

The Independence City Council met in regular session in the council chambers at 5:30 p.m., on Monday, June 8, 2026.

OPENING/ROLL CALL

Mayor Bleichner opened the meeting by calling the meeting to order with Council Members Weber, Hanna, Moore, Prusator, Mayner, O'Loughlin, and Appleby 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 O'Loughlin to approve the agenda as presented for the regular meeting held June 8, 2026. Ayes: All.

PUBLIC COMMENT

Steve Gibbs, 1102 David Drive, asked if there were regulations on e-bikes and scooters. City Manager Schmitz said there are regulations. Mr. Gibbs asked why they aren't being enforced. City Manager Schmitz replied the Police Department wants to educate individuals with the first point of contact and then if there is another point of contact, then a citation will be issued. Mr. Gibbs expressed his concerns about people possibly being hurt in an accident. Downtown signage was recommended to educate people that e-bikes and scooters can't be ridden downtown.

Jason Keninger, 301 7th Avenue SE, raised his concerns about speaking at Council Meetings and then feeling that he is being retaliated against afterwards. He doesn't understand how his past actions that never received citations before are now resulting in him getting citations. He stated he changed his pending litigation against the City and the Police Department. Mr. Keninger expressed his frustrations about Council passing rules that seem to be a waste of time and feels everyone should be voted out of office.

CONSENT AGENDA

Motion by Council Member Weber, second by Council Member Hanna to accept and approve the consent agenda that approves the following: a) The minutes of the May 26, 2026, Regular Meeting. b) Celebrate Indee special event application for the time period of Thursday, July 2, 2026, through Sunday, July 5, 2026. c) Celebrate Indee Special Class C retail alcohol license application that includes outdoor service with a tentative effective date of July 2, 2026, through July 6, 2026. d) Independence Area Chamber of Commerce special event application for the 165th Annual 4th of July parade to be held on Saturday, July 4, 2026. e) Renewal of Retail Tobacco Permits for Fiscal Year 2027. Ayes: All.

FINANCIALS

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

ADP	PAYROLL SVCS	\$170,223.21
ALEX SATTIZAHN	VOLUNTEER-F	\$37.33
ALSTED, KADEN	UMPIRE-PR	\$90.00
AMAZON CAPITAL SERVICES	SUPPLIES-CH,F,PD,W	\$1,283.90
ANDREW ROMAN	VOLUNTEER-F	\$783.94
ANTHONY SCHULER	VOLUNTEER-F	\$124.43
BANK IOWA	22B LOAN PAYMENT	\$88,786.15
BLACK HAWK MEMORIAL GROUP	SERVICES-PR	\$350.00
BRODY TILL	VOLUNTEER-F	\$62.22
BRUENING ROCK	MATERIALS-PR,ST,W	\$4,726.72
BSN SPORTS, INC.	SUPPLIES-PR	\$2,257.75
CAIDEN MEIKE	UMPIRE-PR	\$185.00
CARSON RUMMEL	UMPIRE-PR	\$190.00
CARTER HOMAN	UMPIRE-PR	\$465.00
CHRISTIAN BLAD	VOLUNTEER-F	\$696.83
CITY LAUNDERING CO. INC	BLDG MAINT-PD	\$97.56
CIVICPLUS	AGENDA SITE-CH	\$8,714.79
CLERK OF DISTRICT COURT	COURT FEES-PD	\$475.00

