

The Independence City Council met in regular session in the council chambers at 5:30 p.m., on Monday, July 28, 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

Motion by Council Member Prusator, second by Council Member Weber to approve the agenda as presented for the regular meeting held July 28, 2025. Ayes: All.

Mayor Bleichner presented a plaque to Lucynda (Cindy) McCardle for her 40+ years of service with the City of Independence.

CONSENT AGENDA

Motion by Council Member O’Loughlin, second by Council Member Mayner to accept and approve the consent agenda that approves the following: a) The minutes of the July 14, 2025, Regular Meeting. b) Independence Chamber of Commerce Special Class C Retail Alcohol License application with outdoor service with a tentative effective date of August 13, 2025, through August 17, 2025. Ayes: All.

FINANCIALS

Motion by Council Member O’Loughlin, second by Council Member Moore to approve the following bills for payment. Ayes: All.

|                           |                      |               |
|---------------------------|----------------------|---------------|
| ACCESS SYSTEMS LEASING    | EQUIP CONTRACT-ALL   | \$ 1,634.00   |
| ACCO                      | CHEMICALS-PR         | \$ 5,273.54   |
| ACE HARDWARE              | SUPPLIES-PR          | \$ 176.61     |
| ADP                       | PAYROLL CHECKS       | \$ 142,126.29 |
| ADVANCE AUTO PARTS        | SUPPLIES-PD          | \$ 8.66       |
| AIR SERVICES INC          | SERVICES-F           | \$ 295.14     |
| ALTORFER INC              | EQUIP MAINT-W        | \$ 9,111.00   |
| AMAZON CAPITAL SERVICES   | SUPPLIES-CH,F,L,PD,W | \$ 2,337.83   |
| ASPRO INC                 | SERVICES-W           | \$ 2,147.10   |
| ASSURITY LIFE INSURANCE   | INSURANCE BENEFIT    | \$ 491.10     |
| AVFUEL CORPORATION        | MISC EXP-A           | \$ 17,841.99  |
| BAKER & TAYLOR ENTERTAINM | BOOKS-L              | \$ 859.28     |
| BASEPOINT BUILDING AUTOMT | BLDG MAINT-CH        | \$ 262.00     |
| BEAM INSURANCE ADMIN LLC  | VSP-BEAM PRETAX      | \$ 488.19     |
| BERGMAN, AYDEN            | UMPIRE-PR            | \$ 360.00     |
| BLACKSTONE PUBLISHING     | SUPPLIES-L           | \$ 429.97     |
| BODENSTEINER IMPLEMENT 01 | VEH REPAIR-A         | \$ 92.61      |
| BRODART CO                | SUPPLIES-L           | \$ 1,580.00   |
| BRUENING ROCK PRODUCTS IN | MATERIALS-W          | \$ 4,516.64   |
| BUCHANAN COUNTY AUDITOR   | DISPATCH-PD          | \$ 103,226.50 |
| BUCHANAN COUNTY ECONOMIC  | DUES-CH              | \$ 17,585.60  |
| BUCHANAN COUNTY HEALTH CE | AMB SVC-CH           | \$ 11,496.42  |
| BULS, JANET L             | SERVICES-PR          | \$ 533.25     |
| BURCO SALES               | EQUIP-PR             | \$ 168.60     |
| CARD SERVICES-LIBRARY     | MISC EXP-L           | \$ 505.76     |
| CARD SERVICES-VISA        | MISC EXP-PD,CH       | \$ 4,381.84   |
| CENTER POINT LARGE PRINT  | SUPPLIES-L           | \$ 116.08     |
| CITY LAUNDERING CO INC    | BLDG MAINT-PD        | \$ 178.80     |
| CMBA ARCHITECTS           | SERVICES-PR          | \$ 5,100.00   |

