

The Independence City Council met in regular session in the council chambers at 5:30 p.m., on Monday, August 11, 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 Jensen, second by Council Member Moore to approve the agenda as presented for the regular meeting held August 11, 2025. Ayes: All.

CONSENT AGENDA

Motion by Council Member Mayner, second by Council Member Prusator to accept and approve the consent agenda that approves the following: a) The minutes of the July 28, 2025, Regular Meeting. b) Pat’s Tap Class C Retail Alcohol License renewal that includes living quarters and outdoor service, with a tentative effective date of September 1, 2025, through August 31, 2026. Ayes: All.

FINANCIALS

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

ACCO	CHEMICALS-PR	\$ 3,740.38
ADP	PAYROLL SERVICES	\$ 142,239.92
AMAZON CAPITAL SERVICES	SUPPLIES-CH,F,PR,PD,ST	\$ 972.16
AMERICAN TEST CENTER INC	SERVICES-F	\$ 1,375.00
ANGELA KILER	PHONE ALLOW	\$ 50.00
ASCAP	FEES-CH	\$ 451.88
ASPRO INC	SERVICES-W	\$ 2,146.08
AVFUEL CORPORATION	FUEL-A	\$ 21,367.94
BENTON'S READY MIXED CONCRETE	SUPPLIES-PR	\$ 150.00
BLAKE HAYWARD	PHONE ALLOW	\$ 50.00
BLEICHNER, BRAD	PHONE ALLOW	\$ 100.00
BOSS, MARISA	REFUND-PR	\$ 70.00
BRAD ESCH	PHONE ALLOW	\$ 50.00
BRENT RECK	PHONE ALLOW	\$ 50.00
BRIAN LAU	PHONE ALLOW	\$ 50.00
CITY LAUNDERING CO. INC	BLDG MAINT-PD	\$ 89.40
COLE'S ACE HARDWARE	SUPPLIES-CH,F,PRD,PR,ST,W	\$ 1,525.28
CONSOLIDATED ELECTRICAL	SUPPLIES-PR	\$ 1,584.20
CONSOLIDATED ENERGY CO	FUEL-A,PR,ST,W	\$ 7,733.97
CRITICAL HIRE	SERVICES-PD	\$ 200.00
CY & CHARLEY'S FIRESTONE INC	VEH REPAIR-W	\$ 250.00
DAVID LYNCH	SERVICES-G	\$ 990.00
DINGES FIRE COMPANY	EQUIP-F	\$ 16,222.00
D & K PRODUCTS	CHEMICALS-PR	\$ 435.00
D & S PORTABLES INC	SERVICES-PR	\$ 1,200.00
DUNLAP MOTORS INC	VEH MAINT-PR,W	\$ 193.89
EASTERN IOWA EXCAVATING	SERVICES-W	\$ 176,859.51
EUROFINS ENVIRONMENT TESTING	SERVICES-W	\$ 4,655.81
FAIRCHILD FEED & SUPPLY, INC	CHEMICALS-W	\$ 382.00
FAREWAY STORES INC	SUPPLIES-PR	\$ 350.46
GALLS, LLC	UNIFORM-PD	\$ 161.37
GENERAL TRAFFIC CONTROLS	EQUIP MAINT-ST	\$ 31,800.00