COLE'S ACE HARDWARE	SUPPLIES-A,CH,F,PR,ST,SW,W	\$1,444.29
CORE & MAIN LP	CHEMICALS-W	\$217.54
CY & CHARLEY'S FIRESTONE INC	VEH REPAIR-PD	\$143.84
DEIKE IMPLEMENT COMPANY	VEH REPAIR-PR	\$261.27
DON'S TRUCK SALES INC	SERVICES-PR	\$132.40
DREW REICKS	VOLUNTEER-F	\$323.53
D & S PORTABLES INC	SERVICES-PR	\$4,220.00
DUNLAP MOTORS INC	VEH MAINT-B	\$74.28
ELECTRIC PUMP INC	SERVICES-W	\$1,440.00
ELITE LAND IMPROVEMENT, LLC	SERVICES-W	\$10,705.00
EUROFINS ENVIRONMENT TESTING	LAB ANALYSIS-W	\$3,719.72
FAHR BEVERAGE, INC.	SUPPLIES-PR	\$429.90
FAREWAY STORES INC	SUPPLIES-PR, W	\$5,062.27
FELD FIRE	SUPPLIES-F	\$112.00
FIRE SERVICE TRAINING BUREAU	TRAINING-F	\$50.00
GAGE, KAYDEN	UMPIRE-PR	\$360.00
GENTRY ROGER	CAMPGROUND HOST-PR	\$300.00
GORDY FENNER	VOLUNTEER-F	\$186.65
GRAINGER INC	SUPPLIES-PR	\$2,015.69
GUARDIAN	LIFE-LTD-AD&D	\$1,335.47
HAGER, LANDEN	VOLUNTEER-F	\$111.99
HAWKEYE FIRE & SAFETY COMPANY	SERVICES-F,PD	\$102.00
HAWKINS, INC.	CHEMICALS-W	\$4,654.20
HYDRITE CHEMICAL CO.	CHEMICALS-W	\$1,789.29
IA DEPT OF PUBLIC SAFETY	SUPPLIES-PD	\$937.50
IA DEPT OF TRANSPORTATION	SIGNS-ST	\$1,121.60
ICAP	TRAVELERS POLICY	\$2,571.00
INDEPENDENCE LIGHT & POWER	IT SVCS-ALL	\$2,435.00
INDEPENDENCE NAPA	SUPPLIES-F,PR,ST,W	\$1,335.68
INDEPENDENCE PLUMBING, HEATING	SERVICES-PR	\$677.76
IOWA FINANCE AUTHORITY	LOAN PAYMENT-W	\$83,570.00
JACOB KURT	VOLUNTEER-F	\$24.89
JACOBS, MORGAN	VOLUNTEER-F	\$435.52
JASON DECKER	VOLUNTEER-F	\$223.98
JENNIFER SIMMONS	VOLUNTEER-F	\$286.20
JOHN DEERE FINANCIAL	SUPPLIES-A,PR,ST,SW,W	\$4,061.27
JORDON WULFEKUHLE	VOLUNTEER-F	\$161.76
J & R SUPPLY INC	EQUIP-W	\$10,426.00
KRIVACHECK JANITORIAL SUPPLY	SUPPLIES-ST	\$235.00
KROMMINGA MOTORS INC.	VEH REPAIR-A	\$80.48
LL PELLING COMPANY	REPAIR-ST	\$1,047.53
MANATTS, INC.	MATERIALS-ST,W	\$9,817.00
MCCURDY-SAVAGO, COOPER	VOLUNTEER-F	\$398.19
MICROBAC LABORATORIES, INC	LAB ANALYSIS-W	\$158.25
MIDAMERICAN ENERGY COMPANY	UTILITIES-PR,W	\$1,873.95
MID-AMERICAN RESEARCH CHEMICAL	SUPPLIES-W	\$249.62
MIKE ZIMMERLY	VOLUNTEER-F	\$74.66
MYERS-COX CO	SUPPLIES-PR	\$4,416.72
NATHAN BEENBLOSSOM	VOLUNTEER-F	\$323.53
NUTRIEN AG SOLUTIONS, INC.	SUPPLIES-ST	\$272.50
OFFICE TOWNE INC.	SUPPLIES-PR	\$344.66
PEPSI-COLA GEN. BOT. IN	SUPPLIES-PR	\$1,514.66
PITNEY BOWES GLOBAL FINANCIAL	EQUIP LEASE-CH	\$490.53
POWERDMS INC.	SUPPLIES-PD	\$3,216.10
PRAIRIE ROAD BUILDERS INC	SERVICES-ST	\$32,842.13
PRECISION PLUMBING, HEATING,	REPAIRS-PR,ST	\$1,511.01
RACOM CORPORATION	EQUIP-F	\$217.86
RANGER REED	UMPIRE-PR	\$185.00

RIMA, SCOTT	REFUND-PR	\$450.00
ROBINSON, KLINT	UMPIRE-PR	\$90.00
RYDELL AUTO GROUP	VEH REPAIR-PD	\$1,860.34
SIGNS & MORE LLC	SUPPLIES-PR	\$476.57
S&K COLLECTIBLES	SHIPPING-W	\$15.25
SMITH, ALEXIS	REFUND-PR	\$45.00
SPAHN & ROSE LUMBER COMPANY	SUPPLIES-PR,ST,W	\$1,550.68
STATE STREET BANK & TRUST CO	RETIRE BENEFIT	\$81,901.23
STRICTLY ROOFING INC	SUPPLIES-ST	\$1,517.83
TANNER ERICKSON-DALE	VOLUNTEER-F	\$149.32
TASC	FLEX MED/DEP	\$1,497.28
TAYLOR SIMMONS	VOLUNTEER-F	\$236.43
T-MOBILE	PHONE-B,CH,F,PR,PD,W	\$1,105.97
TONY DELGADO-CONNOR	VOLUNTEER-F	\$174.21
TREYTON WEBER	UMPIRE-PR	\$90.00
T & W GRINDING & COMPOST LLC	SERVICES-G	\$8,564.40
TY FANGMAN	VOLUNTEER-F	\$373.30
UMB BANK NA	BOND PAYMENTS	\$1,874,791.25
VERIZON WIRELESS	UTILITY-PD	\$38.47
VERN'S TRUE VALUE	SUPPLIES-PR	\$570.85
WES HOOKEM	VOLUNTEER-F	\$311.09
WESTERN DUBUQUE YOUTH BASEBALL	TOURNEY FEES-PR	\$300.00
WEX BANK	FUEL-A,B,F,PD,PR,W	\$4,468.65

