

The Independence City Council met in regular session in the council chambers at 5:30 p.m., on Monday, August 25, 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 Mayner to approve the agenda as presented for the regular meeting held August 25, 2025. Ayes: All.

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 August 11, 2025, Regular Meeting. b) Del Rio Class C Retail Alcohol License amendment for an address correction with a tentative effective date of June 15, 2025, through June 14, 2026. c) Hy-Vee Dollar Fresh Class E Retail Alcohol License amendment for ownership/board updates with a tentative effective date of November 9, 2024, through November 8, 2025. Ayes: All.

FINANCIALS

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

319 REPAIR	VEH REPAIR-PR	\$ 235.00
ACCESS SYSTEMS LEASING	EQUIP CONTRACT-ALL	\$ 1,634.00
ACCO	CHEMICALS-PR	\$ 3,655.20
ADP	PAYROLL SERVICES	\$ 136,318.96
AIR SERVICES INC	SERVICES-F	\$ 351.90
ALTORFER INC	EQUIP REPAIR-W	\$ 613.50
AMAZON CAPITAL SERVICES	SUPPLIES-A,CH,F,L,PD	\$ 1,320.57
ASSURITY LIFE INSURANCE CO	ASSUR CRIT ILL	\$ 491.10
AXON ENTERPRISE, INC	EQUIP-PD	\$ 148,300.00
BAKER & TAYLOR ENTERTAINMENT	BOOKS-L	\$ 940.64
BEAM INSURANCE ADMIN LLC	VSP-BEAM	\$ 488.19
BIBLIONIX LLC	SERVICES-L	\$ 3,370.00
BLACKSTONE PUBLISHING	SUPPLIES-L	\$ 207.85
BLACK HAWK CO HEALTH DEPT	INSPECT FEE-PR	\$ 418.00
BRODART CO	BOOKS-L	\$ 503.58
BRUENING ROCK	ROAD ROCK-W	\$ 4,091.00
BUCHANAN COUNTY HEALTH CENTER	SERVICES-F,ST,W	\$ 121.06
CARD SERVICES-LIBRARY	MISC EXP-L	\$ 165.94
CARD SERVICES-VISA	MISC EXP-PR,PD,F,A,CH	\$ 14,843.87
CITY LAUNDERING CO. INC	BLDG MAINT-PD	\$ 89.40
COLE'S ACE HARDWARE	SUPPLIES-W,PR,L	\$ 280.47
CORE & MAIN LP	SUPPLIES-W	\$ 751.16
CRAWFORD ENGINEERING & SURVEY	SERVICES-SW	\$ 3,190.00
CY & CHARLEY'S FIRESTONE INC	VEH REPAIR-PD	\$ 58.68
DANKO EMERGENCY EQUIPMENT	EQUIP-F	\$ 798.36
DEMCO	SUPPLIES-L	\$ 193.73
DIAMOND VOGEL PAINTS	SERVICES-W	\$ 248.00
D & K PRODUCTS	SUPPLIES-PR	\$ 311.50
DON'S TRUCK SALES INC	EQUIP-ST	\$ 31,516.00
EAST-CENTRAL IOWA R.E.C.	UTILITIES-A,PR,ST,W,CH	\$ 2,365.98
E.H. WACHS	SUPPLIES-W	\$ 412.45

