

The Independence City Council met in regular session in the council chambers at 5:30 p.m., on Monday, December 8, 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 O'Loughlin, second by Council Member Weber to approve the agenda as presented for the regular meeting held December 8, 2025. Ayes: All.

OATH OF OFFICE

City Clerk/Treasurer Lampe issued the oaths of office to the Council Members with terms effective January 1, 2026. Ward 1 elect Melissa Appleby was not present.

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 November 24, 2025, Regular Meeting. b) Casey's Marketing Company alcohol ownership amendment that impacts license number LE0002833, LE0003221, and LE0003249. c) Kwik Trip Inc. alcohol ownership amendment that impacts license number LG0000271. d) Kwik Trip Inc. alcohol ownership amendment that impacts license number LG0000271. Ayes: All.

FINANCIALS

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

ACCESS SYSTEMS LEASING	EQUIP CONTRACT-ALL	\$1,746.98
ADP	PAYROLL SVCS	\$359.75
ALTORFER INC	EQUIP REPAIR-W	\$1,116.00
AMAZON CAPITAL SERVICES	SUPPLIES-F,PD,CH,A	\$1,091.98
ANALYTICAL SERVICES INC	LAB ANALYSIS-W	\$1,680.00
ARMOR EQUIPMENT	MISC EXP-W	\$2,565.48
BACHMAN AVIATION	REFUND-A	\$700.00
BANK IOWA	LOAN INTEREST-PD	\$8,777.37
BEAM INSURANCE ADMIN LLC	VSP-BEAM PRETAX	\$504.83
BERGANKDV	AUDIT SVCS-CH	\$25,000.00
BODENSTEINER IMPLEMENT	VEH REPAIR-A	\$740.61
BOWKER PINNACLE MECHANICAL	SERVICES-W	\$3,632.40
BRENNAN DECKER	FF REFEREE-PR	\$104.00
BRIGHT, JACKSON	FF REFEREE-PR	\$117.00
BRUENING ROCK	MATERIALS-ST	\$2,006.86
BUCHANAN COUNTY AUDITOR	2025 ELECTION-CH	\$4,006.58
BUCHANAN COUNTY EXTENSION OFFI	TRAINING-ST,PR	\$90.00
BUCHANAN COUNTY SENIOR CENTER	H/M CONTRIB-CH	\$1,000.00
CITY LAUNDERING CO. INC	BLDG MAINT-PD,W,ST	\$218.12
CLIFF BALDWIN	FF REFEREE-PR	\$104.00
COLE'S ACE HARDWARE	SUPPLIES-PR,ST,A	\$682.39
COMPASS MINERALS AMERICA	SNOW REMOVAL-ST	\$5,012.80
CRAWFORD ENGINEERING & SURVEYI	SERVICES-ST	\$18,570.00
CY & CHARLEY'S FIRESTONE INC	VEH REPAIR-W	\$36.00
DAKE, CARTER	FF REFEREE-PR	\$143.00
DANKO EMERGENCY EQUIPMENT COCL	EQUIP-F	\$444.00
DEIKE IMPLEMENT COMPANY	EQUIP-PR	\$1,350.00
DELL MARKETING, LP	EQUIP-F,PD	\$3,461.91

