedication” as being dedicated to the City should be accepted, with the Council making clear that the storm water retention located on and/or within Lot B is not being accepted by the City as a public improvement.

BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, IOWA, does hereby approve the Final Plat of The Pines Third Addition, Independence, Iowa, is hereby approved and the public improvements, dedicated by the developer as set forth within the attachment to the Final Plat, are hereby accepted, with the understanding that Lot B, the storm water retention lot, and all infrastructure or appurtenances associated therewith, are neither dedicated or accepted, same to be maintained and managed by a homeowners’ association to be established for this addition.

RESOLUTION NO. 2026- was passed and approved by a majority vote of the City Council of Independence, Iowa, on the 10th day of February 2026.

Record of Voting:

Ayes:

Nays:

Absent:

RESOLUTION NO. 2026- declared passed and adopted by the Mayor on this 10th day of February 2026.

Brad Bleichner, Mayor of the City of Independence, Iowa

ATTEST:

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