ELECTRIC PUMP INC	EQUIP REPAIR-W	\$ 1,860.00
ELITE LAND IMPROVEMENT, LLC	SERVICES-W	\$ 70,752.48
EMPLOYEE BENEFIT SYSTEMS	SAFE-T FUND	\$ 19,153.32
EPIC CLEAN, LLC	BLDG MAINT-L	\$ 1,051.00
HAUSERS WATER SYSTEMS INC	SERVICES-ST	\$ 12.20
HAWKEYE ALARM SIGNAL COMPANY	SERVICES-L	\$ 600.00
HAWKINS, INC.	CHEMICALS-W	\$ 1,805.00
HY-VEE ACCOUNTS RECEIVABLE	SUPPLIES-PR	\$ 101.23
IA LEAGUE OF CITIES	STUDY-CH	\$ 3,500.00
INDEPENDENCE LIGHT & POWER	UTILITIES-ALL	\$ 39,988.68
INDEPENDENCE BULLETIN-JOURNAL	DUES-L	\$ 109.00
INDEPENDENCE NAPA	SUPPLIES-W	\$ 72.74
IOWA DEPARTMENT OF REVENUE	SALES TAX-PR,W	\$ 10,407.64
IOWA LAW ENFORCEMENT ACADEMY	SERVICES-PD	\$ 150.00
J & R SUPPLY INC	SUPPLIES-W	\$ 1,100.00
LEAD CUSTOM ENGRAVING	SUPPLIES-PD	\$ 32.00
LEGALSHIELD	LEGAL/ID BENEFIT	\$ 161.62
LYNCH DALLAS, PC	LEGAL SVC-CH	\$ 5,754.40
MANATTS, INC.	SERVICES-W	\$ 24,832.57
MARTIN GARDNER ARCHITECTURE	SERVICES-F	\$ 85.47
MCCLOUD SERVICES	PEST CONTROL-PD	\$ 95.00
MIDAMERICAN ENERGY COMPANY	UTILITIES-W,ST,PD,CH,PR,L	\$ 4,677.85
MSA PROFESSIONAL SERVICES INC	SERVICES-W	\$ 6,750.00
MYERS-COX CO	SUPPLIES-PR	\$ 690.23
OFFICE TOWNE INC.	MISC EXP-CH,PD	\$ 293.73
PENWORTHY COMPANY	BOOKS-L	\$ 269.64
PEPSI-COLA	SUPPLIES-PR	\$ 413.98
PIZZA RANCH	SUPPLIES-PR	\$ 1,645.96
PRECISION PLUMBING, HEATING	SERVICES-L	\$ 120.00
PRINT EXPRESS	SUPPLIES-L	\$ 161.55
PURCHASE POWER	POSTAGE-CH	\$ 107.30
RASMUSSEN DRAINAGE SERVICE LTD	SERVICES-A	\$ 1,597.27
SHARLENE CLINTON	RV HOST-PR	\$ 900.00
SIGNS & MORE LLC	SIGNS-PR	\$ 543.61
SPAHN & ROSE LUMBER COMPANY	SUPPLIES-PR,ST,W	\$ 9,160.00
STATE HYGIENIC LABORATORY	SERVICES-PR	\$ 15.50
STATE STREET BANK & TRUST CO	ICMA-RC BENEFIT	\$ 5,081.17
STATE FARM	BENEFITS-CH,ST,W	\$ 32.72
STOREY KENWORTHY - MATT PARROT	SUPPLIES-L	\$ 211.56
TAPCO	EQUIP-ST	\$ 5,817.66
TASC	MISC EXP	\$ 2,026.43
TRAFFICLOGIX	EQUIP-ST	\$ 10,032.00
UMB BANK NA	BOND FEE-CH	\$ 1,200.00
US CELLULAR	PHONE-L	\$ 208.53
VAN HYFTE, GLORIA	REFUND-PR	\$ 175.00
VERN'S TRUE VALUE	SUPPLIES-PR,ST	\$ 114.48
VISU-SEWER INC	SERVICES-W	\$ 4,613.80
WALMART COMMUNITY	SUPPLIES-L	\$ 3.94
WASTE MANAGEMENT	GARBAGE-PR	\$ 36.01
WELLMARK BCBS	INSURE-CH	\$ 253.80
WOOLVERTON	SUPPLIES-L	\$ 160.00
WORKFORCE SOLUTIONS	TRAINING-PD	\$ 215.00
ZIMMER & FRANCESCON INC	EQUIP REPAIR-W	\$ 3,382.17

CLAIMS TOTAL \$600,840.32; General Fund \$148,080.60; Library \$21,985.43; Streets Dept-Road Use \$13,433.86; Employee Benefits \$8,695.48; Debt Service \$600.00; Cap Outlay Savings/LOST \$204,256.68; Water

Fund \$115,183.25; Water Revenue Bond \$600.00; Sewer Utility Fund \$65,661.70; Storm Water Projects \$3,190.00; Self Insurance \$18,304.57; Self Insurance-Enterprise \$848.75.