DELTA DENTAL OF IOWA	DENTAL BENEFIT	\$4,114.54
DETCO	SUPPLIES-W	\$255.59
DON'S TRUCK SALES INC	VEH REPAIR-ST	\$1,536.77
EDDY, CARTER	FF REFEREE-PR	\$169.00
ELITE LAND IMPROVEMENT, LLC	SERVICES-W	\$250.00
EMPLOYEE BENEFIT SYSTEMS	SAFETFUND	\$14,541.42
EUROFINS ENVIRONMENT TESTING	LAB ANALYSIS-W	\$2,225.35
FUELING, BRECKEN	FF REFEREE-PR	\$26.00
GAGE, KAYDEN	FF REFEREE-PR	\$13.00
HALLIGAN, LANDON	FF REFEREE-PR	\$208.00
HAWKEYE ALARM SIGNAL COMPANY	SERVICES-PD	\$332.50
HAWKINS, INC.	CHEMICALS-W	\$366.00
IACP	DUES-PD	\$220.00
IOWA FINANCE AUTHORITY	SRF INTEREST/FEES-W	\$11,570.00
JACOB PUFFETT	FF REFEREE-PR	\$104.00
JOHN DEERE FINANCIAL	SUPPLIES-ST,W,A,PR	\$3,107.40
JOHN POWELL-HYDROTEX	SUPPLIES-W	\$67.27
LABCONCO CORPORATION	EQUIP REPAIR-W	\$305.17
MANATTS, INC.	SERVICES-W	\$2,049.69
MAST, TREVOR	FF REFEREE-PR	\$195.00
MEYER, CURRAN	FF REFEREE-PR	\$39.00
MIDAMERICAN ENERGY COMPANY	UTILITIES-PR	\$232.50
MORRIS, LANDON	FF REFEREE-PR	\$52.00
OFFICE OF AUDITOR OF STATE	FILING FEE-CH	\$625.00
OFFICE TOWNE INC.	SUPPLIES-PD	\$35.07
PAULSEN ELECTRIC CO	EQUIP REPAIR-W	\$21,416.00
PITNEY BOWES GLOBAL FINANCIAL	EQUIP LEASE-CH	\$490.53
POLK COUNTY SHERIFF	GARNISHMENT	\$85.99
PRESTON MILLER	FF REFEREE-PR	\$182.00
PUSH-PEDAL-PULL INC	EQUIP REPAIR-PR	\$370.00
RJS WELDING LLC	SUPPLIES-W	\$60.00
ROTO-ROOTER	SERVICES-W	\$1,045.00
RYDELL AUTO GROUP	VEH REPAIR-PD	\$3,591.92
SHANNON, FINN	FF REFEREE-PR	\$52.00
SOUKUP, BRETT	REFUND-A	\$700.00
SPAHN & ROSE LUMBER COMPANY	SUPPLIES-ST,PR,F,W	\$4,112.00
SPEER FINANCIAL INC	SERVICES-CH	\$375.00
STATE STREET BANK & TRUST CO	MISSIONSQUARE BENEFIT	\$5,031.09
STEPHENSON, EVAN	FF REFEREE-PR	\$182.00
STULL, COLE	FF REFEREE-PR	\$208.00
SUPERB CLEANING SERVICES	BLDG MAINT-PR	\$2,425.00
TASC	FLEX MED/DEP	\$1,334.73
TEGTMEIER, BREADEN	FF REFEREE-PR	\$65.00
T-MOBILE	PHONE-B,CH,PR,PD,F,W	\$1,042.44
UMB BANK NA	BOND INTEREST-CH,W	\$164,595.69
VANDERWERF, TAALOR	REIMBRUSE-W	\$261.08
WBC MECHANICAL INC	EQUIP REPAIR-W	\$3,600.87
WELLMARK BCBS	HEALTH PRE-TAX	\$43,939.63
WEX BANK	FUEL-A,B,F,PD,PR,W	\$3,189.88
WIELAND, CARVER	FF REFEREE-PR	\$39.00

CLAIMS TOTAL \$386,297.18; General Fund \$57,589.02; Library \$996.03; Hotel/Motel \$1,000.00; Streets Dept-Road Use \$10,753.71; Employee Benefits \$36,217.56; Debt Service \$167,295.56; Cap Project-Street Improvement \$18,570.00; Cap Outlay Savings/LOST \$7,927.27; Water Fund \$9,363.27; Water Revenue Bond \$6,077.50; Sewer Utility Fund \$44,395.84; Sewer SRF Sinking \$11,570.00; Self Insurance \$14,506.42; Self Insurance-Enterprise \$35.00

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REVENUES MONTH TO DATE TOTAL \$361,974.71; General Fund \$45,935.02; Library \$256.64; Hotel/Motel

\$14,467.28; Local Option Sales Tax \$66,394.76; Cap Outlay Savings/LOST \$5,000.00; Water Fund \$75,603.27; Sewer Utility \$130,018.27; Storm Water \$9,758.05; Self Insurance \$14,506.42; Self Insurance-Enterprise \$35.00.

