

The Independence City Council met in regular session in the council chambers at 5:30 p.m., on Monday, September 22, 2025.

OPENING/ROLL CALL

Mayor Bleichner opened the meeting by calling the meeting to order with Council Members Weber, Hanna, Moore, Mayner, Prusator, O’Loughlin, and Jensen in attendance.

This meeting was available for public attendance. The meeting was also broadcast on the local access channel, YouTube, and Facebook.

APPROVE THE AGENDA

Mayor Bleichner requested to amend the agenda by removing the United States Postal Service proclamation to a future meeting. Motion by Council Member O’Loughlin, second by Council Member Moore to approve the agenda as amended for the regular meeting held September 22, 2025. Ayes: All.

Mayor Bleichner presented a plaque to David Niedert for his 29 years of service with the City of Independence.

PROCLAMATIONS

Mayor Bleichner read a proclamation declaring October 5 – 11, 2025, as Fire Prevention Week.

PUBLIC COMMENT

John Klotzbach, Editor with the Independence Bulletin Journal, introduced Ailis McCardle as the newest reporter and soon to be Editor for the Independence Bulletin Journal.

CONSENT AGENDA

Motion by Council Member O’Loughlin, second by Council Member Moore to accept and approve the consent agenda that approves the following: a) The minutes of the September 8, 2025, Regular Meeting. b) Heartland Acres Agribition Center Class C Retail Alcohol License renewal that includes outdoor service with a tentative effective date of September 1, 2025, through August 31, 2026. c) Request to hunt within City limits from Keith Donnelly for the October 1, 2025, to January 10, 2026, bowhunting season. d) Request to hunt within City limits from Curran Meyer for the October 1, 2025, to January 10, 2026, bowhunting season. e) Request to hunt within City limits from Christopher Meyer for the October 1, 2025, to January 10, 2026, bowhunting season. Ayes: All.

FINANCIALS

Motion by Council Member Jensen, second by Council Member Mayner to approve the following bills for payment. Ayes: All.

ACCESS SYSTEMS LEASING	EQUIP CONTRACT-ALL	\$	1,634.00
ADAM RINIKER	UMPIRE-PR	\$	785.00
ADB SAFEGATE AMERICAS LLC	SUPPLIES-A	\$	555.42
ADP	PAYROLL SERVICES	\$	121,860.60
AMAZON CAPITAL SERVICES	SUPPLIES-CH,F,G,L	\$	2,679.05
ANDREW ROTTINGHAUS	UMPIRE-PR	\$	400.00
AXON ENTERPRISE, INC	SUPPLIES-PD	\$	113.75
BAKER & TAYLOR ENTERTAINMENT	BOOKS-L	\$	330.80
BEAM INSURANCE ADMIN LLC	VSP-BEAM BENEFIT	\$	749.20
BEATTY, DREW	UMPIRE-PR	\$	450.00
BENJAMIN F. HUPKE	UMPIRE-PR	\$	50.00
BLACKSTONE PUBLISHING	BOOKS-L	\$	253.83
BLAYNE MERGEN	UMPIRE-PR	\$	225.00
BLUEBEAM, INC	DUES-B	\$	440.00
BOBBY KOBLINSKA	UMPIRE-PR	\$	450.00
BRODART CO	BOOKS-L	\$	306.05
BRUENING ROCK	MATERIALS-PR,W	\$	1,862.53
BUCHANAN COUNTY HEALTH CENTER	AMB SVC-AM	\$	11,496.42
CABELL TRENTON	REFUND-CH	\$	10.00
CAIDEN MEIKE	UMPIRE-PR	\$	210.00

