

The Independence City Council met in regular session in the council chambers at 5:00 p.m., on Monday, March 24, 2025.

OPENING/ROLL CALL

Mayor Bleichner opened the meeting by calling the meeting to order with Council Members Weber, Hanna, Moore, 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 Moore, second by Council Member Weber to approve the agenda as presented for the regular meeting held March 24, 2025. Ayes: All.

PUBLIC COMMENT

Melissa Appleby, 502 9th Ave NE, commented on the spending limits of the city and improvements that have happened. Encouraged Council to cut expenses to lower property taxes and stated that community members will come together to get things done.

Aaron Doan, 115 17th Ave NW, stated he is against property taxes raising and the City trying to put in a trail next to his snowmobile shop located at 1704 1st Street W. There are other trails nearby for people to use and he has petitions from other residents in his area that are opposed to a trail being put in.

WARD 5 COUNCIL APPOINTMENT/SWEARING IN

Council Member Moore with a motion to approve and authorize the Mayor to sign the resolution to appoint Matthew Mayner to the Ward 5 Council Seat, second by Council Member Weber. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, O’Loughlin, Jensen, and Weber.

Resolution adopted and upon approval by Mayor assigned No. 2025-18 in the Official Book of Resolutions.

Mayor Bleichner issued the Oath of Office to Matthew Mayner for the Ward 5 Council Seat.

CONSENT AGENDA

Motion by Council Member Jensen, second by Council Member Moore to accept and approve the consent agenda that approves the following: 1) The minutes of the March 10, 2025, Regular Meeting. Ayes: All.

FINANCIALS

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

ACCESS SYSTEMS LEASING	EQUIP CONTRACT-ALL	\$ 1,634.00
ACE HARDWARE	SUPPLIES-F,PR	\$ 16.58
ADP	PAYROLL CHECKS	\$ 109,104.09
AIR SERVICES INC	EQUIP REPAIR-W	\$ 3,750.41
AMAZON CAPITAL SERVICES	SUPPLIES-CH,L,PD	\$ 3,534.53
ASSURITY LIFE INSURANCE	ASSUR CRIT ILL	\$ 491.10
BAKER & TAYLOR ENTERTAINM	BOOKS-L	\$ 165.23
BEAM INSURANCE ADMIN LLC	VSP-BEAM PRETAX	\$ 497.65
BLACKSTONE PUBLISHING	SUPPLIES-L	\$ 154.73
BRINDLEE MOUNTAIN FIRE	EQUIP-F	\$ 9,750.00
BRODART CO	SUPPLIES-L	\$ 152.31
BUCHANAN COUNTY HEALTH CE	AMB SVC-CH	\$ 11,496.42
CARD SERVICES-LIBRARY	MISC EXP-L	\$ 100.51
CARD SERVICES-VISA	MISC EXP-PD,CH	\$ 1,612.88
CITY LAUNDERING CO INC	BLDG MAINT-PD,ST,W	\$ 285.83
COMPASS MINERALS AMERICA	SNOW MAINT-ST	\$ 4,713.06
CONSOLIDATED ENERGY CO	FUEL-ALL	\$ 5,863.04

