

The Independence City Council met in regular session in the council chambers at 5:30 p.m. on Monday, July 13, 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 O’Loughlin, second by Council Member Moore to approve the agenda as presented for the regular meeting held July 13, 2026. Ayes: All.

CONSENT AGENDA

Motion by Council Member Mayner, second by Council Member Weber to accept and approve the consent agenda that approves the following: a) The minutes of the June 22, 2026, Regular Meeting. b) Independence RAGBRAI Special Class C Retail Alcohol License application that includes outdoor service with a tentative effective date of July 20, 2026, through July 24, 2026. c) Sip N Zip Retail Tobacco Permit application for Fiscal Year 2027. Ayes: All.

FINANCIALS

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

ACCESS SYSTEMS LEASING	EQUIP LEASE-ALL	\$1,746.98
ACCO	MISC EXP-PR	\$10,814.91
ADESSA BRANDENBURG	UMPIRE-PR	\$435.00
ADP	PAYROLL SERVICES	\$271,212.94
AIR SERVICES INC	BLDG MAINT-CH,F	\$721.00
AMAZON CAPITAL SERVICES	SUPPLIES-A,PR,F,PD,W,CH	\$7,874.21
ANGELA KILER	PHONE ALLOW	\$50.00
ARMOR EQUIPMENT	EQUIP-W	\$594,980.00
ASSURITY LIFE INSURANCE CO	ASSUR CRIT ILL	\$527.22
BANK IOWA	MISC EXP-B,CH	\$68,090.51
BEAM INSURANCE ADMIN LLC	VISION BENEFIT	\$527.62
BILL COLWELL FORD	TRUCK-F	\$49,516.00
BLAKE HAYWARD	PHONE ALLOW	\$50.00
BLEICHNER, BRAD	PHONE ALLOW	\$100.00
BODENSTEINER IMPLEMENT	VEH REPAIR-A	\$164.37
BOLTON & MENK, INC.	SERVICES-A	\$10,437.12
BRAD ESCH	PHONE ALLOW	\$50.00
BRENT RECK	PHONE ALLOW	\$50.00
BRIAN LAU	PHONE ALLOW	\$50.00
BRUENING ROCK	MATERIALS-PR,SW,W	\$5,273.22
BUCHANAN COUNTY AUDITOR	DISPATCH SVC-PD	\$104,379.50
BUCHANAN COUNTY LANDFILL COMMI	DUES-G	\$6,064.00
BUCHANAN COUNTY HEALTH CENTER	SERVICES-F,ST	\$121.06
BUCHANAN COUNTY ECONOMIC DEVEL	DUES-CH	\$17,585.60
CARD SERVICES-VISA	MISC EXP-PR,CH	\$15,537.46
CARTER HOMAN	UMPIRE-PR	\$75.00
CITY LAUNDERING CO. INC	BLDG MAINT-PD	\$195.12
CITY OF JESUP	TRAINING-PD	\$6,731.43
CIVICPLUS	MISC EXP-B,CH,ST,W	\$22,128.75
CLARK CORKERY	REIMBURSE-PR	\$31.03
CLERK OF DISTRICT COURT	COURT FEES-PD	\$15.00
COLE'S ACE HARDWARE	SUPPLIES-PR,ST,CH,F,W,A	\$1,266.12

