



City Council Meeting

Monday, August 24, 2026 at 5:30 PM
Council Chambers - 331 First Street East
Agenda

Rules of Procedure

Meeting is live-streamed on the Indytel Local Access Channel, YouTube, and Facebook. Per the Rules of Procedure for Conduct of City Council Business, the length of any meeting shall be limited to three (3) hours. This limitation may be extended for any particular meeting by a super majority (two-thirds (5 out of 7)) vote to suspend the rules and extend the meeting by the time required. The Mayor shall be responsible for enforcing this rule.

Meeting Opening

1. Pledge of Allegiance
2. Roll Call
3. Approve the Agenda
The agenda may be amended to remove items during this time, but no items may be added to the agenda.
4. Presentation - Buchanan County Health Trust
5. Public Comment
*Welcome to Visitors: 5-minute time limitation for speaking, no profanity will be tolerated, and no personal attacks against Council Members or City Staff will be allowed. **The Council is unable to respond or take any action at this time.** Please state your name and address before addressing the Council for the official record.*

Consent Agenda

6. Accept and Approve Consent Agenda
All items listed under the Consent Agenda will be enacted by one motion. There will be no separate discussion of these items unless a request is made prior to the time the Council Votes on the motion.
 - a. The minutes of the August 10, 2026, regular meeting.
 - b. Ownership amendments for the three Casey's locations within Independence
 - c. Heartland Acres Class C retail alcohol license renewal that includes outdoor service with a tentative effective date of September 1, 2026, through August 31, 2027.

Financials

7. Approve the Claims
8. Revenues and Expenses to date – Information Only
9. Transfers – Information Only

Hearings / Ordinances

10. Third and Final Reading of an Ordinance Amendment to Code Section 1.15 - Fines and Fees Schedule
11. Second Reading of an Ordinance Amendment to Chapter 69 — Parking Regulations
12. Second Reading of an Ordinance Amendment to Section 66.03 — Load Limits upon Certain Streets
13. Second Reading of an Ordinance Amendment to Section 24.04 — Airport Board Powers and Duties
14. Second Reading of an Ordinance Amendment to Chapter 155 — International Building Code
15. Second Reading of an Ordinance Amendment to Chapter 156 — Uniform Plumbing Code
16. Second Reading of an Ordinance Amendment to Chapter 157 — International Mechanical Code
17. Second Reading of an Ordinance Amendment to Chapter 158 — International Fuel Gas Code
18. Second Reading of an Ordinance Amendment to Chapter 159 — International Fire Code
19. Second Reading of an Ordinance Amendment to Chapter 161 — National Electric Code
20. Second Reading to an Ordinance Amendment to Chapter 162 — International Residential Code
21. Second Reading of an Ordinance Amendment to Chapter 163 — International Property Maintenance Code
22. Second Reading of an Ordinance Amendment to Chapter 164 — International Existing Building Code
23. Second Reading of an Ordinance Amendment to Chapter 165 — International Energy Conservation Code
24. Second Reading of an Ordinance Amendment to Chapter 166 — International Swimming Pool and Spa Code
25. Public Hearing for the Proposed Rezoning Request of R-2 Residential to C-1 Commercial
26. First Reading of an Ordinance Amendment to Chapter 170 - Zoning Regulations

Resolutions

27. Resolution to approve a lot combination agreement for Pries Enterprises LLC
28. Resolution to approve the Geotechnical Engineering Proposal for the Wastewater Treatment Plant Modifications Project

Other Business

29. Airport Electrical Vault Building Lease

Reports

Reminder to Council that reports is not for group discussion on items not on the agenda. This is the time to give shout-outs to people or groups. If you would like to talk about an item for a future meeting, you can ask for it here but there can not be further discussion on the item as it could lead to an open meeting law violation.

30. Council Members

31. Staff/Other

- a. City Manager
- b. Mayor
- c. Other Department Heads / Staff

Adjournment

This agenda is subject to change.



City Council Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 24, 2026

Item Title: Presentation - Buchanan County Health Trust

Background:

Chief Hayward, on behalf of the City of Independence, applied for and received a grant from the Buchanan County Health Trust to purchase additional AEDs for City departments. They would like to present this grant to the City Council.

Discussion:

N/A

Results:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **encouraging a supportive environment for businesses, workforce, and economic development**. This item supports that vision by providing City Departments with the necessary life-saving tools and equipment.

Financial Consideration:

These funds were not considered when preparing the Fiscal Year 2027 budget and must be included in the first budget amendment.

Recommendation:

Staff recommends a quick photo op with the grant provider, the Mayor, and Council.

Attachments:

None



CITY COUNCIL CONSENT ITEM A

The Independence City Council met in regular session in the council chambers at 5:30 p.m. on Monday, August 10, 2026.

OPENING/ROLL CALL

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

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 Weber, second by Council Member Moore to approve the agenda as presented for the regular meeting held August 10, 2026. Ayes: All. Absent: Mayner.

PUBLIC COMMENT

John Hertzberg, 413 8th Avenue NW, spoke on behalf of his uncle Roger Tempus who does not want to be annexed into the City and wants to know what can be done to stop the process.

Mayor Bleichner read a proclamation declaring August 27 – 29, 2026, as Poppy Days.

Mayor Bleichner performed the public swearing-in of Officer Brock Barnhart.

CONSENT AGENDA

Motion by Council Member O’Loughlin, second by Council Member Moore to accept and approve the consent agenda that approves the following: a) The minutes of the July 27, 2026, Regular Meeting. b) Pat’s Tap Class C retail alcohol license renewal that includes outdoor service and living quarters with a tentative effective date of September 1, 2026, through August 31, 2027. c) Request to hunt within City limits from Keith Donnelly for the October 1, 2026, to January 10, 2027, bowhunting season. d) Request to hunt within City limits from Christopher Meyer for the October 1, 2026, to January 10, 2027, bowhunting season. e) Request to hunt within City limits from Curran Meyer for the October 1, 2026, to January 10, 2027, bowhunting season. f) Special Event Application from Buchanan County Tourism for the Independence Mural Celebration to be held on Tuesday, August 25, 2026. Ayes: All. Absent: Mayner.

FINANCIALS

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

ACCO	CHEMICALS-PR	\$2,776.84
ADP	PAYROLL CHECKS	\$143,234.48
AIELLO, STEVEN	SERVICES-PD	\$275.00
AIR SERVICES INC	EQUIP REPAIR-F	\$201.52
ALTORFER INC	SERVICES-W	\$5,972.00
AMAZON CAPITAL SERVICES	SUPPLIES-PR,CH,PD,F	\$2,025.44
ANGELA KILER	PHONE ALLOW	\$50.00
ASSURITY LIFE INSURANCE CO	ASSUR CRIT ILL	\$527.22
AVIVE SOLUTIONS, INC	SAFETY EQUIP-F	\$11,124.66
BLACK HAWK CO HEALTH DEPT	SERVICES-PR	\$418.00
BLAKE HAYWARD	MISC EXP-F,PR	\$75.00
BLAYNE MERGEN	UMPIRE-PR	\$350.00
BLEICHNER, BRAD	PHONE ALLOW	\$100.00
BRAD ESCH	PHONE ALLOW	\$50.00
BRADLEY, JESSICA	SERVICES-PD	\$550.00
BRENT RECK	PHONE ALLOW	\$50.00
BRIAN LAU	PHONE ALLOW	\$50.00
BRUENING ROCK	ROAD ROCK-ST,W	\$3,349.43
BUCHANAN COUNTY RECORDER	FEES-CH	\$22.00
CARD SERVICES-VISA	MISC EXP-ALL	\$1,215.30
CARRICO, KATIE	REFUND-PR	\$220.10

CITY LAUNDERING CO. INC	BLDG MAINT-PD	\$97.56
CIVICPLUS	DUES-CH	\$4,430.82
CLERK OF DISTRICT COURT	FEES-PD	\$230.00
COLE'S ACE HARDWARE	SUPPLIES-PR,ST,F,A,CH	\$830.39
CONSOLIDATED ENERGY CO	FUEL-PR,W,A,	\$7,968.42
CORE & MAIN LP	CHEMICALS-W	\$1,163.21
COX, JOSEPH	SERVICES-PD	\$550.00
COX, SHANNON	SERVICES-PD	\$660.00
COX, TARYN	REFUND-PR	\$62.60
CRAWFORD ENGINEERING & SURVEYI	SERVICES-PR	\$4,620.00
CRITICAL HIRE	SERVICES-PD	\$200.00
CRYSTAL BARE	REFUND-PR	\$86.69
CY & CHARLEY'S FIRESTONE INC	VEH REPAIR-PR,ST,W	\$2,284.41
DAVID WILSON	SERVICES-PD	\$825.00
DUNLAP MOTORS INC	VEH REPAIR-PR	\$488.42
ELITE LAND IMPROVEMENT, LLC	SERVICES-W,SW	\$42,245.97
EMPLOYEE BENEFIT SYSTEMS	HEALTH BENEFIT	\$14,333.03
EUROFINS ENVIRONMENT TESTING	LAB ANALYSIS-W	\$1,325.76
GRIES, KENT	SERVICES-PD	\$550.00
GUARDIAN	LIFE-LTD-AD&D	\$1,613.28
HELLER, CHARITY	SERVICES-PD	\$660.00
HOG SLAT	SUPPLIES-PR	\$659.47
HYDRITE CHEMICAL CO.	CHEMICALS-W	\$1,892.41
IA LEAGUE OF CITIES	STUDY-ALL	\$3,500.00
INDEPENDENCE LIGHT & POWER	SERVICES-CH	\$1,811.02
INDEPENDENCE NAPA	SUPPLIES-PR,ST,W,A	\$751.52
INDEPENDENCE PLUMBING, HEATING	SERVICES-W	\$1,372.26
INRCOG	DUES-CH	\$3,335.20
IOWA DNR	PERMIT FEE-W	\$1,275.00
IOWA LAW ENFORCEMENT ACADEMY	SERVICES-PD	\$175.00
JOHN BUTLER	PHONE ALLOW	\$50.00
JOHNSON, JEREMIAH	SERVICES-PD	\$440.00
J & R SUPPLY INC	EQUIP-W,ST	\$3,927.12
KLUESNER SANITATION, LLC	GARBAGE-G	\$48,149.52
KROMMINGA MOTORS INC.	VEH REPAIR-A	\$1,529.03
MANATTS, INC.	CEMENT-W	\$17,334.75
MATTHEW SCHMITZ	PHONE ALLOW	\$100.00
MICROBAC LABORATORIES, INC	LAB ANALYSIS-W	\$136.50
MIDAMERICAN ENERGY COMPANY	UTILITY-PR	\$44.44
MID-AMERICAN RESEARCH CHEMICAL	SUPPLIES-ST	\$237.21
MSA PROFESSIONAL SERVICES INC	SERVICES-W	\$248.50
MYERS-COX CO	SUPPLIES-PR	\$1,837.74
NEJDL, MICHELLE	PHONE ALLOW	\$50.00
OELWEIN PUBLISHING COMPANY	PUBLICAT-B,CH,W	\$484.84
OFFICE TOWNE INC.	SUPPLIES-PR,PD	\$284.78
PETROLEUM MARKETERS MANAGEMENT	INSURE-A	\$1,926.00
PITNEY BOWES GLOBAL FINANCIAL	EQUIP LEASE-PR	\$167.64
PORTZEN CONSTRUCTION, INC	EQUIP REPAIR-PR	\$240.00
PRECISION PLUMBING, HEATING,	SERVICES-PR	\$125.00
RADIO COMMUNICATIONS CO INC	SUPPLIES-W	\$974.74
RANGER REED	UMPIRE-PR	\$350.00
RAPIEN, CORY	SERVICES-PD	\$550.00
ROBERT BEATTY	PHONE ALLOW	\$50.00
RYDELL AUTO GROUP	VEH MAINT-PD	\$144.45
SELECT SIGNING, INC	BARRICADES-ST	\$2,000.00
SIGNS & MORE LLC	UNIFORM-CH	\$22.88
SOBIESKI, LANE	PHONE ALLOW	\$50.00
SOUKUP, BRETT	MISC EXP-A,PR	\$127.10

SPAHN & ROSE LUMBER COMPANY	SUPPLIES-W,PR,F,ST,AC	\$323.46
STATE STREET BANK & TRUST CO	RETIRE BENEFIT	\$6,591.66
STRICTLY ROOFING INC	SUPPLIES-ST	\$60.65
TASC	FLEX MED/DEP	\$1,447.28
TAYLOR WENDT	UMPIRE-PR	\$50.00
THOMAS, JON	SERVICES-PD	\$660.00
TIERNEY, BRUCE	SERVICES-PD	\$440.00
T-MOBILE	UTILITY-B,F,CH,PR,PD,W	\$1,082.01
TRAVIS FOLEY	PHONE ALLOW	\$50.00
TRENTON CABELL	PHONE ALLOW	\$50.00
UTILITY EQUIPMENT COMPANY	EQUIP-W	\$9,064.34
VERIZON WIRELESS	UTILITY-PD,F	\$45.50
VERN'S TRUE VALUE	SUPPLIES-PR,CH,PD,F	\$210.22
WEX BANK	FUEL-A,B,F,PD,PR,W	\$5,460.36
YASUDA, KAREN	SERVICES-PD	\$660.00

CLAIMS TOTAL \$380,412.15; General Fund \$185,719.75; Library \$11,511.55; Hotel-Motel \$1,811.02; Streets Dept-Road Use \$21,088.30; Employee Benefits \$10,217.66; Cap Project-Visioning Project \$4,620.00; Cap Outlay Savings/LOST \$11,124.66; Water Fund \$83,725.83; Sewer Utility Fund \$32,870.55; WWTP Rehab Project \$24.80; Storm Water \$3,365.00; Self Insurance \$14,191.06; Self Insurance-Enterprise \$141.97.

REVENUES MONTH TO DATE TOTAL \$273,462.87; General Fund \$77,957.36; Cap Outlay Savings/LOST \$72,347.50; Water Fund \$44,176.61; Sewer Utility \$72,467.20; Storm Water \$6,199.55; Self Insurance \$287.68; Self Insurance-Enterprise \$26.97.

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

HEARINGS & ORDINANCES

Council Member Moore made a motion to approve the second reading of an ordinance that amends provisions pertaining to Section 1.15 – Fines and Fees Schedule, seconded by Council Member Weber. The roll being called, the following Council Members voted: Ayes: Hanna, Moore, Prusator, O’Loughlin and Weber. Nays: Appleby. Absent: Mayner.

Council Member Hanna made a motion to approve the first reading of an ordinance that amends provisions pertaining to Chapter 69 – Parking Regulations, seconded by Council Member Moore. Mayor Bleichner stated there are two issues being addressed with this amendment. The first is removing the first parking spot on the east side of 5th Avenue NE south of the curb from the southeast corner of the intersection. The second is creating a no parking area on 17th Street SE on both sides until July 1, 2027, unless Council takes action prior to that date. Council Member Appleby asked if the two amendments could be broken out as she agrees with one amendment and not the other. City Manager Schmitz replied both amendments are within the same Chapter. Council Member Appleby understands why the amendment was made with both in the document, but the amendment is for two different locations. She feels they should be broken out. City Manager Schmitz said it is up to the Council to decide on how to move forward. Mayor Bleichner asked which revision Council Member Appleby is not in favor of. Council Member Appleby is not in favor of the change that amends the parking on 5th Avenue NE. Council Member Weber said to move forward with the vote to see if changes need to be made. The roll being called, the following Council Members voted: Ayes: O’Loughlin, Weber, Hanna, Moore, and Prusator. Nays: Appleby. Absent: Mayner.