GIBBY'S CATERING & VENDING	SUPPLIES-PR	\$ 675.00
HAWKEYE FIRE & SAFETY COMPANY	SERVICES-PR	\$ 60.00
HI-VIZ SAFETY	SERVICES-ST	\$ 183.75
IA DNR WATER QUALITY BUREAU	DUES-W	\$ 1,275.00
IA PRISON INDUSTRIES	MISC EXP-CH,ST	\$ 1,153.44
INDEPENDENCE CHAMBER OF COMMER	H/M FY26-CH	\$ 5,000.00
INDEPENDENCE NAPA	SUPPLIES-PR,W,ST,F	\$ 625.48
JENSEN, KRISTEN	SUPPLIES-PR	\$ 527.42
JOHN BUTLER	PHONE ALLOW	\$ 50.00
J & R SUPPLY INC	SERVICES-W	\$ 3,688.00
KLUESNER SANITATION, LLC	GARBAGE-G	\$ 47,243.36
KOCH CONSTRUCTION	SERVICES-PR	\$ 19,006.90
KOTH, TEAGAN	COACH-PR	\$ 850.00
MANATTS, INC.	SERVICES-W	\$ 10,273.27
MATTHEW SCHMITZ	PHONE ALLOW	\$ 100.00
MCGRAW'S CARPETS	SERVICES-PR	\$ 4,373.80
MGL PRINTING SOLUTIONS	SUPPLIES-CH	\$ 655.00
MICROBAC LABORATORIES, INC	LAB ANALYSIS-W	\$ 246.50
MILLER, LAUREN	COACH-PR	\$ 2,000.00
MYERS-COX CO	SUPPLIES-PR	\$ 1,768.09
NEJDL, MICHELLE	PHONE ALLOW	\$ 50.00
OELWEIN PUBLISHING COMPANY	PUBLICAT-CH	\$ 434.87
OFFICE TOWNE INC.	SUPPLIES-PR,PD	\$ 3,428.36
PITNEY BOWES GLOBAL FINANCIAL	EQUIP LEASE-PR	\$ 167.64
P & N CORPORATION	FUEL PROFITS-A	\$ 2,437.33
PRECISION PLUMBING, HEATING	SERVICES-PR	\$ 695.95
PURCHASE POWER	POSTAGE-PR	\$ 214.99
PUSH-PEDAL-PULL INC	EQUIP-PR	\$ 1,918.00
ROBERT BEATTY	PHONE ALLOW	\$ 50.00
RYAN EXTERMINATING INC.	PEST CONTROL-CH	\$ 78.23
RYDELL AUTO GROUP	SQUAD-PD	\$ 48,227.00
SIGNS & MORE LLC	SUPPLIES-PR	\$ 19.50
S&K COLLECTIBLES	POSTAGE-W	\$ 32.37
SOUKUP, BRETT	PHONE ALLOW	\$ 50.00
SPAHN & ROSE LUMBER COMPANY	SUPPLIES-PR,W,ST,F	\$ 3,014.39
STANARD & ASSOCIATES, INC	SERVICES-PD	\$ 56.50
STAR EQUIPMENT, LTD	VEH MAINT-ST,SW	\$ 8,042.77
STATE STREET BANK & TRUST CO	MISSIONSQUARE BENEFIT	\$ 5,481.17
STEGALL, MORGAN	COACH-PR	\$ 750.00
STEVE GEE CONSTRUCTION, INC	SERVICES-W,SW	\$ 115,768.41
SUPERB CLEANING SERVICES	BLDG MAINT-PR	\$ 2,635.00
TASC	FLEX MEDICAL	\$ 1,384.73
T-MOBILE	PHONE-B,F,CH,PR,PD,W	\$ 901.54
TOYNE	VEH MAINT-F	\$ 96.09
TRAVIS FOLEY	PHONE ALLOW	\$ 50.00
TRENTON CABELL	PHONE ALLOW	\$ 50.00
TROTT TROPHIES	AWARDS-PR	\$ 760.00
UNITYPOINT HEALTH AT WORK	SERVICES-F,ST,W	\$ 132.00
US CELLULAR	PHONE-W	\$ 46.40
UTILITY EQUIPMENT COMPANY	SUPPLIES-W	\$ 338.20
VERIZON WIRELESS	PHONE F,PD	\$ 45.47
WASTE MANAGEMENT	GARBAGE-A,PR	\$ 33.77
WEX BANK	FUEL-B,F,PD,PR,W	\$ 3,660.33
ZARNOTH BRUSH WORKS INC	VEH REPAIR-ST	\$ 614.00

Dept-Road Use \$18,488.02; Employee Benefits \$8,285.14; Cap Outlay Savings/LOST \$103,963.99; Water Fund \$31,901.65; Sewer Utility Fund \$130,927.20; Storm Water \$21,430.04; Storm Water Projects \$176,859.51.

