

The Independence City Council met in regular session in the council chambers at 5:00 p.m., on Tuesday, May 27, 2025.

OPENING/ROLL CALL

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

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 Jensen, second by Council Member Prusator to approve the agenda as presented for the regular meeting held May 27, 2025. Ayes: All. Absent: Hanna.

PUBLIC COMMENT

Lance Fricke, Triumphant Church representative, presented a donation to the Independence Fire Department from the special offering the church held in December

John Christensen, 4th Ave SW, thanks to the Mayor and Council Members for holding their elected positions.

Kathy Meyer, 711 Spruce Drive, spoke of her concerns about the potential storm water drainage issues related to the Steve Gee development area between Spruce and Juniper Drives.

Porcia Grover, 807 Spruce Drive SW, shared her concerns about storm water drainage issues along Spruce Drive.

CONSENT AGENDA

Motion by Council Member Jensen, second by Council Member Mayner to accept and approve the consent agenda that approves the following: a) The minutes of the May 12, 2025, Regular Meeting. b) Old Rush Park Tavern Class C Retail Alcohol License renewal with a tentative effective date of May 30, 2025, through May 29, 2026. c) Independence Park & Recreation Class C Retail Alcohol License amendment for outdoor service with a tentative effective date of May 17, 2025, through May 16, 2026. d) Wapsie Valley Creamery street closure request for Friday, July 4, 2025. Ayes: All. Absent: Hanna.

FINANCIALS

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

ACCESS SYSTEMS LEASING	EQUIP CONTRACT-ALL	\$ 1,634.00
ADP	PAYROLL CHECKS	\$ 116,581.01
ADVANCE AUTO PARTS	VEH REPAIR-PD	\$ 171.82
ALLEN OCCUPATIONAL HEALTH	SERVICES-F	\$ 171.00
AMAZON CAPITAL SERVICES	SUPPLIES-L,PD	\$ 1,860.75
ASPRO INC	SERVICES-W	\$ 2,436.78
AVFUEL CORPORATION	EQUIP RENTAL-A	\$ 60.00
B3 BREW, LLC	TIF REBATE-CH	\$ 47.00
BAKER & TAYLOR ENTERTAINM	SUPPLIES-L	\$ 951.67
BANK IOWA	BOND PAYMENT-CH	\$ 654,248.00
BEAM INSURANCE ADMIN LLC	VSP-BEAM GROUP	\$ 497.65
BEATTY, ROBERT	UMPIRE-PR	\$ 75.00
BLANK PARK ZOO	PROGRAM-L	\$ 200.00
BRODART CO	SUPPLIES-L	\$ 1,104.98
BRUENING ROCK PRODUCTS IN	MATERIAL-ST,W	\$ 961.24
BUCHANAN COUNTY HEALTH CE	AMB SVC-CH	\$ 11,496.42
CARD SERVICES-LIBRARY	MISC EXP-L	\$ 663.75
CARD SERVICES-VISA	MISC EXP-CH,F,PR,W	\$ 15,326.02
CASEY'S MARKETING COMPANY	TIF REBATE-CH	\$ 17,059.15
CENGAGE LEARNING	BOOKS-L	\$ 18.19

