

The Independence City Council met in regular session in the council chambers at 5:30 p.m., on Monday, October 13, 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 Mayner, second by Council Member Moore to approve the agenda as presented for the regular meeting held October 13, 2025. Ayes: All.

Police Chief Lau recognized the recent promotions of Captain Andrew Isley and Lieutenant Kayla Morris.

CONSENT AGENDA

Motion by Council Member O’Loughlin, second by Council Member Mayner to accept and approve the consent agenda that approves the following: a) The minutes of the September 22, 2025, Regular Meeting. b) Wee Willy’s Checkered Flag Class C Retail Alcohol License renewal with outdoor service with a tentative effective date of October 1, 2025, to September 30, 2026. c) Hartig Drug #14 Class E Retail Alcohol License renewal with a tentative effective date of November 12, 2025, to November 11, 2026. d) Wal-Mart Supercenter #750 Class E Retail Alcohol License renewal with a tentative effective date of December 1, 2025, to November 30, 2026. e) Wal-Mart Supercenter #750 Class E Retail Alcohol License amendment for ownership updates with a tentative effective date of December 1, 2025, to November 30, 2026. f) Allerton Brewing Company Class C Retail Alcohol License renewal with outdoor service with a tentative effective date of October 17, 2025, to October 16, 2026. g) Sanity Room Class C Retail Alcohol License renewal with outdoor service with a tentative effective date of November 16, 2025, to November 15, 2026. Ayes: All.

FINANCIALS

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

ADAM RINIKER	UMPIRE-PR	\$515.00
ADP	PAYROLL SVCS-ALL	\$118,792.36
AIRGAS	LEASE-ST	\$137.69
AMAZON CAPITAL SERVICES	SUPPLIES-A,PD,CH,ST,F,W	\$2,163.92
ANGELA KILER	PHONE ALLOW	\$50.00
ARMOR EQUIPMENT	EQUIP-W	\$484.00
ASPRO INC	ASPHALT-W	\$720.12
AVFUEL CORPORATION	EQUIP RENTAL-A	\$20.00
AYDEN BERGMAN	UMPIRE-PR	\$160.00
BEATTY, DREW	UMPIRE-PR	\$100.00
BERGANKDV	DUES-CH	\$750.00
BLAKE HAYWARD	PHONE ALLOW	\$50.00
BLEICHNER, BRAD	PHONE ALLOW	\$100.00
BRAD ESCH	PHONE ALLOW	\$50.00
BRENT RECK	PHONE ALLOW	\$50.00
BRIAN LAU	PHONE ALLOW	\$50.00
BRUENING ROCK	MATERIALS-W,SW	\$1,150.55
BRUNKAN EQUIPMENT	EQUIP-ST	\$1,073.66
BUCHANAN COUNTY RECORDER	DUES-W	\$18.50
CAIDEN MEIKE	UMPIRE-PR	\$455.00
CARD SERVICES-VISA	MISC EXP-B,PD,A,CH	\$3,254.30
CHIPPEWA VALLEY TECHNICAL COLL	TRAINING-PD	\$395.00
CHRIS SHANNON	UMPIRE-PR	\$50.00
CITY LAUNDERING CO. INC	BLDG MAINT-PD	\$89.40
CONNOLLY, RON	STONE-CH	\$800.00
CONSOLIDATED ENERGY CO	FUEL-PR,ST	\$2,887.18

