

The Independence City Council met in regular session in the council chambers at 5:30 p.m. on Monday, July 27, 2026.

OPENING/ROLL CALL

Mayor Bleichner opened the meeting by calling the meeting to order with Council Members Weber, Hanna, Moore, Prusator, Mayner, and Appleby in attendance. Council Member O’Loughlin attended via phone.

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 Weber to approve the agenda as presented for the regular meeting held July 27, 2026. Ayes: All.

Senior Pastor Bob Solon with Hope Wesleyan Church presented each council member with a commemorative Bible in recognition of the church celebrating 100 years within Independence.

CONSENT AGENDA

Motion by Council Member Hanna, second by Council Member Mayner to accept and approve the consent agenda that approves the following: a) The minutes of the July 13, 2026, Regular Meeting. Ayes: All.

FINANCIALS

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

ACCESS SYSTEMS LEASING	EQUIP LEASE-ALL	\$1,746.98
ACCO	CHEMICALS-PR	\$2,020.54
ADP	PAYROLL SVCS	\$141,165.05
ALEX SATTIZAHN	VOLUNTEER-F	\$39.81
AMAZON CAPITAL SERVICES	SUPPLIES-L	\$938.36
ANDREW ROMAN	VOLUNTEER-F	\$1,074.87
ANTHONY SCHULER	VOLUNTEER-F	\$132.70
ASCAP	FEES-CH	\$466.13
BEAM INSURANCE ADMIN LLC	VISION BENEFIT	\$527.62
BLACKSTONE PUBLISHING	AUDIO REC-L	\$197.95
BMC AGGREGATES L.C.	MATERIALS-PR	\$290.16
BOOK FARM LLC	BOOKS-L	\$53.93
BRODART CO	BOOKS-L	\$1,366.54
BRODY TILL	VOLUNTEER-F	\$106.16
BRUENING ROCK	ROAD ROCK-W	\$5,997.79
BUCHANAN COUNTY ABSTRACT	SERVICES-B	\$1,000.00
BUHR, MICHELE	REFUND-PR	\$60.00
CARD SERVICES-LIBRARY	MISC EXP-L	\$757.31
CARD SERVICES-VISA	MISC EXP-PD,F,CH,W	\$15,748.84
CARSON, LINDA	REFUNDS-PR	\$20.00
CARTER HOMAN	UMPIRE-PR	\$45.00
CEDAR BEND HUMANE SOCIETY	SERVICES-AC	\$64.00
CENGAGE LEARNING	BOOKS-L	\$683.94
CENTER POINT LARGE PRINT	BOOKS-L	\$58.74
CHILDREN'S NEBRASKA	SERVICES-F	\$30.00
CHRISTIAN BLAD	VOLUNTEER-F	\$716.58
CITY LAUNDERING CO. INC	BLDG MAINT-PD	\$97.56
COLE'S ACE HARDWARE	SUPPLIES-L,W	\$6.47
CONNIE MCDONALD	UNIFORM-PD	\$7.00
CREIGHTON MORONEY	SERVICES-G	\$2,400.00
CUSTOM CONCRETE LLC	SERVICES-ST	\$5,740.00
DELTA DENTAL OF IOWA	DENTAL BENEFIT	\$4,358.36