Council Member Weber made a motion to approve the first reading of an ordinance that amends provisions pertaining to Section 66.03 – Load Limits upon Certain Streets, seconded by Council Member Hanna. Mayor Bleichner explained this amendment reduces the distance on 17th Street SE from 1,250 feet to 620 feet for the six-ton limit. Council Member O’Loughlin asked if this change is a moot point because there are no scales out there. City Manager Schmitz stated the Independence Police Department could issue a ticket if they believe a vehicle is over the limit. The roll being called, the following Council Members voted: Ayes: Hanna, Moore, Prusator, O’Loughlin, Appleby, and Weber. Absent: Mayner

Council Member O’Loughlin made a motion to approve the first reading of an ordinance that amends provisions pertaining to Section 24.04 – Airport Board Powers and Duties, seconded by Council Member Hanna. The roll being called, the following Council Members voted: Ayes: O’Loughlin, Appleby, Weber, Hanna, Moore, and Prusator. Absent: Mayner. Council Member Moore 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: Weber, Hanna, Moore, Prusator, and O’Loughlin. Nays: Appleby. Absent: Mayner.

Council Member O'Loughlin made a motion to approve the first reading of an ordinance that amends provisions pertaining to Chapter 155 – International Building Code, seconded by Council Member Weber. Council Member Moore asked if there was a way to combine all this and the other amendments together since they are all building code related. City Manager Schmitz stated they cannot be combined since they are different chapters. The roll being called, the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Appleby, and Weber. Absent: Mayner.

Council Member O'Loughlin made a motion to approve the first reading of an ordinance that amends provisions pertaining to Chapter 156 – Uniform Plumbing Code, seconded by Council Member Weber. The roll being called, the following Council Members voted: Ayes: O'Loughlin, Appleby, Weber, Hanna, Moore, and Prusator. Absent: Mayner.

Council Member O'Loughlin made a motion to approve the first reading of an ordinance that amends provisions pertaining to Chapter 157 – International Mechanical Code, seconded by Council Member Prusator. The roll being called, the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Appleby, and Weber. Absent: Mayner.

Council Member Weber made a motion to approve the first reading of an ordinance that amends provisions pertaining to Chapter 158 – International Fuel Gas Code, seconded by Council Member Hanna. The roll being called, the following Council Members voted: Ayes: O'Loughlin, Appleby, Weber, Hanna, Moore, and Prusator. Absent: Mayner.

Council Member O'Loughlin made a motion to approve the first reading of an ordinance that amends provisions pertaining to Chapter 159 – International Fire Code, seconded by Council Member Weber. The roll being called, the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Appleby, and Weber. Absent: Mayner.

Council Member Hanna made a motion to approve the first reading of an ordinance that amends provisions pertaining to Chapter 161 – National Electric Code, seconded by Council Member Weber. The roll being called, the following Council Members voted: Ayes: O'Loughlin, Appleby, Weber, Hanna, Moore, and Prusator. Absent: Mayner.

Council Member O'Loughlin made a motion to approve the first reading of an ordinance that amends provisions pertaining to Chapter 162 – International Residential Code, seconded by Council Member Hanna. The roll being called, the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Appleby, and Weber. Absent: Mayner.

Council Member Hanna made a motion to approve the first reading of an ordinance that amends provisions pertaining to Chapter 163 – International Property Maintenance Code, seconded by Council Member Weber. The roll being called, the following Council Members voted: Ayes: O'Loughlin, Appleby, Weber, Hanna, Moore, and Prusator. Absent: Mayner.

Council Member Weber made a motion to approve the first reading of an ordinance that amends provisions pertaining to Chapter 164 – International Existing Building Code, seconded by Council Member Hanna. The roll being called, the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Appleby, and Weber. Absent: Mayner.

Council Member Weber made a motion to approve the first reading of an ordinance that amends provisions pertaining to Chapter 165 – International Energy Conservation Code, seconded by Council Member Hanna. The roll being called, the following Council Members voted: Ayes: O'Loughlin, Appleby, Weber, Hanna, Moore, and Prusator. Absent: Mayner.

Council Member O'Loughlin made a motion to approve the first reading of an ordinance that amends provisions pertaining to Chapter 166 – International Swimming Pool and Spa Code, seconded by Council Member Weber. The roll being called, the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Appleby, and Weber. Absent: Mayner.

WASTEWATER TREATMENT PLANT MODIFICATIONS PROJECT

Mayor Bleichner stated, pursuant to the agenda, he will now convene a public hearing on the proposal to enter into a Sewer Revenue Loan and Disbursement Agreement. 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 Weber made a motion to approve and authorize the Mayor to sign the resolution taking additional

action on a proposal to enter into a Sewer Revenue loan and Disbursement Agreement, seconded by Council Member Moore. The roll being called, the following Council Members voted: Ayes: O'Loughlin, Weber, Hanna, Moore, and Prusator. Nays: Appleby. Absent: Mayner.

Resolution adopted and upon approval by Mayor assigned No. 2026-68 in the Official Book of Resolutions.

RESOLUTIONS

Council Member Hanna made a motion to approve and authorize the Mayor to sign the resolution approving the standardized Extra-Duty Police Services Agreement Template and authorizing the City Manager to execute these agreements as needed, seconded by Council Member Weber. The roll being called, the following Council Members voted: Ayes: Appleby, Weber, Hanna, Moore, Prusator, and O'Loughlin. Absent: Mayner.

Resolution adopted and upon approval by Mayor assigned No. 2026-69 in the Official Book of Resolutions.

Council Member O'Loughlin made a motion to approve and authorize the Mayor to sign the resolution establishing a time and place for a public hearing on August 24, 2026, at 5:30 p.m. for consideration of a rezoning request from R-2 Residential to C-1 Commercial within the City of Independence, Buchanan County, Iowa, seconded by Council Member Prusator. Council Member Hanna asked why is the City changing the zoning since it is a County property. City Manager Schmitz stated the property is located within City limits and it is the City's responsibility to rezone the property. The roll being called, the following Council Members voted: Ayes: Weber, Hanna, Moore, Prusator, O'Loughlin, and Appleby. Absent: Mayner.

Resolution adopted and upon approval by Mayor assigned No. 2026-70 in the Official Book of Resolutions.

Council Member Weber made a motion to approve and authorize the Mayor to sign the resolution approving the lot combination agreement, and to add the recording fees to the previously approved claims listing, seconded by Council Member Prusator. City Manager Schmitz explained that the current building layout is on two separate parcels and this agreement will combine those parcels into one. The roll being called, the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Appleby, and Weber. Absent: Mayner.

Resolution adopted and upon approval by Mayor assigned No. 2026-71 in the Official Book of Resolutions.

Council Member Prusator made a motion to approve and authorize the Mayor to sign the resolution that approves the plat of survey, seconded by Council Member Hanna. Building Official Chesmore explained there is a row of shrubs that Mr. Downs has been maintaining on land he thought was his. A survey was done recently and the land in question belongs to the neighbor instead. Mr. Downs will purchase the land once the proper steps and paperwork have been completed. There will be a lot combination agreement coming to the Council at a future meeting date that Planning and Zoning has already approved contingent on other items being done first. The roll being called, the following Council Members voted: Ayes: Moore, Prusator, O'Loughlin, Appleby, Weber, and Hanna. Absent: Mayner.

Resolution adopted and upon approval by Mayor assigned No. 2026-72 in the Official Book of Resolutions.

Council Member Moore made a motion to approve and authorize the Mayor to sign the resolution preliminarily approving the Pre-Annexation Agreement and Application for Voluntary Annexation, preliminarily approving the annexation of the City and Tempus parcels, and setting the public hearing for October 12, 2026, at 5:30 p.m., seconded by Council Member Weber. Council Member Moore asked if this resolution just sets a public hearing. City Manager Schmitz said the resolution does several things. The resolution really directs staff to keep the process moving, notifying and meeting with the proper individuals of the potential annexation, setting a public hearing to be held before the City Council can finally approve the actual annexation. Council Member Prusator asked if a yea vote means approving the annexation agreement as presented. Mayor Bleichner stated a yea vote means the pre-annexation agreement would be preliminarily approved. City Manager Schmitz said if any Council Member would like to make modifications to the pre-annexation agreement, then now is the time. Council Member O'Loughlin said the pasturing of animals should be removed as the current City Code does not allow for livestock within City Limits. Council Member Prusator agrees with that and would like to add that an annual request for hunting be included as other residents have to do that. Council Member Appleby stated there is a parcel that is being involuntarily annexed and the documents should be revised to reflect that. City Manager Schmitz said the City Attorney drafted the documents, and it is a voluntary annexation with a less than 20% involuntary annexation. Per State Code, an involuntary annexation is if the entire area is involuntarily being annexed in. Council Member Appleby asked for clarification on who drafted the documents and who wants to develop the property. City Manager Schmitz said City Attorney Doug Herman drafted the documents and Brian Eddy is a part of the group that wants to develop the property and he is also reviewing the documents on behalf of the other parties. Council Member Appleby asked if the Mayor works for Roberts and Eddy? Mayor Bleichner replied he is not a Roberts and Eddy employee, but he does take on projects from time to time from them. Mayor Bleichner has no part of this development. Council Member Moore explained that the Mayor has no vote on this issue and it is his responsibility

to bring this topic to Council for a vote. Council Member Appleby feels this should not move forward as the one property was not near the City limits years ago. Once the City grew closer to his property, his well was taken away from him. Council Member Hanna said he is 87 years old and does not want to be annexed in. Council Member Moore asked if there were regulations about creating islands with annexations. City Manager Schmitz said the City Development Board at the State will not allow approval of an annexation that will create an island. If the Council does not want to move forward with this because it will create an island with Mr. Tempus's property, then that means Mr. Eddy's will not and cannot be annexed into the City. Mayor Bleichner stated the pasturing and hunting still being allowed was because it will take them time to develop the property and this would still allow them to receive income from the pasturing of animals. Discussion was held on the property being annexed and the zoning changes that would need to be done as well. Council Member Moore clarified that while the property may come into the City zoned as A-1 it will need to be rezoned to Residential once it is ready to be developed which will then not allow for livestock within the City. He understands Council Members O'Loughlin and Prusator's view of allowing animals once the area is within City Limits while it is still zoned as A-1. Council Member Prusator asked for clarification on which parcel is planned on being developed first, the west or east parcel. City Manager Schmitz said a portion of the east parcel will be developed first. The west parcel will be brought in at a future date as that will also require other parcels being annexed in so as not to create islands. The roll being called, the following Council Members voted: Nays: Prusator, O'Loughlin, Appleby, Weber, Hanna, and Moore. Absent: Mayner. Council Member O'Loughlin made a motion to approve and authorize the Mayor to sign the resolution preliminarily approving the Pre-Annexation Agreement with the modification of striking sections 3.c. and 3.d. and Application for Voluntary Annexation, preliminarily approving the annexation of the City and Tempus parcels, and setting the public hearing for October 12, 2026, at 5:30 p.m., seconded by Council Member Prusator. Council Member Hanna asked if the Tempus property would still be coming in. City Manager Schmitz said it would still be an 80/20 annexation where the Tempus property will come in. Council Member Hanna asked who else owns the property. City Manager Schmitz said that Chad Ronnebaum, Amy Sloan, and Brian Eddy are the ones that have signed documents and are involved to his knowledge. Approval of the modified resolution still allows staff to move the process along. Council Member Hanna asked if they could develop the other side first to leave Mr. Tempus alone for a while. Council Member Weber explained that an island would still be created. Discussion was held on benefits for Mr. Tempus being annexed into the City and how he would be phased into paying City property taxes versus the benefits the City Development Board at the State could say he has received as the City has expanded over the years. The roll being called, the following Council Members voted: Ayes: Weber, Moore, Prusator, and O'Loughlin. Nays: Hanna and Appleby. Absent: Mayner.

Resolution adopted and upon approval by Mayor assigned No. 2026-73 in the Official Book of Resolutions.

OTHER BUSINESS

Council Member Weber made a motion to authorize the City Manager to dispose of the surplus K9 kennel and deposit any generated proceeds into the K9 fund for future use, seconded by Council Member Prusator. Council Member Hanna asked how much it is worth? City Manager Schmitz replied he was unsure and it would be put on an auction site the City has used previously to dispose of other items. Police Chief Lau stated it is roughly 10' by 10' which includes a building and a run area. Council Member Hanna asked where the dogs will go then if this is sold. City Manager Schmitz stated the animal impound is still at the Streets Department and this kennel was only used for the former Police K9. The roll being called, the following Council Members voted: Ayes: O'Loughlin, Appleby, Weber, Hanna, Moore, and Prusator. Absent: Mayner.

Council Member Prusator made a motion to approve the Commercial Restoration Rehab Grant application with Wapsie Realty in the amount of \$3,842.13, seconded by Council Member Weber. Mayor Bleichner stated this is the second application that Ms. Federspiel has submitted for this property. Her first application was for brick work which has not been done yet. City Manager Schmitz said this would be a total of two projects for this property, and it is up to the Council to approve this second request based upon wording in the application about how often projects can be funded. The roll being called, the following Council Members voted: Ayes: Appleby, Weber, Hanna, Moore, Prusator, and O'Loughlin. Absent: Mayner.

Council Member Hanna made a motion to approve the Commercial Restoration Rehab Grant application with Wapsie Realty in the amount of \$5,000.00, seconded by Council Member O'Loughlin. The roll being called, the following Council Members voted: Ayes: Weber, Hanna, Moore, Prusator, O'Loughlin, and Appleby. Absent: Mayner.

REPORTS

The following comments were heard from Council and Staff: Hanna – She asked if the LEAD summit hosted by Buchanan County Economic Development was being done by Zoom. O'Loughlin – Thanked the chamber for hosting the golf outing last Friday. He stated he has received phone calls about the change in ambulance services for residents. Appleby – With the storm that came through, she was impressed with everyone's work on cleaning things up. City Manager – He said he would reach out to Lisa Kremer about the LEAD Summit and how people can participate in that. Thanked all the City employees that worked on cleaning up the recent storm debris. There is a

plan to work on the extra debris at the brush dump. The Kading tour today went very well. He will be out of the office this Wednesday. Mayor – The lunch meeting as a part of the Kading tour went very well as other entities spoke about their upcoming growth. The County is taking over ambulance services on November 1.

ADJOURNMENT

Motion by Council Member O’Loughlin, second by Council Member Weber to adjourn. Ayes: All. Absent: Mayner.