CONSOLIDATED ENERGY CO	FUEL-A,PR,ST	\$4,117.12
CY & CHARLEY'S FIRESTONE INC	VEH REPAIR-PD,PR	\$311.66
DAX YOUNGBLUT	UMPIRE-PR	\$955.00
DEIKE IMPLEMENT COMPANY	VEH REPAIR-PR	\$166.14
DELL MARKETING, LP	DUES-CH	\$1,489.60
DELTA DENTAL OF IOWA	DENTAL BENEFIT	\$4,072.70
D & K PRODUCTS	SUPPLIES-PR	\$620.00
LANGE, CHARLOTTE	REIMBURSE-PR	\$25.00
DUNLAP MOTORS INC	VEH REPAIR-PR	\$69.94
ELITE LAND IMPROVEMENT, LLC	SERVICES-W	\$21,060.70
EMPLOYEE BENEFIT SYSTEMS	HEALTH BENEFIT	\$6,165.84
ENVIRONMENTAL SYSTEMS RESEARCH	FEES-SW,W	\$1,529.66
ESCHEN'S CLOTHING	SAFETY SUPPLIES-PR	\$113.50
EUROFINS ENVIRONMENT TESTING	LAB ANALYSIS-W	\$2,457.12
FAHR BEVERAGE, INC.	SUPPLIES-PR	\$478.90
FAREWAY STORES INC	SUPPLIES-PR	\$6,586.51
FEHR-GRAHAM & ASSOCIATES LLC	SERVICES-B,SW	\$3,149.75
FREED CONSTRUCTION	BLDG MAINT-PD	\$42,889.75
GAGE, KAYDEN	UMPIRE-PR	\$220.00
GALLS, LLC	UNIFORM-PD	\$73.50
GCS ELECTRICAL SERVICES	SERVICES-F	\$135.00
GENTRY ROGER	RV HOST-PR	\$300.00
GUARDIAN	LIFE-LTD-AD&D	\$1,335.11
HAUSERS WATER SYSTEMS INC	SOLAR SALT-ST	\$24.40
HAWKINS, INC.	CHEMICALS-W	\$1,875.50
HEISHMAN, BRETT	REFUND-PR	\$450.00
HILLTOP MOTORS INC	VEH REPAIR-W	\$425.00
HOG SLAT	SUPPLIES-PR	\$1,587.82
HYDRITE CHEMICAL CO.	SUPPLIES-W	\$1,789.29
IA LEAGUE OF CITIES	DUES-CH	\$3,701.00
INDEPENDENCE LIGHT & POWER	UTILITIES-W,ST,PR,PD,CH,F	\$106,527.45
INDEPENDENCE NAPA	SUPPLIES-W,PR,ST	\$643.17
IOWA DEPARTMENT OF REVENUE	SALES TAX-PR	\$3,132.42
IOWA DNR	DUES-W	\$652.75
IOWA LAW ENFORCEMENT ACADEMY	SERVICES-PD	\$150.00
IPERS	RETIRE BENEFIT	\$34,614.37
JOHN BUTLER	PHONE ALLOW	\$50.00
JOHN DEERE FINANCIAL	SUPPLIES-PR,W,CH,A	\$3,027.49
J & R SUPPLY INC	SUPPLIES-W	\$100.00
KAY PARK REC CORP	EQUIP-PR	\$1,362.00
KENNEDY, JAY	UMPIRE-PR	\$750.00
KILER, CHASE	UMPIRE-PR	\$705.00
KLUESNER CONSTRUCTION INC	SERVICES-ST	\$50,240.00
KLUESNER SANITATION, LLC	GARBAGE-G	\$97,119.32
KNUDSON, MILES	REIMBURSE-PR	\$25.00
KREMER, KADEN	UMPIRE-PR	\$815.00
LANDEN SCHANTZ	UMPIRE-PR	\$530.00
LEGALSHIELD	LEGAL/ID BENEFIT	\$174.55
LISA LORENZEN	REIMBURSE-CH	\$857.03
LL PELLING COMPANY	PREMIX-ST	\$1,470.18
MANATTS, INC.	CEMENT-SW	\$360.25
MARCUS BEATTY	UMPIRE-PR	\$1,190.00
MARTIN GARDNER ARCHITECTURE	SERVICES-F	\$13,217.77
MATTHEW SCHMITZ	PHONE ALLOW	\$100.00
MCCOY WINN	UMPIRE-PR	\$530.00
MCGRAW'S CARPETS	FLOORING-CH	\$5,043.60
MIDAMERICAN ENERGY COMPANY	UTILITIES-CH,PD,PR	\$3,196.29
MORRIS, LONDON	UMPIRE-PR	\$120.00