CENTER POINT LARGE PRINT	SUPPLIES-L	\$ 57.34
CESI HOLDINGS L.L.C.	TIF REBATE-CH	\$ 4,476.16
CHRISTIE DOOR CO, INC.	REPAIR-ST	\$ 1,354.42
CITY LAUNDERING CO INC	BLDG MAINT-PD	\$ 89.40
CLENDENEN, CALEB	UMPIRE-PR	\$ 160.00
COMPRESSED AIR & EQUIPMET	SERVICES-L	\$ 250.00
CONTINENTAL RESEARCH CORP	SUPPLIES-PR	\$ 254.14
CRAWFORD, MARK	UMPIRE-PR	\$ 100.00
CY & CHARLEY'S FIRESTONE	SERVICES-PR	\$ 17.00
DEMCO	SUPPLIES-L	\$ 136.91
EAST-CENTRAL IOWA R.E.C.	UTILITY-A,PR,ST,W,CH	\$ 2,564.20
ELECTRICAL ENGINEERING &	SERVICES-L	\$ 171.16
ELITE LAND IMPROVEMENT	SERVICES-ST,W	\$ 17,150.00
EPIC CLEAN, LLC	BLDG MAINT-L	\$ 1,400.00
FAHR BEVERAGE INC	SUPPLIES-PR	\$ 886.90
FAREWAY STORES INC	SUPPLIES-PR	\$ 7,467.66
FELD FIRE	EQUIPMENT-F	\$ 5,170.00
FISH WINDOW CLEANING	BLDG MAINT-L	\$ 939.00
GALLS INC	UNIFORM-PD	\$ 89.87
GEATER MANUFACTURING	TIF REBATE-CH	\$ 11,855.36
GROUT MUSEUM DISTRICT	PROGRAM-L	\$ 335.10
GROVER, TIM	PROGRAMS-L	\$ 200.00
HAWKINS, INC.	CHEMICALS-W	\$ 120.00
HEARTLAND MECHANICAL LLC	EQUIP REPAIR-L	\$ 12,500.00
HOMETOWN PEST SOLUTIONS	PEST CONTROL-A	\$ 150.00
HUPKE, BEN	UMPIRE-PR	\$ 300.00
HUPKE, DEWEY	UMPIRE-PR	\$ 210.00
HY-VEE ACCOUNTS RECEIVABE	SUPPLIES-PR	\$ 104.33
IA DEPT OF REVENUE	SALES TAX-PR,W	\$ 10,085.86
IA PRISON INDUSTRIES	PLAQUE-CH	\$ 45.00
INDEPENDENCE CONSTRUCTION	TIF REBATE-CH	\$ 6,257.11
INDEPENDENCE LIGHT & POWE	UTILITIES-ALL	\$ 29,628.69
INDEPENDENCE POLICE DEPAR	SUPPLIES-PD	\$ 19.25
J & R SUPPLY INC	SUPPLIES-W	\$ 220.00
JOHN DEERE FINANCIAL	SUPPLIES-W,PR,ST,A	\$ 1,397.25
JOHNSON PLBG HEATING & AI	SERVICES-W	\$ 695.50
KIRKWOOD COMMUNITY COLLEG	TRAINING-L	\$ 90.00
KOBLINSKA, BOBBY	UMPIRE-PR	\$ 300.00
KOSTER, FONZIBA	PROGRAM-L	\$ 474.00
KREMER, KADEN	UMPIRE-PR	\$ 650.00
KURT, DYLAN	UMPIRE-PR	\$ 420.00
LIBRARICA LLC	SERVICES-L	\$ 461.85
LL PELLING COMPANY	MATERIALS-S	\$ 876.33
LYNCH DALLAS, PC	LEGAL EXP-CH	\$ 3,960.00
LYON, DANE	UMPIRE-PR	\$ 100.00
MANATT'S INC	MATERIALS-ST,W	\$ 6,396.75
MARTIN GARDNER ARCHITECT	SERVICES-F	\$ 29.26
MERGEN, BLAYNE	UMPIRE-PR	\$ 170.00
MES SERVICE COMPANY	SERVICES-F	\$ 1,749.77
MICROBAC LABORATORIES INC	LAB ANALYSIS-W	\$ 122.50
MIDAMERICAN ENERGY COMPAN	UTILITY-CH,L,PD,PR,ST,W	\$ 3,949.70
MYERS-COX CO	CONCESSIONS-PR	\$ 328.90
NISSSEN, THOMAS	PROGRAMS-L	\$ 1,300.00
NOA MARTING GYMNASTICS	TIF REBATE-CH	\$ 2,723.15
NORTH CENTRAL LABORATORIE	LAB ANALYSIS-W	\$ 176.53
OFFICE TOWNE INC	SUPPLIES-PD	\$ 2,775.00