CLAIMS TOTAL \$2,466,856.82; General Fund \$263,950.65; Library \$10,604.86; Streets Dept-Road Use \$52,295.35; Employee Benefits \$17,021.15; Debt Service \$1,877,499.90; Cap Outlay Savings/LOST \$981.17; Water Fund \$43,489.98; Water Revenue Bond \$86,077.50; Sewer Utility Fund \$31,188.34; Sewer SRF Sinking \$83,570.00; Storm Water \$177.92.

REVENUES MONTH TO DATE TOTAL \$190,480.75; General Fund \$72,636.75; Water Fund \$39,183.34; Sewer Utility \$72,512.84; Storm Water \$5,815.19; Self Insurance \$296.67; Self Insurance-Enterprise \$35.96.

The May 2026 bank reconciliation and the revenues and expenses by department to date were available for council review and discussion.

SNOW REMOVAL ACQUISITION IMPROVEMENTS PROJECT

Mayor Bleichner stated, pursuant to the agenda, he will now convene a public hearing on the Snow Removal Acquisition Improvements Project at the Independence Municipal Airport. City Clerk Lampe stated no comments were received. Mayor Bleichner closed the public hearing and stated City Clerk Lampe will note all comments in the record.

Council Member Weber made a motion to approve and authorize the Mayor to sign the resolution awarding the contract, contingent upon receipt and execution of a grant agreement with the Federal Aviation Administration and approving an application for Federal Aviation funding assistance for the Snow Removal Acquisition Improvements Project to Bodensteiner Implement Company of Elkader, IA, in the amount of \$457,378.64, seconded by Council Member Mayner. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, Mayner, O'Loughlin, Appleby, and Weber.

Resolution adopted and upon approval by Mayor assigned No. 2026-51 in the Official Book of Resolutions.

PROPOSAL TO SELL REAL PROPERTY

Mayor Bleichner stated, pursuant to the agenda, he will now convene a public hearing for the proposal to sell real property located at 416 9th Avenue SE. City Clerk Lampe stated no comments were received. Mayor Bleichner closed the public hearing and stated City Clerk Lampe will note all comments in the record.

Council Member O'Loughlin made a motion to approve and authorize the Mayor to sign the resolution awarding the bid and authorizing the sale of 416 9th Avenue SE to Jared Donnelly for a purchase price of \$1,500, seconded by Council Member Mayner. Council Member Hanna asked what he plans on doing to the property. City Manager Schmitz said he was going to demolish the buildings and leave the lot as a green space. She asked if the lot was buildable. City Manager Schmitz said it could be built on, but it is difficult because of the floodplain that exists. The roll being called the following Council Members voted: Ayes: Moore, Prusator, Mayner, O'Loughlin, Weber,

and Hanna. Nays: Appleby.

Resolution adopted and upon approval by Mayor assigned No. 2026-52 in the Official Book of Resolutions.

WASTEWATER TREATMENT PLANT MODIFICATIONS PROJECT

Mayor Bleichner stated, pursuant to the agenda, he will now convene a public hearing for the proposed plans, specifications, form of contract and estimate of cost for the proposed Wastewater Treatment Plant Modifications Project. City Clerk Lampe stated no comments were received. Mayor Bleichner closed the public hearing and stated City Clerk Lampe will note all comments in the record.

Council Member O'Loughlin made a motion to approve and authorize the Mayor to sign the resolution finally approving and confirming plans, specifications, form of contract and estimate of cost for the Wastewater Treatment Plant Modifications Project, seconded by Council Member Prusator. Mayor Bleichner stated this project will be funded with a State Revolving Fund loan and some cash reserves. There will be no property tax increases for this project. City Manager Schmitz stated the awarding of the contract will be held at the July 13, 2026, Council Meeting. The roll being called the following Council Members voted: Ayes: Prusator, Mayner, O'Loughlin, Appleby, Weber, Hanna, and Moore.

Resolution adopted and upon approval by Mayor assigned No. 2026-53 in the Official Book of Resolutions.