D & K PRODUCTS	CHEMICALS-PR	\$949.50
DREW REICKS	VOLUNTEER-F	\$219.94
D & S PORTABLES INC	SERVICES-PR	\$4,125.00
DUFFY, LEVI	VOLUNTEER-F	\$145.97
EAST-CENTRAL IOWA R.E.C.	UTILITIES-A,PR,ST,CH,W	\$2,505.23
EASTERN IOWA EXCAVATING	SERVICES-SW	\$1,500.00
ELECTRIC PUMP INC	EQUIP REPAIR-W	\$5,028.75
ELITE LAND IMPROVEMENT, LLC	SERVICES-W	\$18,169.95
EMPLOYEE BENEFIT SYSTEMS	SAFET FUND	\$9,828.67
ESCHEN'S CLOTHING	UNIFORM-W	\$423.00
FAREWAY STORES INC	SUPPLIES-PR	\$3,874.02
FUTURE LINE LLC	VEH MAINT-ST	\$722.33
GAGE, KAYDEN	UMPIRE-PR	\$60.00
GORDY FENNER	VOLUNTEER-F	\$212.32
HAGER, LANDEN	VOLUNTEER-F	\$345.02
HARTMAN, CORY	REFUND-PR	\$30.00
HAWKINS, INC.	CHEMICALS-W	\$2,159.00
HOG SLAT	SUPPLIES-PR	\$15.75
HY-VEE ACCOUNTS RECEIVABLE	SUPPLIES-PR	\$43.78
IA PRISON INDUSTRIES	SIGNS-ST	\$543.48
INDEPENDENCE LIGHT & POWER	SERVICES-ALL	\$4,045.71
INDEPENDENCE PLUMBING, HEATING	BLDG MAINT-W,PR	\$1,120.24
INDEPENDENCE ROTARY CLUB	DUES-CH	\$157.00
INGRAM LIBRARY SERVICES	BOOKS-L	\$1,117.43
IOWA DEPARTMENT OF REVENUE	SALES TAX-W	\$9,203.94
JACOBS, MORGAN	VOLUNTEER-F	\$291.94
JASON DECKER	VOLUNTEER-F	\$119.43
JENNIFER SIMMONS	VOLUNTEER-F	\$278.67
JOHN DEERE FINANCIAL	SUPPLIES-PR,W,ST,A	\$1,164.48
JORDON WULFEKUHL	VOLUNTEER-F	\$199.05
J & R SUPPLY INC	MISC EXP-ST,W	\$2,400.00
JUNIOR LIBRARY GUILD	BOOKS-L	\$2.00
KQ SPORTS	EQUIP-PR	\$1,381.00
LEGALSHIELD	LEGAL/ID BENEFIT	\$174.55
LIBRARY IDEAS LLC	BOOKS-L	\$455.12
LINOH20, LLC	LAB ANALYSIS-W	\$299.00
LL PELLING COMPANY	PREMIX-ST	\$776.82
LYNCH DALLAS, PC	SERVICES-CH	\$7,624.07
MACQUEEN EQUIPMENT	VEH REPAIR-ST	\$329.21
MANATTS, INC.	MISC EXP-PR.W	\$2,528.50
MARCUS BEATTY	UMPIRE-PR	\$135.00
MCCURDY-SAVAGO, COOPER	VOLUNTEER-F	\$729.85
MICROBAC LABORATORIES, INC	LAB ANALYSIS-W	\$469.25
MIDAMERICAN ENERGY COMPANY	UTILITY-ST,W,CH,PD,PR,L	\$5,787.19
MIDWEST SAFETY COUNSELORS INC	LAB ANALYSIS-W	\$150.00
MIDWEST JANITORIAL SERVICE	BLDG MAINT-L	\$1,635.00
MIKE ZIMMERLY	VOLUNTEER-F	\$26.54
MILLER'S ROOFING AND CONSTRUCT	BLDG MAINT-PD	\$6,450.00
MORRIS, LANDON	UMPIRE-PR	\$110.00
MUELLER CO., LLC	EQUIP REPAIR-W	\$150.38
MYERS-COX CO	SUPPLIES-PR	\$3,926.86
NATHAN BEENBLOSSOM	VOLUNTEER-F	\$278.67
NE IA NUISANCE ANIMAL CONTROL	SERVICES-PR	\$760.00
NICHOLAS, BRYSON	UMPIRE-PR	\$40.00
NORTH CENTRAL LABORATORIES	LAB ANALYSIS-W	\$150.69
OFFICE TOWNE INC.	SUPPLIES-PR,ST	\$708.81
OVERDRIVE INC.	E-BOOKS-L	\$2,058.56
PENWORTHY COMPANY, THE	BOOKS-L	\$299.69

PEPSI-COLA GEN. BOT. IN	SUPPLIES-PR	\$1,135.70
PERMA-BOUND	BOOKS-L	\$230.73
PIZZA RANCH	SUPPLIES-PR	\$4,681.00
PRECISION PLUMBING, HEATING,	BLDG REPAIR-PR	\$312.50
PURCHASE POWER	POSTAGE-ALL	\$264.99
QTPOD	SERVICES-A	\$1,195.00
RANGER REED	UMPIRE-PR	\$220.00
RICK RATCHFORD, INC.	SERVICES-E	\$2,875.00
SENSOURCE	COMP EXP-L	\$240.00
SIGNS & MORE LLC	MISC EXP-A,PD	\$752.07
STANEK, BETH	REFUND-PR	\$40.00
STATE HYGIENIC LABORATORY	LAB ANALYSIS-PR	\$15.50
STATE STREET BANK & TRUST CO	RETIRE BENEFIT	\$6,691.66
STATE FARM	BENEFIT-CH,ST,W	\$32.72
STOREY KENWORTHY - MATT PARROT	SUPPLIES-A,CH,PD,L	\$1,320.01
TANNER ERICKSON-DALE	VOLUNTEER-F	\$119.43
TASC	FLEX MED BENEFIT	\$1,497.28
TAYLOR SIMMONS	VOLUNTEER-F	\$119.43
TONY DELGADO-CONNOR	VOLUNTEER-F	\$159.24
TY FANGMAN	VOLUNTEER-F	\$583.88
UNITYPOINT HEALTH	SERVICES-A,F	\$132.00
USA BLUE BOOK	SUPPLIES-W	\$729.37
US CELLULAR	COMP EXP-L	\$208.53
UTILITY EQUIPMENT COMPANY	EQUIP-W	\$8,300.00
VERN'S TRUE VALUE	SUPPLIES-L,PR,A	\$592.71
WATER ENVIRONMENT FEDERATION C	DUES-W	\$109.00
WELLMARK BCBS	HEALTH BENEFIT	\$45,380.43
WES HOOKEM	VOLUNTEER-F	\$278.67