|                            |                         |               |
|----------------------------|-------------------------|---------------|
| CORNELL, TRISTAN           | UMPIRE-PR               | \$ 360.00     |
| CY & CHARLEY'S FIRESTONE   | SERVICES-PD,ST          | \$ 770.23     |
| D & K PRODUCTS             | CHEMICALS-PR            | \$ 547.50     |
| DANKO EMERGENCY EQUIPMENT  | EQUIP-F                 | \$ 109.58     |
| DECKER SPORTING GOODS      | SUPPLIES-PR             | \$ 436.00     |
| DEIKE IMPLEMENT COMPANY    | EQUIP-PR                | \$ 27,794.00  |
| DELTA DENTAL OF IOWA       | DENTAL INSURANCE        | \$ 4,054.88   |
| DEMCO                      | SUPPLIES-L              | \$ 161.71     |
| DIAMOND VOGEL PAINTS       | SUPPLIES-ST             | \$ 248.00     |
| DUNLAP MOTORS INC          | VEH MAINT-W             | \$ 67.91      |
| EAST-CENTRAL IOWA R.E.C.   | UTILITY-A,PR,ST,W,CH    | \$ 2,346.94   |
| EPIC CLEAN, LLC            | BLDG MAINT-L            | \$ 1,400.00   |
| ESCHEN'S CLOTHING          | UNIFORM-PR,W            | \$ 895.33     |
| FAHR BEVERAGE INC          | SUPPLIES-PR             | \$ 202.25     |
| FAREWAY STORES INC         | SUPPLIES-PR             | \$ 1,490.15   |
| FERGUSON ENTERPRISES LLC   | SUPPLIES-W              | \$ 1,593.42   |
| GALLS INC                  | UNIFORM-PD              | \$ 33.59      |
| GENERAL TRAFFIC CONTROLS   | EQUIP MAINT-ST          | \$ 240.00     |
| HANSEN, WILL               | UMPIRE-PR               | \$ 360.00     |
| HAWKINS, INC.              | CHEMICALS-W             | \$ 20.00      |
| HOGAN, BRADY               | UMPIRE-PR               | \$ 60.00      |
| HUPKE, BEN                 | UMPIRE-PR               | \$ 375.00     |
| HYDRITE CHEMICAL CO        | CHEMICALS-W             | \$ 1,849.24   |
| HY-VEE ACCOUNTING          | SERVICES-PD             | \$ 2,825.50   |
| HY-VEE ACCOUNTS RECEIVABLE | SUPPLIES-PR             | \$ 317.57     |
| INDEPENDENCE LIGHT & POWE  | UTILITIES-ALL           | \$ 108,380.77 |
| INDEPENDENCE PLUMBING HEA  | SERVICES-PR             | \$ 674.51     |
| INDEPENDENCE ROTARY CLUB   | DUES-L                  | \$ 157.00     |
| INRCOG                     | DUES-CH                 | \$ 3,274.56   |
| J & R SUPPLY INC           | SUPPLIES-W              | \$ 11,913.00  |
| JACOBS, MORGAN             | REIMBURSE-W             | \$ 150.00     |
| JOHN DEERE FINANCIAL       | SUPPLIES-ST,PR,W,A      | \$ 759.97     |
| KAY PARK REC CORP          | SUPPLIES-PR             | \$ 2,063.40   |
| KILER, CHASE               | UMPIRE-PR               | \$ 110.00     |
| KILER, KARL                | UMPIRE-PR               | \$ 110.00     |
| KLUESNER CONSTRUCTION INC  | SERVICES-G              | \$ 600.00     |
| KOBLINSKA, BOBBY           | UMPIRE-PR               | \$ 525.00     |
| LEGALSHIELD                | LEGAL/ID BENEFIT        | \$ 161.62     |
| LYNCH DALLAS, PC           | LEGAL EXP-CH            | \$ 2,296.80   |
| MAIN, TIMOTHY E            | SERVICES-PR             | \$ 1,031.25   |
| MANATT'S INC               | CEMENT-W                | \$ 2,083.13   |
| MAVERICK POWERSPORTS       | EQUIP-PR                | \$ 34,904.00  |
| MIDAMERICAN ENERGY COMPAN  | UTILITY-CH,L,PD,PR,ST,W | \$ 3,675.39   |
| MIDWEST SAFETY COUNSELORS  | SERVICES-W              | \$ 265.00     |
| MOODY'S INVESTORS SERVICE  | SERVICES-CH             | \$ 14,500.00  |
| MORONEY, CREIGHTON         | SERVICES-ST             | \$ 1,850.00   |
| MSA PROFESSIONAL SERVICES  | SERVICES-W              | \$ 13,500.00  |
| MYERS POLARIS              | VEH REPAIR-W            | \$ 196.49     |
| MYERS-COX CO               | CONCESSIONS-PR          | \$ 2,631.84   |
| NAPA AUTO PARTS            | SUPPLIES-PR,ST,W,F,A    | \$ 508.59     |
| OFFICE EXPRESS OFFICE PRD  | SUPPLIES-ALL            | \$ 873.77     |
| OFFICE TOWNE INC           | SUPPLIES-W,PR           | \$ 340.25     |
| ONE COMMUNITY CONSTRUCTIO  | HOME REHAB-CH           | \$ 10,000.00  |
| OVERDRIVE INC.             | DUES-L                  | \$ 1,755.36   |
| P & N CORPORATION          | FUEL PROFITS-A          | \$ 69.15      |
| PALS, KEENAN               | UMPIRE-PR               | \$ 60.00      |