OUR STORAGE UNITS LLC	TIF REBATE-CH	\$ 26,596.92
PENWORTHY COMPANY, THE	BOOKS-L	\$ 271.61
PEPSI-COLA GEN. BOT. IN	CONCESSION-PR	\$ 1,443.68
PERMA-BOUND	BOOKS-L	\$ 119.29
PRECISION PLUMBING, HEATI	SERVICES-L,PR	\$ 651.71
PRIES ENTERPRISES, INC.	TIF REBATE-CH	\$ 99,488.68
PURCHASE POWER	POSTAGE-ALL	\$ 264.99
RATCHFORD, ROB	UMPIRE-PR	\$ 220.00
RINIKER, ADAM (AJ)	UMPIRE-PR	\$ 560.00
ROSEN PUBLISHING	BOOKS-L	\$ 617.80
ROTTINGHAUS, ANDY	UMPIRE-PR	\$ 210.00
RYAN EXTERMINATING INC	PEST CONTROL-CH	\$ 78.23
RYDELL AUTO GROUP	TIF REBATE-CH	\$ 71,993.10
SCHANTZ, LANDEN	UMPIRE-PR	\$ 330.00
SIGNS & MORE	SUPPLIES-PR	\$ 366.30
SITE ONE	SUPPLIES-PR	\$ 2,210.00
SKOGMAN CONSTRUCTION CO	TIF REBATE-CH	\$ 18,681.98
SPAHN & ROSE LUMBER COMPA	SUPPLIES-ST	\$ 268.86
STATE FARM	BENEFITS-CH,ST,W	\$ 32.72
STATE STREET BANK & TRUST	MISSIONSQUARE ICMA RC BENEFIT	\$ 5,945.33
STAUSKE, RYAN AND CRYSTAL	REFUND-PR	\$ 205.00
STEVE GEE CONSTRUCTION	TIF REBATE-CH	\$ 21,816.00
STOREY KENWORTHY - MATT P	SUPPLIES-L	\$ 115.70
STRAND ASSOCIATES	SERVICES-W	\$ 1,220.00
SYNTECH	SERVICES-A	\$ 120.00
TASC	INSURE-CH	\$ 3,324.09
TESTAMERICA LABORATORIES	LAB ANALYSIS-W	\$ 2,047.73
THOMAS ELECTRIC MOTOR SER	EQUIP REPAIR-A	\$ 84.60
TITAN MACHINERY	VEH MAINT-ST	\$ 1,784.42
TOPP DOGG SOLUTIONS	SERVICES-CH	\$ 10,000.00
TRUE VALUE HARDWARE	SUPPLIES-CH,PR	\$ 329.12
UMB BANK NA	BOND FEE-CH	\$ 600.00
US CELLULAR	PHONE-W	\$ 46.40
USA BLUE BOOK	SUPPLIES-W	\$ 1,630.96
VICTOR STANLEY,LLC	BENCHES-PR	\$ 12,475.00
VOGEL, LEVI	UMPIRE-PR	\$ 220.00
WALMART COMMUNITY	SUPPLIES-PD,ST,W	\$ 406.85
WAPSIE VALLEY CREAMERY	TIF REBATE-CH	\$ 91,152.65
WASTE MANAGEMENT	GARBAGE-PR	\$ 410.70
WEBER, TREY	UMPIRE-PR	\$ 405.00
WELLMARK BCBS	INSURE-CH	\$ 253.80
WILSON, DAVID	UMPIRE-PR	\$ 530.00
WINN, MCCOY	UMPIRE-PR	\$ 330.00
WOOD, HOLLI	UMPIRE-PR	\$ 220.00
WOOLVERTON	PRINTING-L	\$ 386.00
YOUNGBLUT, DAX	UMPIRE-PR	\$ 390.00
ZORO TOOLS, INC	SUPPLIES-W	\$ 348.99

CLAIMS TOTAL \$1,350,679.99; General Fund \$158,729.74; Library \$23,708.81; Streets Dept-Road Use \$25,718.74; Employee Benefits \$9,170.24; Tax Increment Financing \$372,147.26; Urban Renewal-LMI Housing \$10,000.00; Debt Service Fund \$144,321.00; Cap Outlay Savings/LOST \$17,732.82; Water Fund \$35,654.55; Sewer Utility Fund \$42,832.47; Sewer Sinking Revenue Bond \$510,527.00; Storm Water \$137.36.

REVENUES MONTH TO DATE TOTAL \$888,624.71; General Fund \$312,180.51; Library \$30,530.91; Streets Dept-Road Use \$68,275.76; Employee Benefits \$76,215.76; Tax Increment Financing \$53,963.40; Debt Service \$77,073.16; Debt-Special Assessment \$1,178.00; Cap Outlay Savings/LOST \$5,979.47; Water Fund \$63,345.60; Water Revenue Bond \$7,755.84; Sewer Utility \$112,257.63; Sewer SRF Sinking Fund \$7,946.67; Sewer Sinking

Revenue Bond \$42,795.42; Storm Water \$9,201.70; Self Insurance \$17,887.47; Self Insurance-Enterprise \$37.41.