CRAWFORD ENGINEERING & SURVEY	SERVICES-ST	\$8,264.00
CY & CHARLEY'S FIRESTONE INC	VEH REPAIR-PD,ST,W	\$1,068.51
DAN'S OVERHEAD DOORS	SUPPLIES-A	\$250.72
DAX YOUNGBLUT	UMPIRE-PR	\$525.00
DELTA DENTAL OF IOWA	DENTAL INSURANCE	\$4,512.94
DORSEY & WHITNEY LLP	LEGAL SVC-CH	\$9,891.50
DOUBLE A ARMORY	SUPPLIES-PD	\$51.85
D & S PORTABLES INC	SERVICES-PR	\$1,200.00
DUNLAP MOTORS INC	VEH REPAIR-PR,CH	\$138.75
EASTERN IOWA EXCAVATING	SERVICES-SW	\$18,993.59
ELITE LAND IMPROVEMENT, LLC	SERVICES-SW,W	\$7,427.50
EMPLOYEE BENEFIT SYSTEMS	MISC EXP-ALL	\$2,803.96
ENVIRONMENTAL SYSTEMS RESEARCH	DUES-PD	\$400.00
ESCHEN'S CLOTHING	UNIFORM-W	\$819.10
EUROFINS ENVIRONMENT TESTING	LAB ANALYSIS-W	\$1,880.15
FAREWAY STORES INC	SUPPLIES-PR	\$2,442.17
FLETCHER-REINHARDT CO	EQUIP-ST	\$4,017.00
GAGE, KAYDEN	UMPIRE-PR	\$200.00
GEARGRID CORPORATON	SUPPLIES-F	\$3,503.00
HAWKEYE ALARM SIGNAL COMPANY	SERVICES-CH	\$190.00
HAWKINS, INC.	CHEMICALS-W	\$1,741.50
HOLTZMAN, KIRBY	REFUND-PR	\$99.00
HYDRITE CHEMICAL CO	CHEMICALS-W	\$1,849.24
IA DEPT OF PUBLIC SAFETY	SUPPLIES-PD	\$937.50
IA PRISON INDUSTRIES	SIGNS-ST	\$170.94
IMFOA	TRAINING-CH	\$75.00
INDEPENDENCE LIGHT & POWER	UTILITIES-ALL	\$28,115.49
INDEPENDENCE NAPA	SUPPLIES-PR,W,ST,A,F	\$553.05
INDEPENDENCE ROTARY CLUB	DUES-CH	\$157.00
IOWA DNR	DUES-W	\$115.00
IPERS	IPERS-REG-PROT	\$35,797.41
JAMES MORKEL	SERVICES-W	\$826.39
JOHN BUTLER	PHONE ALLOW	\$50.00
JOHN DEERE FINANCIAL	SUPPLIES-W,PR,PD,ST,SW,A	\$1,221.43
J & R SUPPLY INC	SUPPLIES-W	\$1,344.00
KARL KILER	UMPIRE-PR	\$180.00
KLUESNER SANITATION, LLC	GARBAGE-G	\$47,019.60
MANATTS, INC.	MATERIALS-SW,ST,W	\$7,749.26
MATTHEW SCHMITZ	PHONE ALLOW	\$100.00
METLIFE	LIFE-LTD-AD&D	\$1,375.35
MIDWEST SAFETY COUNSELORS INC	EQUIP-W	\$265.00
MSA PROFESSIONAL SERVICES INC	SERVICES-W	\$6,750.00
MUNICIPAL ELECTRONICS DIVISION	EQUIP REPAIR-PD	\$432.00
NEJDL, MICHELLE	PHONE ALLOW	\$50.00
NORTH CENTRAL LABORATORIES	LAB ANALYSIS-W	\$25.85
OELWEIN PUBLISHING COMPANY	PUBLICAT-CH	\$744.02
OFFICE TOWNE INC.	SUPPLIES-PD	\$126.88
PEPSI-COLA GEN. BOT. IN	SUPPLIES-PR	\$730.71
P & N CORPORATION	MISC EXP-ALL	\$1,491.09
POLK COUNTY SHERIFF	GARNISHMENT	\$44.82
PRAIRIE ROAD BUILDERS INC	SERVICES-PR,ST	\$36,988.50
PRNSCO INC	SUPPLIES-PR	\$22.41
PURCHASE POWER	POSTAGE-PR	\$214.99
PUSH-PEDAL-PULL INC	EQUIP REPAIR-PR	\$931.84
RACOM CORPORATION	EQUIP-F	\$469.69
ROBERT BEATTY	PHONE ALLOW	\$50.00
ROBINSON, TRENT	UMPIRE-PR	\$200.00
RON SMEDLEY ELECTRIC INC	SERVICES-PD	\$431.70