|                           |                               |               |
|---------------------------|-------------------------------|---------------|
| PECK, KYLE                | UMPIRE-PR                     | \$ 360.00     |
| PENWORTHY COMPANY, THE    | BOOKS-L                       | \$ 332.40     |
| PEPSI-COLA GEN. BOT. IN   | SUPPLIES-PR                   | \$ 2,160.16   |
| PERMA-BOUND               | BOOKS-L                       | \$ 73.05      |
| PORTZEN CONSTRUCTION, INC | EQUIP REPAIR-PR               | \$ 700.66     |
| PRINT EXPRESS             | SUPPLIES-PR                   | \$ 137.48     |
| PURCHASE POWER            | POSTAGE-CH,W                  | \$ 929.99     |
| RACOM CORPORATION         | EQUIP MAINT-PD                | \$ 10,049.25  |
| RJS WELDING LLC           | VEH REPAIR-PR                 | \$ 225.00     |
| RYDELL AUTO GROUP         | VEH MAINT-PD                  | \$ 33.14      |
| S & K COLLECTIBLES        | SHIPPING-W                    | \$ 15.85      |
| SCHIMBERG CO.             | SUPPLIES-W                    | \$ 1,506.58   |
| SENSOURCE                 | DUES-L                        | \$ 228.00     |
| SPAHN & ROSE LUMBER COMPA | SUPPLIES-W                    | \$ 28.68      |
| STAR EQUIPMENT, LTD       | EQUIPMENT-W                   | \$ 56,783.70  |
| STATE FARM                | BENEFIT-CH,ST,W               | \$ 32.72      |
| STATE HYGIENIC LABORATORY | SERVICES-PR                   | \$ 14.50      |
| STATE STREET BANK & TRUST | MISSIONSQUARE ICMA RC BENEFIT | \$ 5,481.17   |
| STOREY KENWORTHY - MATT P | SUPPLIES-L                    | \$ 229.67     |
| STRAND ASSOCIATES         | SERVICES-W                    | \$ 200.00     |
| TASC                      | FLEX MEDICAL                  | \$ 1,384.73   |
| THE LIFEGUARD STORE INC.  | SUPPLIES-PR                   | \$ 2,217.00   |
| TRUE VALUE HARDWARE       | SUPPLIES-PR,F                 | \$ 134.42     |
| TUTTON. TIMMY             | UMPIRE-PR                     | \$ 360.00     |
| TWO ZERO SPORTS APPAREL   | SUPPLIES-PR                   | \$ 175.00     |
| USA BLUE BOOK             | SUPPLIES-W                    | \$ 479.62     |
| UTILITY SERVICE CO., INC. | SERVICES-W                    | \$ 264,444.00 |
| VERIZON WIRELESS          | PHONE-F                       | \$ 7.02       |
| WALMART COMMUNITY         | SUPPLIES-W,PR,ST,PD           | \$ 727.47     |
| WASTE MANAGEMENT          | GARBAGE-PR                    | \$ 426.17     |
| WBC MECHANICAL INC        | EQUIP REPAIR-W                | \$ 1,305.03   |
| WEBER, TREY               | UMPIRE-PR                     | \$ 160.00     |
| WELLMARK BCBS             | HEALTH BENEFIT                | \$ 44,533.93  |
| WYMORE, GAGE              | UMPIRE-PR                     | \$ 300.00     |
| YOUNGBLUT, DAX            | UMPIRE-PR                     | \$ 735.00     |
| ZERO9 SOLUTIONS           | UNIFORM-PD                    | \$ 96.40      |
| ZIMMER & FRANCESCO INC    | EQUIP REPAIR-W                | \$ 1,320.06   |