CARD SERVICES-LIBRARY	MISC EXP-L	\$	386.40
CARD SERVICES-VISA	MISC EXP-PR,PD,F,W,A,CH	\$	7,320.84
CEDAR BEND HUMANE SOCIETY	SERVICES-AC	\$	54.00
CHRIS SHANNON	UMPIRE-PR	\$	50.00
CHRISTIE DOOR CO, INC.	SERVICES-F	\$	350.00
CITY LAUNDERING CO. INC	BLDG MAINT-PD	\$	89.40
COLE'S ACE HARDWARE	SUPPLIES-PR,F,L	\$	66.94
CONNIE MCDONALD	UNIFORM-PD	\$	28.00
CONSOLIDATED ENERGY CO	FUEL-A,PR,ST	\$	2,867.96
CY & CHARLEY'S FIRESTONE INC	VEH REPAIR-B	\$	36.00
DAX YOUNGBLUT	UMPIRE-PR	\$	645.00
DEIKE IMPLEMENT COMPANY	EQUIP-PR	\$	334.00
DICK'S PETROLEUM COMPANY INC	SERVICES-A	\$	695.00
DON'S TRUCK SALES INC	VEH REPAIR-F,ST	\$	742.32
EAST-CENTRAL IOWA R.E.C.	UTILITIES-A,PR,CH,ST,W	\$	2,305.31
ELITE LAND IMPROVEMENT, LLC	SERVICES-W	\$	40,364.00
EMPLOYEE BENEFIT SYSTEMS	SAFE-T FUND	\$	11,780.63
EPIC CLEAN, LLC	BLDG MAINT-L	\$	1,300.00
ESCHEN'S CLOTHING	UNIFORM-A,W	\$	163.86
FAHR BEVERAGE, INC	SUPPLIES-PR	\$	249.15
FAIRCHILD FEED & SUPPLY, INC	CHEMICALS-W	\$	1,045.00
FAREWAY STORES INC	SUPPLIES-PR	\$	358.04
GALLS, LLC	UNIFORM-PD	\$	463.79
GREEN PRO SOLUTIONS	SUPPLIES-ST	\$	2,499.20
HAUSERS WATER SYSTEMS INC	SOLAR SALT-ST	\$	12.20
HAWKEYE ALARM SIGNAL COMPANY	SERVICES-PD	\$	285.00
HAWKINS, INC.	CHEMICALS-W	\$	90.00
HEARTLAND ACRES AGRIBITION	H/M CONTRIB-CH	\$	10,000.00
INDEPENDENCE LIGHT & POWER	UTILITIES-ALL	\$	37,829.58
INGRAM LIBRARY SERVICES	BOOKS-L	\$	83.81
INRCOG	SERVICES-CH	\$	1,750.00
IOWA DEPARTMENT OF REVENUE	SALES TAX-PR,W	\$	9,961.58
IPERS	IPERS BENEFIT	\$	36,013.07
J & R SUPPLY INC	SUPPLIES-W	\$	515.00
KARL KILER	UMPIRE-PR	\$	850.00
KROMMINGA MOTORS INC	VEH REPAIR-A	\$	435.58
LANDON RECHKEMMER	UMPIRE-PR	\$	200.00
LAURA BLAKER	REIMBURSE-L	\$	15.25
LIBRARY FURNITURE INTERNATIONAL	EQUIP-L	\$	291.00
LIFE TIME FENCE COMPANY	SERVICES-PR	\$	3,079.67
LYNCH DALLAS, PC	LEGAL EXP-CH	\$	4,549.80
MACQUEEN EQUIPMENT	VEH REPAIR-ST,W	\$	6,848.03
MANATTS, INC.	MATERIALS-SW,W	\$	4,172.88
MARTIN GARDNER ARCHITECTURE	SERVICES-F	\$	3,387.52
MICHELLE SPROUT MURRAY	SERVICES-L	\$	150.00
MIDAMERICAN ENERGY COMPANY	UTILITIES-ALL	\$	3,082.13
MSA PROFESSIONAL SERVICES INC	SERVICES-W	\$	6,750.00
OELWEIN PUBLISHING COMPANY	PUBLICATION-CH,L	\$	1,082.97
OFFICE TOWNE INC.	SUPPLIES-PR	\$	392.10
PENWORTHY COMPANY, THE	BOOKS-L	\$	226.21
PIZZA RANCH	SUPPLIES-PR	\$	2,948.12
P & N CORPORATION	FUEL PROFITS-A	\$	6,347.36
PRAIRIE ROAD BUILDERS INC	SERVICES-ST	\$	442.08
PURCHASE POWER	POSTAGE-ALL	\$	529.97
PUSH-PEDAL-PULL INC	EQUIP REPAIR-PR	\$	237.00
ROBINSON, TRENT	UMPIRE-PR	\$	50.00
ROSEN PUBLISHING	BOOKS-L	\$	21.95
RYAN EXTERMINATING INC	PEST CONTROL-CH	\$	78.23

RYDELL AUTO GROUP	VEH REPAIR-PD	\$	4,684.24
SHANNON, KADEN	UMPIRE-PR	\$	200.00
SHARLENE CLINTON	RV HOST-PR	\$	300.00
SIGNS & MORE LLC	MISC EXP-PD,ST	\$	480.78
S&K COLLECTIBLES	POSTAGE-W	\$	15.41
SNAPSPORTS ATHLETIC SURFACES	SERVICES-PR	\$	27,748.63
SPAHN & ROSE LUMBER COMPANY	SUPPLIES-F	\$	169.40
STATE HYGIENIC LABORATORY	LAB ANALYSIS-PR	\$	15.50
STATE STREET BANK & TRUST CO	ICMA-RC BENEFIT	\$	5,381.17
STATE FARM	BENEFITS-CH,ST,W	\$	32.72
STOREY KENWORTHY	SUPPLIES-CH,L	\$	3,640.92
TASC	FLEX MED BENEFIT	\$	1,384.73
TREYTON WEBER	UMPIRE-PR	\$	370.00
T & W GRINDING & COMPOST LLC	SERVICES-ST	\$	7,020.00
US CELLULAR	PHONE-L,W	\$	254.93
VERIZON WIRELESS	PHONE-PD	\$	38.45
VERN'S TRUE VALUE	SUPPLIES-PR,PD	\$	71.88
WALMART COMMUNITY	SUPPLIES-W,PR,L	\$	462.86
WELLMARK BCBS	HEALTH BENEFIT	\$	46,401.09
ZOOBEAN, INC.	SERVICES-L	\$	845.00

