

The Independence City Council met in regular session in the council chambers at 5:30 p.m., on Monday, November 10, 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 Prusator to approve the agenda as presented for the regular meeting held November 10, 2025. Ayes: All.

PUBLIC COMMENT

Dominic Sparrgrove, 21515 310<sup>th</sup> Street, Parkersburg, provided an update on the upstairs apartments in his building located at 200 1<sup>st</sup> Street East.

City Manager Schmitz presented the certificate from ICMA that recognizes the City of Independence, Iowa under the Council-Manager criteria.

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 October 27, 2025, Regular Meeting. Ayes: All.

FINANCIALS

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

ADP	PAYROLL SVCS	\$115,216.90
AMAZON CAPITAL SERVICES	SUPPLIES-PD,PR,CH	\$1,588.44
ASSURITY LIFE INSURANCE CO	ASSUR CRIT ILL	\$491.10
AVFUEL CORPORATION	REPAIR-A	\$132.26
BROOKE CROMWELL	UMPIRE-PR	\$100.00
BRUENING ROCK	ROAD ROCK-ST	\$742.17
CAMERON BANTZ	UMPIRE-PR	\$100.00
CHRISTIE DOOR CO, INC.	BLDG REPAIR-ST	\$1,133.92
CITY LAUNDERING CO. INC	BLDG MAINT-PD	\$89.40
CLIFF BALDWIN	UMPIRE-PR	\$100.00
COLE'S ACE HARDWARE	SUPPLIES-PR,ST,PD,A,W,F	\$2,211.44
CRAWFORD ENGINEERING & SURVEYI	SERVICES-ST	\$23,940.00
CRYSTAL BARE	REIMBURSE-PR	\$83.00
CY & CHARLEY'S FIRESTONE INC	VEH REPAIR-PD	\$190.08
DEIKE IMPLEMENT COMPANY	EQUIP-PR	\$1,400.00
DEPT OF INSPECTIONS, APPEALS,	BOILER MAINT-CH	\$40.00
D & K PRODUCTS	SUPPLIES-ST	\$124.00
DON'S TRUCK SALES INC	VEH REPAIR-ST	\$2,458.16
DORSEY & WHITNEY LLP	SERVICES-CH	\$15,000.00
D & S PORTABLES INC	SERVICES-PR	\$600.00
DUNLAP MOTORS INC	VEHICLE-ST	\$73,136.27
EASTERN IOWA EXCAVATING	SERVICES-SW	\$4,661.99
ELITE LAND IMPROVEMENT, LLC	SERVICES-SW	\$415.00
EMPLOYEE BENEFIT SYSTEMS	BENEFIT SVCS	\$4,253.98
FAREWAY STORES INC	SUPPLIES-PR	\$424.00
FLETCHER-REINHARDT CO	EQUIP-ST	\$396.00
FREIGHTLINER TRUCK CENTER	VEH REPAIR-A	\$200.84
GREEN PRO SOLUTIONS	SUPPLIES-ST	\$2,499.80