The November 2025 bank reconciliation 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 to review the State Revolving Fund loan application and to make public the environmental information document and the City's project plan. City Clerk/Treasurer Lampe stated no comments were received on this topic at City Hall. Bradley Lake, Strand Engineering, stated the project's purpose is stated on page 2 of the report in the agenda packet. The project's purpose is to make improvements to the wastewater treatment facilities to increase the capacity, meet future effluent limits, and reliability operate the City of Independence's wastewater system for the next 20 years. The following improvements in this project are: to replace the preliminary treatment equipment, construct two oxidation ditches, construct three secondary clarifiers, construct a new RAS/WAS pumping building, install UV disinfection equipment, construct four aerobic digesters, install new equipment in the existing sludge storage tank, construct two sludge storage tanks, and construct a new storage building. Modifications will be made to five of the existing buildings in an effort to save costs. There will also be new roadways, sidewalks, fencing, and other updated site utilities as a part of this project. As a part of this project, Strand had to look at all potential alternatives in the treatment process for biological treatment and disinfection and had to make sure the best processes were selected based upon certain criteria. The positive environmental effects of this project will be improved treatment of the wastewater from the City of Independence WWTP, compliance with existing and future effluent discharge permit limits, and reduced E. Coli and nutrients into Wapsipinicon River. Mr. Lake reviewed the twelve reasons why the project was concluded to have no significant impact. There will be another public hearing once the plans and specs have been approved. Mr. Lake stated he was the point of contact to receive comments about the environmental information document, and he also received no comments. 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 second reading of an ordinance that amends provisions pertaining to Chapter 170-Zoning Regulations, second by Council Member O'Loughlin. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Mayner, Prusator, O'Loughlin, Jensen, and Weber. 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 Prusator. The roll being called the following Council Members voted: Ayes: Moore, Mayner, Prusator, O'Loughlin, Jensen, Weber. Nays: Hanna. Council Member Moore 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 Weber. The roll being called the following Council Members voted: Ayes: Mayner, Prusator, O'Loughlin, Jensen, Weber, and Moore. Nays: Hanna.

Ordinance adopted and upon approval by Mayor assigned No. 2025-630 in the Official Book of Ordinances.

Council Member Weber with a motion to set a public hearing date of January 12, 2026, at 5:30 pm for the Fiscal Year 2026 Budget Amendment #1, second by Council Member Mayner. 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 to approve the first reading of an ordinance that amends provisions pertaining to Chapters 76 (Bicycle Regulations) and 77 (Skateboards, Roller Skates, and In-Line Skates), 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 Prusator 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 O'Loughlin. Council Member Moore stated that the first reading was just approved and the public may not be fully aware of this amendment. He believes that there should be a second reading to allow the public to have more time read these proposed changes. The roll being called the following Council Members voted: Ayes: Prusator and O'Loughlin. Nays: Jensen, Weber, Hanna, Moore, and Mayner.

RESOLUTIONS

Council Member Mayner with a motion to approve and authorize the Mayor to sign the resolution re-appointing Michelle Toale-Burke to the Independence Light & Power Board of Trustees, second by Council Member Jensen. 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. 2025-83 in the Official Book of Resolutions.

Council Member Mayner with a motion to approve and authorize the Mayor to sign the resolution re-appointing Jane Leaven to the Planning and Zoning Commission, second by Council Member Weber. 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. 2025-84 in the Official Book of Resolutions.

Council Member Mayner with a motion to approve and authorize the Mayor to sign the resolution re-appointing Tami Fenner to the Planning and Zoning Commission, second by Council Member Jensen. 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. 2025-85 in the Official Book of Resolutions.

Council Member O'Loughlin with a motion to approve and authorize the Mayor to sign the resolution appointing Tyler Rasmussen to the Planning and Zoning Commission, second by Council Member Mayner. 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. 2025-86 in the Official Book of Resolutions.

Council Member Jensen with a motion to approve and authorize the Mayor to sign the resolution appointing Brian Keierleber to the Planning and Zoning Commission, second by Council Member Mayner. Council Member Hanna asked if this would be a conflict of interest with his current employment? Council Member Mayner stated he is retiring at the end of this month. 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. 2025-87 in the Official Book of Resolutions.

Council Member O'Loughlin with a motion to approve and authorize the Mayor to sign the resolution re-appointing Taylor Simmons to the Board of Adjustment, second by Council Member Weber. 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. 2025-88 in the Official Book of Resolutions.

Council Member Jensen with a motion to approve and authorize the Mayor to sign the resolution re-appointing Jeff Rottinghaus to the Airport Board, second by Council Member Mayner. 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. 2025-89 in the Official Book of Resolutions.

Council Member Mayner with a motion to approve and authorize the Mayor to sign the resolution re-appointing Janet Payne to the Airport Board, second by Council Member Weber. 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. 2025-90 in the Official Book of Resolutions.

City Manager Schmitz stated there is still one position on the Airport Board to be filled. If there is any interested resident that would like to submit their name, please contact City Hall or the Independence Airport

2026 STREET REHABILITATION PROJECT

Council Member Prusator with a motion to approve and authorize the Mayor to sign the preliminary resolution pursuant to Section 384.42 of the Iowa Code covering the 2026 Street Rehabilitation Project, second by Council Member O'Loughlin. Council Member Moore asked where he should ask about the assessment to the property owner? City Clerk/Treasurer Lampe stated it will be at a different item. 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. 2025-91 in the Official Book of Resolutions.