ROTO-ROOTER	SERVICES-W	\$18,525.00
SENNE, NYLES	UMPIRE-PR	\$50.00
SIGNS & MORE LLC	SUPPLIES-PR	\$6,602.62
S&K COLLECTIBLES	SHIPPING-PD,W	\$73.00
SOUKUP, BRETT	PHONE ALLOW	\$50.00
SPAHN & ROSE LUMBER COMPANY	SUPPLIES-W,ST,SW,F,CH	\$2,246.55
STAR EQUIPMENT, LTD	SUPPLIES-W	\$14,990.81
STATE STREET BANK & TRUST CO	ICMA-RC BENEFIT	\$5,381.17
STEVE GEE CONSTRUCTION, INC.	SERVICES-SW,W	\$371,677.83
STRICTLY ROOFING INC	HOME REHAB-CH	\$9,943.80
SUPERB CLEANING SERVICES	BLDG MAINT-PR	\$2,547.50
SYNTECH SYSTEMS	SERVICES-A	\$42.00
TASC	FLEX MED	\$1,384.73
TERRY-DURIN CO	EQUIP-PR	\$3,619.00
T-MOBILE	PHONE-B,F,CH.PR,PD,W	\$961.40
TRAVIS FOLEY	PHONE ALLOW	\$50.00
TRENTON CABELL	PHONE ALLOW	\$50.00
TUCKER, TAYBEN	REFUND-PR	\$45.00
UNITYPOINT HEALTH AT WORK	SERVICES-PD	\$229.00
USA BLUE BOOK	CHEMICALS-W	\$624.59
US CELLULAR	PHONE-W	\$46.40
VERIZON WIRELESS	PHONE-F,PD	\$45.49
VERN'S TRUE VALUE	SUPPLIES-PR,W,ST	\$565.38
VESSCO INC	EQUIP-W	\$7,293.92
WALMART COMMUNITY	SUPPLIES-W	\$154.28
WATERLOO TENT & TARP	REPAIR-PR	\$800.00
WEX BANK	FUEL-B,CH,F,PD,PR,W	\$3,397.25
YONKOVIC, SAMANTHA	REFUND-PR	\$564.50

CLAIMS TOTAL \$834,354.30; General Fund \$188,133.44; Library \$12,004.31; Hotel/Motel Tax \$800.00; Streets Dept-Road Use \$21,404.37; Employee Benefits \$29,139.25; Urban Renewal-LMI Housing \$9,943.80; Cap Project-Street Improvement \$8,264.00; Parks & Rec Project \$13,614.00; Cap Outlay Savings/LOST \$30,834.69; Water Fund \$215,147.56; Sewer Utility Fund \$111,306.59; Storm Water \$171,964.74; Storm Water Projects \$18,993.59; Self Insurance \$2,655.67; Self Insurance-Enterprise \$148.29.

REVENUES MONTH TO DATE TOTAL \$165,785.06; General Fund \$39,243.17; Library \$3,319.24; Parks & Rec Projects \$1,200.00; Water Fund \$44,552.66; Sewer Utility \$69,191.21; Storm Water \$5,807.45; Self Insurance \$2,359.00; Self Insurance-Enterprise \$112.33.

The September 2025 bank reconciliation and the revenues and expenses by department to date were available for council review and discussion.

HEARINGS & ORDINANCES

Council Member Mayner with a motion to approve the first reading of an ordinance that creates Chapter 102-Stormwater Management Policy, 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 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 Prusator. The roll being called the following Council Members voted: Ayes: Moore, Mayner, Prusator, O’Loughlin, Jensen, and Weber. Nays: Hanna. Council Member Jensen with a motion to have this ordinance that creates Chapter 102-Stormwater Management Policy, 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 Weber. The roll being called the following Council Members voted: Ayes: Mayner, Prusator, O’Loughlin, Jensen, Weber, and Moore. Nays: Hanna.

Ordinance adopted and upon approval by Mayor assigned No. 2025-624 in the Official Book of Ordinances.