CORKERY'S WELDING & REPAIR	SERVICES-PR	\$ 175.00
DANKO EMERGENCY EQUIPMENT	EQUIPMENT-F	\$ 211.10
DEIKE IMPLEMENT CO	VEH REPAIR-PR	\$ 705.49
DEMCO	SUPPLIES-L	\$ 59.03
DON'S TRUCK SALES INC	VEH MAINT-ST	\$ 527.92
EAST-CENTRAL IOWA R.E.C.	UTILITY-A,PR,ST,W,CH	\$ 2,804.71
ELITE LAND IMPROVEMENT	SERVICES-W	\$ 1,545.00
EMPLOYEE BENEFIT SYSTEMS	SAFE-T FUND-ALL	\$ 13,290.03
EPIC CLEAN, LLC	BLDG MAINT-L	\$ 1,312.50
FAREWAY STORES INC	SUPPLIES-PR	\$ 133.53
FELD FIRE	EQUIP-F	\$ 419.00
FIRE SERVICE TRAINING BUR	TRAINING-FD	\$ 50.00
FUTURE LINE LLC	VEH REPAIR-ST	\$ 683.30
GREEN PRO SOLUTIONS	SUPPLIES-ST	\$ 3,957.50
HAWKEYE FIRE & SAFETY COM	SERVICES-F	\$ 123.50
HYDRITE CHEMICAL CO	CHEMICALS-W	\$ 3,169.24
IA DEPT OF REVENUE	SALES TAX-PR,W	\$ 9,332.54
INDEPENDENCE LIGHT & POWE	UTILITIES-ALL	\$ 34,061.03
INRCOG	SERVICES-CH	\$ 4,935.00
INRTC	DUES-CH	\$ 2,500.00
JOHNSON PLBG HEATING & AI	SERVICES-W	\$ 358.45
KREMER APPRAISALS	SERVICES-B	\$ 800.00
LYNCH DALLAS, PC	LEGAL EXP-CH	\$ 1,524.60
MAVERICK POWERSPORTS	EQUIPMENT-W	\$ 10,600.00
MICROBAC LABORATORIES INC	LAB ANALYSIS-W	\$ 149.00
MIDAMERICAN ENERGY COMPAN	UTILITY-CH,L,PR,PR,ST,W	\$ 5,482.65
MID-AMERICAN RESEARCH CHE	CHEMICALS-W	\$ 236.37
OFFICE EXPRESS OFFICE PRD	SUPPLIES-CH	\$ 117.57
OFFICE TOWNE INC	SUPPLIES-W	\$ 62.98
P & N CORPORATION	FUEL PROFITS-A	\$ 17.48
PALMER, CARTER	SNOW REMOVAL-L	\$ 120.00
PRECISION PLUMBING, HEATI	SERVICES-L	\$ 246.25
PURCHASE POWER	POSTAGE-ALL	\$ 264.99
RAY O'HERRON CO.	UNIFORM-PD	\$ 75.35
RIVER PALACE HOLDINGS INC	GRANT MATCH-CH	\$ 40,000.00
RYAN EXTERMINATING INC	PEST CONTROL-CH	\$ 78.23
RYDELL AUTO GROUP	VEH MAINT-PD,PR	\$ 1,017.45
S & K COLLECTIBLES	SHIPPING-W	\$ 23.16
SCHARES LANDSCAPING	SERVICES-ST	\$ 7,000.00
SIGNS & MORE	SERVICES-PR,F	\$ 1,135.10
STATE FARM	BENEFIT-CH,ST,W	\$ 32.72
STATE STREET BANK & TRUST	MISSIONS SQUARE	\$ 5,995.33
STOREY KENWORTHY - MATT P	SUPPLIES-L	\$ 112.04
STRAND ASSOCIATES	SERVICES-W	\$ 3,660.00
SYNTECH	SERVICES-A	\$ 224.50
T & W GRINDING & COMPOST	SERVICES-ST	\$ 7,020.00
TASC	FLEX MED	\$ 1,369.73
TRUE VALUE HARDWARE	SUPPLIES-PR,F,W	\$ 488.97
US CELLULAR	PHONE-W	\$ 46.40
VERIZON WIRELESS	PHONE-PD	\$ 41.47
WALMART COMMUNITY	SUPPLIES-L	\$ 144.10
WARD'S LAWN CARE	SERVICES-PR	\$ 900.00
WASTE MANAGEMENT	GARBAGE-PR,A	\$ 1,729.41
WELLMARK BCBS	INSURE-CH	\$ 253.80
WINTER WONDERLAND, INC	VEH REPAIR-ST	\$ 439.60

CLAIMS TOTAL \$325,085.49; General Fund \$144,055.28; Library \$17,253.83; Streets Dept-Road Use \$27,098.35; Employee Benefits \$7,652.16; Economic Development \$40,000.00; Parks & Rec Project \$317.08; Cap Outlay Savings/LOST \$1,083.10; Water Fund \$20,584.89; Sewer Utility Fund \$46,750.77; Storm Water \$7,000.00; Self Insurance \$13,158.94; Self Insurance-Enterprise \$131.09.

REVENUES MONTH TO DATE TOTAL \$729,694.41; General Fund \$173,544.33; Library \$80,981.64; Streets Dept-Road Use \$55,080.19; Employee Benefits \$44,200.27; Tax Increment Finance \$60,208.99; Debt Service \$53,301.12; Debt-Special Assessment \$6,299.30; Water Fund \$59,213.32; Water Revenue Bond \$7,755.84; Sewer Utility \$99,473.16; Sewer SRF Sinking Fund \$7,946.67; Sewer Sinking Revenue Bond \$42,795.42; Storm Water \$8,811.77; Self Insurance \$29,708.35; Self Insurance-Enterprise \$374.04.

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

HEARINGS & ORDINANCES

Council Member Weber with a motion to set April 14, 2025, at 4:45 p.m., as a public hearing on the Fiscal Year 2026 budget, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Moore, Mayner, Prusator, O'Loughlin, Jensen, Weber, and Hanna.

Council Member Moore with a motion to approve the third and final reading of an ordinance amending provisions pertaining to Chapter 70 – Traffic Code Enforcement Procedures, second by Council Member O'Loughlin. 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. 2025-600 in the Official Book of Ordinances.