CLAIMS TOTAL \$461,282.29; General Fund \$164,717.49; Library \$20,332.60; Hotel-Motel \$10,000.00; Streets Dept-Road Use \$26,563.50; Employee Benefits \$57,351.56; Urban Renewal-LMI \$1,750.00; Cap Outlay Savings/LOST \$35,042.45; Water Fund \$81,066.27; Sewer Utility Fund \$49,634.42; Storm Water \$3,043.37; Self Insurance \$11,158.39; Self Insurance-Enterprise \$622.24.

REVENUES MONTH TO DATE TOTAL \$776,771.75; General Fund \$212,943.34; Library \$34,983.17; Streets Dept-Road Use \$93,314.15; Employee Benefits \$64,473.77; Tax Increment Financing \$65,028.13; Debt Service \$96,692.10; Debt-Special Assessment \$7,810.00; Park & Rec Projects \$7,800.00; Cap Proj-Airport \$10,504.08; Cap Outlay Savings/LOST \$7,860.25; Water Fund \$51,605.15; Water Revenue Bond \$7,737.92; Sewer Utility \$82,369.94; Sewer SRF Sinking Fund \$7,928.42; Storm Water \$7,801.02; Self Insurance \$17,298.07; Self Insurance-Enterprise \$622.24.

The September 2025 budgeted monthly transfers and the revenues and expenses by department to date were available for council review and discussion.

HEARINGS & ORDINANCES

Council Member Jensen with a motion to approve the first reading of an ordinance amending the fines and fees schedule (1.15) to include the street closure application fee, second by Council Member Weber. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Mayner, Prusator, O’Loughlin, Jensen, and Weber. Council Member Mayner with a motion that the statutory rule requiring an ordinance to be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, second by Council Member Weber. The roll being called the following Council Members voted: Ayes: Moore, Mayner, Prusator, O’Loughlin, Jensen, Weber, and Hanna. Council Member Hanna with a motion to have this ordinance that amends fines and fees schedule to include the street closure application fee, be placed on its final passage for adoption pursuant to Iowa Code Section 380.3 and to authorize the Mayor to sign the ordinance, second by Council Member Mayner. The roll being called the following Council Members voted: Ayes: Mayner, Prusator, O’Loughlin, Jensen, Weber, Hanna, and Moore.

Ordinance adopted and upon approval by Mayor assigned No. 2025-622 in the Official Book of Ordinances.

Council Member O’Loughlin with a motion to approve the third and final reading of an ordinance amending Chapter 69 “Parking Regulations” regarding off-street parking in residential areas and to authorize the Mayor to sign the ordinance, second by Council Member Hanna. Mayor Bleichner shared he and other Council Members received an email from a resident not in favor of this ordinance amendment. Council Member O’Loughlin said he received that email and the resident wanted to know if it would impact his property. Council Member Mayner asked how this would impact vacant lots? Building Official Chesmore said if a resident owns the vacant lot next to his/her property, then the vacant lot would be considered additional side yard. Council Member Mayner asked about the City owned lots that are available for lease? City Manager Schmitz that would be something the Council would have to decide at a future meeting. Council Member Moore asked what if the vacant lot was a corner lot and how the front and side yards would be determined? City Manager Schmitz said it would have to be looked at how the property is addressed in comparison to the other properties. The roll being called the following Council Members voted: Ayes: Prusator,

O'Loughlin, Jensen, Weber, Hanna, and Moore. Nays: Mayner.

Ordinance adopted and upon approval by Mayor assigned No. 2025-623 in the Official Book of Ordinances.

RESOLUTIONS

Council Member Mayner with a motion to set a public hearing for October 13, 2025, at 5:30 pm to consider a rezoning request from M-2, Heavy Industrial/Manufacturing District to C-1, Central Commercial District, within the City of Independence, Buchanan County, Iowa, second by Council Member Moore. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Weber, Hanna, Moore, Mayner, and Prusator.

Resolution adopted and upon approval by Mayor assigned No. 2025-67 in the Official Book of Resolutions.