**REVENUES MONTH TO DATE TOTAL \$176,677.12;** General Fund \$45,154.96; Water Fund \$43,834.77; Sewer Utility \$64,340.84; Storm Water \$6,245.30; Self Insurance \$16,368.60; Self Insurance-Enterprise \$732.65.

The July 2025 bank reconciliation was available for council review and discussion. Revenues and expenses to date were not available for this meeting as the City transitioned to a new finance software at the beginning of August. Staff participated in trainings while still doing daily tasks and did not have time to prepare the reports.

### PETITIONS FROM THE PUBLIC

Daniel Walter, Buchanan County EMS Advisory Council, presented information on the Buchanan County Emergency Medical Services (EMS) Essential Service Levy proposal.

Nathan Hansen, 800 Pine Dr SW, requested to address the Council on a potential amendment to City Code of Ordinance Section 152.02 – Interior Lot Restrictions. Council Member O’Loughlin with a motion to table the request until it can be discussed at a Council Work Session, second by Council Member Prusator. The roll being called the following Council Members voted: Ayes: O’Loughlin, Prusator, and Hanna. Nays: Jensen, Mayner, Moore, and Weber. The motion failed. Mr. Hansen would like to install a fence to allow his dogs out in the yard without having to be on a leash. He agrees there should be a written agreement between neighbors about the fence being on a property line but would like the distance requirement to be potentially amended. The current code states no fence, wall, or hedge shall be within three feet of the property line in any side or rear yard unless there is a written agreement. Council Member Moore with a motion to table the amendment to the September 2, 2025, Council Work Session, second by Council Member Hanna. The roll being called the following Council Members voted: Ayes: O’Loughlin, Prusator, Mayner, Moore, Hanna, and Weber Nays: Jensen.

### RESOLUTIONS

Council Member O’Loughlin with a motion to approve and authorize the Mayor to sign the resolution that approves the development agreement with Indee Storage, LLC, authorizing annual appropriation tax increment payments, and pledging certain tax increment revenues to the payment of the agreement, second by Council Member Moore. 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. 2025-63 in the Official Book of Resolutions.**

Council Member Jensen with a motion to approve and authorize the Mayor to sign the resolution which agrees to provide and make available up to \$59,254.22 in local monies to meet the minimum local match requirement for the mitigation grant application, second by Council Member Mayner. City Manager Schmitz stated this grant application is in partnership with the City of Oelwein. 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. 2025-64 in the Official Book of Resolutions.**

Council Member Weber with a motion to approve and authorize the Mayor to sign the resolution that approves Pay Application #3 in the amount of \$176,859.51 to Eastern Iowa Excavating & Concrete LLC for the 8<sup>th</sup> Ave NW – IPF Area Stormwater Improvements Project, 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.

**Resolution adopted and upon approval by Mayor assigned No. 2025-65 in the Official Book of Resolutions.**

### REPORTS

The following comments were heard from Council and Staff: PD Monthly Reports – Council Member Hanna asked if the test drone flight is something the Police Department does? Chief Lau said they do not have a drone. Test drone flight is a type of call for service in the department’s reporting software. Council Member Hanna also thanked the department for providing escorts for funeral services. That was very helpful last Friday when work was being done near the bridge. Moore – Encouraged residents to come to Meet Me on Main this Friday and participate in the dunk tank activity. Money raised from the dunk tank will be used for the July 4, 2026, celebration. Mayner – Sad to see that this is the last year of BrewBQ. O’Loughlin – Also encouraged residents to attend Meet Me on Main. City Manager – Staff posted a job opening for a part-time office assistant for the Independence Municipal Airport.

### ADJOURNMENT

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

Whereupon Mayor Bleichner declared the meeting adjourned at 6:38 p.m.

ATTEST: Brad Bleichner, Mayor of the City of Independence, Iowa

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

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