

The Independence City Council met in regular session in the council chambers at 5:00 p.m., on Monday, April 28, 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 April 28, 2025. Ayes: All.

Mayor Bleichner presented a plaque to Andrea Huston for former Council Member Tom Huston’s years of service.

Mayor Bleichner read a proclamation declaring May 4 – 10, 2025, as the 56th Annual Professional Municipal Clerks Week.

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 April 14, 2025, special meeting. b) The minutes of the April 14, 2025, regular meeting. c) Independence Area Chamber of Commerce special event application for the 164th Annual 4th of July Parade to be held on Friday, July 4, 2025. d) Independence Area Chamber of Commerce special event application for Meet Me on Main to be held on Friday, August 15, 2025. e) Independence Area Chamber of Commerce special event application for Jingle on main to be held on Friday, December 5, 2025. f) Las Dos Maria Mexican Restaurant Class C retail alcohol license renewal with a tentative effective date of May 5, 2025, through May 4, 2026. Ayes: All.

FINANCIALS

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

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| ACCESS SYSTEMS LEASING | EQUIP CONTRACT-ALL | \$ 1,634.00 |
| ACE HARDWARE | SUPPLIES-L | \$ 226.95 |
| ADP | PAYROLL CHECKS | \$ 111,701.31 |
| AMAZON CAPITAL SERVICES | SUPPLIES-CH,L,PD | \$ 1,599.08 |
| ARMOR EQUIPMENT | EQUIP-W | \$ 6,055.31 |
| AXON ENTERPRISE, INC | TRAINING-PD | \$ 895.00 |
| BAKER & TAYLOR ENTERTAINM | BOOKS-L | \$ 2,815.31 |
| BEAM INSURANCE ADMIN LLC | VSP-BEAM PRETAX | \$ 497.65 |
| BENTON'S READY MIXED CONC | SUPPLIES-W | \$ 50.00 |
| BLACKSTONE PUBLISHING | SUPPLIES-L | \$ 112.47 |
| BOWKER MECHANICAL | SERVICES-L | \$ 840.89 |
| BRODART CO | SUPPLIES-L | \$ 726.70 |
| BRUENING ROCK PRODUCTS IN | MATERIALS-ST,W,PR | \$ 3,016.42 |
| BUCHANAN COUNTY HEALTH CE | AMB SVC-CH | \$ 11,496.42 |
| BULS, JANET L | INSTRUCTOR-PR | \$ 499.12 |
| CARD SERVICES-LIBRARY | MISC EXP-L | \$ 246.99 |
| CARD SERVICES-VISA | MISC EXP-W,CH,PR,F | \$ 9,120.88 |
| CERTIFIED LABORATORIES | SUPPLIES-ST,W | \$ 781.30 |
| CITY LAUNDERING CO INC | BLDG MAINT-PD | \$ 89.40 |
| CORE & MAIN LP | SUPPLIES-W | \$ 1,291.56 |
| CY & CHARLEY'S FIRESTONE | SERVICES-PD | \$ 60.92 |
| D & K PRODUCTS | SUPPLIES-PR | \$ 588.00 |
| DELTA DENTAL OF IOWA | DENTAL INSURANCE | \$ 4,133.88 |
| DEMCO | SUPPLIES-L | \$ 57.59 |