HAWKEYE ALARM SIGNAL COMPANY	SERVICES-PD	\$190.00
IA PARK & RECREATION ASSN	DUES-PR	\$750.00
INDEPENDENCE NAPA	SUPPLIES-W,PR,ST	\$1,395.56
IPERS	IPERS-REG/PROT	\$54,014.41
JANET BULS	INSTRUCTOR-PR	\$482.25
JASON'S SHOWERS	SERVICES-CH	\$5,150.00
JESSICA LEHS	REIMBURSE-PR	\$83.00
J.F. AHERN	SERVICES-PR	\$1,376.05
JOHN BUTLER	REIMB-CH	\$35.60
KLUESNER SANITATION, LLC	GARBAGE-G	\$47,087.52
KOCH CONSTRUCTION	SERVICES-PR	\$1,900.00
KOCH, DAN	UMPIRE-PR	\$100.00
KOTH, TEAGAN	REIMBURSE-PR	\$25.00
LEAD CUSTOM ENGRAVING	SUPPLIES-PD	\$69.00
LEGALSHIELD	LEGAL/ID BENEFIT	\$161.62
MACQUEEN EQUIPMENT	EQUIPMENT-F	\$54,120.30
METLIFE	LIFE-LTD-ADD	\$77.56
MIDAMERICAN ENERGY COMPANY	MISC EXP-PR, ST	\$1,026.95
MILLER, LAUREN	REIMBURSE-PR	\$383.00
MSA PROFESSIONAL SERVICES INC	FEES-CH	\$650.00
MYERS-COX CO	SUPPLIES-PR	\$224.13
OFFICE TOWNE INC.	SUPPLIES-PR	\$162.86
PEPSI-COLA GEN. BOT. IN	SUPPLIES-PR	\$425.02
PITNEY BOWES GLOBAL FINANCIAL	EQUIP LEASE-PR	\$177.90
PIZZA RANCH	SUPPLIES-PR	\$150.00
P & N CORPORATION	FUEL PROFITS-A	\$34.41
POLK COUNTY SHERIFF	GARNISHMENT	\$265.47
RACOM CORPORATION	SUPPLIES-PD	\$1,066.66
RITLAND+KUIPER LANDSCAPE ARCHI	SERVICES-ST	\$942.00
RYAN EXTERMINATING INC.	BLDG MAINT-CH,PR	\$306.69
SIGNS & MORE LLC	SIGNAGE-PR	\$543.61
SPAHN & ROSE LUMBER COMPANY	SUPPLIES-ST	\$36,585.16
STATE STREET BANK & TRUST CO	MISSIONSQUARE BENEFIT	\$5,031.17
STEGALL, MORGAN	REIMBURSE-PR	\$25.00
STEVE GEE CONSTRUCTION, INC.	SERVICES-SW,W	\$27,682.89
STEVE BETHUNE	UMPIRE-PR	\$100.00
STOREY KENWORTHY - MATT PARROT	SUPPLIES-CH	\$45.17
SUNNY SIDE CONSTRUCTION	SERVICES-PR	\$1,600.00
TASC	FLEX MED/DEP	\$1,334.73
TIMOTHY MAIN	INSTRUCTOR -PR	\$502.36
T & W GRINDING & COMPOST LLC	SERVICES-ST	\$26,650.00
UNITYPOINT HEALTH	SERVICES-F,ST,W	\$132.00
VERIZON WIRELESS	PHONE-F,PD	\$45.50
WEX BANK	FUEL-A,CH,F,PD,PR,W	\$3,333.21
ZARNOTH BRUSH WORKS INC	VEH MAINT-ST	\$344.00

**CLAIMS TOTAL \$528,516.51;** General Fund \$174,192.99; Library \$12,949.21; Streets Dept-Road Use \$23,737.20; Employee Benefits \$34,085.99; Urban Renewal-LMI Housing \$5,150.00; Cap Project-Street Improvement Project \$23,940.00; Parks & Rec Projects \$543.61; Cap Outlay Savings/LOST \$181,844.21; Cap Project 1<sup>st</sup> St W Reconstruction \$942.00; Water Fund \$14,018.58; Sewer Utility Fund \$25,495.93; Storm Water \$22,700.82; Storm Water Project \$4,661.99; Self Insurance \$4,183.02; Self Insurance-Enterprise \$70.96.

**REVENUES MONTH TO DATE TOTAL \$148,253.81;** General Fund \$35,149.83; Cap Project-Airport \$7,167.00; Water Fund \$39,497.02; Sewer Utility \$56,809.49; Storm Water \$5,709.12; Self Insurance \$3,886.35; Self Insurance-Enterprise \$35.00.

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

Maggie Burger, Speer Financial, presented the annual debt/TIF report.

**HEARINGS & ORDINANCES**

Mayor Bleichner stated, pursuant to the agenda, he will now convene a public hearing to consider an ordinance amending Section 17 Signs of the Zoning Ordinance of the City of Independence, Iowa. City Clerk/Treasurer Lampe stated no comments were received for this topic. Mayor Bleichner closed the public hearing and stated City Clerk Lampe will note all comments in the record. Council Member Hanna with a motion to approve the first reading of an ordinance amending Article 17 “Signs” of the City of Independence Zoning Ordinance, second by Council Member O’Loughlin. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Mayner, Prusator, O’Loughlin, Jensen, and Weber. Council Member Prusator 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 O’Loughlin. 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 amending Article 17 “Signs” of the Independence Zoning Ordinance, 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. 2025-629 in the Official Book of Ordinances.**

**RESOLUTIONS**

Council Member Jensen with a motion to set a public hearing on November 24, 2025, at 5:30 pm for consideration of a Rezoning Request from A-1 Agricultural to R-2 Residential within the City of Independence, Buchanan County, 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.