Mayor Bleichner stated, pursuant to the agenda, he will now convene a public hearing on the proposed rezoning request. City Manager Schmitz said the proposed area being rezoned is the land between Juniper and Spruce Drives to the west of 6th Avenue SW. The area is currently zone A-1 agricultural and is being requested to be rezoned to R-2 Residential. Kathy Meyer, 711 Spruce Drive, stated the back of her property abuts the area being rezoned. She has concerns about water drainage issues with heavy rains that currently happen now and is concerned about future drainage issues if the area is developed. City Manager Schmitz stated that a third-party engineering firm will review the preliminary plat and stormwater plans. Don Wulfekuhle, 164 Goldfinch Court, is a board member of the Goldfinch HOA. He and the HOA also have concerns about water drainage and soil erosion. He asked if there was a way for the HOA to be involved or informed of the plans for development and to be able to offer input. City Manager Schmitz stated the City can try to keep people informed but there is no mechanism for anyone outside of City staff to be involved. There is a process that needs to be followed to ensure that everything is being looked at. 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 Moore. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Weber, Hanna, Moore, and Mayner.

2025 PINES HOUSING URBAN RENEWAL AREA

Council Member Weber with a motion to approve and authorize the Mayor to sign the resolution deleting property from the Independence Urban Renewal Area, second by Council Member Jensen. 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. 2025-19 in the Official Book of Resolutions.

Council Member Prusator with a motion to approve the first reading of an ordinance deleting property from the Tax Increment Financing District for the Independence Urban Renewal Area of the City of Independence, Iowa, pursuant to Section 403.19 of the Code of Iowa, second by Council Member Moore. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Mayner, Prusator, O'Loughlin, Jensen, and Weber. 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 Mayner. The roll being called the following Council Members voted: Ayes: Moore, Mayner, Prusator, O'Loughlin, Jensen, and Weber. Nays: Hanna. Council Member Moore with a motion to have this ordinance which deletes property from the Tax Increment Financing District for the Independence Urban Renewal Area of the City of Independence, Iowa, pursuant to Section 403.19 of the Code of Iowa, 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: Mayner, Prusator, O'Loughlin, Jensen, Weber, Hanna, and Moore.

Ordinance adopted and upon approval by Mayor assigned No. 2025-601 in the Official Book of Ordinances.

Council Member O'Loughlin with a motion to approve and authorize the Mayor to sign the resolution that sets a public hearing on April 28, 2025, at 5:00 pm on the designation of the 2025 Pines Housing Urban Renewal Area and on the Urban Renewal Plan and Project, 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. 2025-20 in the Official Book of Resolutions.

2025 GENERAL OBLIGATION LOAN AGREEMENTS

Mayor Bleichner stated, pursuant to the agenda, he will now convene a public hearing on the proposal to enter into an Essential Purpose Loan Agreement. No comments were made or received for this item. Mayor Bleichner closed the public hearing and stated City Clerk Lampe will note all comments in the record.

Mayor Bleichner stated, pursuant to the agenda, he will now convene a public hearing on the proposal to enter into a General Purpose Loan Agreement. No comments were made or received for this item. 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 and authorize the Mayor to sign the resolution taking additional action on proposals to enter into loan agreements, combining loan agreements, and providing for the levy of taxes to pay the same, second by Council Member O'Loughlin. 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. 2025-21 in the Official Book of Resolutions.

OTHER BUSINESS

Council Member Jensen with a motion to approve the water system study proposal from MSA and to authorize the City Manager to execute the agreement, second by Council Member O'Loughlin. 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 authorize the City Manager to send a written notice of termination to Waste Management for the contract ending June 30, 2025, second by Council Member Weber. The roll being called the following Council Members voted: Ayes: Weber, Hanna, Moore, Mayner, Prusator, O'Loughlin, and Jensen.

REPORTS

The following comments were heard from Council and Staff: Hanna – Asked what meeting will the funds for the police dog be discussed at? Moore – Commended the Independence Community Schools for the Cinderella performance. There was a good turnout for all three nights of the performance. O'Loughlin – Is in full agreement with the water drainage issues in the SW. His house used to be a pond and that was not disclosed to them before they purchased their house. City Manager – Funds for the police dog will be discussed at the April 7th Work Session. He will be out of the office Wednesday – Friday for the IMMI conference in Iowa City. Mayor – This Saturday, March 29th, is the Friends of the Library book sale. Also on Saturday, there is a presentation at the Gedney about the old saloons and breweries that used to be in Independence.

ADJOURNMENT

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

Whereupon Mayor Bleichner declared the meeting adjourned at 5:37 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