REVENUES MONTH TO DATE TOTAL \$570,576.07; General Fund \$179,714.02; Library \$35,009.63; Streets Dept-Road Use \$69,347.66; Employee Benefits \$140.00; Debt Service \$24,991.67; Park & Rec Projects \$2,000.00; Cap Outlay Savings/LOST \$43,743.51; Water Fund \$63,535.05; Water Revenue Bond \$7,737.92; Sewer Utility \$108,156.79; Sewer SRF Sinking \$7,928.42; Storm Water \$9,118.08; Self Insurance \$18,304.57; Self Insurance-Enterprise \$848.75.

The August 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 approve the first reading of an ordinance to add Chapter 142, Right-of-Way Obstructions, Encroachments, and Beautification to the City Code, second by Council Member O'Loughlin. City Manager Schmitz stated he and Building Official Chesmore talked earlier in the day about making changes to 142.06(1)(A) and 142.06(3)(A). Council Member Weber said he looked at other cities code that mention plants being planted in the vision triangle having to be under a certain height. He stated it looks nice to see that and would hate for residents that would have to remove plants already in the vision triangle. This would require Council to revise 142.04(2)(C) for plants being allowed in the vision triangle with a height restriction. Council Member Weber asked if fences within the vision triangle would need to be moved or if they could be grandfathered in? City Manager Schmitz replied with how the amendment is currently drafted, fences would have to be moved. Council Member Weber asked if a clause could be written that would allow the existing fence but if it were to be damaged or improvements were to be made, the fence would then have to follow the code? City Manager Schmitz stated with the discussion being held it would be his recommendation to table this until the September 2nd Work Session. Council Member O'Loughlin retracted his second and Council Member Jensen retracted her motion to approve the first reading of the ordinance to add Chapter 142. Council Member Mayner with a motion to table the adding of Chapter 142 to the September 2nd Work Session for further discussion, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Mayner, Prusator, O'Loughlin, Jensen, and Weber.

Council Member Hanna with a motion to approve the first reading of an ordinance to add Chapter 143, Closing Public Thoroughfares, to the City Code, second by Council Member Mayner. Council Member Hanna asked about the ending time for neighborhood parties. City Manager Schmitz replied street closures in a residential district is limited to six hours and eight hours in a commercial district. Closures can only occur between 9:00 am to 11:00 pm Sunday through Thursday, or 9:00 am to 12:30 am on Friday and Saturday. Exceptions can be made for special event applications submitted and approved by Council. Council Member Hanna said the residential closure going until 12:30 am could result in residents complaining. Council Member Weber stated that 75% of the neighbors must sign the petition in approval of having the road closed for the block party and the neighbors can ask their questions of the event before signing the petition. 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 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. Council Member Moore asked if there should be discussion? Mayor Bleichner replied there isn't discussion needed to waive the readings. City Manager Schmitz said the discussion that would be held would only be able to be on the reasoning to waive the statutory rule. Council Member Moore thought by not waiving the readings would allow for residents to be able to talk to Council Members about any concerns they may have with this new chapter. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Weber, Mayner, and Prusator. Nays: Hanna and Moore.

Council Member Jensen with a motion to approve the first reading of an ordinance amending the fines and fees schedule to include street closure application fees, second by Council Member Mayner. The roll being called the following Council Members voted: Ayes: Weber, Hanna, Moore, Mayner, Prusator, O'Loughlin, and Jensen.