Whereupon Mayor Bleichner declared the meeting adjourned at 6:49 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

DRAFT



CITY COUNCIL CONSENT
ITEM B

License
Administration

< CITY OF INDEPENDENCE

Local Authority Review - Alcohol Ownership

CITY OF INDEPENDENCE

1908377808

>

Owners

Business Information

Customer Type

BUS

Business Sub-Type

Corporation

Business Designation

Legal Business Name

CASEYS MARKETING COMPANY

Old Ownership Information

Owner Type	Owner	Single Line Address	Ownership Percentage
Owner	FABER, SCOTT	6749 CARDIFF CT JOHNS'	0.00
Owner	LARSEN, ERIC	4407 NW 5TH ST ANKEN'	0.00
Owner	BEECH, DOUGLAS	729 NE BROOK HAVEN D	0.00
Company	CASEY'S GENERAL STORE	1 SE CONVENIENCE BLVD	100.00
Owner	JOHNSON, BRIAN	9129 NW 73RD CIR JOHN	0.00

0.00
Can I help?

 Owner	JAMES, SAMUEL	3204 NE AVERY DR ANKE	0.00
---	---------------	-----------------------	------

Updated Ownership Information

Owner Type	Owner	Single Line Address	Ownership Percentage
 Owner	FABER, SCOTT	6749 CARDIFF CT JOHNS'	0.00
 Owner	LARSEN, ERIC	4407 NW 5TH ST ANKEN'	0.00
 Owner	BEECH, DOUGLAS	729 NE BROOK HAVEN D	0.00
 Company	CASEY'S GENERAL STORE	1 SE CONVENIENCE BLVD	100.00
 Owner	JOHNSON, BRIAN	9129 NW 73RD CIR JOHN	0.00
 Owner	JAMES, SAMUEL	3204 NE AVERY DR ANKE	0.00
 Owner	KOBER, PARKER	700 SE 15TH ST GRIMES I	0.00

Impacted Active Alcohol Licenses

Jurisdiction Code	Permit Type	License Number	Address
City of Independenc	Class "E" Retail Alco	LE0002833	816 1ST ST W INDEPENDEN
City of Independenc	Class "E" Retail Alco	LE0003221	1906 3RD AVE SE INDEPENI
City of Independenc	Class "E" Retail Alco	LE0003249	1200 5TH AVE NE INDEPEN

Impacted Active Retail Tobacco and Device Retailer Permits

[Can I help?](#)

Jurisdiction Code	Permit Type	Permit Number	Address
Iowa County	Retail Tobacco	871090019	617 42ND AVE AMANA IA 5
City of Ames	Retail Tobacco	871085005	3020 S DUFF AVE AMES IA !
City of Adair	Retail Tobacco	871056018	110 S 5TH ST ADAIR IA 500
City of Ames	Retail Tobacco	871053013	3218 ORION DR AMES IA 51
City of Adel	Retail Tobacco	871022027	816 GREENE ST ADEL IA 500
City of Allison	Retail Tobacco	871004013	100 CHERRY ST ALLISON IA
City of Ames	Retail Tobacco	871095016	3612 STANGE RD AMES IA !
City of Cedar Rapids	Retail Tobacco	871065012	9125 ATLANTIC DR SW CED
City of Boone	Retail Tobacco	871017025	1303 SE MARSHALL ST BOC
City of Algona	Retail Tobacco	871046023	602 E STATE ST ALGONA IA
City of Albion	Retail Tobacco	871078006	201 S MAIN ST ALBION IA 5
City of Ames	Retail Tobacco	871075005	428 LINCOLN WAY AMES IA
City of Cedar Rapids	Retail Tobacco	871060018	4560 16TH AVE SW CEDAR
City of Bondurant	Retail Tobacco	871019003	1455 GRANT ST S BONDUR
City of Bondurant	Retail Tobacco	871070011	302 2ND ST NE BONDURAN
City of Adel	Retail Tobacco	871005027	1738 NILE KINNICK S ADEL
City of Cedar Rapids	Retail Tobacco	871072017	380 33RD AVE SW CEDAR R
City of Cedar Rapids	Retail Tobacco	871053019	501 6TH ST SW CEDAR RAP

City of Algona	Retail Tobacco	871095011	1414 N MAIN ST ALGONA IA
City of Cedar Rapids	Retail Tobacco	871093026	235 EDGEWOOD RD NW CI
City of Ankeny	Retail Tobacco	871053027	1010 SE ORALABOR RD AN
City of Cedar Rapids	Retail Tobacco	871096015	3434 1ST AVE NE CEDAR RA
City of Bondurant	Retail Tobacco	871047009	1130 2ND ST NW BONDUR
City of Alden	Retail Tobacco	871087018	1008 GRAND AVE ALDEN IA
City of Boone	Retail Tobacco	871081013	1127 STORY ST BOONE IA 5
City of Britt	Retail Tobacco	871060023	576 N MAIN AVE BRITT IA 5
City of Colfax	Retail Tobacco	871083014	1203 N WALNUT ST COLFA
City of Ankeny	Retail Tobacco	871094021	2601 SE CREEKVIEW DR AN
City of Cedar Rapids	Retail Tobacco	871054022	701 ELLIS BLVD NW CEDAR
City of Cedar Rapids	Retail Tobacco	871075022	5655 C ST SW CEDAR RAPI
City of Belmond	Retail Tobacco	871050013	303 RIVER AVE S BELMOND
City of Ankeny	Retail Tobacco	871000018	2905 W 1ST ST ANKENY IA
City of Cedar Rapids	Retail Tobacco	871070016	5555 EDGEWOOD RD NE C
City of Cedar Rapids	Retail Tobacco	871071010	641 EDGEWOOD RD NW CI
City of Bettendorf	Retail Tobacco	871061015	3902 STATE ST BETTENDOR
City of Cedar Rapids	Retail Tobacco	871070027	9001 6TH ST SW CEDAR RA
City of Boone	Retail Tobacco	871037017	114 MAMIE EISENHOWER A

City of Albia	Retail Tobacco	871015029	1117 S CLINTON ST ALBIA I
Scott County	Retail Tobacco	871078022	11200 140TH ST PLACE DA
City of Ames	Retail Tobacco	871026001	3406 LINCOLN WAY AMES I
City of Camanche	Retail Tobacco	871045021	614 S WASHINGTON BLVD
City of Cedar Rapids	Retail Tobacco	871013021	588 BOYSON RD NE STE 11
City of Ankeny	Retail Tobacco	871080012	1515 SE CORP WOODS DR
City of Ankeny	Retail Tobacco	871063049	2710 SW SNYDER BLV ANK
City of Clinton	Retail Tobacco	871041011	1336 CAMANCHE AVE CLIN
Polk County	Retail Tobacco	871028007	6981 NE 14TH ST ANKENY I
City of Estherville	Retail Tobacco	871023016	1332 N 9TH ST ESTHERVILL
City of Alton	Retail Tobacco	871090025	1109 3RD AVE ALTON IA 51
City of Ankeny	Retail Tobacco	871090013	1024 E 1ST ST ANKENY IA 5
Jones County	Retail Tobacco	871087011	23485 COUNTY RD E34 AN
City of Bloomfield	Retail Tobacco	871031028	206 S WASHINGTON ST BLC
City of Ankeny	Retail Tobacco	871080027	1010 SE NATIONAL DR ANK
City of Brooklyn	Retail Tobacco	871043016	106 W 2ND ST BROOKLYN I
City of Clarinda	Retail Tobacco	871031022	1107 S 16TH ST CLARINDA
City of Ankeny	Retail Tobacco	871097011	3505 N ANKENY BLVD ANK
City of Cedar Rapids	Retail Tobacco	871013016	201 8TH AVE SE CEDAR RAP

City of Cedar Rapids	Retail Tobacco	871030015	130 41ST AVE DR SW CEDA
City of Carlisle	Retail Tobacco	871056004	1020 GATEWAY DR CARLISL
City of Estherville	Retail Tobacco	871060013	8 CENTRAL AVE ESTHERVILI
City of Ankeny	Retail Tobacco	871003015	3605 NW IRVINEDALE DR A
City of Grand Junction	Retail Tobacco	871065028	504 16TH ST N GRAND JCT
City of Albia	Retail Tobacco	871043017	122 N MAIN ST ALBIA IA 52
City of Cedar Rapids	Retail Tobacco	871028012	1532 ELLIS BLVD NW CEDA
City of Clarinda	Retail Tobacco	871068008	318 E WASHINGTON ST CLA
City of Ankeny	Retail Tobacco	871087016	1602 W 1ST ST ANKENY IA
City of Anita	Retail Tobacco	871013028	912 MAIN ST ANITA IA 500
City of Audubon	Retail Tobacco	871023049	2079 HIGHWAY 71 AUDUBO
City of Ames	Retail Tobacco	871065027	1118 S DUFF AVE AMES IA !
City of Cedar Rapids	Retail Tobacco	871039001	560 33RD AVE SW CEDAR R
City of Estherville	Retail Tobacco	871047024	1615 CENTRAL AVE ESTHER
City of Carlisle	Retail Tobacco	871066004	1001 HIGHWAY 5 CARLISLE
City of Ankeny	Retail Tobacco	871054012	1310 NW 18TH ST ANKENY
City of Afton	Retail Tobacco	871099017	501 N DOUGLAS ST AFTON
City of Corydon	Retail Tobacco	871098011	200 E JEFFERSON ST CORYD
City of Atkins	Retail Tobacco	871051040	401 STONEBROOK DR ATKIN

City of Carlisle	Retail Tobacco	871076004	105 HIGHWAY 5 CARLISLE I
City of Cedar Falls	Retail Tobacco	871087027	2425 CENTER ST CEDAR FA
City of Cedar Rapids	Retail Tobacco	871000013	3349 MOUNT VERNON RD
City of Grundy Centre	Retail Tobacco	871017015	1708 G AVE GRUNDY CENT
City of Bedford	Retail Tobacco	871030022	608 MADISON ST BEDFORD
City of Arnolds Park	Retail Tobacco	871088029	357 US HWY 71 S ARNOLD
City of Farmington	Retail Tobacco	871026002	201 S 4TH ST FARMINGTON
City of Kalona	Retail Tobacco	871036000	601 E AVE KALONA IA 5224
City of Cedar Rapids	Retail Tobacco	871018015	5050 NORTHLAND AVE NE
City of Cumming	Retail Tobacco	871002000	5240 CUMMING AVE CUMM
City of Crescent	Retail Tobacco	871034019	111 MORMON BRIDGE RD
City of Coggon	Retail Tobacco	871068028	5110 HWY 13 N COGGON I
City of Dysart	Retail Tobacco	871066002	201 HIGHWAY 21 DYSART I
City of Clear Lake	Retail Tobacco	871055009	6 PLAZA DR CLEAR LAKE IA
City of Des Moines	Retail Tobacco	871089004	3121 FOREST AVE DES MOI
City of Clive	Retail Tobacco	871037029	2070 NW 100TH ST CLIVE I
Polk County	Retail Tobacco	871047010	6565 NW 6TH DR SAYLORV
City of Cedar Rapids	Retail Tobacco	871002015	1661 32ND ST NE CEDAR R
City of Clinton	Retail Tobacco	871081018	1107 13TH AVE N CLINTON

City of Cedar Falls	Retail Tobacco	871028014	601 MAIN ST CEDAR FALLS
City of Cedar Rapids	Retail Tobacco	871010020	1495 BLAIRS FERRY RD NE C
City of Aplington	Retail Tobacco	871075021	400 PARRIOTT ST APLINGTO
City of Buffalo Cente	Retail Tobacco	871001028	101 1ST ST NE BUFFALO CT
City of Lovilia	Retail Tobacco	871038010	1807 HWY 5 S LOVILIA IA 5
City of Blue Grass	Retail Tobacco	871053018	301 E MAYNE ST BLUE GRA

< Page 1 of 6 >

Impacted Pending Retail Tobacco and Device Retailer Applications

Case Type	Case Received	Location Name	Location Address
Retail Tobacco Permit	30-Jun-2026	CASEY'S #2683	6301 SE 116TH ST RUNNELL

Criminal History

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?

No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.

No

Local Authority Information

Local Authority Reviewing

City of Independence

>

Local Authority Signature Date

Approved/Denied *

Required

>

Local Authority Email *

Required

>

Can I help?

Local Authority Attestation Name 

Required

Local Authority Contact Phone Number 

Required

Comments



Cancel

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Resources

- Frequently Asked Questions
- Contact Us
- Subscribe to Updates

Other Links

- State of Iowa Directory
- Website Policies



CITY COUNCIL CONSENT ITEM C

CLASS "C" RETAIL ALCOHOL LICENSE RENEWAL

Business Information

Name of Legal Entity: HEARTLAND ACRES AG CENTER INC

FEIN: XX-XXX2767

Business Type: Corporation

This business is registered with the Secretary of State.

Business Number of Secretary of State: 311223

Premises Information

Premises DBA: HEARTLAND ACRES AGRIBITION CENTER

Premises Address: 2600 SWAN LAKE BLVD INDEPENDENCE IA 50644-2766

Premises Type: Special Event

Number of Floors: 3

Control of Premises: Own

Is your premises equipped with at least one adequate, conveniently located indoor or outdoor toilet facility for use by patrons?

Yes

Does your premises conform to all local and state health, fire and building laws and regulations?

Yes

Is your establishment equipped with tables and seats to accommodate a minimum of 25?

Yes

Has the number of floors of the premises changed?

No

Have there been any changes to the premises in the last 12 months? This includes any changes that affect where alcohol is manufactured, stored, sold or consumed, such as adding, deleting, or changing permanent outdoor service areas.

No

Has there been a change in the control of property over the last 12 months? This includes a renewed/updated lease agreement, or changing from a deed to a lease, or a lease to a deed.

No

License Information

Effective Date: 01-Sep-2026

Length of License Requested: 12 months

Privilege(s) Requested

Outdoor Service - Allows the selling/serving of alcoholic beverages by the license/permit in a designated, adjacent outdoor area.

Provided description of the Outdoor Service Area:

Patio area adjacent to event hall

Endorsements

Local Authority: City of Independence

Dramshop Company: WEST BEND INSURANCE COMPANY

Ownership Information

Type	Name	ID Type	ID	DOB	Phone	Address	Percentage
Individual	HARRISON, LEANNE	SSN	***-**-5783	30-Nov-1940		514 5TH AVE. SW INDEPENDENCE IA 50644	0.00
Individual	BLIN, JONATHAN	SSN	***-**-1752	20-Jul-1984		2025 JAMESTOWN AVENUE INDEPENDENCE IA 50644	0.00
Individual	BELL, BRIAN	SSN	***-**-4526	26-Jun-1984		2600 SWAN LAKE BOULEVARD INDEPENDENCE IA 50644	0.00

Criminal History Details

Has anyone listed on the Ownership page been charged or convicted of a felony offense in Iowa or any other state of the United States?

No

Has anyone listed on the Ownership page been convicted of any violation of any state, county, city, federal or foreign law? For traffic violations, only include those that are drug or alcohol related.

No

Criminal Violations

Contact Information

Contact Name: AMANDA COONRAD

Phone Number: (319) 327-1069

Email Address: amanda.coonrad@gmail.com

Address: 1795 GOLF COURSE BLVD INDEPENDENCE IA 50644-9190

Attestation Information

Attestation Name: JONATHAN BLIN

Attestation Date: 11-Aug-2026



City Council Memorandum

To: City Council Members

From: Susi Lampe, CMC, laCMC, laCFO, Assistant City Manager/City Clerk/Treasurer

Date of Meeting: August 24, 2026

Item Title: Approve the Claims

Background:

Presentation of claims for payment for the prior period as shown attached.

Discussion:

This is an opportunity for the Council to ask any questions about any claims presented for payment. The listing of the claims is attached for review.

Results:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **efficient and effective planning and prioritizing of all available resources**. This item helps achieve that vision by ensuring that the City's bills are paid in a timely manner.

Financial Consideration:

Items vary in where they are budgeted from, but all expenditures are either budgeted or have been approved by previous Council Actions.

Recommendation:

Staff recommend a motion to approve the claims for payment.