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| DON'S TRUCK SALES INC | VEH MAINT-ST | \$ 1,167.63 |
| DOUBLE A ARMORY | SUPPLIES-PD | \$ 198.38 |
| DUNLAP MOTORS INC | VEH MAINT-CH | \$ 49.93 |
| EAST-CENTRAL IOWA R.E.C. | UTILITY-A,PR,ST,W,CH | \$ 2,787.18 |
| EDMUNDS GOVTECH | SERVICES-CH | \$ 5,187.50 |
| ELITE LAND IMPROVEMENT | SERVICES-W | \$ 1,775.00 |
| EPIC CLEAN, LLC | BLDG MAINT-L | \$ 1,400.00 |
| ESRI | FEES-W,SW | \$ 1,225.00 |
| FAREWAY STORES INC | SUPPLIES-PR | \$ 33.84 |
| FOUR FARMERS LLC | SERVICES-W | \$ 7,709.66 |
| GALLS INC | UNIFORM-PD | \$ 57.31 |
| GIBBY'S CATERING & VENDIG | CONCESSIONS-PR | \$ 37.50 |
| HAWKEYE COMMUNITY COLLEGE | TRAINING-L | \$ 100.00 |
| HAWKEYE FIRE & SAFETY COM | SERVICES-A,L,PD,PR | \$ 911.50 |
| HAWKINS, INC. | CHEMICALS-W | \$ 1,401.00 |
| HEARTLAND MECHANICAL LLC | SERVICES-L | \$ 515.00 |
| IA DEPT OF PUBLIC SAFETY | SUPPLIES-PD | \$ 529.50 |
| IA DEPT OF REVENUE | SALES TAX-PR,W | \$ 9,319.15 |
| IA DNR | PERMIT-SW | \$ 176.50 |
| ICAP | INSUR RENEWAL-ALL | \$ 261,886.00 |
| INDEPENDENCE LIGHT & POWE | UTILITIES-ALL | \$ 31,187.75 |
| INDEPENDENCE PLUMBING HEA | BLDG MAINT-PR | \$ 338.78 |
| INDEPENDENCE ROTARY CLUB | DUES-CH,L | \$ 296.00 |
| INTERSTATE ALL BATTERY CE | SUPPLIES-W | \$ 1,410.40 |
| INTOXIMETERS INC | SUPPLIES-PD | \$ 415.00 |
| IPERS | IPERS-REG/PROT | \$ 34,133.59 |
| J & R SUPPLY INC | SUPPLIES-W | \$ 590.00 |
| JOHN DEERE FINANCIAL | SUPPLIES-A,L,PR,ST,W | \$ 1,343.32 |
| KIECK'S CAREER APPAREL | UNIFORM-PD | \$ 8.95 |
| KIRKWOOD COMMUNITY COLLEG | TRAINING-W | \$ 9.00 |
| LASER LABS, INC | SUPPLIES-PD | \$ 279.00 |
| LEGALSHIELD | LEGAL/ID BENEFIT | \$ 161.61 |
| MAIN, TIMOTHY E | INSTRUCTOR-PR | \$ 1,587.68 |
| MANATT'S INC | CEMENT-ST | \$ 306.25 |
| METLIFE | LIFE-LTD-AD&D | \$ 1,370.58 |
| MIDAMERICAN ENERGY COMPAN | UTILITY-CH,L,PD,PR,ST,W | \$ 4,411.10 |
| MURPHY TRACTOR & EQUIPMEN | VEH REPAIR-ST | \$ 4,627.00 |
| MYERS-COX CO | CONCESSIONS-PR | \$ 1,182.57 |
| NORTH CENTRAL LABORATORIE | LAB ANALYSIS-W | \$ 70.85 |
| OFFICE TOWNE INC | SUPPLIES-PR | \$ 51.85 |
| OVERDRIVE INC. | SERVICES-L | \$ 7,244.00 |
| P & N CORPORATION | FUEL PROFITS-A | \$ 312.76 |
| PENWORTHY COMPANY, THE | BOOKS-L | \$ 658.46 |
| PEPSI-COLA GEN. BOT. IN | SUPPLIES-PR | \$ 2,788.86 |
| PERMA-BOUND | BOOKS-L | \$ 366.89 |
| PIZZA RANCH | CONCESSIONS-PR | \$ 144.00 |
| PRECISION PLUMBING, HEATI | MAINT-PR | \$ 559.20 |
| PRINT EXPRESS | SUPPLIES-PR | \$ 257.35 |
| RAY O'HERRON CO. | UNIFORM-PD | \$ 81.66 |
| RJS WELDING LLC | SUPPLIES-PR | \$ 156.80 |
| SERVPRO | SERVICES-W | \$ 2,523.83 |
| SIGNS & MORE | SERVICES-PD | \$ 1,071.25 |
| STATE FARM | BENEFITS-CH,ST,W | \$ 32.72 |
| STATE STREET BANK & TRUST | MISSIONSQUARE ICMA RC BENEFIT | \$ 5,945.33 |
| STOREY KENWORTHY - MATT P | SUPPLIES-L | \$ 248.61 |
| TASC | FLEX MEDICAL | \$ 1,369.73 |

