

The Independence City Council met in regular session in the council chambers at 5:30 p.m., on Monday, October 27, 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 Jensen to approve the agenda as presented for the regular meeting held October 27, 2025. Ayes: All.

CONSENT AGENDA

Motion by Council Member Mayner, second by Council Member Weber to accept and approve the consent agenda that approves the following: a) The minutes of the October 13th, 2025, Regular Meeting. Ayes: All.

FINANCIALS

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

ACCESS SYSTEMS LEASING	EQUIP CONTRACT-ALL	\$1,746.98
ADP	PAYROLL SVCS	\$126,384.43
ADVANCE AUTO PARTS	VEH REPAIR-PD	\$20.74
ALEX SATTIZAHN	VOLUNTEER-F	\$73.88
AMAZON CAPITAL SERVICES	SUPPLIES-PD,CH,L	\$1,327.96
ANDREW ROMAN	VOLUNTEER-F	\$484.33
ANTHONY SCHULER	VOLUNTEER-F	\$98.51
ARMOR EQUIPMENT	EQUIP-W	\$7,045.00
AVFUEL CORPORATION	EQUIP RENTAL-A	\$20.00
BAKER & TAYLOR ENTERTAINMENT	BOOKS-L	\$32.37
BANKIOWA	BANK FEE-CH	\$4.00
BEAM INSURANCE ADMIN LLC	VSP-BEAM PRETAX	\$504.83
BRODART CO	BOOKS-L	\$817.50
BRODY TILL	VOLUNTEER-F	\$188.81
BRUENING ROCK	MATERIAL-ST	\$28.58
BUCHANAN COUNTY HEALTH CENTER	AMB SERV-AMB	\$11,496.42
CARD SERVICES-LIBRARY	MISC EXP-L	\$338.22
CARD SERVICES-VISA	MISC EXP-F,A,W,PR,CH	\$13,047.12
CENGAGE LEARNING	BOOKS-L	\$469.90
CHRISTIAN BLAD	VOLUNTEER-F	\$648.51
CITY LAUNDERING CO. INC	BLDG MAINT-PD	\$89.40
COLE'S ACE HARDWARE	SUPPLIES-CH,F,L,PR,ST,SW,W	\$2,622.83
CY & CHARLEY'S FIRESTONE INC	VEH REPAIR-ST,W	\$658.40
DELTA DENTAL OF IOWA	DENTAL BENEFIT	\$4,114.54
DON'S TRUCK SALES INC	VEH MAINT-ST	\$45.52
DREW REICKS	VOLUNTEER-F	\$229.85
D & S PORTABLES INC	SERVICES-W	\$487.50
EAST-CENTRAL IOWA R.E.C.	UTILITIES-A,PR,ST,W,CH	\$2,353.88
EMPLOYEE BENEFIT SYSTEMS	SAFE-T FUND	\$4,883.14
ERIN KREMPGES	REIMBURSE-L	\$21.37
FLETCHER-REINHARDT CO	EQUIP-ST	\$1,050.00
GORDY FENNER	VOLUNTEER-F	\$139.55
HAWKINS, INC.	CHEMICALS-W	\$40.00
HOLIDAY INN	LODGING-CH	\$237.44
HYDRITE CHEMICAL CO.	CHEMICALS-W	\$1,056.68