Council Member O'Loughlin with a motion to approve the first reading of an ordinance amending Chapter 69 "Parking Regulations" regarding off-street parking in residential areas, second by Council Member Jensen. Council Member Moore asked if a conclusion was reached about having a solid base under the whole vehicle or just under the tires being parked in a side yard? City Manager Schmitz replied this ordinance only impacts front and side yards that front a street. It doesn't apply to a side yard or rear yards that front a street based on previous Work Session discussions. Mayor Bleichner asked for clarification on the base underneath a vehicle? City Manager Schmitz said a base needs to be underneath the full undercarriage of the vehicle. A resident could use a combination of cement and gravel for the vehicle to be parked on. Council Member Moore asked about a house being on a corner lot being able to park something in the side yard that does face a street? City Manager Schmitz said that 40% of that side yard could be used as long as an all-weather surface is used. Council Member Mayner asked if this was for any duration of time? He provided an example of someone driving a golf cart to his house and parking in the front yard for two

to three hours. City Manager Schmitz said with how the amendment is written it would not be allowed, but it comes down to it being called in and requiring it to be enforced. Council Member Weber asked if someone were to get a code enforcement notice on any ordinance if they could come to Council and plead their case? City Manager Schmitz replied that this would be considered a nuisance and would be taken to court. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Weber, Hanna, and Moore. Nays: Mayner.

RESOLUTIONS

Council Member Mayner with a motion to approve and authorize the Mayor to sign the resolution accepting and approving the preliminary plat of the Rosburg First Addition within two miles of the city limits of the City of Independence, Iowa, 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.

Resolution adopted and upon approval by Mayor assigned No. 2025-66 in the Official Book of Resolutions.

OTHER BUSINESS

Council Member Moore with a motion to approve the six-month lease agreement with Street Flying Service LLC for Mechanic (IA) Services at the Independence Municipal Airport, second by Council Member Weber. Council Member Hanna asked how the airport would operate if the lease wasn't approved? City Manager Schmitz said there would be no mechanic services available until someone could be found. Council Member Moore asked why the lease was only for six months? Airport Director Soukup said the Airport Board was split on how to proceed with the lack of RFPs that were received. City Manager Schmitz proposed a six-month lease as a compromise to keep services and being able to get more RFPs for mechanic services. Council Member O'Loughlin asked if P & N would be vacating on September 30th? Airport Director Soukup said yes, they will be. The roll being called the following Council Members voted: Ayes: Weber, Hanna, Moore, Mayner, Prusator, O'Loughlin, and Jensen.

Council Member Mayner with a motion to authorize the re-advertisement of both RFPs for Flight Instruction Services and for Mechanic (IA) Services to seek additional comprehensive proposals, second by Council Member O'Loughlin. Council Member Hanna asked if there would be anyone providing flight instruction at this time? City Manager Schmitz said there will not be anyone in the interim unless someone comes forth. Council Member O'Loughlin asked where the mechanical services will be done. Airport Director Soukup said that mechanical services will be held in the electrical vault building to keep the main hangar available for community use. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Mayner, Prusator, O'Loughlin, Jensen, and Weber.

REPORTS

The following comments were heard from Council and Staff: Hanna – Asked residents to come volunteer their time on Saturdays to help in Oakwood. Last Saturday, there were only three people that showed up. Mayner – Excited to see businesses coming into empty retail locations. O'Loughlin – Shout-out to the new owner of the former Bland Flower Shop and he turned it into a meat locker. Reminded residents that there are other places to volunteer as well throughout the City. City Manager – Will be out of the office on Tuesday, August 26th. City Clerk – The 2025 Legislative Code changes have been received from Iowa Codification and will be brought to the first meeting in September. Mayor – Monday is Labor Day and so the Work Session will be on Tuesday, September 2nd instead. Reminded residents of the open council seats available for the ballot this November and to take out papers if interested in serving on City Council.

ADJOURNMENT

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

Whereupon Mayor Bleichner declared the meeting adjourned at 6:14 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