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| ULINE | SUPPLIES-L | \$ 241.02 |
| USA BLUE BOOK | SUPPLIES-W | \$ 64.55 |
| VOLTMER, INC. | SERVICES-A | \$ 5,239.02 |
| WALMART COMMUNITY | SUPPLIES-W,PR | \$ 401.36 |
| WASTE MANAGEMENT | GARBAGE-W | \$ 938.41 |
| WELLMARK BCBS | HEALTH BENEFIT | \$ 46,593.89 |
| YEAROUS, BO | REIMBURSE-W | \$ 150.00 |
| ZARNOTH BRUSH WORKS INC | VEH REPAIR-ST | \$ 651.00 |

CLAIMS TOTAL \$616,826.71; General Fund \$304,845.84; Library \$48,052.08; Streets Dept-Road Use \$26,766.41; Employee Benefits \$66,106.78; Cap Project-Airport \$5,239.02; Water Fund \$33,795.95; Sewer Utility Fund \$130,495.88; Storm Water \$1,348.25; Storm Water Project \$176.50.

REVENUES MONTH TO DATE TOTAL \$2,876,906.77; General Fund \$1,064,599.20; Library \$30,696.29; Streets Dept-Road Use \$70,952.45; Employee Benefits \$515,942.82; Tax Increment Finance \$405,254.63; Debt Service \$480,249.31; Debt-Special Assessment \$1,691.00; Parks & Rec Project \$400.00; Cap Outlay Savings/LOST \$51,137.29; Water Fund \$60,779.45; Water Revenue Bond \$7,775.84; Sewer Utility \$103,871.63; Sewer SRF Sinking \$7,946.67; Sewer Sinking Revenue Bond \$42,795.42; Storm Water \$9,442.66; Self Insurance \$23,215.86; Self Insurance-Enterprise \$176.25.

The April 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 that amends provisions pertaining to Chapter 69 – Parking Regulations, second by Council Member Weber. Mayor Bleichner stated the three major changes that were outlined in the agenda memo. Pete Gaumer, 1749 Golf Course Blvd #58, reviewed the ordinance and had questions to clarify the parking permit being issued by the Independence Police Department for designated downtown housing. Would their short-term renters be required to get one? They wouldn’t be required to get one as there is no dedicated parking written in the catalyst grant as the City’s match. Mr. Gaumer asked why the overnight parking was removed as the only way tenants can access the second story for 118 1st Street East is at the front of the building. There is no rear access if they are to park in the parking lot behind the building. He can understand the reason for the two-hour parking limit while downtown businesses are open. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Mayner, Prusator, O’Loughlin, Jensen, and Weber. 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. Motion died with a lack of a second.

Council Member O’Loughlin with a motion to set a public hearing date of May 12, 2025, at 5:00 pm for the Fiscal Year 2025 Budget Amendment #2, second by Council Member Mayner. 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

Mayor Bleichner stated, pursuant to the agenda, he will now convene a public hearing for the establishment of the 2025 Pines Housing Urban Renewal Area. City Clerk Lampe stated no comments were received prior to the meeting. Mayor Bleichner closed the public hearing and stated City Clerk Lampe will note all comments in the record.

Council Member O’Loughlin with a motion to approve and authorize the Mayor to sign the resolution to declare necessity and establish an urban renewal area, pursuant to Section 403.4 of the Code of Iowa, and to approve the urban renewal plan and projects for the 2025 Pines Housing Urban Renewal Area, second by Council Member Jensen. 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. 2025-35 in the Official Book of Resolutions.