HY-VEE ACCOUNTS RECEIVABLE	SUPPLIES-PR	\$104.06
INDEPENDENCE LIGHT & POWER	MISC EXP-CH,L,ST	\$12,417.79
INDEPENDENCE ROTARY CLUB	DUES-CH	\$166.00
INFOUSA MARKETING	BOOKS-L	\$355.00
INGRAM LIBRARY SERVICES	BOOKS-L	\$85.19
IOWA DEPARTMENT OF REVENUE	SALES TAX-PR,W	\$9,141.97
JACOB KURT	VOLUNTEER-F	\$394.03
JACOBS, MORGAN	VOLUNTEER-F	\$164.18
JACOB WOLF	VOLUNTEER-F	\$541.79
JASON DECKER	VOLUNTEER-F	\$205.22
JENNIFER SIMMONS	VOLUNTEER-F	\$303.73
JOHN DEERE FINANCIAL	SUPPLIES-PR,W,PD,ST,A	\$1,800.24
JORDON WULFEKUHL	VOLUNTEER-F	\$98.51
KRIVACHECK JANITORIAL SUPPLY	SUPPLIES-ST	\$279.99
LYNCH DALLAS, PC	LEGAL SVC-CH	\$2,572.50
MANATTS, INC.	CEMENT-ST	\$1,036.88
MARTIN GARDNER ARCHITECTURE	SERVICES-F	\$4,350.00
MCCURDY-SAVAGO, COOPER	VOLUNTEER-F	\$16.42
MGL PRINTING SOLUTIONS	SUPPLIES-CH	\$654.00
MICROBAC LABORATORIES, INC	WATER ANALYSIS-W	\$291.25
MIDAMERICAN ENERGY COMPANY	UTILITIES-CH,L,PD,PR,ST,W	\$1,512.25
MIDWEST BREATHING AIR L.L.C.	SERVICES-F	\$859.39
MIDWEST JANITORIAL SERVICE	BLDG MAINT-L	\$1,635.00
MIKE ZIMMERLY	VOLUNTEER-F	\$32.84
NATHAN BEENBLOSSOM	VOLUNTEER-F	\$377.61
NEJDL, MICHELLE	MILEAGE-CH	\$204.91
OFFICE TOWNE INC.	SUPPLIES-PR,F,W	\$118.35
POLLARDWATER	EQUIP-W	\$835.79
PURCHASE POWER	POSTAGE-ALL	\$264.99
RJS WELDING LLC	VEH REPAIR-ST,PR	\$171.00
ROY NICOLAS	VOLUNTEER-F	\$205.22
RYDELL AUTO GROUP	VEH REPAIR-W	\$999.58
SERVPRO OF BLACK HAWK COUNTY	SERVICES-W	\$5,227.86
SIGNS & MORE LLC	SUPPLIES-PD,CH	\$384.36
SIMMERING-CORY IA CODIFICATION	WEB DUES-CH	\$450.00
STAR EQUIPMENT, LTD	EQUIP-ST,W	\$1,500.47
STATE STREET BANK & TRUST CO	ICMA-RC BENEFIT	\$5,031.17
STATE FARM	BENEFITS-CH,ST,W	\$32.72
STOREY KENWORTHY - MATT PARROT	SUPPLIES-L	\$79.53
STRYKER SALES, LLC	EQUIP-PD	\$1,050.00
SYNTECH SYSTEMS	SERVICES-A	\$48.00
TANNER ERICKSON-DALE	VOLUNTEER-F	\$221.64
TASC	FLEX MED BENEFIT	\$1,334.73
TAYLOR SIMMONS	VOLUNTEER-F	\$180.60
TONY DELGADO-CONNOR	VOLUNTEER-F	\$254.48
TY FANGMAN	VOLUNTEER-F	\$320.15
UNITYPOINT HEALTH AT WORK	SERVICES-PD	\$229.00
USA BLUE BOOK	CHEMICALS-W	\$1,208.53
US CELLULAR	PHONE-L	\$183.53
WALMART COMMUNITY	SUPPLIES-L,W	\$325.90
WELLMARK BCBS	HEALTH BENEFIT	\$44,193.43
WES HOOKEM	VOLUNTEER-F	\$320.15
ZORO TOOLS, INC	SUPPLIES-W	\$403.96

CLAIMS TOTAL \$287,984.08; General Fund \$130,340.19; Library \$18,075.69; Streets Dept-Road Use \$19,991.68; Employee Benefits \$44,554.01; Cap Outlay Savings/LOST \$7,076.66; Water Fund \$21,707.37; Sewer Utility Fund \$41,228.27; Storm Water \$127.07; Self Insurance \$4,796.58; Self Insurance-Enterprise \$86.56.