**Resolution adopted and upon approval by Mayor assigned No. 2025-79 in the Official Book of Resolutions.**

Council Member Jensen with a motion to approve and authorize the Mayor to sign the resolution determining the side yard setback requirements for Parcel ID 10.09.403.006 in a C-2 Zoning District – PR Heritage Development LLC and BC Heartland LLC; within the City of Independence, Buchanan County, Iowa, second by Council Member O’Loughlin. The roll being called the following Council Members voted: Ayes: Jensen, Weber, Hanna, Moore, Mayner, and Prusator. Nays: O’Loughlin.

**Resolution adopted and upon approval by Mayor assigned No. 2025-80 in the Official Book of Resolutions.**

Council Member Weber with a motion to approve and authorize the Mayor to sign the resolution that approves the Fiscal Year 2027 Tax Increment Financing Indebtedness Certification, second by Council Member Jensen. 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. 2025-81 in the Official Book of Resolutions.**

Council Member Moore with a motion to approve and authorize the Mayor to sign the resolution that approves the Fiscal Year 2025 Annual Financial Report and authorizes 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: Weber, Hanna, Moore, Mayner, Prusator, O’Loughlin, and Jensen.

**Resolution adopted and upon approval by Mayor assigned No. 2025-82 in the Official Book of Resolutions.**

**OTHER BUSINESS**

Council Member Mayner with a motion to approve the proposal from Dunlap Motors in the amount of \$46,545.00 for the Utilities Department 2026 One-Ton Truck and authorize the City Manager to execute the necessary paperwork to facilitate the purchase of the truck, second by Council Member Weber. City Manager Schmitz stated in the original Fiscal Year 2026 budget, only \$45,000 was budgeted to purchase a smaller truck for the Lab Technician to use. When Utilities Director Foley started getting information, it made sense to purchase a one-ton truck to be able to haul the new equipment the department will be purchasing. A current truck will be repurposed for the Lab Technician to 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: Police Monthly Reports – Council Member Jensen said it appears they are keeping busy. Police Chief Lau stated the numbers in the report are based off the reporting

software used. Council Member O’Loughlin asked what is done when there is a homeless case report? Chief Lau stated it depends on the situation, but assistance is provided if the person accepts it. Council Member Moore asked if one call can generate more classifications in the report? Chief Lau replied it is possible, but the report is usually generated from the initial call for service. Mayor – Reviewed the unofficial election results from the November 4. There are nine boards and commissions positions expiring at the end of this calendar year. If there is anyone interested, please contact City Hall for more information. On Wednesday, November 12, 2025, at 5:30 pm at the Falcon Civic Center, there will be an Independence First Impressions meeting. This meeting is being hosted by Buchanan County Tourism and is open to the public. On November 8, 2025, there was a ribbon cutting held at the Quasqueton Diagonal Boulevard and there were 30 attendees from different government entities. City Manager – Ladder 1 will be taken to Carroll for repairs. Support 1 was involved in an accident last Thursday morning, and everyone is doing well. The Iowa State Patrol held the vehicle due to the nature of the accident, but it should be released soon. The 2026 Street Rehab project is moving forward, and the proposed work area has been modified by two blocks due to their condition. The 1<sup>st</sup> Street West BUILD grant application is moving forward, but there will be an item coming to council for an increase to the contract related to the grant work. He provided an update related to the renewal of the Wellmark health insurance available for full-time employees. Staff will be starting the Police Department union negotiations soon and updates will be provided as they are available.

**ADJOURNMENT**

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

Whereupon Mayor Bleichner declared the meeting adjourned at 6:21 p.m.

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Brad Bleichner, Mayor of the City of Independence, Iowa

ATTEST:

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