CLAIMS TOTAL \$374,571.60; General Fund \$167,071.66; Library \$23,942.15; Hotel/Motel \$466.13; Streets Dept-Road Use \$23,870.07; Employee Benefits \$46,590.10; Cap Outlay Savings/LOST \$4,004.39; Water Fund \$57,809.62; Sewer Utility Fund \$39,488.81; Storm Water Project \$1,500.00; Self Insurance \$9,828.67.

REVENUES MONTH TO DATE TOTAL \$827,875.02; General Fund \$204,250.51; Library \$35,009.10; Streets Dept-Road Use \$71,481.06; Employee Benefits \$6,889.49; Tax Increment Finance \$10,269.80; Debt Service \$32,816.27; Debt-Special Assessment \$4,518.80; Parks & Rec Project \$5,400.00; Cap Project-Airport \$155,053.70; Cap Outlay Savings/LOST \$75,375.69; Water Fund \$74,661.15; Water Revenue Bond \$7,671.25; Sewer Utility \$116,829.15; Sewer SRF Sinking \$7,975.08; Storm Water \$9,530.65; Self Insurance \$10,107.36; Self Insurance-Enterprise \$35.96.

The July 2026 budgeted monthly transfers and the revenues and expenses by department to date were available for council review and discussion.

HEARINGS & ORDINANCES

Council Member Mayner made a motion to approve the third and final reading of an ordinance that amends provisions pertaining to Chapter 70 – Traffic Code Enforcement Procedures, seconded by Council Member Weber. The roll being called, the following Council Members voted: Ayes: Hanna, Moore, Prusator, Mayner, O’Loughlin, Appleby, and Weber.

Ordinance adopted and upon approval by Mayor assigned No. 2026-637 in the Official Book of Ordinances.

Mayor Bleichner stated, pursuant to the agenda, he will now convene a public hearing for the proposed modifications to Section 1.15 – Fines and Fees Schedule. 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 the first reading of an ordinance that amends provisions pertaining to Section 1.15 – Fines and Fees Schedule, seconded by Council Member Hanna. Mayor Bleichner stated this amendment removes Section 70.02 as it was related to traffic cameras and extends the sewer rate schedules in 99.05. The roll being called, the following Council Members voted: Ayes: Moore, Prusator, Mayner, O’Loughlin, Appleby, Weber, and Hanna.

Mayor Bleichner stated, pursuant to the agenda, he will now convene a public hearing for the proposed rezoning

request for LARD LLC. 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 Hanna made a motion to approve the first reading of an ordinance that amends provisions pertaining to Chapter 170 – Zoning Regulations, seconded by Council Member Mayner. The roll being called, the following Council Members voted: Ayes: O’Loughlin, Appleby, Weber, Hanna, Moore, Prusator, and Mayner. Council Member Mayner 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 Prusator. The roll being called, the following Council Members voted: Ayes: Appleby, Weber, Moore, Prusator, Mayner, and O’Loughlin. Nays: Hanna. Council Member Mayner made a motion to have this ordinance that 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, seconded by Council Member Weber. The roll being called, the following Council Members voted: Ayes: Weber, Moore, Prusator, Mayner, O’Loughlin, and Appleby. Nays: Hanna.

Ordinance adopted and upon approval by Mayor assigned No. 2026-638 in the Official Book of Ordinances.

Mayor Bleichner stated, pursuant to the agenda, he will now convene a public hearing for the proposed rezoning request for Pries Enterprises, Inc. 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 Prusator made a motion to approve the first reading of an ordinance that amends provisions pertaining to Chapter 170 – Zoning Regulations, seconded by Council Member Mayner. The roll being called, the following Council Members voted: Ayes: Hanna, Moore, Prusator, Mayner, O’Loughlin, Appleby, and Weber. Council Member Weber 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 Prusator. The roll being called, the following Council Members voted: Ayes: Moore, Prusator, Mayner, O’Loughlin, Appleby, and Weber. Nays: Hanna. Council Member Mayner made a motion to have this ordinance that 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, seconded by Council Member Weber. The roll being called, the following Council Members voted: Ayes: Prusator, Mayner, O’Loughlin, Appleby, Weber, and Moore. Nays: Hanna.