REVENUES MONTH TO DATE TOTAL \$3,304,276.76; General Fund \$1,190,489.64; Library \$37,928.74;

Streets Dept-Road Use \$67,742.10; Employee Benefits \$572,998.78; Tax Increment Finance \$447,041.47; Debt Service \$645,107.99; Debt-Special Assessment \$40,906.97; Park & Rec Project \$24,200.00; Cap Outlay Savings/LOST \$13,274.57; Water Fund \$65,226.00; Water Revenue Bond \$7,737.92; Sewer Utility \$167,238.93; Sewer SRF Sinking Fund \$7,928.42; Storm Water \$9,100.76; Self Insurance \$7,155.58; Self Insurance-Enterprise \$198.89.

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

HEARINGS & ORDINANCES

Council Member Jensen with a motion to set a public hearing for November 10th, 2025, at 5:30 pm to consider an ordinance amendment to Section 17 Signs of the Zoning Ordinance of the City of Independence, Iowa, second by Council Member Mayner. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Mayner, Prusator, O'Loughlin, Jensen, and Weber.

Council Member Jensen with a motion to set a public hearing for December 8th, 2025, at 5:30 pm to review the State Revolving Fund loan application and to make public the environmental information document and the City's project plan, second by Council Member Mayner. The roll being called the following Council Members voted: Ayes: Moore, Mayner, Prusator, O'Loughlin, Jensen, Weber, and Hanna.

Council Member Weber with a motion to approve the first reading of an ordinance amending Chapter 65, Stop or Yield Required, second by Council Member Mayner. The roll being called the following Council Members voted: Ayes: Mayner, Prusator, O'Loughlin, Jensen, Weber, Hanna, and Moore. 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 Moore. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Weber, Moore, and Mayner. Nays: Hanna. Council Member Moore with a motion to have this ordinance that amends Chapter 65, Stop or Yield Required, 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 Mayner. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Weber, Moore, Mayner, and Prusator. Nays: Hanna.

Ordinance adopted and upon approval by Mayor assigned No. 2025-627 in the Official Book of Ordinances.

Council Member Prusator with a motion to approve the first reading of an ordinance amending Chapter 69, Parking Regulations, second by Council Member O'Loughlin. Mayor Bleichner reviewed the areas being amended in the proposed ordinance in the packet. Council Member Hanna asked if the area on the east side of 5th Avenue NE between 1st Street E and 2nd Street NE should also be considered as she had received phone calls about it. Discussion was held about that area as there are no parking signs as there is a residential driveway. City Clerk/Treasurer Lampe believes Kwik Star employees park in that area and would be parked there longer for two hours. That area could also be used by the apartment building for overnight guests. Mayor Bleichner stated that this area is not included in the amendment tonight and could be discussed at a future meeting. The roll being called the following Council Members voted: Ayes: Jensen, Weber, Hanna, Moore, Mayner, Prusator, and O'Loughlin. Council Member Weber 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: Weber, Moore, Mayner, Prusator, O'Loughlin, and Jensen. Nays: Hanna. Council Member Moore with a motion to have this ordinance that amends Chapter 69, Parking 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 Jensen. The roll being called the following Council Members voted: Ayes: Moore, Mayner, Prusator, O'Loughlin, Jensen, and Weber. Nays: Hanna.

Ordinance adopted and upon approval by Mayor assigned No. 2025-628 in the Official Book of Ordinances.

RESOLUTIONS

Council Member O'Loughlin with a motion to approve and authorize the Mayor to sign the resolution establishing application fees for certain encroachments within the public right-of-way, second by Council Member Jensen. Mayor Bleichner reminded Council that this is related to the brick mailbox and other potential encroachments in the right of way. Council Member Hanna asked how residents were going to be notified of this. Mayor Bleichner replied there is a hold harmless agreement that is still being drafted and it is the hope that the form will be able to be completed online with the permit. Council Member Moore asked for clarification on the fees and what would happen if a resident doesn't take out a permit? The permit fees start July 1, 2026, and if a resident doesn't take out a permit, the Building/Code Enforcement Official Matt Chesmore to address. Council Member Moore asked if someone had an encroachment permit and if they were to remove that item, it couldn't be replaced, correct? Building/Code Enforcement Official Chesmore stated items in there right of way currently will be allowed to stay. If a resident were to remove that item and want to replace it with something else, a permit would need to be applied

for and then reviewed by the City. 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. 2025-78 in the Official Book of Resolutions.