Mayor Bleichner announced that bids for the construction of the Wastewater Treatment Plant Modifications Project were received until 3:00 p.m., on June 2, 2026, at City Hall and that on the same day, at the same time, bids were opened and read. This is now the time and place that was set for consideration of those bids. Mayor Bleichner stated three bids were received and the lowest bid was in the amount of \$58,176,300 from Woodruff Construction. General discussion was held about how the project estimated cost and the bids received were so far off in comparison to each other and the length of time this project seems to have taken so far. Bradley Lake, Strand Engineering, explained that engineers don't have access to the day-to-day costs of materials like contractors do. Engineers are able to estimate the amount of materials being used but cannot accurately estimate the cost for the materials. City Manager Schmitz again stated that awarding of the contract will be held at the July 13, 2026, meeting to allow for staff and Speer Financial to meet and discuss what the next steps are financially speaking for the project.

RESOLUTIONS

Council Member Weber made a motion to approve and authorize the Mayor to sign the resolution to replace and repeal Resolution 2025-52 setting the Solid Waste Collection Fees and Environmental Impact Fee Rates, seconded by Council Member Moore. Mayor Bleichner stated this is a part of the contract with Kluesner Sanitation. City Manager Schmitz stated the contract includes an annual increase to garbage fees and there is no increase to the environmental impact fee. The roll being called the following Council Members voted: Ayes: Mayner, O'Loughlin, Appleby, Weber, Hanna, Moore, and Prusator.

Resolution adopted and upon approval by Mayor assigned No. 2026-54 in the Official Book of Resolutions.

Council Member Prusator made a motion to approve and authorize the Mayor to sign the resolution to approve a moratorium on the enforcement of parking regulations on the south side of 12th Street NE from 8th Avenue NE to 11th Avenue NE, seconded by Council Member Mayner. Mayor Bleichner stated this is for Geater Machining as they are planning on doing a project later this year and will impact employee parking. Council Member Hanna asked if this was temporary. City Manager Schmitz said it is until the end of calendar year 2026. The roll being called the following Council Members voted: Ayes: O'Loughlin, Appleby, Weber, Hanna, Moore, Prusator, and Mayner.

Resolution adopted and upon approval by Mayor assigned No. 2026-55 in the Official Book of Resolutions.

Council Member Mayner made a motion to approve and authorize the Mayor to sign the resolution supporting the application of Pries Enterprises to the Iowa Economic Development Authority BIG Program, seconded by Council Member Weber. Mayor Bleichner stated this is similar to the High Quality Jobs Act that Independence Premium Foods applied for. City Manager Schmitz stated the BIG Program does not require a local match like the High Quality Jobs Act did. This resolution just supports Pries applying for the BIG Program. If financial support from the City is needed at a future date, that is a different process and will have to come to future council meetings for approval. The roll being called the following Council Members voted: Ayes: Appleby, Weber, Hanna, Moore, Prusator, Mayner, and O'Loughlin.

Resolution adopted and upon approval by Mayor assigned No. 2026-56 in the Official Book of Resolutions.

OTHER BUSINESS

Council Member O'Loughlin made a motion to approve and authorize the City Manager to sign the 2026-2027

Supplemental Agreement with the Iowa Department of Transportation, seconded by Council Member Weber. The roll being called the following Council Members voted: Ayes: Weber, Hanna, Moore, Prusator, Mayner, O'Loughlin, and Appleby.

Council Member Mayner made a motion to approve the 5-day Class C Liquor License for Sanity Room as presented, which explicitly excludes the front sidewalk service area extension, and the approval of the temporary unlicensing of their primary license, seconded by Council Member Moore. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, Mayner, O'Loughlin, Appleby, and Weber.

Council Member Moore made a motion to approve the Airport Use and Lease Agreement with Clint Spearman, subject to final administrative modifications regarding the formal business structure (DBA, LLC, or Sole Proprietorship), and to authorize the City Manager to execute the final contract, seconded by Council Member Mayner. The roll being called the following Council Members voted: Ayes: Moore, Prusator, Mayner, O'Loughlin, Appleby, Weber, and Hanna.

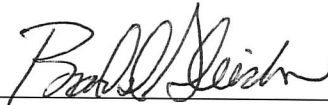
REPORTS

The following comments were heard from Council and Staff: Council Members Hanna, O'Loughlin, and Moore mentioned the washout that happens along the driveway into Jaycee Park after heavy rains and wanting to get it fixed before RAGBRAI. City Manager – He will reach out to the Street Department and see if millings could be put down on that driveway. He will be out of the office from June 21st to July 6th. He will not be attending the June 22nd Council Meeting, but he will continue to work on numbers for the Wastewater Treatment Project. Mayor – Buchanan County received a grant from Ashley Hinson's office in the amount of \$497,465 to purchase an ambulance.

ADJOURNMENT

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

Whereupon Mayor Bleichner declared the meeting adjourned at 6:30 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