

The Independence City Council met in regular session in the council chambers at 5:36 p.m., on Monday, November 24, 2025. The meeting was delayed due to City Manager Schmitz was attempting to restart the video equipment prior to the start of the meeting to be able to broadcast the meeting.

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 not broadcast on the local access channel, YouTube, and Facebook due to technical issues.

APPROVE THE AGENDA

Motion by Council Member Jensen, second by Council Member Mayner to approve the agenda as presented for the regular meeting held November 24, 2025. Ayes: All.

Valor Awards were presented to Officer Mark Gudenkauf, Firefighter Andrew Roman, and Firefighter Ty Fangman for their actions in the apartment fire that happened recently.

CONSENT AGENDA

Motion by Council Member Jensen, second by Council Member Moore to accept and approve the consent agenda that approves the following: a) The minutes of the November 10, 2025, Regular Meeting. Ayes: All.

FINANCIALS

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

ADP	PAYROLL SVCS	\$113,167.25
AMAZON CAPITAL SERVICES	SUPPLIES-L	\$2,008.27
ANDREW ISLEY	REIMBURSE-PD	\$87.00
ANGELA KILER	PHONE ALLOW	\$50.00
BANK IOWA	BOND INTEREST-CH	\$6,655.50
BIG INNING, INC	EQUIP-PR	\$1,095.00
BLACKSTONE PUBLISHING	SUPPLIES-L	\$198.39
BLAKE HAYWARD	PHONE ALLOW	\$50.00
BLEICHNER, BRAD	PHONE ALLOW	\$100.00
BMC AGGREGATES L.C.	GRAVEL-ST	\$1,020.09
BRAD ESCH	PHONE ALLOW	\$50.00
BRENT RECK	PHONE ALLOW	\$50.00
BRIAN LAU	PHONE ALLOW	\$50.00
BRODART CO	BOOKS-L	\$399.94
BRUENING ROCK	SERVICES-W	\$162.35
BUCHANAN COUNTY HEALTH CENTER	MISC EXP-AMB,F,ST,W	\$11,568.48
CARD SERVICES-LIBRARY	MISC EXP-L	\$441.88
CARD SERVICES-VISA	MISC EXP-PR,PD,F,CH,W,A,ST	\$14,689.64
CEDAR BEND HUMANE SOCIETY	SERVICES-AC	\$54.00
CHRISTOPHER BOOS	REIMBURSE-PD	\$20.32
CITY LAUNDERING CO. INC	BLDG MAINT-PD	\$89.40
CODE 4 PUBLIC SAFETY EMBLEMS	UNIFORM-PD	\$364.30
COLE'S ACE HARDWARE	SUPPLIES-PR,W,L	\$2,784.47
CONSOLIDATED ENERGY CO	FUEL-A,PR,ST	\$1,596.11
CONVERSIGHT.AI INC	SOFTWARE-L	\$800.00
CORE & MAIN LP	CHEMICALS-W	\$254.00
DANKO EMERGENCY EQUIPMENT	EQUIP-F	\$363.43
DEMCO	SUPPLIES-L	\$329.29
DEPT OF INSPECTIONS, APPEALS,	SERVICES-W	\$40.00
DITCH WITCH	SUPPLIES-W	\$208.73
DUNLAP MOTORS INC	VEH REPAIR-F	\$56.59