MSA PROFESSIONAL SERVICES INC	SERVICES-B,W	\$781.50
MYERS-COX CO	SUPPLIES-PR	\$3,648.63
MYERS POLARIS	VEH REPAIR-W	\$748.46
NEJDL, MICHELLE	MISC EXP	\$218.20
NICHOLAS, BRYSON	UMPIRE-PR	\$40.00
NIMS, MITCHELL	REFUND-PR	\$900.00
NORTH CENTRAL LABORATORIES	LAB ANALYSIS-W	\$29.20
NORTHEAST IOWA RC&D	FY27 REQ-SW	\$4,000.00
OELWEIN PUBLISHING COMPANY	PUBLICAT-CH	\$618.36
OFFICE TOWNE INC.	SUPPLIES-PD,B,PR	\$393.73
PEAK PROPERTY SOLUTIONS LLC	PROPERTY-CH	\$87,378.29
PEPSI-COLA GEN. BOT. IN	SUPPLIES-PR	\$3,719.94
PORTZEN CONSTRUCTION, INC	EQUIP REPAIR-PR	\$4,046.18
PRECISION PLUMBING, HEATING,	EQUIP-PR	\$4,836.50
RANGER REED	UMPIRE-PR	\$85.00
RETROFIT ENVIRONMENTAL	SERVICES-G	\$3,224.00
RJS WELDING LLC	SERVICES-ST	\$125.00
ROBERT BEATTY	PHONE ALLOW	\$50.00
SCHIMBERG CO.	SUPPLIES-PR	\$366.42
SENNE, NYLES	UMPIRE-PR	\$30.00
SIGNS & MORE LLC	SUPPLIES-PD,PR	\$345.06
SITE ONE LANDSCAPE SUPPLY	SUPPLIES-PR	\$73.72
S&K COLLECTIBLES	SHIPPING-PD	\$14.96
SOBIESKI, LANE	PHONE ALLOW	\$50.00
SOUKUP, BRETT	PHONE ALLOW	\$50.00
SPAHN & ROSE LUMBER COMPANY	SUPPLIES-ST,PR,W	\$217.23
STANARD & ASSOCIATES, INC	SUPPLIES-PD	\$66.50
STATE STREET BANK & TRUST CO	RETIRE BENEFIT	\$13,547.49
STATE FARM	BENEFITS-CH,ST,W	\$32.72
STRAND ASSOCIATES	SERVICES-W	\$20,740.00
SUPERB CLEANING SERVICES	BLDG MAINT-PR	\$2,565.00
TASC	FLEX MED BENEFIT	\$2,994.56
THOMAS NEJDL	REIMBURSE-W	\$150.00
T-MOBILE	UTILITY-B,CH,PR,PD,W,F	\$1,051.96
TRAVIS FOLEY	PHONE ALLOW	\$50.00
TRENTON CABELL	PHONE ALLOW	\$50.00
TREYTON WEBER	UMPIRE-PR	\$890.00
TROTT TROPHIES	MEDALS-PR	\$660.00
UMB BANK NA	BOND FEE-CH	\$600.00
UNITED STATES TREASURY	PCORI FEE-CH	\$145.92
UNITYPOINT HEALTH AT WORK	SERVICES-F,PD	\$391.00
USA BLUE BOOK	SUPPLIES-W	\$992.25
UTILITY EQUIPMENT COMPANY	SUPPLIES-W	\$8,001.58
VERIZON WIRELESS	UTILITY-F,PD	\$45.49
VERN'S TRUE VALUE	SUPPLIES-PR,F,ST	\$910.89
WBC MECHANICAL INC	MISC EXP-PR,W	\$8,231.95
WELLMARK BCBS	HEALTH BENEFIT	\$46,559.43
WES HOOKEM	VOLUNTEER-F	\$311.09
WEX BANK	FUEL-A,B,F,PD,PR,W	\$5,630.90
WRUCKE, KRISTIN	REFUND-PR	\$30.00

CLAIMS TOTAL \$1,862,319.43; General Fund \$548,943.28; Library \$24,708.92; Hotel-Motel \$17,585.60; Streets Dept-Road Use \$40,187.99; Employee Benefits \$72,741.08; Debt Service \$600.00; Cap Outlay Savings/LOST \$317,417.25; Water Fund \$299,947.98; Sewer Utility Fund \$503,910.39; WWTP Rehab Project \$20,740.00; Storm Water \$9,371.10; Self Insurance \$6,107.33; Self Insurance-Enterprise \$58.51.

REVENUES MONTH TO DATE TOTAL \$437,285.64 General Fund \$137,893.62; Library \$203.85; Cap Project-Airport \$100,000.00; Cap Outlay Savings/LOST \$74,375.69; Water Fund \$44,052.49; Sewer Utility \$74,305.34; Storm Water \$6,140.00; Self Insurance \$278.69; Self Insurance-Enterprise \$35.96.