**CLAIMS TOTAL \$999,632.30;** General Fund \$299,316.49; Library \$22,183.31; Hotel/Motel Tax \$17,585.60; Streets Dept-Road Use \$16,214.60; Employee Benefits \$43,559.08; Urban Renewal-LMI Housing \$10,000.00; Cap Outlay Savings/LOST \$82,883.28; Water Fund \$390,579.46; Sewer Utility Fund \$65.34; Storm Water \$65.34.

**REVENUES MONTH TO DATE TOTAL \$3,191,868.00;** General Fund \$204,080.34; Library \$35,052.72; Streets Dept-Road Use \$66,245.82; Employee Benefits \$5,499.11; Tax Increment Financing \$5,034.02; Debt Service \$30,063.40; Debt-Special Assessment \$3,696.80; Cap Project-Street Improvement \$900,000.00; Cap Outlay Savings/LOST \$967,086.18; Cap Project-1<sup>st</sup> St W Recon \$425,000.00; Water Fund \$75,091.22; Water Revenue Bond \$7,737.92; Sewer Utility \$254,734.43; Sewer SRF Sinking Fund \$7,928.42; Storm Water \$10,189.32; Storm Water Projects \$180,000.00; Self Insurance \$14,374.36; Self Insurance-Enterprise \$53.94.

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

The Fiscal Year 2025 Outstanding Debt Obligation report was presented to the Council.

**HEARINGS & ORDINANCES**

Council Member Mayner with a motion to approve the first reading of an ordinance creating provisions pertaining to Chapter 121.02 – Permit Required, second by Council Member Weber. Mayor Bleichner stated this was discussed at the July 7<sup>th</sup> Work Session and it involves device retailer permits. Council Member O’Loughlin asked if it

supersedes the requirement stating a permit needs to be obtained? Mayor Bleichner stated this would not allow retailers to sell the devices at all. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Mayner, Prusator, O'Loughlin, Jensen, and Weber. Council Member Moore 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 Mayner. The roll being called the following Council Members voted: Ayes: Moore, Mayner, Prusator, O'Loughlin, Jensen, and Weber. Nays: Hanna. Council Member Mayner with a motion to have this ordinance which creates provisions pertaining to Chapter 121.02 – Permit Required, 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 Moore. 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. 2025-611 in the Official Book of Ordinances.**

Mayor Bleichner stated, pursuant to the agenda, he will now convene a public hearing for on the proposed rezoning request for 319 Social Club. City Clerk/Treasurer Lampe stated no comments were received for the proposed rezoning request. Mayor Bleichner closed the public hearing and stated City Clerk Lampe will note all comments in the record. Council Member Mayner with a motion to approve the first reading of an ordinance that amends provisions pertaining to Chapter 170 – Zoning Regulations, second by Council Member Moore. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Weber, Hanna, Moore, and Mayner. Council Member O'Loughlin 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 Mayner. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Weber, Moore, Mayner, and Prusator. Nays: Hanna. Council Member O'Loughlin with a motion to have this ordinance that amends provisions pertaining to Chapter 170 – Zoning Regulations, 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: Jensen, Weber, Hanna, Moore, Mayner, Prusator, and O'Loughlin.

**Ordinance adopted and upon approval by Mayor assigned No. 2025-612 in the Official Book of Ordinances.**

Council Member O'Loughlin with a motion to approve the first reading of an ordinance that creates provisions pertaining to Code Section 7.07(3) – Fiscal Management - Accounting, second by Council Member Mayner. Council Member O'Loughlin asked if this meets the Auditor's criteria? City Manager Schmitz stated this amendment is being driven by the transition to the new finance software not being able to use prenumbered check stock. Blank check stock must be used instead and a new printer with MICR toner has been purchased that will be used only for printing checks. Also with this transition, it was discussed to add the City Manager's signature to the checks as another level of security. The roll being called the following Council Members voted: Ayes: Weber, Hanna, Moore, Mayner, Prusator, O'Loughlin, and Jensen. Council Member Jensen 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 Mayner. The roll being called the following Council Members voted: Ayes: Moore, Mayner, Prusator, O'Loughlin, Jensen, and Weber. Nays: Hanna. Council Member Mayner with a motion to have this ordinance that creates provisions pertaining to Code Section 7.07(3) – Fiscal Management – Accounting, 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 Weber. The roll being called the following Council Members voted: Ayes: Moore, Mayner, Prusator, O'Loughlin, Jensen, Weber, and Hanna.