Ordinance adopted and upon approval by Mayor assigned No. 2026-639 in the Official Book of Ordinances.

Council Member Mayner made a motion to approve the first reading of an ordinance that amends provisions pertaining to Section 70.02 – Scheduled Violations of the Code of Ordinances of the City of Independence, seconded by Council Member Weber. Mayor Bleichner stated the reference to automated traffic controls/cameras is being removed from this section. The roll being called, the following Council Members voted: Ayes: Mayner, O’Loughlin, Appleby, Weber, Hanna, Moore, and Prusator. Council Member Weber 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 Mayner. The roll being called, the following Council Members voted: Ayes: O’Loughlin, Weber, Hanna, Moore, Prusator, and Mayner. Nays: Appleby. Council Member Mayner made a motion to have this ordinance that amends provisions pertaining to Section 70.02 – Scheduled Violations, 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 Weber. The roll being called, the following Council Members voted: Ayes: Appleby, Weber, Hanna, Moore, Prusator, Mayner, and O’Loughlin.

Ordinance adopted and upon approval by Mayor assigned No. 2026-640 in the Official Book of Ordinances.

RESOLUTIONS

Council Member Prusator made a motion to approve and authorize the Mayor to sign the resolution approving the contract and performance and/or payment bonds for the Wastewater Treatment Plant Modifications Project, and to authorize the City Manager to sign the contract, seconded by Council Member Hanna. Council Member Appleby asked if the Council could reconsider the price of the project since it is higher than anticipated and see if the project could be modified to see what could be cut. Council Member Hanna asked if there were items that could be modified to reduce the price. City Manager Schmitz stated items will be looked at for the project at the proper time. Council Member Appleby feels the project shouldn’t move forward until price-reducing options are looked at first. Mayor Bleichner stated that if the Council wanted to do that, the project would have to be rebid which would start the entire process over, causing further delays. Council Member Appleby said the City shouldn’t accept the project cost until changes can be made to the project. She expressed her concerns about the residents’ ability to pay this when everyone is struggling right now with the other proposed tax increases the City and School District want to put on them. Mayor Bleichner reminded her that the rate increases are not a property tax. Council Member Weber said he would agree with Council Member Appleby, but having listened to Strand talk at previous meetings about other cities going through similar projects and their bids have also come in significantly higher. From the research he has done, no other projects have come in under the estimated costs and prices will just continue to grow if the project is delayed. Council Member Mayner stated the City is taking a risk with the current facility having something

catastrophic happen and putting the City into a harder position. Council Member Moore said the City has been working on the project for the last three to four years. The City has to plan for growth for future years because the costs will just continue to grow if the current facility is only updated for the amount of usage it currently treats. The roll being called, the following Council Members voted: Ayes: Weber, Hanna, Moore, Prusator, Mayner, and O'Loughlin. Nays: Appleby.

Resolution adopted and upon approval by Mayor assigned No. 2026-66 in the Official Book of Resolutions.

Council Member Prusator made a motion to approve and authorize the Mayor to sign a resolution establishing a time and place for a public hearing on August 10, 2026, at 5:30 p.m., on a proposal to enter into a Sewer Revenue Loan and Disbursement Agreement and to borrow money thereunder in a principal amount not to exceed \$56,658,000, seconded by Council Member Weber. 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. 2026-67 in the Official Book of Resolutions.

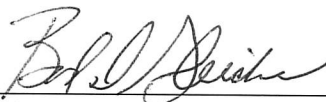
REPORTS

The following comments were heard from Council and Staff: Weber – The Independence Public Library is looking for stewards to adopt an existing Little Free Library. Hanna – She feels that RAGBRAI went very well and has heard lots of positive comments. She had two good groups stay at her house and they were very fun to host. Moore – He also thought RAGBRAI went very well. Prusator – He gave a shoutout to all the volunteers and committee chairs that worked on RAGBRAI. Mayner – When he came over that last hill into Independence, he had such a great feeling. O'Loughlin – Shoutout to Jake Bass as he worked with him and had a great time. Appleby – Thought everyone did a great job with RAGBRAI. Police Department – The Police Department will be participating in the National Night Out on August 4 from 5:00 p.m. to 8:00 p.m. at the Buchanan County Fairgrounds. Mayor – On July 31, 2026, there will be a blood drive at the Falcon Civic Center. City Manager – Thanked all the City departments that worked on getting ready for RAGBRAI.

ADJOURNMENT

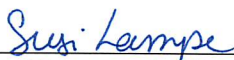
Motion by Council Member Mayner, second by Council Member Weber to adjourn. Ayes: All.

Whereupon Mayor Bleichner declared the meeting adjourned at 6:02 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