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

HEARINGS & ORDINANCES

Council Member Weber made a motion to approve the second reading of an ordinance that amends provisions pertaining to Chapter 70 – Traffic Code Enforcement Procedures, seconded by Council Member Hanna. 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 set a public hearing on July 27, 2026, at 5:30 pm for consideration of an ordinance amending charges within Section 1.15-Fines and Fees Schedule of the Code of Ordinances of the City of Independence, Iowa, seconded by Council Member Mayner. The roll being called, the following Council Members voted: Ayes: Mayner, O'Loughlin, Appleby, Weber, Hanna, Moore, and Prusator.

Council Member Mayner made a motion to approve the first reading of an ordinance to repeal Chapter 71 – Automated Traffic Enforcement, seconded by Council Member Weber. The roll being called, the following Council Members voted: Ayes: O'Loughlin, Appleby, Weber, Hanna, Moore, Prusator, and Mayner. Council Member O'Loughlin made 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, seconded by Council Member Weber. The roll being called, the following Council Members voted: Ayes: Weber, Hanna, Moore, Prusator, Mayner, and O'Loughlin. Nays: Appleby. Council Member Moore made a motion to have this ordinance which repeals Chapter 71 – Automated Traffic Enforcement, be placed on its final passage for adoption pursuant to Iowa Code Section 380.3 and to authorize the Mayor to sign the ordinance, seconded by Council Member Prusator. The roll being called, the following Council Members voted: Ayes: Weber, Hanna, Moore, Prusator, Mayner, O'Loughlin, and Appleby.

Ordinance adopted and upon approval by Mayor assigned No. 2026-636 in the Official Book of Ordinances.

WASTEWATER TREATMENT PLANT MODIFICATIONS PROJECT

Mayor Bleichner stated this was the time for further discussion on the proposed plans, specifications, form of contract and estimate of cost for the proposed Wastewater Treatment Plant Modifications Project. Council Member Hanna asked if Woodruff had ever done work at the plant before. City Manager Schmitz stated he did not believe they had done work there before, but they are qualified as they have worked at other plants. Council Member Appleby asked if there were certain segments that could be cut in order to lower the project cost. Mayor Bleichner responded this was not the time for that or the City would have to rebid the entire project.

Council Member Hanna made a motion to approve and authorize the Mayor to sign the resolution awarding the contract for the Wastewater Treatment Plant Modifications Project to Woodruff Construction of Waterloo, Iowa, in the amount of \$58,176,300.00, seconded by Council Member Mayner. The roll being called, the following Council Members voted: Ayes: Hanna, Moore, Prusator, Mayner, O'Loughlin, and Weber. Nays: Appleby.

Resolution adopted and upon approval by Mayor assigned No. 2026-59 in the Official Book of Resolutions.

RESOLUTIONS

Council Member Mayner made a motion to approve and authorize the Mayor to sign the resolution approving the preliminary plat of survey for the Pines Fourth Addition to the City of Independence, seconded by Council Member Weber. Mayor Bleichner stated the area was rezoned in April 2026. Fehr Graham had already reviewed the preliminary plat prior to the July 7, 2026, Planning and Zoning Commission meeting. Council Member Hanna asked if all the Planning and Zoning Commission members voted yes on the item. Building Official Chesmore stated there were six yes votes and one person was absent for the meeting. The roll being called, the following Council Members voted: Ayes: Moore, Prusator, Mayner, O'Loughlin, Appleby, Weber, and Hanna.

Resolution adopted and upon approval by Mayor assigned No. 2026-60 in the Official Book of Resolutions.

Council Member Hanna made a motion to approve and authorize the Mayor to sign the resolution that approves the plat of survey, seconded by Council Member Mayner. Mayor Bleichner stated the plat of survey was for a parcel of land owned by LARD LLC, which will be used by Pries for an expansion project. This parcel of land is being broken out of a bigger parcel. 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. 2026-61 in the Official Book of Resolutions.