Council Member Hanna with a motion to approve and authorize the Mayor to sign the Fiscal Year 2025 Street Finance Report resolution, and to authorize the Assistant City Manager/City Clerk/Treasurer to submit the report to the Iowa DOT, second by Council Member Mayner. The roll being called the following Council Members voted: Ayes: Jensen, Weber, Hanna, Moore, Mayner, Prusator, and O'Loughlin.

Resolution adopted and upon approval by Mayor assigned No. 2025-68 in the Official Book of Resolutions.

Council Member Jensen with a motion to approve and authorize the Mayor to sign a resolution to approve a homeowner/agency repair program project according to the Independence TIF LMI Set-Aside Administrative Plan, second by Council Member O'Loughlin. The project is located at 205 5th Street NE and the work will be done by Strictly Roofing in an amount not to exceed \$9,943.80. The roll being called the following Council Members voted: Ayes: Weber, Hanna, Moore, Mayner, Prusator, O'Loughlin, and Jensen.

Resolution adopted and upon approval by Mayor assigned No. 2025-69 in the Official Book of Resolutions.

Council Member Moore with a motion to approve and authorize the Mayor to sign a resolution to approve a homeowner/agency repair program project according to the Independence TIF LMI Set-Aside Administrative Plan, second by Council Member Weber. The project is located at 812 8th Ave SW and the work will be done by Bud's Electric in an amount not to exceed \$6,500.00. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Mayner, Prusator, O'Loughlin, Jensen, and Weber.

Resolution adopted and upon approval by Mayor assigned No. 2025-70 in the Official Book of Resolutions.

Council Member Weber with a motion to approve and authorize the Mayor to sign a resolution to approve a homeowner/agency repair program project according to the Independence TIF LMI Set-Aside Administrative Plan, second by Council Member Mayner. The project is located at 808 8th St NE and the work will be done by Bud's Electric in an amount not to exceed \$3,150.00. The roll being called the following Council Members voted: Ayes: Moore, Mayner, Prusator, O'Loughlin, Jensen, Weber, and Hanna.

Resolution adopted and upon approval by Mayor assigned No. 2025-71 in the Official Book of Resolutions.

Council Member Hanna with a motion to approve and authorize the Mayor to sign a resolution to approve a homeowner/agency repair program project according to the Independence TIF LMI Set-Aside Administrative Plan, second by Council Member Mayner. The project is located at 618 3rd St SE and the work will be done by Jason's Showers in an amount not to exceed \$5,150.00. The roll being called the following Council Members voted: Ayes: Mayner, Prusator, O'Loughlin, Jensen, Weber, Hanna, and Moore.

Resolution adopted and upon approval by Mayor assigned No. 2025-72 in the Official Book of Resolutions.

Council Member Jensen with a motion to approve and authorize the Mayor to sign a resolution to approve a homeowner/agency repair program project according to the Independence TIF LMI Set-Aside Administrative Plan, second by Council Member Weber. The project is located at 511 2nd Ave NE and the work will be done by Iowa Vinyl Windows in an amount not to exceed \$10,000.00. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Weber, Hanna, Moore, and Mayner.

Resolution adopted and upon approval by Mayor assigned No. 2025-73 in the Official Book of Resolutions.

OTHER BUSINESS

Council Member Mayner with a motion to approve the 2026-2029 Water/Wastewater Farm Lease with a bid of \$290 per acre submitted by Rick Alber, and to authorize the City Manager to execute the lease, second by Council Member Moore. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Weber, Hanna, Moore, Mayner, and Prusator.

Council Member Jensen with a motion to approve moving the October 6th Work Session to October 9th at 5:30 pm, second by Council Member O'Loughlin. Mayor Bleichner stated he will be unavailable if the meeting were to be held on October 6th. He would like to be present as departments will be talking about capital improvement plans. The roll being called the following Council Members voted: Ayes: Jensen, Weber, Hanna, Moore, Mayner, Prusator, and O'Loughlin.

REPORTS

The following comments were heard from Council and Staff: Weber – He had a resident reach out to him about not allowing street parking on 2nd St NE between 7th and 8th Ave NE. He would like to talk about this and other areas at a future work session. Hanna – Asked when the recycling dumpsters will be available for residents to use at RiversEdge? Moore – Homecoming is this week and there are lots of events happening for people to be aware of. City Manager – There are trees at RiversEdge that need to be trimmed before the dumpsters will be placed there. Speed learning signs have been installed on 2nd Ave NE and 6th Ave SW. He hopes that they will be on later this week. Mayor – Thanked Council Member Weber for attending the meetings at INRCOG last week while he was at the Iowa League of Cities Conference.

ADJOURNMENT

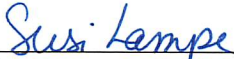
Motion by Council Member Jensen, second by Council Member Mayner to adjourn. Ayes: All.

Whereupon Mayor Bleichner declared the meeting adjourned at 6:03 p.m.



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