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

HEARINGS & ORDINANCES

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

Ordinance adopted and upon approval by Mayor assigned No. 2025-607 in the Official Book of Ordinances.

2025 PINES HOUSING URBAN RENEWAL AREA

Mayor Bleichner stated, pursuant to the agenda, he will now convene a public hearing for the proposed development agreement with Steve Gee Construction, Inc. City Clerk/Treasurer Lampe stated no comments were received for or against 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 to approve and authorize the Mayor to sign the resolution that approves the development agreement with Steve Gee Construction, Inc., authorizing annual appropriation tax increment payments, and pledging certain tax increment revenues to the payment of the agreement, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: O’Loughlin, Jensen, Weber, Moore, Mayner, and Prusator. Absent: Hanna.

Resolution adopted and upon approval by Mayor assigned No. 2025-48 in the Official Book of Resolutions.

RESOLUTIONS

Council Member Jensen with a motion to approve and authorize the Mayor to sign the resolution that amends the Fiscal Year 2025 budget, second by Council Member Mayner. The roll being called the following Council Members voted: Ayes: Jensen, Weber, Moore, Mayner, Prusator, and O’Loughlin. Absent: Hanna.

Resolution adopted and upon approval by Mayor assigned No. 2025-49 in the Official Book of Resolutions.

Council Member O’Loughlin with a motion to approve and authorize the Mayor to sign the resolution that sets the date of June 9, 2025, at 11:00 am for the sale of General Obligation Corporate Purpose Bonds, Series 2025 and authorizing the use of a preliminary official statement in connection therewith, second by Council Member Jensen. Council Member O’Loughlin stated this bond was incorporated in the Fiscal Year 2026 budget. Council Member Moore asked if two bonds were being taken out as there are two amounts listed? City Manager Schmitz stated it is a total of \$2.5 million and the funds are broken out between Essential Purpose and General Purpose. The roll being called the following Council Members voted: Ayes: Weber, Moore, Mayner, Prusator, O’Loughlin, and Jensen. Absent: Hanna.

Resolution adopted and upon approval by Mayor assigned No. 2025-50 in the Official Book of Resolutions.

Council Member Mayner with a motion to approve and authorize the Mayor to sign the resolution formally appointing Brian Lau as the Independence Police Chief upon the retirement of the current Chief of Police, second by Council Member O’Loughlin. The roll being called the following Council Members voted: Ayes: Moore, Mayner, Prusator, O’Loughlin, Jensen, and Weber. Absent: Hanna.

Resolution adopted and upon approval by Mayor assigned No. 2025-51 in the Official Book of Resolutions.

OTHER BUSINESS

Council Member Mayner with a motion to authorize the City Manager to move forward with the purchase of cameras for the Police Department, second by Council Member Weber. The roll being called the following Council

Members voted: Ayes: Mayner, Prusator, O'Loughlin, Jensen, Weber, and Moore. Absent: Hanna.

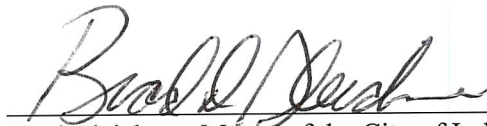
REPORTS

The following comments were heard from Council and Staff: Moore – With school being released this Friday, he encouraged parents to make their children aware of pedestrian safety as they ride their bicycles and scooters on the sidewalks. Please make sure that if dogs are outside, that they are on a leash, so they don't chase after people. Mayor – The Landfill committee voted in approval of the City's withdrawal from the transfer station. City Manager – Senate File 303 was passed by the Senate and House and signed by the Governor on May 19, 2025. Staff will be working on updating the City's Code of Ordinances to match the new legislation. The proposed amendment will be brought to a June Council Meeting. Steve Gee's development was designed by Crawford Engineering and reviewed by Fehr-Graham in Manchester. He is unsure of what further steps the City can take to alleviate their concerns about potential storm water issues. He did reach out to the Black Hawk County Landfill Commission about submitting a request in the future about being able to take trash there when the new garbage contract takes over on July 1, 2025. Fire – The State came to do an inspection recently for the department to obtain a First Responder Service status. It is still by request only though. EMT's in the department are the only ones to perform basic medical services until the ambulance arrives.

ADJOURNMENT

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

Whereupon Mayor Bleichner declared the meeting adjourned at 5:30 p.m.



Brad Bleichner, Mayor of the City of Independence, Iowa

ATTEST:



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