Council Member Jensen with a motion to approve the first reading of an ordinance providing for the division of taxes levied on taxable property in the 2025 Pines Housing Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa, second by Council Member Mayner. The roll being called the following Council Members voted: Ayes: Jensen, Weber, Hanna, Moore, Mayner, Prusator, and O’Loughlin. 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 Jensen. The roll being called the following Council Members voted: Ayes: Weber, Moore, Mayner, Prusator, O’Loughlin, and Jensen. Nays: Hanna. Council Member Jensen with a motion to have this ordinance which provides for the division

of taxes levied on taxable property in the 2025 Pines Housing Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa, 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 Moore. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Mayner, Prusator, O'Loughlin, Jensen, and Weber.

Ordinance adopted and upon approval by Mayor assigned No. 2025-603 in the Official Book of Ordinances.

Council Member Moore with a motion to approve and authorize the Mayor to sign the resolution that sets a public hearing on May 27, 2025, at 5:00 pm for the proposal to approve a development agreement with Steve Gee Construction, Inc., including annual appropriation tax increment payments, second by Council Member Mayner. 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. 2025-36 in the Official Book of Resolutions.

INDEE STORAGE URBAN RENEWAL AREA

Council Member Jensen 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 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. 2025-37 in the Official Book of Resolutions.

Council Member O'Loughlin 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 Mayner. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Weber, Hanna, Moore, and Mayner. Council Member Moore 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 Hanna. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Weber, Hanna, Moore, Mayner, and Prusator. Council Member Mayner 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, 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 Moore. The roll being called the following Council Members voted: Ayes: Jensen, Weber, Hanna, Moore, Mayner, Prusator, and O'Loughlin.

Ordinance adopted and upon approval by Mayor assigned No. 2025-604 in the Official Book of Ordinances.

INDEPENDENCE AIRPORT RUNWAY & TAXIWAY LIGHTING PROJECT

Council Member O'Loughlin with a motion to approve and authorize the City Manager to sign Change Order #1 for the Independence Airport Runway and Taxiway Edge Lighting Project with an increase of \$3,746.70 to the contract amount, second by Council Member Weber. The roll being called the following Council Members voted: Ayes: Weber, Hanna, Moore, Mayner, Prusator, O'Loughlin, and Jensen.

Council Member Moore with a motion to approve and authorize the Mayor to sign the resolution that accepts the work covering the Independence Airport Runway and Taxiway Lighting Project, second by Council Member Jensen. 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. 2025-38 in the Official Book of Resolutions.

INDEPENDENCE PREMIUM FOODS STORM WATER PROJECT

Council Member O'Loughlin with a motion to approve the Independence Premium Foods Development agreement and to authorize the City Manager to sign the agreement, second by Council Member Jensen. Mayor Bleichner shared the history Independence Premium Foods coming to Independence and how the storm water project came to this point in time. Independence Premium Foods was awarded a grant from Iowa Economic Development Authority and the City was required to provide a 20% match (\$300,000) to be done in one of two ways. The City chose to do an in-kind match for the City's share. The project was noted as one of many in the West Side Storm Water Study that was done earlier. Bids were taken for the project and the low bid was over the City's match which then requires Independence Premium Foods to pay the difference of the project to the City. The agreement defines the payment schedule and payback period Independence Premium Foods has with the City. Mark Crawford, Crawford Engineering, explained the project's scope that will benefit the surrounding homes and previous flash flooding in the area. Council Member Moore thanked Mr. Crawford for mentioning how the project will help the surrounding