EAST-CENTRAL IOWA R.E.C.	UTILITIES-A,PR,ST,W,CH	\$2,584.73
EASTERN IOWA EXCAVATING	SERVICES-SW	\$20,154.55
EDMUNDS GOVTECH	FINANCE SVCS-CH	\$26,750.00
ELECTRIC PUMP INC	EQUIP REPAIR-W	\$31,140.39
ELITE LAND IMPROVEMENT, LLC	SERVICES-W	\$326.00
EMPLOYEE BENEFIT SYSTEMS	SAFET FUND	\$10,732.77
ERIN KREMPGES	REIMBURSE-L	\$223.90
ESCHEN'S CLOTHING	UNIFORM-ST	\$1,466.70
EUROFINS ENVIRONMENT TESTING	LAB ANALYSIS-W	\$2,531.16
FAIRCHILD COMMUNICATIONS INC	CHEMICALS-W	\$531.38
FISH WINDOW CLEANING	BLDG MAINT-L	\$618.00
FLR SANDERS	SERVICES-PR	\$4,791.88
FOUR FARMERS LLC	SERVICES-W	\$10,809.64
GALLS, LLC	UNIFORM-PD	\$482.38
HAUSERS WATER SYSTEMS INC	SUPPLIES-ST	\$12.20
HAWKINS, INC.	CHEMICALS-W	\$1,806.86
HEIMAN FIRE EQUIPMENT INC	EQUIPMENT-F	\$208.38
HILLTOP MOTORS INC	VEH REPAIR-F	\$2,492.00
HUNTER'S AUTO CENTER	SERVICES-PR	\$100.00
IA POETRY ASSOCIATION	BOOKS-L	\$12.75
IA RURAL WATER ASSOCIATION	DUES-W	\$465.00
ICMA	MISSIONSQUARE BENEFIT	\$5,031.17
IMWCA	WORK COMP ADJ-ALL	\$3,871.00
INDEPENDENCE LIGHT & POWER	MISC EXP-ALL	\$30,421.15
INDEPENDENCE PLUMBING, HEATING	SERVICES-PR	\$1,062.19
INDEPENDENCE ROTARY CLUB	DUES-L	\$166.00
INGRAM LIBRARY SERVICES	BOOKS-L	\$409.98
IOWA DEPARTMENT OF REVENUE	SALES TAX-PR,W	\$9,316.37
IOWA LAW ENFORCEMENT ACADEMY	TRAINING-PD	\$1,250.00
JOHN BUTLER	PHONE ALLOW	\$50.00
J & R SUPPLY INC	SUPPLIES-W	\$3,318.00
KLUESNER SANITATION, LLC	BULK TAGS-G	\$1,800.00
THE LIBRARY STORE	SUPPLIES-L	\$69.69
LYNCH DALLAS, PC	LEGAL SVC-CH	\$5,700.25
MANATTS, INC.	SERVICES-PR,W	\$6,646.38
MATTHEW SCHMITZ	PHONE ALLOW	\$100.00
MED COMPASS	SERVICES-F	\$6,420.00
MICROBAC LABORATORIES, INC	LAB ANALYSIS-W	\$162.00
MIDAMERICAN ENERGY COMPANY	UTILITIES-W,ST,CH,PR,PD,L	\$2,228.24
MIDWEST JANITORIAL SERVICE	BLDG MAINT-L	\$1,635.00
MSA PROFESSIONAL SERVICES INC	SERVICES-W	\$6,750.00
NEJDL, MICHELLE	PHONE ALLOW	\$50.00
OELWEIN PUBLISHING COMPANY	PUBLICATION-PR,CH	\$989.11
OFFICE TOWNE INC.	SUPPLIES-PD,PR	\$85.00
PENWORTHY COMPANY, THE	BOOKS-L	\$215.62
P & N CORPORATION	FUEL PROFITS-A	\$34.41
POLK COUNTY SHERIFF	GARNISHMENT	\$48.56
POLLARDWATER	SUPPLIES-W	\$750.28
PRECISION PLUMBING, HEATING,	SERVICES-PR	\$1,070.16
PRINT EXPRESS	PRINTING-L	\$281.63
PURCHASE POWER	POSTGE-ALL	\$264.99
ROBERT FINLEY	SERVICES-L	\$200.00
ROBERT BEATTY	PHONE ALLOW	\$50.00
ROBERT'S REPAIR	VEH REPAIR-W	\$3,542.98
SHARLENE CLINTON	RV HOST-PR	\$900.00
SHIELD TECHNOLOGY CORP	SOFTWARE-PD	\$1,800.00
SIGNS & MORE LLC	PRINTING-PD,ST	\$1,553.54
SOUKUP, BRETT	PHONE ALLOW	\$50.00

SPAHN & ROSE LUMBER COMPANY	SUPPLIES-PR,ST,PD	\$238.45
STATE FARM	BENEFITS-W,ST,CH	\$32.72
STOREY KENWORTHY - MATT PARROT	SUPPLIES-L	\$125.87
SUPERB CLEANING SERVICES	BLDG MAINT-PR	\$2,757.50
TASC	MISC EXP-ALL	\$2,037.56
T-MOBILE	PHONE-B,F,CH,PR,PD,W	\$1,019.18
TRAVIS FOLEY	PHONE ALLOW	\$50.00
TRENTON CABELL	PHONE ALLOW	\$50.00
UMB BANK NA	BOND FEE-CH	\$600.00
UNITYPOINT HEALTH	TRAINING-ALL	\$313.50
US CELLULAR	PHONE-L,W	\$200.14
VERN'S TRUE VALUE	SUPPLIES-PR,F	\$613.24
VISU-SEWER INC	SERVICES-W	\$23,999.75
WALMART COMMUNITY	SUPPLIES-L	\$156.28
WASTE MANAGEMENT	GARBAGE-W	\$444.07
WATER ENVIRONMENT FEDERATION C	DUES-W	\$75.00
WELLMARK BCBS	INSURE-CH	\$253.80