**Ordinance adopted and upon approval by Mayor assigned No. 2025-613 in the Official Book of Ordinances.**

Mayor Bleichner stated, pursuant to the agenda, he will now convene a public hearing on the proposed development agreement with Indee Storage, LLC. City Clerk/Treasurer Lampe stated no comments were received for the proposed development agreement. Mayor Bleichner closed the public hearing and stated City Clerk Lampe will note all comments in the record. Council Member O'Loughlin with a motion that further consideration of the development agreement be adjourned to August 11, 2025, at 5:30 p.m., at the City Hall, in Independence, Iowa, at which time and place the City Council will meet to consider such development agreement, second by Council Member Jensen. City Manager Schmitz stated with previous development agreements the public hearing and approval of the agreement are held in one meeting. This developer made comments about the draft agreement and staff need to reach out to bond counsel to review their comments. The roll being called the following Council Members voted: Ayes: Mayner, Prusator, O'Loughlin, Jensen, Weber, Hanna, and Moore.

**RESOLUTIONS**

Council Member Mayner with a motion to approve and authorize the Mayor to sign the resolution outlining changes to the employee handbook, second by Council Member Jensen. 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. 2025-62 in the Official Book of Resolutions.**

#### **OTHER BUSINESS**

Council Member Mayner with a motion to approve the sale of extrication equipment via sealed bids, with matching bids given preference to fire departments over the public, second by Council Member Weber. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Weber, Hanna, Moore, Mayner, and Prusator.

#### **REPORTS**

The following comments were heard from Council and Staff: Hanna – She asked what the \$2,000.00 in K9 revenue was for? She also asked where battery operated scooters are supposed to be ridden on? She would like to have a discussion on amending an ordinance focusing on them and where they can be ridden. Prusator – He thought the sewer project on 1<sup>st</sup> Street West was handled very well by City departments. He mentioned it was beneficial to be signed up for the alerts through the City's website to be aware of street closures and potential water shutoffs during that project. City Manager – Ben Ryckman with Elite Land also played a big part in the sewer project on 1<sup>st</sup> Street West and is also helping with the project on 8<sup>th</sup> Avenue NE. The Oakwood Tour that was supposed to be on July 19<sup>th</sup> has been rescheduled to September 20<sup>th</sup>. The 8<sup>th</sup> Ave NW – IPF Area Stormwater Improvement Project is nearing completion on the bigger parts of the project. There will be lane closures on the bridge on Highway 150 South for a gas line being tested. Encouraged everyone to keep an eye on the weather as there is a possibility for a derecho tonight. There is a plan in place for the toilet at 301 7<sup>th</sup> Ave SE that is in the right-of-way. The City Attorney has sent a letter to him. Asked if there needs to be further discussion about this at a work session if the City would want to enforce it being on his private property. Friday at 9:30 am there will be a retirement ceremony and at 10:00 am is the changing of the guard. Police – Equipment was sold from the former K9 squad to another law enforcement agency. Since that equipment was purchased with K9 funds originally, the sale proceeds were put back into the fund. Electric scooters can be ridden anywhere with how the current State law is written. Staff could look to see what could be done to limit on where they can be operated. He stated this would be his last meeting and he expressed his gratitude to the Council on serving the City and shared his thoughts on the future on how to keep working with the department and citizens. Fire – The department does have its first responder service. There are 6 EMT's and 1 Medic on staff. This does not mean the City will be starting an ambulance service. It just means that those specific staff members can stabilize victims until AMR arrives.

#### **ADJOURNMENT**

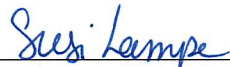
Motion by Council Member O'Loughlin, second by Council Member Mayner to adjourn. Ayes: All.

Whereupon Mayor Bleichner declared the meeting adjourned at 6:02 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