Council Member Moore made a motion to approve and authorize the Mayor to sign a resolution establishing a time and place for a public hearing on July 27, 2026, at 5:30 p.m. for consideration of a rezoning request from R-2 Residential to M-2 Heavy Manufacturing within the City of Independence, Buchanan County, Iowa, seconded by Council Member Weber. Mayor Bleichner stated this rezoning request is for land owned by LARD LLC. 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. 2026-62 in the Official Book of Resolutions.

Council Member Weber made a motion to approve and authorize the Mayor to sign a resolution establishing a time and place for a public hearing on July 27, 2026, at 5:30 p.m. for consideration of a rezoning request from R-2 Residential to M-2 Heavy Manufacturing within the City of Independence, Buchanan County, Iowa, seconded by Council Member Prusator. Mayor Bleichner stated this rezoning request is for land owned by Pries Enterprises. 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. 2026-63 in the Official Book of Resolutions.

Council Member Mayner made a motion to approve and authorize the Mayor to sign the resolution to call the election on the proposal to enter into the general obligation loan agreement, seconded by Council Member O'Loughlin. City Manager Schmitz stated this was discussed at the July 6, 2026, Work Session and is now before Council to decide if this gets put on the ballot this November. He stated the ballot language would be "Shall the City of Independence, in Buchanan County, State of Iowa, enter into a loan agreement and issue general obligation bonds in an amount not exceeding \$14,500,000 for the purpose of paying the cost, to that extent, of undertaking fire protection facilities improvements, including the expansion, renovation, furnishing and equipping of existing facilities and the acquisition and improvement of real estate for the development of additional facilities?" He reminded Council Members this just sets the maximum amount being borrowed, but the City will only borrow what is needed for the project if it moves forward. Council Member Hanna asked the percentage this would impact property taxes. Council Member O'Loughlin stated the \$14,500,000 was above the examples shown at the work session which showed the impact to property taxes. City Manager Schmitz said the examples provided by Speer Financial were to show Council and residents the different levels of impact. For a house with a taxable valuation of \$100,000, it would be \$159.97 per year annually for the project. 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. 2026-64 in the Official Book of Resolutions.

Council Member Mayner made a motion to approve and authorize the Mayor to sign the resolution designating the official locations for posting public meetings notices within the City of Independence, seconded by Council Member Prusator. Mayor Bleichner stated that recent legislation changed Iowa Code 21.4 which now states that cities must now annually designate where agendas are posted. The roll being called, the following Council Members voted: Ayes: Weber, Hanna, Moore, Prusator, Mayner, O'Loughlin, and Appleby.

Resolution adopted and upon approval by Mayor assigned No. 2026-65 in the Official Book of Resolutions.

REPORTS

The following comments were heard from Council and Staff: Police Monthly Report – Council Member Moore asked if there could be a category to identify e-bikes/scooters to see the number of interactions. City Manager Schmitz said he would ask and see if a category could be created. Building Department Monthly Report – Council Member Hanna asked a question regarding fences and where fences could be in relation to the property lines. Building Official Chesmore said he was aware of the property she was talking about and said he had spoken to them. Hanna – The downtown mural is done, and she has heard lots of positive comments. Prusator – Stated volunteers are still needed for RAGBRAI. O'Loughlin – Agreed that more volunteers are needed. Irish Fest in Waterloo is the first week of August and he encouraged people to attend. He asked if the City was still a part of the Landfill Commission. City Manager – People interested in volunteering for RAGBRAI may sign up at independenceragbrai.com and select the different items they wish to assist with. He will be out of the office this Wednesday through Friday for the Iowa City/County Management Association conference in Okoboji. Mayor – The Independence Public Library summer reading program has read 526,602 minutes as of July 6th. There is also a moving story time every Thursday in a different city park. He will be attending the Iowa Mayors Association meeting on July 23rd to hear about consolidating services with other entities. He will be attending the July 21st Buchanan County Landfill Commission. On July 31st, from 10:00 a.m. to 1:30 p.m., there will be a blood drive at the Falcon Civic Center.

ADJOURNMENT

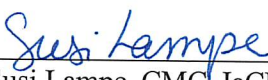
Motion by Council Member Mayner, second by Council Member Weber to adjourn. Ayes: All.

Whereupon Mayor Bleichner declared the meeting adjourned at 6:06 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