Attachments:

1. PO_Listing_By_Vendor_Name-1787243138

Ranges			Item Status	Purchase Types	Misc		
Range: First to Last Rcvd Batch Id Range: First to Last Received Date Range: 08/12/26 to 08/25/26			Open: N Void: N Paid: Y Held: N Aprv: Y Rcvd: Y	Bid: Y State: Y Other: Y Exempt: Y	P.O. Type: All Format: Condensed Include Non-Budgeted: Y Prior Year Only: N Vendors: All		
Vendor #		Name					
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
ACCES005		ACCESS SYSTEMS LEASING					
27-00866	08/11/26	EQUIP CONTRACT-ALL	Open	\$1,746.98	\$0.00		
ACCO0005		ACCO					
27-00867	08/05/26	CHEMICALS-PR	Open	\$3,123.60	\$0.00		
ADP00005		ADP					
27-00945	08/07/26	PAYROLL SVCS	Open	\$519.75	\$0.00		
27-01112	08/19/26	FED/FICA/STATE	Open	\$34,769.94	\$0.00		
27-01113	08/19/26	PAYROLL CHECKS	Open	\$105,794.84	\$0.00		
27-01115	08/14/26	PAYROLL SVCS	Open	\$1,174.88	\$0.00		
Vendor Total:				\$142,259.41			
ALTOR005		ALTORFER INC					
27-01067	07/30/26	EQUIP MAINT-W	Open	\$1,692.00	\$0.00		
27-01068	07/30/26	EQUIP MAINT-W	Open	\$1,822.00	\$0.00		
Vendor Total:				\$3,514.00			
AMAZO005		AMAZON CAPITAL SERVICES					
27-00950	07/20/26	SUPPLIES-L	Open	\$263.68	\$0.00		
27-00951	07/11/26	SUPPLIES-L	Open	\$175.33	\$0.00		
27-00952	07/12/26	SUPPLIES-L	Open	\$15.95	\$0.00		
27-00953	07/13/26	SUPPLIES-L	Open	\$11.39	\$0.00		
27-00954	07/14/26	SUPPLIES-L	Open	\$9.39	\$0.00		
27-00955	07/14/26	SUPPLIES-L	Open	\$12.34	\$0.00		
27-00956	07/23/26	SUPPLIES-L	Open	\$61.56	\$0.00		
27-00957	07/24/26	SUPPLIES-L	Open	\$40.06	\$0.00		
27-00958	07/25/26	SUPPLIES-L	Open	\$26.78	\$0.00		
27-00959	08/02/26	SUPPLIES-L	Open	\$16.50	\$0.00		
27-00960	08/04/26	SUPPLIES-L	Open	\$16.50	\$0.00		
27-00961	08/11/26	SUPPLIES-L	Open	\$159.34	\$0.00		
27-00962	08/11/26	SUPPLIES-L	Open	\$25.93	\$0.00		
27-00963	07/17/26	SUPPLIES-L	Open	\$7.83	\$0.00		
27-00964	07/31/26	SUPPLIES-L	Open	\$82.06	\$0.00		
27-00965	07/09/26	SUPPLIES-L	Open	\$16.96	\$0.00		
27-00966	08/10/26	SUPPLIES-L	Open	\$18.99	\$0.00		
27-00967	07/19/26	SUPPLIES-L	Open	\$37.65	\$0.00		
27-00968	07/28/26	SUPPLIES-L	Open	\$17.95	\$0.00		
27-00969	07/29/26	SUPPLIES-L	Open	\$34.37	\$0.00		
Vendor Total:				\$1,050.56			
AMERI055		AMERICAN COLOR IMAGING					
27-00949	07/16/26	SUPPLIES-L	Open	\$72.00	\$0.00		
BEAMI005		BEAM INSURANCE ADMIN LLC					

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<i>Vendor #</i>	<i>Name</i>						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
BEAMI005		BEAM INSURANCE ADMIN LLC	<i>Account Continued</i>				
27-01119	08/19/26	VISION BENEFIT	Open	\$527.62	\$0.00		
BENTO010		BENTON'S READY MIXED CONCRETE					
27-01069	07/30/26	SUPPLIES-W	Open	\$50.00	\$0.00		
BIBLI005		BIBLIONIX LLC					
27-00971	07/17/26	COMPUTER EXP-L	Open	\$3,205.00	\$0.00		
BLACK015		BLACKSTONE PUBLISHING					
27-00972	08/06/26	AUDIO REC-L	Open	\$116.95	\$0.00		
BOLTO005		BOLTON & MENK, INC.					
27-00868	07/31/26	SERVICES-A	Open	\$1,670.00	\$0.00		
BRODA005		BRODART CO					
27-00973	08/01/26	BOOKS-L	Open	\$20.12	\$0.00		
27-00974	08/01/26	BOOKS-L	Open	\$27.82	\$0.00		
27-00975	08/01/26	BOOKS-L	Open	\$31.14	\$0.00		
27-00976	08/01/26	BOOKS-L	Open	\$17.38	\$0.00		
27-00977	08/01/26	BOOKS-L	Open	\$21.25	\$0.00		
27-00978	08/01/26	BOOKS-L	Open	\$18.49	\$0.00		
27-00979	08/01/26	BOOKS-L	Open	\$14.64	\$0.00		
27-00980	08/01/26	BOOKS-L	Open	\$25.63	\$0.00		
27-00981	08/01/26	BOOKS-L	Open	\$36.62	\$0.00		
27-00982	08/01/26	BOOKS-L	Open	\$132.54	\$0.00		
27-00983	08/01/26	BOOKS-L	Open	\$225.66	\$0.00		
27-00984	08/01/26	BOOKS-L	Open	\$37.50	\$0.00		
27-00985	08/01/26	BOOKS-L	Open	\$108.84	\$0.00		
27-00986	08/01/26	BOOKS-L	Open	\$32.43	\$0.00		
27-00987	08/01/26	BOOKS-L	Open	\$83.41	\$0.00		
27-00988	08/01/26	BOOKS-L	Open	\$13.61	\$0.00		
27-00989	08/01/26	BOOKS-L	Open	\$11.21	\$0.00		
27-00990	08/01/26	BOOKS-L	Open	\$31.82	\$0.00		
Vendor Total:				\$890.11			
BRUEN005		BRUENING ROCK					
27-01070	07/31/26	MATERIALS-W	Open	\$5,871.31	\$0.00		
27-01071	08/12/26	MATERIALS-W	Open	\$1,796.57	\$0.00		
Vendor Total:				\$7,667.88			
BUCHA040		BUCHANAN COUNTY HEALTH CENTER					
27-00869	08/05/26	SERVICES-A,F	Open	\$136.03	\$0.00		
27-00870	08/10/26	SERVICES-AM	Open	\$11,726.35	\$0.00		
Vendor Total:				\$11,862.38			
CARDS005		CARD SERVICES-LIBRARY					
27-00946	08/03/26	MISC EXP-L	Open	\$32.00	\$0.00		
27-00947	08/03/26	MISC EXP-L	Open	\$1,818.78	\$0.00		
Vendor Total:				\$1,850.78			

<i>Vendor #</i>	<i>Name</i>						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
CARDS010		CARD SERVICES-VISA					
27-01037	08/03/26	MISC EXP-CH	Open	\$13,930.20	\$0.00		
CENGA005		CENGAGE LEARNING					
27-00992	07/09/26	BOOKS-L	Open	\$96.05	\$0.00		
27-00993	07/13/26	BOOKS-L	Open	\$31.45	\$0.00		
27-00994	07/20/26	BOOKS-L	Open	\$34.85	\$0.00		
		Vendor Total:		\$162.35			
CENTE010		CENTER POINT LARGE PRINT					
27-00995	07/01/26	BOOKS-L	Open	\$59.44	\$0.00		
27-00996	07/03/26	BOOKS-L	Open	\$58.04	\$0.00		
27-00997	07/06/26	BOOKS-L	Open	\$23.25	\$0.00		
		Vendor Total:		\$140.73			
CNHIN005		CNH INDUSTRIAL ACCOUNTS					
27-01061	07/10/26	EQUIP MAINT-ST	Open	\$564.44	\$0.00		
27-01062	07/10/26	EQUIP MAINT-ST	Open	\$1,951.98	\$0.00		
		Vendor Total:		\$2,516.42			
COLES005		COLE'S ACE HARDWARE					
27-00998	07/20/26	SUPPLIES-L	Open	\$42.55	\$0.00		
CORAL005		CORALVILLE PUBLIC LIBRARY					
27-00999	07/20/26	BOOKS-L	Open	\$20.00	\$0.00		
CYCHA005		CY & CHARLEY'S FIRESTONE INC					
27-00871	08/04/26	VEH REPAIR-PR,PD	Open	\$234.99	\$0.00		
27-00872	08/03/26	VEH REPAIR-PR,PD	Open	\$70.43	\$0.00		
		Vendor Total:		\$305.42			
DSPOR005		D & S PORTABLES INC					
27-00873	07/28/26	SERVICES-PR	Open	\$2,720.00	\$0.00		
DANKO005		DANKO EMERGENCY EQUIPMENT COCL					
27-00874	08/10/26	EQUIP-F	Open	\$459.00	\$0.00		
DELTA005		DELTA DENTAL OF IOWA					
27-01120	08/19/26	DENTAL BENEFIT	Open	\$4,101.02	\$0.00		
DEMCO005		DEMCO					
27-01000	07/15/26	SUPPLIES-L	Open	\$143.33	\$0.00		
DODGE005		DODGE, ELISSA					
27-01001	08/13/26	REIMBURSE-L	Open	\$63.67	\$0.00		
EASTC005		EAST-CENTRAL IOWA R.E.C.					
27-01056	08/10/26	UTILITY-A,CH,PR,ST,W	Open	\$1,942.36	\$0.00		
27-01057	08/10/26	UTILITY-A,CH,PR,ST,W	Open	\$475.78	\$0.00		
		Vendor Total:		\$2,418.14			

Vendor #		Name					
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
ELECT005		ELECTRIC PUMP INC					
27-01072	08/10/26	EQUIP MAINT-W	Open	\$5,175.00	\$0.00		
EMPLO015		EMPLOYEE BENEFIT SYSTEMS					
27-00863	08/12/26	SAFETFUND08112026	Open	\$1,148.71	\$0.00		
27-01065	08/19/26	HEALTH BENEFIT	Open	\$168.43	\$0.00		
		Vendor Total:		\$1,317.14			
FAHRB005		FAHR BEVERAGE, INC.					
27-01038	08/13/26	SUPPLIES-PR	Open	\$126.55	\$0.00		
FIRST015		FIRSTCALL RESTORATION					
27-00875	08/07/26	REFUND-B	Open	\$58.00	\$0.00		
GENTR005		GENTRY ROGER					
27-00876	07/31/26	RV HOST-PR	Open	\$300.00	\$0.00		
HAUSE005		HAUSERS WATER SYSTEMS INC					
27-01073	07/27/26	SUPPLIES-ST	Open	\$24.40	\$0.00		
HAWKE015		HAWKEYE ALARM SIGNAL COMPANY					
27-01002	07/19/26	SERVICES-L	Open	\$600.00	\$0.00		
HYDRI005		HYDRITE CHEMICAL CO.					
27-01109	08/18/26	SUPPLIES-W	Open	\$1,892.41	\$0.00		
IALAW005		IA LAW ENFORCEMENT INTELLIGENC					
27-00922	08/07/26	TRAINING-PD	Open	\$250.00	\$0.00		
INDEP015		INDEPENDENCE BULLETIN-JOURNAL					
27-00991	08/14/26	SUBSCRIP-L	Open	\$114.00	\$0.00		
INDEP005		INDEPENDENCE LIGHT & POWER					
27-00877	08/06/26	SERVICES-ALL	Open	\$2,435.00	\$0.00		
27-00878	08/07/26	UTILITIES-ALL	Open	\$16.95	\$0.00		
27-00879	08/07/26	UTILITIES-ALL	Open	\$163.13	\$0.00		
27-00880	08/07/26	UTILITIES-ALL	Open	\$2,963.08	\$0.00		
27-00881	08/07/26	UTILITIES-ALL	Open	\$1,571.20	\$0.00		
27-00882	08/07/26	UTILITIES-ALL	Open	\$35.12	\$0.00		
27-00883	08/07/26	UTILITIES-ALL	Open	\$136.30	\$0.00		
27-00884	08/07/26	UTILITIES-ALL	Open	\$391.35	\$0.00		
27-00885	08/07/26	UTILITIES-ALL	Open	\$1,216.73	\$0.00		
27-00886	08/07/26	UTILITIES-ALL	Open	\$36.89	\$0.00		
27-00887	08/07/26	UTILITIES-ALL	Open	\$36.42	\$0.00		
27-00888	08/07/26	UTILITIES-ALL	Open	\$1,305.50	\$0.00		
27-00889	08/07/26	UTILITIES-ALL	Open	\$218.53	\$0.00		
27-00890	08/07/26	UTILITIES-ALL	Open	\$37.12	\$0.00		
27-00891	08/07/26	UTILITIES-ALL	Open	\$155.46	\$0.00		
27-00892	08/07/26	UTILITIES-ALL	Open	\$1,614.38	\$0.00		
27-00893	08/07/26	UTILITIES-ALL	Open	\$340.38	\$0.00		

Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
INDEP005		INDEPENDENCE LIGHT & POWER		Account Continued			
27-00894	08/07/26	UTILITIES-ALL	Open	\$388.87	\$0.00		
27-00895	08/07/26	UTILITIES-ALL	Open	\$77.08	\$0.00		
27-00896	08/07/26	UTILITIES-ALL	Open	\$1,394.12	\$0.00		
27-00897	08/07/26	UTILITIES-ALL	Open	\$83.31	\$0.00		
27-00898	08/07/26	UTILITIES-ALL	Open	\$38.78	\$0.00		
27-00899	08/07/26	UTILITIES-ALL	Open	\$3,109.04	\$0.00		
27-00900	08/07/26	UTILITIES-ALL	Open	\$8,898.08	\$0.00		
27-00901	08/07/26	UTILITIES-ALL	Open	\$38.19	\$0.00		
27-00902	08/07/26	UTILITIES-ALL	Open	\$36.66	\$0.00		
27-00903	08/07/26	UTILITIES-ALL	Open	\$50.83	\$0.00		
27-00904	08/07/26	UTILITIES-ALL	Open	\$859.34	\$0.00		
27-00905	08/07/26	UTILITIES-ALL	Open	\$35.36	\$0.00		
27-00906	08/07/26	UTILITIES-ALL	Open	\$2,087.97	\$0.00		
27-00907	08/07/26	UTILITIES-ALL	Open	\$356.61	\$0.00		
27-00908	08/07/26	UTILITIES-ALL	Open	\$3,236.54	\$0.00		
27-00909	08/07/26	UTILITIES-ALL	Open	\$50.83	\$0.00		
27-00910	08/07/26	UTILITIES-ALL	Open	\$3,448.75	\$0.00		
27-00911	08/07/26	UTILITIES-ALL	Open	\$469.49	\$0.00		
27-00948	08/07/26	UTILITIES-ALL	Open	\$1,860.36	\$0.00		
Vendor Total:				\$39,193.75			
INDEP045		INDEPENDENCE PLUMBING, HEATING					
27-00912	07/31/26	BLDG MAINT-PR	Open	\$382.75	\$0.00		
INDEP010		INDEPENDENCE PUBLIC LIBRARY					
27-01003	08/06/26	PETTY CASH-L	Open	\$71.40	\$0.00		
INDEP100		INDEPENDENCE ROTARY CLUB					
27-01004	07/18/26	DUES-L	Open	\$157.00	\$0.00		
INGRA005		INGRAM LIBRARY SERVICES					
27-01005	07/07/26	BOOKS-L	Open	\$29.69	\$0.00		
27-01006	07/10/26	BOOKS-L	Open	\$46.62	\$0.00		
27-01007	07/10/26	BOOKS-L	Open	\$15.92	\$0.00		
27-01008	07/10/26	BOOKS-L	Open	\$17.14	\$0.00		
27-01009	07/10/26	BOOKS-L	Open	\$46.29	\$0.00		
27-01010	07/10/26	BOOKS-L	Open	\$17.08	\$0.00		
27-01011	07/10/26	BOOKS-L	Open	\$31.41	\$0.00		
27-01012	07/12/26	BOOKS-L	Open	\$23.84	\$0.00		
27-01013	07/14/26	BOOKS-L	Open	\$85.32	\$0.00		
27-01014	07/14/26	BOOKS-L	Open	\$65.04	\$0.00		
27-01015	07/23/26	BOOKS-L	Open	\$23.83	\$0.00		
27-01016	07/27/26	BOOKS-L	Open	\$71.08	\$0.00		
27-01017	07/29/26	BOOKS-L	Open	\$58.22	\$0.00		
27-01018	07/09/26	BOOKS-L	Open	\$18.00	\$0.00		
27-01019	07/12/26	BOOKS-L	Open	\$11.39	\$0.00		
27-01020	07/12/26	BOOKS-L	Open	\$18.00	\$0.00		
27-01021	07/13/26	BOOKS-L	Open	\$18.00	\$0.00		
27-01022	07/15/26	BOOKS-L	Open	\$36.00	\$0.00		