Council Member Jensen with a motion to approve the first reading of an ordinance that creates Chapter 168-Statewide Urban Design and Specifications (SUDAS), second by Council Member O’Loughlin. 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 Weber. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Weber, Moore, Mayner, and Prusator. Nays: Hanna. Council Member Jensen with a motion to have this ordinance that creates Chapter 168-Statewide Urban Design and Specifications (SUDAS), 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: Jensen, Weber, Moore, Mayner, Prusator, and O'Loughlin. Nays: Hanna.

Ordinance adopted and upon approval by Mayor assigned No. 2025-625 in the Official Book of Ordinances.

Mayor Bleichner stated, pursuant to the agenda, he will now convene a public hearing for proposed rezoning request of M-2 to C-1 submitted by Greg and Christine Fangman. City Clerk/Treasurer Lampe stated no comments were received for the proposed rezoning request. Mayor Bleichner closed the public hearing and stated City Clerk Lampe will note all comments in the record. Council Member Mayner with a motion to approve the first reading of an ordinance amending provisions pertaining to Chapter 170-Zoning Regulations, second by Council Member Jensen. 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 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: Moore, Mayner, Prusator, O'Loughlin, Jensen, and Weber. Nays: Hanna. Council Member Jensen with a motion to have this ordinance which amends provisions pertaining to Chapter 170-Zoning 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 Mayner. 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. 2025-626 in the Official Book of Ordinances.

RESOLUTIONS

Council Member O'Loughlin with a motion to approve and authorize the Mayor to sign the resolution to assess property owner(s) for Chapter 52, Mowing of Properties-Failure to Comply, second by Council Member Hanna. 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. 2025-74 in the Official Book of Resolutions.

Council Member Jensen with a motion to approve and authorize the Mayor to sign the resolution that approves the Fiscal Year 2025 Annual Urban Renewal Report, authorizing the City Clerk/Treasurer to submit the report to the Department of Management by December 1, 2025, second by Council Member Mayner. 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. 2025-75 in the Official Book of Resolutions.

Council Member Mayner with a motion to approve and authorize the Mayor to sign the resolution accepting and approving a fifteen-foot (North) side yard setback and a fifteen-foot (South) side yard setback, second by Council Member Jensen. Council Member Hanna asked what the code says? City Manager Schmitz replied the code says that Council is to set the setbacks for commercially zoned property. When the zoning code is reviewed and update, he would like to address this so the Council does not have to set these setbacks in the future. 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. 2025-76 in the Official Book of Resolutions.

Council Member Jensen with a motion to approve and authorize the Mayor to sign the resolution establishing policies for the expenditure of funds for public purposes, 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. 2025-77 in the Official Book of Resolutions.

REPORTS

The following comments were heard from Council and Staff: Fire Department Monthly Report- Mayor Bleichner commented that there were more calls for EMS assistance. Council Member Jensen stated this report shows the public that the department is busy. Hanna – Thursday night at the Sanity Room from 5:00 to 7:00 pm, there will be a fundraiser for Oakwood Cemetery. Mayner – A vendor from the Farmers Market asked about having steps from the Burger King parking to where the market is held. Mayor – He received a phone call from Don Shonka about people parking in front of the Veteran's Memorial in front of the Buchanan County Courthouse. He had

conversations with the Buchanan County Supervisors and Police Chief Lau to see what can be done to regulate parking there. The City is working on amending parking ordinances and could include this area if the Council chooses. City-wide trick or treating will be on October 31, 2025, from 5:00 to 8:00 pm. Voting at the Courthouse starts this Wednesday and there will be a special polling place at the West Elementary gym on October 16th. Police – To his knowledge, there have not been parking issues in that area in front of the courthouse. It is mostly used for people going to St. John’s or the Buchanan County Courthouse. City Manager – It would be Burger King’s to put steps from their parking lot to the area where the Farmers Market is held. He will be out of the office on October 17th and will not be attending the October 27th City Council Meeting. He will be at the ICMA conference in Florida.

ADJOURNMENT

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

Whereupon Mayor Bleichner declared the meeting adjourned at 6:00 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

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