OTHER BUSINESS

Council Member O'Loughlin with a motion to end the floodplain remnant lot leases effective June 30, 2026, and provide notice immediately to the current lessees of the properties, second by Council Member Hanna. Council Member Mayner stated even though these leases bring in \$1,800, canceling them would then be a loss of revenue. Discussion was held about the potential additional workload for the Parks and Recreation Department maintaining these properties and making sure all FEMA properties are not being used for storage. A potential discussion item for a future meeting would be if the City is able to sell those lots after further research has been done. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Weber, Hanna, and Moore. Nays: Mayner.

Council Member O'Loughlin with a motion to approve and authorize the City Manager to sign Change Order #2 for the Independence Premium Foods Storm Water Project with an increase of \$4,907.35 to the contract amount, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Weber, Hanna, Moore, and Mayner.

Council Member Hanna with a motion to approve the early termination of the Airport Farm Lease with the current lessee, Mr. Leon Bachman, and to authorize staff to advertise the land for a new tenant, second by Council Member Jensen. Council Member O'Loughlin feels the City should say no as it is the last year of the lease and it was entered into good faith with the City and Mr. Bachman. Council Member Prusator asked what the current lease term was for the land? Mayor Bleichner replied the lease term is March 1, 2024, to February 29, 2027. Airport Director Brett Soukup stated the last hay crop was taken out late in September. When it comes to farm leases, notice must be given prior to September 1 to terminate a lease by either party. Mr. Bachman wanted to know if it is an option to terminate the lease early in an effort to advertise the land for a potential new lessee. Airport Director Soukup would like to review the lease and put in language about crop rotation and till things under. Council Member Prusator asked if the land could be sub-leased or if custom farming is an option. Airport Director Soukup stated his understanding is that Mr. Bachman would pay the City the rent and then Mr. Bachman would receive payment from the individual that would do the custom farming. It was determined that research would need to be done to verify that custom farming is an option for Mr. Bachman. The roll being called the following Council Members voted: Ayes: Jensen and Hanna. Nays: O'Loughlin, Weber, Moore, Mayner, and Prusator.

REPORTS

The following comments were heard from Council and Staff: Hanna – Received calls about garbage service and billing for residents in the trailer court by the racetrack. How it was told to her residents are being double charged for services and would like to discuss this at a future work session. Moore – Good luck to the football team this Friday. Mayner – Thought with the colder weather, he thought there would be less people using bicycles and electric scooters. He would like Council and City staff to look at Waterloo's ordinance as it is well written. He had a resident reach out to him about the street sweeper route as it seems the sweeper is seen more in certain areas than others. On Saturday at the Buchanan County Public Health building, there will be a car seat safety check and resource fair. O'Loughlin – Reminder that the RV Park is closing November 15th. Mayor – The City received a grant to work on a section of trail along Enterprise Drive West to 6th Avenue SW. Thank you to ILP for installing the lights on Lovers Lane. He attended a meeting at Buchanan County Emergency Management that talked about the Duane Arnold Energy Center and evacuation processes for that facility. The City was awarded a \$1,000 ICAP safety grant that will be used for security cameras at the Library. He attended the Buchanan County Economic Development chili cook off last week. The Library's Boo Bash event had 425 attendees this year. He reviewed information received from the recent quarterly meeting with AMR, Buchanan County, and Buchanan County Health Center. There will be another Independence School bond presentation on October 30th from 6:30 to 8:30 pm. Don't forget that November 4, 2025, is election day. Halloween will be on Friday, October 31, 2025, from 5:00 to 8:00 pm and Saturday, November 1, 2025, from 5:00 to 7:00 pm to allow people to support the Independence football team Friday night. PD – Read an email from a Fairfax resident about a positive interaction with Officer Jason Ohrt. Fire – Ladder 1 is out of service as there are hydraulic pumps leaking. Staff are working on where the truck can be taken for repairs. It can be used as a pumper if needed. A small group of firefighters will be going to Wisconsin to help design plans for a new Rescue and Ladder truck.

ADJOURNMENT

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

Whereupon Mayor Bleichner declared the meeting adjourned at 6:27 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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