Vendor #	Name					
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract PO Type
INGRA005		INGRAM LIBRARY SERVICES	Account Continued			
27-01023	07/21/26	BOOKS-L	Open	\$18.00	\$0.00	
27-01024	07/23/26	BOOKS-L	Open	\$150.47	\$0.00	
27-01025	07/23/26	BOOKS-L	Open	\$13.59	\$0.00	
27-01026	07/27/26	BOOKS-L	Open	\$19.20	\$0.00	
27-01027	07/27/26	BOOKS-L	Open	\$153.90	\$0.00	
27-01028	07/29/26	BOOKS-L	Open	\$28.19	\$0.00	
27-01029	07/29/26	BOOKS-L	Open	\$18.00	\$0.00	
27-01030	07/29/26	BOOKS-L	Open	\$18.00	\$0.00	
Vendor Total:				\$1,052.22		
IOWAD005		IOWA DEPARTMENT OF REVENUE				
27-00864	08/10/26	SALES TAX-PR,W	Open	\$2,012.85	\$0.00	
27-01066	08/19/26	SALES TAX-PR,W	Open	\$9,413.13	\$0.00	
Vendor Total:				\$11,425.98		
IPERS005		IPERS				
27-00865	08/13/26	IPERS JULY 2026	Open	\$36,331.63	\$0.00	
JRSUP005		J & R SUPPLY INC				
27-01074	08/07/26	SUPPLIES-W	Open	\$1,017.28	\$0.00	
27-01080	08/18/26	SUPPLIES-W	Open	\$260.00	\$0.00	
Vendor Total:				\$1,277.28		
JOHND005		JOHN DEERE FINANCIAL				
27-01081	07/22/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$23.98	\$0.00	
27-01082	07/22/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$11.91	\$0.00	
27-01083	07/22/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$59.95	\$0.00	
27-01084	07/22/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$28.85	\$0.00	
27-01085	07/23/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$33.98	\$0.00	
27-01086	07/24/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$9.98	\$0.00	
27-01087	07/27/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$59.95	\$0.00	
27-01088	07/27/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$50.96	\$0.00	
27-01089	07/27/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$49.99	\$0.00	
27-01090	07/28/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$10.48	\$0.00	
27-01091	07/28/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$6.48	\$0.00	
27-01092	07/28/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$2.74	\$0.00	
27-01093	07/28/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$150.94	\$0.00	
27-01094	07/29/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$103.99	\$0.00	
27-01095	07/29/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$39.58	\$0.00	
27-01096	07/30/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$2.99	\$0.00	
27-01097	07/30/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$5.17	\$0.00	
27-01098	07/31/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$49.46	\$0.00	
27-01099	07/31/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$29.99	\$0.00	
27-01100	07/31/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$14.65	\$0.00	
27-01101	08/05/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$13.93	\$0.00	
27-01102	08/06/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$133.97	\$0.00	
27-01103	08/07/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$25.98	\$0.00	
27-01104	08/12/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$169.99	\$0.00	
27-01105	08/13/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$1.89	\$0.00	

<i>Vendor #</i>	<i>Name</i>						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
JOHND005		JOHN DEERE FINANCIAL	<i>Account Continued</i>				
27-01106	08/14/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$3.98	\$0.00		
27-01107	08/14/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$67.97	\$0.00		
27-01108	08/17/26	SUPPLIES-A,AC,CH,PR,ST,W	Open	\$25.79	\$0.00		
Vendor Total:				\$1,189.52			
KIECK005		KIECK'S CAREER APPAREL					
27-00913	08/05/26	EQUIP-PD	Open	\$5,900.00	\$0.00		
LEGAL005		LEGALSHIELD					
27-01121	08/19/26	LEGAL/ID BENEFIT	Open	\$174.55	\$0.00		
LIBRA005		LIBRARY IDEAS LLC					
27-01031	07/27/26	BOOKS-L	Open	\$56.66	\$0.00		
LIFET005		LIFE TIME FENCE COMPANY					
27-01075	08/14/26	SUPPLIES-PR	Open	\$2,069.69	\$0.00		
27-01076	08/14/26	SUPPLIES-PR	Open	\$1,008.15	\$0.00		
Vendor Total:				\$3,077.84			
LYNCH005		LYNCH DALLAS, PC					
27-00914	08/12/26	SERVICES-CH	Open	\$280.00	\$0.00		
27-00915	08/12/26	SERVICES-CH	Open	\$80.00	\$0.00		
27-00916	08/12/26	SERVICES-CH	Open	\$240.00	\$0.00		
27-00917	08/12/26	SERVICES-CH	Open	\$964.62	\$0.00		
27-00918	08/12/26	SERVICES-CH	Open	\$1,497.65	\$0.00		
27-00919	08/12/26	SERVICES-CH	Open	\$1,375.10	\$0.00		
27-00920	08/12/26	SERVICES-CH	Open	\$360.00	\$0.00		
Vendor Total:				\$4,797.37			
MAVER005		MAVERICK POWERSPORTS					
27-00923	07/01/26	VEH REPAIR-PR	Open	\$4,085.74	\$0.00		
27-01041	08/12/26	EQUIP-PR	Open	\$11,399.00	\$0.00		
Vendor Total:				\$15,484.74			
MCCLO005		MCCLOUD SERVICES					
27-00924	07/29/26	BLDG MAINT-PD	Open	\$103.55	\$0.00		
MIDAM005		MIDAMERICAN ENERGY COMPANY					
27-01032	08/11/26	UTILITIES-L	Open	\$15.25	\$0.00		
27-01043	08/13/26	UTILITIES-L,CH	Open	\$44.16	\$0.00		
27-01044	08/13/26	UTILITIES-L,CH	Open	\$33.66	\$0.00		
27-01059	08/11/26	UTILITIES-CH,L,ST,W	Open	\$81.95	\$0.00		
27-01060	08/11/26	UTILITIES-CH,L,ST,W	Open	\$1,734.72	\$0.00		
27-01077	08/11/26	UTILITIES-CH,L,PR,ST,W	Open	\$88.51	\$0.00		
Vendor Total:				\$1,998.25			
MIDWE075		MIDWEST JANITORIAL SERVICE					
27-01033	08/05/26	BLDG MAINT-L	Open	\$1,635.00	\$0.00		
MYERS005		MYERS-COX CO					

Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
MYERS005		MYERS-COX CO	<i>Account Continued</i>				
27-01039	08/06/26	SUPPLIES-PR	Open	\$632.10	\$0.00		
NEJDL005		NEJDL, MICHELLE					
27-00921	08/11/26	REIMBURSE-CH	Open	\$50.92	\$0.00		
OFFIC010		OFFICE TOWNE INC.					
27-00925	07/30/26	SUPPLIES-PD,PR	Open	\$28.55	\$0.00		
27-00926	08/03/26	SUPPLIES-PD,PR	Open	\$18.12	\$0.00		
27-01040	08/04/26	SUPPLIES-PR,PD	Open	\$32.86	\$0.00		
27-01050	07/31/26	SUPPLIES-PD,PR	Open	\$32.86	\$0.00		
27-01051	07/17/26	SUPPLIES-PD,PR	Open	\$139.16	\$0.00		
27-01052	08/12/26	SUPPLIES-PD,PR	Open	\$43.00	\$0.00		
27-01053	08/06/26	SUPPLIES-PD,PR	Open	\$49.84	\$0.00		
Vendor Total:				\$344.39			
PERMA005		PERMA-BOUND					
27-01034	07/13/26	BOOKS-L	Open	\$117.63	\$0.00		
PIZZA010		PIZZA RANCH					
27-00927	08/03/26	SUPPLIES-PR	Open	\$1,764.00	\$0.00		
PRECIO10		PRECISION PLUMBING, HEATING,					
27-01035	07/30/26	SERVICES-L	Open	\$581.56	\$0.00		
PURCH005		PURCHASE POWER					
27-01058	08/14/26	POSTAGE-ALL	Open	\$541.99	\$0.00		
RELIA010		RELIANT FIRE APPARATUS, INC					
27-00928	08/06/26	EQUIP-F	Open	\$1,999.79	\$0.00		
27-00929	08/06/26	EQUIP-F	Open	\$3,739.95	\$0.00		
27-00930	08/05/26	EQUIP-F	Open	\$230.96	\$0.00		
27-00931	08/06/26	EQUIP-F	Open	\$2,064.46	\$0.00		
27-00932	08/06/26	EQUIP-F	Open	\$1,343.64	\$0.00		
27-00933	08/06/26	EQUIP-F	Open	\$2,227.90	\$0.00		
27-00934	08/06/26	EQUIP-F	Open	\$1,012.04	\$0.00		
Vendor Total:				\$12,618.74			
RYANE005		RYAN EXTERMINATING INC.					
27-00935	07/14/26	BLDG MAINT-CH	Open	\$81.36	\$0.00		
RYDEL005		RYDELL AUTO GROUP					
27-00936	08/05/26	VEH REPAIR-PD	Open	\$13.86	\$0.00		
SIGNS005		SIGNS & MORE LLC					
27-00939	07/28/26	SIGN-PR	Open	\$271.05	\$0.00		
27-01042	08/05/26	SUPPLIES-PR	Open	\$20.00	\$0.00		
27-01054	08/04/26	SERVICES-F	Open	\$1,680.83	\$0.00		
Vendor Total:				\$1,971.88			
STARE005		STAR EQUIPMENT, LTD					

Vendor # P.O. #	PO Date	Name Description	Status	Amount	Void Amount	Contract	PO Type
STARE005		STAR EQUIPMENT, LTD	<i>Account Continued</i>				
27-01110	08/11/26	EQUIP-ST	Open	\$20,102.00	\$0.00		
STATE025		STATE FARM					
27-01055	08/11/26	BENEFIT-CH,ST,W	Open	\$32.72	\$0.00		
STATE015		STATE HYGIENIC LABORATORY					
27-00937	07/31/26	SERVICES-PR	Open	\$16.50	\$0.00		
STATE020		STATE STREET BANK & TRUST CO					
27-01114	08/19/26	RETIRE BENEFIT	Open	\$1,041.74	\$0.00		
27-01117	08/19/26	RETIRE BENEFIT	Open	\$5,529.92	\$0.00		
Vendor Total:				\$6,571.66			
STRAN005		STRAND ASSOCIATES					
27-01045	08/13/26	SERVICES-W	Open	\$1,530.00	\$0.00		
27-01046	08/13/26	SERVICES-W	Open	\$48,830.00	\$0.00		
Vendor Total:				\$50,360.00			
STRYK005		STRYKER SALES, LLC					
27-00938	07/24/26	SUPPLIES-PD	Open	\$261.00	\$0.00		
SUPER015		SUPERB CLEANING SERVICES					
27-01047	08/01/26	BLDG MAINT-PR	Open	\$105.00	\$0.00		
27-01048	08/01/26	BLDG MAINT-PR	Open	\$2,250.00	\$0.00		
27-01049	08/01/26	BLDG MAINT-PR	Open	\$157.50	\$0.00		
Vendor Total:				\$2,512.50			
TMOBI010		T-MOBILE					
27-01036	07/10/26	COMPUTER EXP-L	Open	\$119.70	\$0.00		
TASC0005		TASC					
27-01063	08/17/26	HR FEES-CH	Open	\$287.82	\$0.00		
27-01078	08/19/26	HR FEES-CH	Open	\$346.50	\$0.00		
27-01116	08/19/26	FLEX MED	Open	\$1,389.59	\$0.00		
Vendor Total:				\$2,023.91			
UMBBA005		UMB BANK NA					
27-00941	08/07/26	BOND FEE-CH	Open	\$600.00	\$0.00		
27-00942	08/07/26	BOND FEE-CH	Open	\$600.00	\$0.00		
Vendor Total:				\$1,200.00			
UNITY005		UNITYPOINT HEALTH AT WORK					
27-00940	08/05/26	SERVICES-F,W	Open	\$691.00	\$0.00		
VESSC005		VESSCO INC					
27-01079	08/14/26	SUPPLIES-W	Open	\$314.89	\$0.00		
WELLM005		WELLMARK BCBS					
27-00943	08/11/26	HEALTH BENEFIT-CH	Open	\$271.80	\$0.00		
27-01118	08/19/26	HEALTH BENEFIT	Open	\$44,939.61	\$0.00		
Vendor Total:				\$45,211.41			

Vendor #	Name						
P.O. #	PO Date	Description	Status	Amount	Void Amount	Contract	PO Type
WELLM005		WELLMARK BCBS	Account Continued				
WILSO010		WILSON, BLAINE					
27-01064	08/18/26	REFUND-CH	Open	\$35.00	\$0.00		
ZARNO005		ZARNOTH BRUSH WORKS INC					
27-00944	07/23/26	VEH REPAIR-ST	Open	\$671.00	\$0.00		
ZERO9005		ZERO9 SOLUTIONS					
27-01111	08/14/26	SUPPLIES-PD	Open	\$67.90	\$0.00		
Total Purchase Orders:		258	Total P.O. Line Items:	0	Total List Amount:	\$489,706.71	Total Void Amount: \$0.00

Totals by Year-Fund					
Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND	7-001	\$86,874.59	\$0.00	\$102,050.87	\$188,925.46
LIBRARY	7-003	\$14,217.31	\$0.00	\$13,138.88	\$27,356.19
STREETS DEPT - ROAI	7-110	\$11,985.65	\$0.00	\$11,245.83	\$23,231.48
EMPLOYEE BENEFITS	7-112	\$59,788.07	\$0.00	\$0.00	\$59,788.07
DEBT SERVICE	7-200	\$600.00	\$0.00	\$0.00	\$600.00
PARKS & REC PROJE	7-304	\$271.05	\$0.00	\$0.00	\$271.05
CAP OUTLAY SAVINGS	7-323	\$41,210.83	\$0.00	\$0.00	\$41,210.83
WATER FUND	7-600	\$31,843.85	\$0.00	\$13,380.18	\$45,224.03
WATER REVENUE BON	7-605	\$600.00	\$0.00	\$0.00	\$600.00
SEWER UTILITY FUND	7-610	\$34,086.44	\$0.00	\$16,736.02	\$50,822.46
WWTP REHAB PROJE	7-616	\$50,360.00	\$0.00	\$0.00	\$50,360.00
SELF INSURANCE	7-820	\$1,317.14	\$0.00	\$0.00	\$1,317.14
Total Of All Funds:		<u>\$333,154.93</u>	<u>\$0.00</u>	<u>\$156,551.78</u>	<u>\$489,706.71</u>

Totals by Fund					
Fund Description	Fund	Expend Total	Revenue Total	G/L Total	Total
GENERAL FUND	001	\$86,874.59	\$0.00	\$102,050.87	\$188,925.46
LIBRARY	003	\$14,217.31	\$0.00	\$13,138.88	\$27,356.19
STREETS DEPT - ROAI	110	\$11,985.65	\$0.00	\$11,245.83	\$23,231.48
EMPLOYEE BENEFITS	112	\$59,788.07	\$0.00	\$0.00	\$59,788.07
DEBT SERVICE	200	\$600.00	\$0.00	\$0.00	\$600.00
PARKS & REC PROJE	304	\$271.05	\$0.00	\$0.00	\$271.05
CAP OUTLAY SAVINGS	323	\$41,210.83	\$0.00	\$0.00	\$41,210.83
WATER FUND	600	\$31,843.85	\$0.00	\$13,380.18	\$45,224.03
WATER REVENUE BON	605	\$600.00	\$0.00	\$0.00	\$600.00
SEWER UTILITY FUND	610	\$34,086.44	\$0.00	\$16,736.02	\$50,822.46
WWTP REHAB PROJE	616	\$50,360.00	\$0.00	\$0.00	\$50,360.00
SELF INSURANCE	820	\$1,317.14	\$0.00	\$0.00	\$1,317.14
Total Of All Funds:		<u>\$333,154.93</u>	<u>\$0.00</u>	<u>\$156,551.78</u>	<u>\$489,706.71</u>