**CLAIMS TOTAL \$408,305.86;** General Fund \$164,781.28; Library \$20,916.37; Streets Dept-Road Use \$23,533.36; Employee Benefits \$12,681.47; Debt Service \$7,255.50; Cap Outlay Savings/LOST \$7,635.00; Water Fund \$41,140.44; Sewer Utility Fund \$99,475.12; Storm Water Projects \$20,154.55; Self Insurance \$10,732.77.

**REVENUES MONTH TO DATE TOTAL \$573,855.67;** General Fund \$164,321.55; Library \$34,842.25; Streets Dept-Road Use \$72,152.28; Employee Benefits \$25,626.59; Tax Increment Financing \$22,475.86; Debt Service - \$52,914.00; Debt-Special Assessment \$5,776.00; Cap Project-Airport \$7,167.00; Water Fund \$58,294.91; Water Revenue Bond \$7,737.92; Sewer Utility \$91,245.18; Sewer SRF Sinking \$7,928.42; Storm Water \$8,719.59; Self Insurance \$14,619.12; Self Insurance-Enterprise \$35.00.

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

Dustin Opatz, BerganKDV, presented the Fiscal Year 2025 final audit report.

HEARINGS & ORDINANCES

Mayor Bleichner stated, pursuant to the agenda, he will now convene a public hearing for the proposed rezoning request of A-1 Agricultural to R-2 Residential. 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 Jensen with a motion to approve the first 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: Prusator, O’Loughlin, Jensen, and Weber. Nays: Moore, Mayner, and Hanna.

REPORTS

The following comments were heard from Council and Staff: Hanna – Asked when the trail sign would be reinstalled on Bland Boulevard? Moore – He was contacted by S & K Collectibles about hosting a fundraising event for Oakwood Cemetery. The Oakwood Restoration Brigade will be hosting a chili cook off in January 2026 and more details will follow. Mayner – He has received comments about the speed learning signs and people like seeing the smiley faces. O’Loughlin – He is a member on the Upper Wapsi Watershed board and shared the importance of the work that has been done. The Watershed also takes private donations from interested individuals. City Manager – The trail sign should have been reinstalled, but he will verify this with Park and Recreation Director Beatty. Reminded City Council Members to leave their laptops for IT staff to perform work on them after the meeting tonight. He will be out of the office the rest of the week for the holiday. Mayor – He attended the First Impressions meeting that was held recently and gave a brief review from that meeting. He also attended Walmart’s grand re-opening for their recently remodeled store. He attended the annual board meeting for Heartland Acres. At the Buchanan County Emergency Management meeting, there was also an update regarding the Duane Arnold Energy Center being brought back into operation. At the Independence Community Enhancement Team meeting, various upcoming and past projects were discussed. The Independence Depot is having a Soup Supper to Go on December 6<sup>th</sup> from 4 to 6 pm and they will be starting their online auctions on November 28<sup>th</sup>. The auctions will close on December 7<sup>th</sup>. Jingle on Main will be held on December 5<sup>th</sup> from 5 to 7 pm. There will be a Santa’s Workshop at

the Farm Bureau office across from the Post Office on December 6<sup>th</sup> from 9 am to 12 noon. Independence Light & Power sent out notification cards about upcoming area code changes and making phone calls. An announcement was made on November 17<sup>th</sup> about the expanded recycling services provided by Kluesner Sanitation. Triumphant Church will having a free Thanksgiving meal on Thanksgiving starting at noon until the food runs out. There are upcoming board and commission appointments that are expiring at the end of this calendar year. Any resident that is interested must fill out the application and have it turned in by December 1<sup>st</sup>.

**ADJOURNMENT**

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

Whereupon Mayor Bleichner declared the meeting adjourned at 6:20 p.m.

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Brad Bleichner, Mayor of the City of Independence, Iowa

ATTEST:

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

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