Council Member Jensen with a motion to approve and authorize the Mayor to sign the resolution approving and adopting the preliminary plans and specifications, estimate of cost and plat and schedule, second by Council Member Hanna. Council Member Moore stated he received questions about the portion of the project that gets assessed back to property owners. He had told those residents that the special assessment process was approved years ago and that property owners were involved because it improved their properties value. He asked if the Council had ever thought about lowering the current rate of \$30.00/linear foot to \$15.00/linear foot to show residents the City has heard their concerns and is willing to work with them? A discussion was then held on the City's past

practice of special assessments with street rehabilitation projects, payment of the debt taken out to cover the project, and the evaluation of streets within Independence to come up with the next rehabilitation project. 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. 2025-92 in the Official Book of Resolutions.

Council Member Jensen with a motion to approve and authorize the Mayor to sign the resolution that sets a public hearing date of January 12, 2026, at 5:30 pm for the proposed resolution of necessity, second by Council Member Mayner. 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. 2025-93 in the Official Book of Resolutions.

Council Member Moore with a motion to approve and authorize the Mayor to sign the resolution to provide for a notice of hearing on proposed plans, specifications, form of contract and estimate of cost for the 2026 Street Rehabilitation Project, and the taking of bids therefor, second by Council Member Mayner. 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. 2025-94 in the Official Book of Resolutions.

OTHER BUSINESS

Council Member Mayner with a motion to cancel the regularly scheduled City Council Meeting on Monday, December 22, 2025, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Jensen, Weber, Hanna, Moore, Mayner, Prusator, and O'Loughlin.

Council Member Moore with a motion to adopt the 2026 City Council meeting schedule, second by Council Member Mayner. Ayes: All.

Council Member Jensen with a motion authorizing the City Manager to sign the Engineering Services Approval – Wastewater Treatment Plant Modifications Project – Agreement for Bidding and Construction related services with Strand Associates, Inc., second by Council Member Mayner. City Manager Schmitz reviewed the items that were revised from the agreement presented at the December 1st Work Session. The roll being called the following Council Members voted: Ayes: Weber, Hanna, Moore, Mayner, Prusator, O'Loughlin, and Jensen.

Council Member Moore with a motion to approve the Airport Board's recommendation and authorize the City Manager to proceed with contracting Bolton & Menk as the engineering consultant for the Airport Tractor project, 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 Weber with a motion to approve the Airport Board's recommendation and authorize the City Manager to proceed with entering into an agreement with AVfuel as outlined in the proposal, second by Council Member Moore. City Manager Schmitz stated this agreement is for a seven-year contract but will allow for improvements to be made to the fuel tank equipment with low costs to the City. The roll being called the following Council Members voted: Ayes: Moore, Mayner, Prusator, O'Loughlin, Jensen, Weber, and Hanna.

Council Member O'Loughlin with a motion to approve the Airport Five-Year CIP and directing the engineering firm to submit the CIP to the FAA as the final draft, second by Council Member Weber. The roll being called the following Council Members voted: Ayes: Mayner, Prusator, O'Loughlin, Jensen, Weber, Hanna, and Moore

REPORTS

The following comments were heard from Council and Staff: Fire Department – The department received a \$25,000 grant for airbag extrication equipment. There are two grants they are waiting to hear back from. Support 1 may be considered a total loss depending on what ICAP comes to for a conclusion. The original group of firefighters that designed Support 1 will be brought back to redesign the next Support vehicle. Ladder 1 should be done this week or early next week. Another attempt will be made to go to Wisconsin to design Rescue 1 and Ladder 1. Hanna – She stated she received complaints about how the streets not being cleaned better. She made a comment about how well the department does do the best they can. Moore – There will be an upcoming fundraiser for Oakwood Cemetery at River's Edge to be held on January 24th. O'Loughlin – Gave a shout out to the Independence Wrestling team at the recent event that was hosted at the school. Jensen – Honored to have served on council and encouraged people to run for office. City Manager – Wished everyone happy holidays and will try to be out of the office during Christmas and New Year's. Mayor – Spoke about two Buchanan County entity meetings he recently attended. Reminder about the phone change from Independence Light & Power that starts after January 1. Buchanan County Tourism received a grant to provide for a community mural project that is being funded by Iowa Economic

Development Authority.

ADJOURNMENT

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

Whereupon Mayor Bleichner declared the meeting adjourned at 6:48 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

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