Fund Description	Fund	Current	Prior Rcvd	Prior Open	Paid Prior	Fund Total
GENERAL FUND	7-001	\$86,874.59	\$0.00	\$0.00	\$0.00	\$86,874.59
LIBRARY	7-003	\$14,217.31	\$0.00	\$0.00	\$0.00	\$14,217.31
STREETS DEPT - ROAD	7-110	\$11,985.65	\$0.00	\$0.00	\$0.00	\$11,985.65
EMPLOYEE BENEFITS	7-112	\$59,788.07	\$0.00	\$0.00	\$0.00	\$59,788.07
DEBT SERVICE	7-200	\$600.00	\$0.00	\$0.00	\$0.00	\$600.00
PARKS & REC PROJECT	7-304	\$271.05	\$0.00	\$0.00	\$0.00	\$271.05
CAP OUTLAY SAVINGS	7-323	\$41,210.83	\$0.00	\$0.00	\$0.00	\$41,210.83
WATER FUND	7-600	\$31,843.85	\$0.00	\$0.00	\$0.00	\$31,843.85
WATER REVENUE BOND	7-605	\$600.00	\$0.00	\$0.00	\$0.00	\$600.00
SEWER UTILITY FUND	7-610	\$34,086.44	\$0.00	\$0.00	\$0.00	\$34,086.44
WWTP REHAB PROJECT	7-616	\$50,360.00	\$0.00	\$0.00	\$0.00	\$50,360.00
SELF INSURANCE	7-820	\$1,317.14	\$0.00	\$0.00	\$0.00	\$1,317.14
Total Of All Funds:		<u>\$333,154.93</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$0.00</u>	<u>\$333,154.93</u>

Airport Budget



City of Independence
Budget Report
Airport as of 8/20/2026

Percent of Fiscal YTD 16.7 %

2027 REVENUE REPORT

	Budget Estimate	MTD Balance	YTD Balance	% Rcvd	Balance
001 - GENERAL FUND	\$194,804.00	\$11,924.91	\$40,878.13	21.0%	\$153,925.87
43 - USE OF MONEY & PROPERTY					
001-280-4310 - HANGAR RENT	\$47,930.00	\$1,110.61	\$6,438.04	13.4%	\$41,491.96
001-280-4311 - FARM LEASE	\$16,874.00	\$0.00	\$0.00	0.0%	\$16,874.00
47 - MISCELLANEOUS REVENUE					
001-280-4710 - REIMBURSEMENTS	\$0.00	\$0.00	\$10.65	0.0%	\$10.65
001-280-4750 - MERCHANDISE SALES	\$130,000.00	\$10,814.30	\$34,429.44	26.5%	\$95,570.56
018 - AIRPORT REPLACEMENT FUND	\$0.00	\$0.00	\$1.86	0.0%	\$1.86
43 - USE OF MONEY & PROPERTY					
018-280-4300 - INTEREST	\$0.00	\$0.00	\$1.86	0.0%	\$1.86
323 - CAP OUTLAY SAVINGS/LOST	\$351,250.00	\$0.00	\$5,000.00	1.4%	\$346,250.00
44 - INTERGOVERNMENTAL					
323-280-4400 - FEDERAL GRANTS	\$351,250.00	\$0.00	\$0.00	0.0%	\$351,250.00
47 - MISCELLANEOUS REVENUE					
323-280-4710 - REIMBURSEMENTS	\$0.00	\$0.00	\$5,000.00	0.0%	\$5,000.00
TOTAL REVENUE	\$546,054.00	\$11,924.91	\$45,879.99	8.4%	\$500,174.01



City of Independence
Budget Report
 Airport as of 8/20/2026

Percent of Fiscal YTD 16.7 %

2027 EXPENSE REPORT

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
001 - GENERAL FUND	\$327,014.00	\$13,642.41	\$24,956.75	7.6%	\$302,057.25
280 - AIRPORT	\$327,014.00	\$13,642.41	\$24,956.75	7.6%	\$302,057.25
60 - SALARIES AND WAGES	\$100,808.00	\$7,171.71	\$13,843.73	13.7%	\$86,964.27
001-280-6010 - SALARIES - FULL-TIME	\$82,626.00	\$5,156.81	\$10,337.79	12.5%	\$72,288.21
001-280-6020 - SALARIES - PART-TIME	\$14,900.00	\$1,307.13	\$2,301.70	15.4%	\$12,598.30
001-280-6030 - HOURLY WAGES - TEMPORARY	\$0.00	\$478.13	\$962.51	962.5%	\$962.51
001-280-6040 - WAGES - OVERTIME	\$3,282.00	\$229.64	\$241.73	7.4%	\$3,040.27
61 - EMPLOYEE BENEFITS & COSTS	\$2,500.00	\$126.94	\$253.88	10.2%	\$2,246.12
001-280-6143 - ICMA RC - CITY SHARE	\$1,500.00	\$76.94	\$153.88	10.3%	\$1,346.12
001-280-6181 - UNIFORM ALLOWANCE	\$400.00	\$0.00	\$0.00	0.0%	\$400.00
001-280-6184 - CELL PHONE ALLOWANCES	\$600.00	\$50.00	\$100.00	16.7%	\$500.00
62 - STAFF DEVELOPMENT	\$4,000.00	\$0.00	\$0.00	0.0%	\$4,000.00
001-280-6230 - TRAINING	\$3,200.00	\$0.00	\$0.00	0.0%	\$3,200.00
001-280-6240 - MTGS/CONFERENCES/MILES	\$800.00	\$0.00	\$0.00	0.0%	\$800.00
63 - REPAIR, MAINT & UTILITIES	\$55,100.00	\$4,124.02	\$6,954.22	12.6%	\$48,145.78
001-280-6310 - BUILDING MAINT & REPAIR	\$5,000.00	\$299.98	\$332.96	6.7%	\$4,667.04
001-280-6320 - GROUNDS/RUNWAY MAINT & ...	\$10,000.00	\$0.00	\$59.94	0.6%	\$9,940.06



City of Independence
Budget Report
 Airport as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
001-280-6331 - VEHICLE OPERATIONS	\$7,000.00	\$1,406.28	\$2,936.35	41.9%	\$4,063.65
001-280-6332 - VEHICLE REPAIRS	\$7,000.00	\$1,534.20	\$1,698.57	24.3%	\$5,301.43
001-280-6371 - ELECTRIC/GAS UTILITIES	\$21,000.00	\$747.26	\$1,443.73	6.9%	\$19,556.27
001-280-6373 - COMMUNICATIONS ...	\$2,600.00	\$136.30	\$287.23	11.0%	\$2,312.77
001-280-6399 - OTHER MAINTENANCE/REPAIR	\$2,500.00	\$0.00	\$195.44	7.8%	\$2,304.56
64 - CONTRACTUAL SERVICES	\$40,306.00	\$2,134.03	\$2,178.03	5.4%	\$38,127.97
001-280-6407 - ENGINEERING	\$5,000.00	\$0.00	\$0.00	0.0%	\$5,000.00
001-280-6408 - PROPERTY & CASUALTY ...	\$31,856.00	\$1,926.00	\$1,926.00	6.0%	\$29,930.00
001-280-6409 - JANITORIAL	\$1,800.00	\$14.99	\$14.99	0.8%	\$1,785.01
001-280-6412 - MEDICAL EXPENSE - DOCTOR	\$50.00	\$26.99	\$70.99	142.0%	(\$20.99)
001-280-6413 - PAYMENTS TO OTHER AGENCIES	\$600.00	\$150.00	\$150.00	25.0%	\$450.00
001-280-6498 - REFUNDS	\$1,000.00	\$16.05	\$16.05	1.6%	\$983.95
65 - COMMODITIES	\$124,300.00	\$85.71	\$1,726.89	1.4%	\$122,573.11
001-280-6503 - MERCHANDISE FOR RE-SALE	\$115,000.00	\$0.00	\$0.00	0.0%	\$115,000.00
001-280-6506 - OFFICE SUPPLIES	\$5,500.00	\$0.00	\$46.74	0.8%	\$5,453.26
001-280-6507 - OPERATING SUPPLIES	\$3,000.00	\$85.71	\$1,680.15	56.0%	\$1,319.85
001-280-6510 - SPECIAL & SAFETY EQUIPMENT	\$800.00	\$0.00	\$0.00	0.0%	\$800.00
112 - EMPLOYEE BENEFITS	\$55,360.00	\$2,587.36	\$4,660.67	8.4%	\$50,699.33
280 - AIRPORT	\$55,360.00	\$2,587.36	\$4,660.67	8.4%	\$50,699.33



City of Independence
Budget Report
 Airport as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
61 - EMPLOYEE BENEFITS & COSTS	\$55,360.00	\$2,587.36	\$4,660.67	8.4%	\$50,699.33
112-280-6110 - FICA - CITY/AIRPORT	\$7,712.00	\$536.14	\$1,034.02	13.4%	\$6,677.98
112-280-6130 - IPERS - CITY/AIRPORT	\$9,517.00	\$584.11	\$584.11	6.1%	\$8,932.89
112-280-6131 - WORKERS COMP/AIRPORT	\$1,289.00	\$0.00	\$0.00	0.0%	\$1,289.00
112-280-6150 - GROUP INSURANCE/AIRPORT	\$28,842.00	\$1,458.12	\$2,939.56	10.2%	\$25,902.44
112-280-6154 - EMPLOYEE SELF-FUNDING INS/AIR	\$8,000.00	\$8.99	\$102.98	1.3%	\$7,897.02
323 - CAP OUTLAY SAVINGS/LOST	\$439,000.00	\$1,670.00	\$12,107.12	2.8%	\$426,892.88
280 - AIRPORT	\$439,000.00	\$1,670.00	\$12,107.12	2.8%	\$426,892.88
67 - CAPITAL OUTLAY	\$439,000.00	\$1,670.00	\$12,107.12	2.8%	\$426,892.88
323-280-6727 - AIRPORT-CAP OUTLAY/EQUIPMENT	\$439,000.00	\$1,670.00	\$12,107.12	2.8%	\$426,892.88
TOTAL EXPENSE	\$821,374.00	\$17,899.77	\$41,724.54	5.1%	\$779,649.46

	Net Budget	Net MTD Balance	Net YTD Balance	Net %	Net Balance
001 - GENERAL FUND	(\$132,210.00)	(\$1,717.50)	\$15,921.38	12.6%	(\$148,131.38)
018 - AIRPORT REPLACEMENT FUND	\$0.00	\$0.00	\$1.86		(\$1.86)
112 - EMPLOYEE BENEFITS	(\$55,360.00)	(\$2,587.36)	(\$4,660.67)	8.4%	(\$50,699.33)
323 - CAP OUTLAY SAVINGS/LOST	(\$87,750.00)	(\$1,670.00)	(\$7,107.12)	2.2%	(\$80,642.88)
TOTAL (REV LESS EXP)	(\$275,320.00)	(\$5,974.86)	\$4,155.45	6.4%	(\$279,475.45)

Animal Control Budget



City of Independence
Budget Report
 Animal Control as of 8/20/2026

Percent of Fiscal YTD 16.7 %

2027 REVENUE REPORT

	Budget Estimate	MTD Balance	YTD Balance	% Rcvd	Balance
001 - GENERAL FUND	\$500.00	\$0.00	\$182.52	36.5%	\$317.48
45 - CHARGES/FEES					
001-190-4530 - PENALTIES	\$500.00	\$0.00	\$182.52	36.5%	\$317.48
TOTAL REVENUE	\$500.00	\$0.00	\$182.52	36.5%	\$317.48

2027 EXPENSE REPORT

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
001 - GENERAL FUND	\$600.00	\$160.67	\$224.67	37.4%	\$375.33
190 - ANIMAL CONTROL	\$600.00	\$160.67	\$224.67	37.4%	\$375.33
64 - CONTRACTUAL SERVICES	\$500.00	\$0.00	\$64.00	12.8%	\$436.00
001-190-6499 - ANIMAL CONTROL	\$500.00	\$0.00	\$64.00	12.8%	\$436.00
65 - COMMODITIES	\$100.00	\$160.67	\$160.67	160.7%	(\$60.67)
001-190-6504 - MINOR EQUIPMENT	\$50.00	\$0.00	\$0.00	0.0%	\$50.00
001-190-6507 - OPERATING SUPPLIES	\$50.00	\$160.67	\$160.67	321.3%	(\$110.67)
TOTAL EXPENSE	\$600.00	\$160.67	\$224.67	37.4%	\$375.33



City of Independence
Budget Report
Animal Control as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Net Budget	Net MTD Balance	Net YTD Balance	Net %	Net Balance
001 - GENERAL FUND	(\$100.00)	(\$160.67)	(\$42.15)	37.0%	(\$57.85)
TOTAL (REV LESS EXP)	(\$100.00)	(\$160.67)	(\$42.15)	37.0%	(\$57.85)

Building Budget



City of Independence
Budget Report
 Building Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

2027 REVENUE REPORT

	Budget Estimate	MTD Balance	YTD Balance	% Rcvd	Balance
001 - GENERAL FUND	\$52,025.00	\$2,632.00	\$9,208.00	17.7%	\$42,817.00
41 - LICENSES & PERMITS					
001-170-4120 - BUILDING PERMITS	\$45,000.00	\$1,157.00	\$7,497.00	16.7%	\$37,503.00
001-170-4128 - PLUMBING & MECHANICAL PERMITS	\$6,000.00	\$1,475.00	\$1,711.00	28.5%	\$4,289.00
001-170-4132 - MOVING PERMIT	\$100.00	\$0.00	\$0.00	0.0%	\$100.00
001-170-4167 - HOME OCCUPATION PERMITS	\$325.00	\$0.00	\$0.00	0.0%	\$325.00
45 - CHARGES/FEES					
001-170-4500 - PLANNING & ZONING FEES	\$500.00	\$0.00	\$0.00	0.0%	\$500.00
001-170-4550 - BOARD OF ADJUSTMENT FEES	\$100.00	\$0.00	\$0.00	0.0%	\$100.00
323 - CAP OUTLAY SAVINGS/LOST	\$0.00	\$0.00	\$40.60	0.0%	\$40.60
43 - USE OF MONEY & PROPERTY					
323-170-4300 - INTEREST	\$0.00	\$0.00	\$40.60	0.0%	\$40.60
TOTAL REVENUE	\$52,025.00	\$2,632.00	\$9,248.60	17.8%	\$42,776.40



City of Independence
Budget Report
 Building Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