homeowners with the flash flooding. Ken Mayer, Independence Premium Foods CEO, spoke of the work that has been done within the company since they have come to Independence. He also mentioned that this project will help them as once it is complete, they will be able to utilize that part of the plant. With the water coming up to the doors, per USDA they are not able to use that part of the plant right now. Council Member Hanna asked why not go to a bank for a loan instead of asking the City? Mr. Mayer said that was an excellent question. They would prefer to work with the City and approaching a bank would be a last resort if the City chose not to be a partner. Melissa Appleby, 502 9th Ave NE, spoke in favor of the agreement being signed and the potential benefits that Independence Premium Foods can bring to Independence. Laura Unga, 411 O'Brien Court NW, asked questions about the detention and retention ponds and for clarification on the exact areas being impacted by this project. Conversation was held on what the ponds are and how they would slow the water down before it gets into the City's storm water system. Daniel Young, 608 7th St NW, asked what the amount is above the \$300,000 for the project and what the original development agreement had for Independence Premium Foods for paying the City? Mayor Bleichner stated the additional project cost providing that the change order is approved is approximately \$242,000 and there was no agreement until tonight as costs needed to be known before the agreement could be written. Council Member Weber asked where the money was coming from to pay for the project? City Manager Schmitz stated the original \$300,000 funds came from the 2023 bond issuance and the additional funds will be coming out of the storm water fund. Funds received from Independence Premium Foods would go back into the storm water fund. 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 approve and authorize the City Manager to sign Change Order #1 for the Independence Premium Foods Storm Water Project with an increase of \$53,329.90 to the contract amount, 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.

RESOLUTIONS

Council Member Prusator with a motion to approve and authorize the Mayor to sign the resolution that approves the funding agreement with Heartland Acres Agribition Center, and for the City Manager and City Clerk to sign the funding agreement, second by Council Member Weber. The funds will be used to expand educational programs, install new flooring in the area that was once the car museum to add to the event space, and preservation of the exterior of the main museum area. The City has agreed to pledge \$10,000.00 from funds in the Fiscal Year 2026 budget. 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. 2025-39 in the Official Book of Resolutions.

Council Member Weber with a motion to approve and authorize the Mayor to sign the resolution approving the preliminary plat of survey at the Pines Third Addition under conditions that the recommendations made by the third-party review, Fehr-Graham, or any approved alternates are made to the plat of survey and construction adheres to the plat as amended, second by Council Member Jensen. 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. 2025-40 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 the Berdine See division, plat of survey as the preliminary plat of survey for the division of land 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, Prusator, Mayner, and O'Loughlin.

Resolution adopted and upon approval by Mayor assigned No. 2025-41 in the Official Book of Resolutions.

Council Member Moore with a motion to approve and authorize the Mayor to sign the resolution accepting and approving the Berdine See division, plat of survey as the final plat of survey for the division of land within two miles of the city limits of the City of Independence, Iowa, second by Council Member Mayner. 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. 2025-42 in the Official Book of Resolutions.

OTHER BUSINESS

Council Member Hanna with a motion to approve and authorize the City Manager to sign the contract with Kluesner Sanitation, LLC for the Independence single hauler 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.

Council Member Hanna with a motion to approve the write-offs for 2024 submitted by Independence Light & Power, second by Council Member O’Loughlin. The roll being called the following Council Members voted: Ayes: Moore, Mayner, Prusator, O’Loughlin, Jensen, Weber, and Hanna.

Council Member O’Loughlin with a motion to approve and authorize the City Manager to sign the 2025-2026 supplemental agreement with the Iowa Department of Transportation, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Mayner, Prusator, O’Loughlin, Jensen, Weber, Hanna, and Moore.

REPORTS

The following comments were heard from Council and Staff: Hanna – Asked when Daniel Young would get his questions answered? She also asked if there was an update with the downtown housing project with Dominic Sparrgrove? City Manager – The City hasn’t received any updates regarding Dominic’s housing project. There is a walk-thru scheduled for May 13, 2025, at 2:00 pm to close out the catalyst grant for Gedney Bakery. Thanked everyone for attending the strategic planning session that was held on April 26, 2025. Moore – There are new owners for Indee Café and they are anticipated to close the sale on May 16, 2025. He believes they will be changing the name. O’Loughlin – Reminded residents to not drive in water with the potential rain storms coming to the area.

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.

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