2027 EXPENSE REPORT

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
001 - GENERAL FUND	\$110,270.00	\$6,037.07	\$26,928.24	24.4%	\$83,341.76
170 - BUILDING INSPECTIONS	\$110,270.00	\$6,037.07	\$26,928.24	24.4%	\$83,341.76
60 - SALARIES AND WAGES	\$76,497.00	\$5,606.40	\$11,212.80	14.7%	\$65,284.20
001-170-6010 - SALARIES - FULL-TIME	\$73,225.00	\$5,606.40	\$11,212.80	15.3%	\$62,012.20
001-170-6020 - SALARIES - PART-TIME	\$1,745.00	\$0.00	\$0.00	0.0%	\$1,745.00
001-170-6040 - WAGES - OVERTIME	\$1,527.00	\$0.00	\$0.00	0.0%	\$1,527.00
61 - EMPLOYEE BENEFITS & COSTS	\$1,300.00	\$0.00	\$0.00	0.0%	\$1,300.00
001-170-6143 - ICMA RC - CITY SHARE	\$1,000.00	\$0.00	\$0.00	0.0%	\$1,000.00
001-170-6181 - ALLOWANCES - UNIFORM	\$300.00	\$0.00	\$0.00	0.0%	\$300.00
62 - STAFF DEVELOPMENT	\$4,050.00	\$258.54	\$258.54	6.4%	\$3,791.46
001-170-6210 - DUES & MEMBERSHIPS	\$2,000.00	\$105.00	\$105.00	5.3%	\$1,895.00
001-170-6220 - EDUCATIONAL MATERIAL	\$200.00	\$0.00	\$0.00	0.0%	\$200.00
001-170-6230 - TRAINING IN HOUSE	\$350.00	\$153.54	\$153.54	43.9%	\$196.46
001-170-6240 - MTGS/CONFERENCES/MILES	\$1,500.00	\$0.00	\$0.00	0.0%	\$1,500.00
63 - REPAIR, MAINT & UTILITIES	\$2,300.00	\$114.13	\$215.91	9.4%	\$2,084.09
001-170-6331 - VEHICLE OPERATIONS	\$1,500.00	\$56.73	\$101.12	6.7%	\$1,398.88
001-170-6373 - COMMUNICATIONS ...	\$800.00	\$57.40	\$114.79	14.3%	\$685.21



City of Independence
Budget Report
 Building Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
64 - CONTRACTUAL SERVICES	\$23,373.00	\$58.00	\$15,232.00	65.2%	\$8,141.00
001-170-6408 - PROPERTY & CASUALTY ...	\$3,323.00	\$0.00	\$0.00	0.0%	\$3,323.00
001-170-6412 - MEDICAL EXPENSE - DOCTOR	\$50.00	\$0.00	\$0.00	0.0%	\$50.00
001-170-6499 - OTHER CONTRACTUAL SERV	\$20,000.00	\$58.00	\$15,232.00	76.2%	\$4,768.00
65 - COMMODITIES	\$2,750.00	\$0.00	\$8.99	0.3%	\$2,741.01
001-170-6504 - OFFICE EQUIPMENT	\$500.00	\$0.00	\$0.00	0.0%	\$500.00
001-170-6506 - OFFICE SUPPLIES	\$500.00	\$0.00	\$8.99	1.8%	\$491.01
001-170-6507 - OPERATING SUPPLIES	\$500.00	\$0.00	\$0.00	0.0%	\$500.00
001-170-6508 - POSTAGE	\$500.00	\$0.00	\$0.00	0.0%	\$500.00
001-170-6510 - SPECIAL & SAFETY EQUIPMENT	\$750.00	\$0.00	\$0.00	0.0%	\$750.00
112 - EMPLOYEE BENEFITS	\$55,036.00	\$2,353.69	\$4,418.00	8.0%	\$50,618.00
170 - BUILDING INSPECTIONS	\$55,036.00	\$2,353.69	\$4,418.00	8.0%	\$50,618.00
61 - EMPLOYEE BENEFITS & COSTS	\$55,036.00	\$2,353.69	\$4,418.00	8.0%	\$50,618.00
112-170-6110 - FICA - CITY/BLDG	\$5,853.00	\$404.38	\$808.76	13.8%	\$5,044.24
112-170-6130 - IPERS - CITY/BUILDING	\$7,222.00	\$529.24	\$529.24	7.3%	\$6,692.76
112-170-6131 - WORK COMP/BUILDING	\$653.00	\$0.00	\$0.00	0.0%	\$653.00
112-170-6150 - GROUP INSURANCE BEN/BLDG	\$18,458.00	\$1,396.08	\$2,817.02	15.3%	\$15,640.98
112-170-6154 - EMPLOYEE SELF-FUND INS ...	\$22,850.00	\$23.99	\$262.98	1.2%	\$22,587.02
323 - CAP OUTLAY SAVINGS/LOST	\$65,000.00	\$0.00	\$0.00	0.0%	\$65,000.00



City of Independence
Budget Report
 Building Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
170 - BUILDING INSPECTIONS	\$65,000.00	\$0.00	\$0.00	0.0%	\$65,000.00
67 - CAPITAL OUTLAY	\$65,000.00	\$0.00	\$0.00	0.0%	\$65,000.00
323-170-6725 - BLDG-CIP CAP OFFICE EQUIP	\$65,000.00	\$0.00	\$0.00	0.0%	\$65,000.00
TOTAL EXPENSE	\$230,306.00	\$8,390.76	\$31,346.24	13.6%	\$198,959.76

	Net Budget	Net MTD Balance	Net YTD Balance	Net %	Net Balance
001 - GENERAL FUND	(\$58,245.00)	(\$3,405.07)	(\$17,720.24)	22.3%	(\$40,524.76)
112 - EMPLOYEE BENEFITS	(\$55,036.00)	(\$2,353.69)	(\$4,418.00)	8.0%	(\$50,618.00)
323 - CAP OUTLAY SAVINGS/LOST	(\$65,000.00)	\$0.00	\$40.60	0.1%	(\$65,040.60)
TOTAL (REV LESS EXP)	(\$178,281.00)	(\$5,758.76)	(\$22,097.64)	14.4%	(\$156,183.36)



REVENUES AND EXPENSES TO
DATE – *INFORMATION ONLY*

City Administration Budget



City of Independence
Budget Report
 City Administration as of 8/20/2026

Percent of Fiscal YTD 16.7 %

2027 REVENUE REPORT

	Budget Estimate	MTD Balance	YTD Balance	% Rcvd	Balance
323 - CAP OUTLAY SAVINGS/LOST	\$0.00	\$0.00	\$32.23	0.0%	\$32.23
43 - USE OF MONEY & PROPERTY					
323-650-4300 - INTEREST	\$0.00	\$0.00	\$32.23	0.0%	\$32.23
TOTAL REVENUE	\$0.00	\$0.00	\$32.23	0.0%	\$32.23

2027 EXPENSE REPORT

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
001 - GENERAL FUND	\$643,427.00	\$45,845.95	\$91,417.55	14.2%	\$552,009.45
610 - MAYOR/COUNCIL/CITY MGR	\$82,513.00	\$4,944.53	\$10,961.46	13.3%	\$71,551.54
60 - SALARIES AND WAGES	\$58,663.00	\$3,390.38	\$6,780.76	11.6%	\$51,882.24
001-610-6010 - SALARIES - FULL-TIME	\$36,313.00	\$2,775.00	\$5,550.00	15.3%	\$30,763.00
001-610-6020 - SALARY - MAYOR PART-TIME	\$8,000.00	\$615.38	\$1,230.76	15.4%	\$6,769.24
001-610-6050 - SALARIES - COUNCIL FEE-BASED	\$14,350.00	\$0.00	\$0.00	0.0%	\$14,350.00
61 - EMPLOYEE BENEFITS & COSTS	\$3,650.00	\$241.16	\$482.32	13.2%	\$3,167.68
001-610-6143 - ICMA RC - CITY SHARE	\$1,500.00	\$116.16	\$232.32	15.5%	\$1,267.68



City of Independence Budget Report City Administration as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
001-610-6181 - UNIFORM ALLOWANCE	\$650.00	\$0.00	\$0.00	0.0%	\$650.00
001-610-6184 - CELL PHONE ALLOWANCES	\$1,500.00	\$125.00	\$250.00	16.7%	\$1,250.00
62 - STAFF DEVELOPMENT	\$18,000.00	\$1,036.75	\$3,422.14	19.0%	\$14,577.86
001-610-6210 - DUES & MEMBERSHIPS	\$5,000.00	\$38.25	\$233.50	4.7%	\$4,766.50
001-610-6240 - MTGS/CONFERENCES/MILES	\$13,000.00	\$998.50	\$3,188.64	24.5%	\$9,811.36
64 - CONTRACTUAL SERVICES	\$1,200.00	\$0.00	\$0.00	0.0%	\$1,200.00
001-610-6488 - MAYOR'S DISCRETIONARY FUND	\$400.00	\$0.00	\$0.00	0.0%	\$400.00
001-610-6489 - COUNCIL'S DISCRETIONARY FUND	\$400.00	\$0.00	\$0.00	0.0%	\$400.00
001-610-6491 - OTHER COUNCIL ITEMS	\$400.00	\$0.00	\$0.00	0.0%	\$400.00
65 - COMMODITIES	\$1,000.00	\$276.24	\$276.24	27.6%	\$723.76
001-610-6506 - OFFICE SUPPLIES	\$1,000.00	\$276.24	\$276.24	27.6%	\$723.76
620 - CLERK/TREASURER/ADM	\$82,172.00	\$7,278.30	\$17,726.18	21.6%	\$64,445.82
60 - SALARIES AND WAGES	\$52,747.00	\$3,720.12	\$7,703.75	14.6%	\$45,043.25
001-620-6010 - SALARIES - FULL-TIME	\$51,394.00	\$3,670.15	\$7,315.58	14.2%	\$44,078.42
001-620-6020 - SALARIES - PART-TIME	\$0.00	\$0.00	\$193.50	193.5%	\$193.50
001-620-6040 - WAGES - OVERTIME	\$1,353.00	\$49.97	\$194.67	14.4%	\$1,158.33
61 - EMPLOYEE BENEFITS & COSTS	\$1,825.00	\$112.06	\$149.57	8.2%	\$1,675.43
001-620-6143 - ICMA RC - CITY SHARE	\$625.00	\$25.01	\$50.02	8.0%	\$574.98
001-620-6181 - UNIFORM ALLOWANCE	\$900.00	\$74.55	\$74.55	8.3%	\$825.45



City of Independence
Budget Report
 City Administration as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
001-620-6184 - CELL PHONE ALLOWANCES	\$300.00	\$12.50	\$25.00	8.3%	\$275.00
62 - STAFF DEVELOPMENT	\$27,600.00	\$3,446.12	\$9,872.86	35.8%	\$17,727.14
001-620-6210 - DUES & MEMBERSHIPS	\$11,500.00	\$3,335.20	\$7,036.20	61.2%	\$4,463.80
001-620-6220 - EDUCATIONAL MATERIAL	\$100.00	\$0.00	\$0.00	0.0%	\$100.00
001-620-6230 - TRAINING IN HOUSE	\$3,000.00	\$60.00	\$1,115.00	37.2%	\$1,885.00
001-620-6240 - MTGS/CONFERENCES/MILES	\$13,000.00	\$50.92	\$1,721.66	13.2%	\$11,278.34
630 - ELECTIONS	\$4,000.00	\$0.00	\$0.00	0.0%	\$4,000.00
64 - CONTRACTUAL SERVICES	\$4,000.00	\$0.00	\$0.00	0.0%	\$4,000.00
001-630-6413 - ELECTION EXPENSE	\$4,000.00	\$0.00	\$0.00	0.0%	\$4,000.00
640 - LEGAL SERVICES/ATTORNEY	\$140,450.00	\$5,279.41	\$13,521.84	9.6%	\$126,928.16
64 - CONTRACTUAL SERVICES	\$140,450.00	\$5,279.41	\$13,521.84	9.6%	\$126,928.16
001-640-6401 - AUDIT FEES	\$35,000.00	\$0.00	\$0.00	0.0%	\$35,000.00
001-640-6405 - RECORDING FEES	\$100.00	\$22.00	\$22.00	22.0%	\$78.00
001-640-6411 - LEGAL EXPENSE	\$90,000.00	\$4,797.37	\$12,421.44	13.8%	\$77,578.56
001-640-6413 - PAYMENTS TO OTHER AGENCIES	\$750.00	\$0.00	\$0.00	0.0%	\$750.00
001-640-6414 - PRINTING & PUBLISHING	\$9,000.00	\$460.04	\$1,078.40	12.0%	\$7,921.60
001-640-6419 - FINANCIAL SERVICES	\$600.00	\$0.00	\$0.00	0.0%	\$600.00
001-640-6499 - CODE BOOK CODIFICATION	\$5,000.00	\$0.00	\$0.00	0.0%	\$5,000.00
650 - CITY HALL/GENERAL BLDGS	\$109,200.00	\$8,816.91	\$15,345.46	14.1%	\$93,854.54



City of Independence
Budget Report
 City Administration as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
61 - EMPLOYEE BENEFITS & COSTS	\$4,250.00	\$634.32	\$634.32	14.9%	\$3,615.68
001-650-6199 - HR AGREEMENTS/FEES	\$4,250.00	\$634.32	\$634.32	14.9%	\$3,615.68
63 - REPAIR, MAINT & UTILITIES	\$38,650.00	\$1,861.57	\$3,891.70	10.1%	\$34,758.30
001-650-6310 - BUILDING MAINT & REPAIR	\$8,000.00	\$99.54	\$559.68	7.0%	\$7,440.32
001-650-6320 - GROUNDS MAINT & REPAIR	\$250.00	\$0.00	\$0.00	0.0%	\$250.00
001-650-6331 - VEHICLE OPERATIONS	\$350.00	\$0.00	\$0.00	0.0%	\$350.00
001-650-6332 - VEHICLE REPAIRS	\$200.00	\$0.00	\$0.00	0.0%	\$200.00
001-650-6350 - OPERATIONAL EQUIPMENT REPAIR	\$350.00	\$0.00	\$0.00	0.0%	\$350.00
001-650-6371 - ELECTRIC/GAS UTILITIES	\$24,000.00	\$1,286.10	\$2,372.47	9.9%	\$21,627.53
001-650-6373 - COMMUNICATIONS ...	\$3,500.00	\$475.93	\$959.55	27.4%	\$2,540.45
001-650-6399 - OTHER MAINTENANCE/REPAIR	\$2,000.00	\$0.00	\$0.00	0.0%	\$2,000.00
64 - CONTRACTUAL SERVICES	\$49,450.00	\$5,511.28	\$9,009.24	18.2%	\$40,440.76
001-650-6401 - BANK FEES	\$100.00	\$0.00	\$4.00	4.0%	\$96.00
001-650-6408 - PROPERTY & CASUALTY ...	\$10,350.00	\$0.00	\$0.00	0.0%	\$10,350.00
001-650-6409 - JANITORIAL	\$2,000.00	\$229.30	\$229.30	11.5%	\$1,770.70
001-650-6490 - STAFFING CONTRACT	\$500.00	\$3,500.00	\$3,500.00	700.0%	(\$3,000.00)
001-650-6498 - REFUNDS	\$0.00	\$35.00	\$35.00	35.0%	\$35.00
001-650-6499 - OTHER CONTRACTUAL SERV	\$36,500.00	\$1,746.98	\$5,240.94	14.4%	\$31,259.06
65 - COMMODITIES	\$11,850.00	\$809.74	\$1,810.20	15.3%	\$10,039.80



City of Independence Budget Report City Administration as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
001-650-6506 - OFFICE SUPPLIES	\$3,750.00	\$104.72	\$759.05	20.2%	\$2,990.95
001-650-6507 - OPERATING SUPPLIES	\$4,000.00	\$0.00	\$0.00	0.0%	\$4,000.00
001-650-6508 - POSTAGE & SHIPPING	\$4,000.00	\$592.04	\$938.17	23.5%	\$3,061.83
001-650-6510 - SPECIAL & SAFETY EQUIPMENT	\$100.00	\$112.98	\$112.98	113.0%	(\$12.98)
67 - CAPITAL OUTLAY	\$5,000.00	\$0.00	\$0.00	0.0%	\$5,000.00
001-650-6727 - CAPITAL EQUIPMENT	\$5,000.00	\$0.00	\$0.00	0.0%	\$5,000.00
660 - TORT LIABILITY	\$12,092.00	\$0.00	\$0.00	0.0%	\$12,092.00
64 - CONTRACTUAL SERVICES	\$12,092.00	\$0.00	\$0.00	0.0%	\$12,092.00
001-660-6406 - DAMAGES / TORT CLAIMS	\$5,000.00	\$0.00	\$0.00	0.0%	\$5,000.00
001-660-6408 - PROPERTY & CASUALTY ...	\$7,092.00	\$0.00	\$0.00	0.0%	\$7,092.00
699 - GENERAL GOVERNMENT-I.T.	\$213,000.00	\$19,526.80	\$33,862.61	15.9%	\$179,137.39
62 - STAFF DEVELOPMENT	\$21,000.00	\$0.00	\$1,489.60	7.1%	\$19,510.40
001-699-6210 - DUES	\$21,000.00	\$0.00	\$1,489.60	7.1%	\$19,510.40
64 - CONTRACTUAL SERVICES	\$172,000.00	\$11,564.92	\$19,623.44	11.4%	\$152,376.56
001-699-6401 - AUDITING/ACCOUNTING	\$76,000.00	\$0.00	\$0.00	0.0%	\$76,000.00
001-699-6419 - IT SERVICES	\$36,000.00	\$5,439.47	\$8,203.48	22.8%	\$27,796.52
001-699-6490 - OTHER PROFESSIONAL SERV	\$60,000.00	\$6,125.45	\$11,419.96	19.0%	\$48,580.04
65 - COMMODITIES	\$20,000.00	\$7,961.88	\$12,749.57	63.7%	\$7,250.43
001-699-6507 - OPERATING SUPPLIES	\$20,000.00	\$7,961.88	\$12,749.57	63.7%	\$7,250.43



City of Independence

Budget Report

City Administration as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
112 - EMPLOYEE BENEFITS	\$91,651.00	\$2,806.02	\$6,110.99	6.7%	\$85,540.01
610 - MAYOR/COUNCIL/CITY MGR	\$21,933.00	\$923.04	\$2,406.69	11.0%	\$19,526.31
61 - EMPLOYEE BENEFITS & COSTS	\$21,933.00	\$923.04	\$2,406.69	11.0%	\$19,526.31
112-610-6110 - FICA - CITY/ADMIN	\$4,488.00	\$251.46	\$502.89	11.2%	\$3,985.11
112-610-6130 - IPERS - CITY/ADMIN	\$581.00	\$0.00	\$0.00	0.0%	\$581.00
112-610-6131 - WORK COMP/ADMIN	\$677.00	\$0.00	\$0.00	0.0%	\$677.00
112-610-6142 - PENSION - CITY MANAGER	\$3,428.00	\$254.88	\$509.76	14.9%	\$2,918.24
112-610-6150 - GROUP INSURANCE BEN/MANAGER	\$4,951.00	\$372.71	\$754.12	15.2%	\$4,196.88
112-610-6154 - EMPLOYEE SELF-FUND INS ...	\$7,808.00	\$43.99	\$639.92	8.2%	\$7,168.08
620 - CLERK/TREASURER/ADM	\$62,156.00	\$1,611.18	\$3,014.78	4.9%	\$59,141.22
61 - EMPLOYEE BENEFITS & COSTS	\$62,156.00	\$1,611.18	\$3,014.78	4.9%	\$59,141.22
112-620-6110 - FICA - CITY/CLERK	\$4,036.00	\$273.37	\$566.92	14.0%	\$3,469.08
112-620-6130 - IPERS - CITY/CLERK	\$4,980.00	\$376.06	\$376.06	7.6%	\$4,603.94
112-620-6131 - WORK COMP/CLERK	\$427.00	\$0.00	\$0.00	0.0%	\$427.00
112-620-6150 - GROUP INSURANCE BEN/CLERK	\$14,279.00	\$895.95	\$1,807.46	12.7%	\$12,471.54
112-620-6154 - EMPLOYEE SELF-FUND INS ...	\$38,434.00	\$65.80	\$264.34	0.7%	\$38,169.66
622 - RETIRED EMPLOYEES	\$7,262.00	\$271.80	\$543.60	7.5%	\$6,718.40
61 - EMPLOYEE BENEFITS & COSTS	\$7,262.00	\$271.80	\$543.60	7.5%	\$6,718.40
112-622-6150 - GROUP INSURANCE BEN/RETIREE	\$3,262.00	\$271.80	\$543.60	16.7%	\$2,718.40



City of Independence Budget Report City Administration as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
112-622-6154 - EMPLOYEE SELF-FUND INS ...	\$4,000.00	\$0.00	\$0.00	0.0%	\$4,000.00
640 - LEGAL SERVICES/ATTORNEY	\$300.00	\$0.00	\$145.92	48.6%	\$154.08
64 - CONTRACTUAL SERVICES	\$300.00	\$0.00	\$145.92	48.6%	\$154.08
112-640-6420 - ACA FEES	\$300.00	\$0.00	\$145.92	48.6%	\$154.08
323 - CAP OUTLAY SAVINGS/LOST	\$36,000.00	\$0.00	\$160,492.40	445.8%	(\$124,492.40)
650 - CITY HALL/GENERAL BLDGS	\$36,000.00	\$0.00	\$160,492.40	445.8%	(\$124,492.40)
67 - CAPITAL OUTLAY	\$36,000.00	\$0.00	\$160,492.40	445.8%	(\$124,492.40)
323-650-6727 - CITY HALL-CAP ...	\$20,000.00	\$0.00	\$0.00	0.0%	\$20,000.00
323-650-6750 - CAP OUTLAY - BUILDINGS	\$16,000.00	\$0.00	\$160,492.40	1,003...	(\$144,492.40)
TOTAL EXPENSE	\$771,078.00	\$48,651.97	\$258,020.94	33.5%	\$513,057.06

	Net Budget	Net MTD Balance	Net YTD Balance	Net %	Net Balance
001 - GENERAL FUND	(\$643,427.00)	(\$45,845.95)	(\$91,417.55)	14.2%	(\$552,009.45)
112 - EMPLOYEE BENEFITS	(\$91,651.00)	(\$2,806.02)	(\$6,110.99)	6.7%	(\$85,540.01)
323 - CAP OUTLAY SAVINGS/LOST	(\$36,000.00)	\$0.00	(\$160,460.17)	445.9%	\$124,460.17
TOTAL (REV LESS EXP)	(\$771,078.00)	(\$48,651.97)	(\$257,988.71)	33.5%	(\$513,089.29)

Fire Department Budget



City of Independence
Budget Report
 Fire Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

2027 REVENUE REPORT

	Budget Estimate	MTD Balance	YTD Balance	% Rcvd	Balance
001 - GENERAL FUND	\$82,200.00	\$0.00	\$0.00	0.0%	\$82,200.00
44 - INTERGOVERNMENTAL					
001-150-4475 - WASHINGTON/SUMNER TWPS FIRE	\$80,000.00	\$0.00	\$0.00	0.0%	\$80,000.00
45 - CHARGES/FEES					
001-150-4500 - FIRE SERVICE FEES	\$1,000.00	\$0.00	\$0.00	0.0%	\$1,000.00
47 - MISCELLANEOUS REVENUE					
001-150-4715 - REFUNDS	\$1,200.00	\$0.00	\$0.00	0.0%	\$1,200.00
014 - FIRE DEPT REPLACEMENT FUN	\$0.00	\$0.00	\$1.55	0.0%	\$1.55
43 - USE OF MONEY & PROPERTY					
014-150-4300 - INTEREST	\$0.00	\$0.00	\$1.55	0.0%	\$1.55
323 - CAP OUTLAY SAVINGS/LOST	\$0.00	\$26,689.06	\$96,133.46	0.0%	\$96,133.46
43 - USE OF MONEY & PROPERTY					
323-150-4300 - INTEREST	\$0.00	\$0.00	\$68.71	0.0%	\$68.71
44 - INTERGOVERNMENTAL					
323-150-4480 - LOCAL GRANTS	\$0.00	\$26,689.06	\$26,689.06	0.0%	\$26,689.06
47 - MISCELLANEOUS REVENUE					



City of Independence
Budget Report
 Fire Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Rcvd	Balance
323-150-4710 - REIMBURSEMENTS	\$0.00	\$0.00	\$69,375.69	0.0%	\$69,375.69
TOTAL REVENUE	\$82,200.00	\$26,689.06	\$96,135.01	117.0%	(\$13,935.01)

2027 EXPENSE REPORT

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
001 - GENERAL FUND	\$529,878.00	\$35,877.10	\$79,014.92	14.9%	\$450,863.08
150 - FIRE	\$529,878.00	\$35,877.10	\$79,014.92	14.9%	\$450,863.08
60 - SALARIES AND WAGES	\$324,693.00	\$23,013.51	\$46,976.19	14.5%	\$277,716.81
001-150-6010 - SALARIES - FULL-TIME	\$227,418.00	\$18,108.26	\$33,455.57	14.7%	\$193,962.43
001-150-6020 - SALARIES - PART-TIME	\$60,986.00	\$4,905.25	\$7,031.36	11.5%	\$53,954.64
001-150-6040 - WAGES - OVERTIME	\$6,259.00	\$0.00	\$0.00	0.0%	\$6,259.00
001-150-6050 - VOLUNTEER FIREMEN	\$30,030.00	\$0.00	\$6,489.26	21.6%	\$23,540.74
61 - EMPLOYEE BENEFITS & COSTS	\$5,200.00	\$176.94	\$353.88	6.8%	\$4,846.12
001-150-6143 - ICMA RC - CITY SHARE	\$3,000.00	\$76.94	\$153.88	5.1%	\$2,846.12
001-150-6181 - ALLOWANCES - UNIFORM	\$1,000.00	\$0.00	\$0.00	0.0%	\$1,000.00
001-150-6184 - CELL PHONE ALLOWANCES	\$1,200.00	\$100.00	\$200.00	16.7%	\$1,000.00
62 - STAFF DEVELOPMENT	\$10,750.00	\$89.55	\$89.55	0.8%	\$10,660.45



City of Independence
Budget Report
 Fire Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
001-150-6210 - DUES & MEMBERSHIPS	\$750.00	\$0.00	\$0.00	0.0%	\$750.00
001-150-6220 - EDUCATIONAL MATERIAL	\$1,000.00	\$0.00	\$0.00	0.0%	\$1,000.00
001-150-6230 - TRAINING IN HOUSE	\$1,000.00	\$89.55	\$89.55	9.0%	\$910.45
001-150-6240 - MTGS/CONFERENCES/MILES	\$8,000.00	\$0.00	\$0.00	0.0%	\$8,000.00
63 - REPAIR, MAINT & UTILITIES	\$79,500.00	\$11,530.33	\$16,454.22	20.7%	\$63,045.78
001-150-6310 - BUILDING MAINT & REPAIR	\$12,500.00	\$301.70	\$943.78	7.6%	\$11,556.22
001-150-6320 - GROUNDS MAINT & REPAIR	\$1,000.00	\$0.00	\$59.99	6.0%	\$940.01
001-150-6331 - VEHICLE OPERATIONS	\$25,000.00	\$13,480.39	\$14,104.19	56.4%	\$10,895.81
001-150-6332 - VEHICLE REPAIRS	\$24,000.00	\$0.00	\$0.00	0.0%	\$24,000.00
001-150-6350 - EQUIPMENT REPAIR/SIREN	\$4,000.00	\$0.00	\$0.00	0.0%	\$4,000.00
001-150-6371 - ELECTRIC/GAS UTILITIES	\$4,000.00	\$390.84	\$710.07	17.8%	\$3,289.93
001-150-6373 - COMMUNICATIONS ...	\$4,000.00	\$296.23	\$592.21	14.8%	\$3,407.79
001-150-6399 - OTHER MAINTENANCE/REPAIR	\$5,000.00	(\$2,938.83)	\$43.98	0.9%	\$4,956.02
64 - CONTRACTUAL SERVICES	\$102,885.00	\$521.04	\$13,942.83	13.6%	\$88,942.17
001-150-6408 - PROPERTY & CASUALTY ...	\$55,385.00	\$0.00	\$0.00	0.0%	\$55,385.00
001-150-6412 - MEDICAL/WELLNESS EXPENSE	\$12,500.00	\$521.04	\$725.06	5.8%	\$11,774.94
001-150-6424 - PROFES SERVICES/GRANT WRITERS	\$35,000.00	\$0.00	\$13,217.77	37.8%	\$21,782.23
65 - COMMODITIES	\$6,850.00	\$545.73	\$1,198.25	17.5%	\$5,651.75
001-150-6504 - SPECIAL & SAFETY EQUIPMENT	\$2,000.00	\$0.00	\$359.94	18.0%	\$1,640.06



City of Independence

Budget Report

Fire Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
001-150-6506 - OFFICE SUPPLIES	\$350.00	\$0.00	\$0.00	0.0%	\$350.00
001-150-6507 - OPERATING SUPPLIES	\$4,000.00	\$545.73	\$838.31	21.0%	\$3,161.69
001-150-6510 - SAFETY SUPPLIES	\$500.00	\$0.00	\$0.00	0.0%	\$500.00
112 - EMPLOYEE BENEFITS	\$218,792.00	\$6,546.43	\$16,221.80	7.4%	\$202,570.20
150 - FIRE	\$218,792.00	\$6,546.43	\$16,221.80	7.4%	\$202,570.20
61 - EMPLOYEE BENEFITS & COSTS	\$218,792.00	\$6,546.43	\$16,221.80	7.4%	\$202,570.20
112-150-6110 - FICA - CITY/FIRE	\$22,545.00	\$1,694.94	\$2,966.08	13.2%	\$19,578.92
112-150-6130 - IPERS - CITY/FIRE	\$27,065.00	\$1,334.09	\$1,334.09	4.9%	\$25,730.91
112-150-6131 - WORK COMP/FIRE	\$73,091.00	\$0.00	\$0.00	0.0%	\$73,091.00
112-150-6150 - GROUP INSURANCE BEN/FIRE	\$56,188.00	\$3,475.43	\$7,033.72	12.5%	\$49,154.28
112-150-6154 - EMPLOYEE SELF-FUND INS BEN/FIR	\$39,903.00	\$41.97	\$4,887.91	12.2%	\$35,015.09
323 - CAP OUTLAY SAVINGS/LOST	\$42,500.00	\$13,264.49	\$66,784.88	157.1%	(\$24,284.88)
150 - FIRE	\$42,500.00	\$13,264.49	\$66,784.88	157.1%	(\$24,284.88)
65 - COMMODITIES	\$30,000.00	\$11,583.66	\$15,588.05	52.0%	\$14,411.95
323-150-6505 - FIRE-CIP CAP OTHER EQUIPMENT	\$30,000.00	\$11,583.66	\$15,588.05	52.0%	\$14,411.95
67 - CAPITAL OUTLAY	\$12,500.00	\$1,680.83	\$51,196.83	409.6%	(\$38,696.83)
323-150-6710 - FIRE-CIP CAP VEHICLES	\$0.00	\$1,680.83	\$51,196.83	51,19...	\$51,196.83
323-150-6725 - FIRE-CIP CAP OFFICE EQUIPMENT	\$12,500.00	\$0.00	\$0.00	0.0%	\$12,500.00
TOTAL EXPENSE	\$791,170.00	\$55,688.02	\$162,021.60	20.5%	\$629,148.40



City of Independence
Budget Report
Fire Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Net Budget	Net MTD Balance	Net YTD Balance	Net %	Net Balance
001 - GENERAL FUND	(\$447,678.00)	(\$35,877.10)	(\$79,014.92)	12.9%	(\$368,663.08)
014 - FIRE DEPT REPLACEMENT FUN	\$0.00	\$0.00	\$1.55		(\$1.55)
112 - EMPLOYEE BENEFITS	(\$218,792.00)	(\$6,546.43)	(\$16,221.80)	7.4%	(\$202,570.20)
323 - CAP OUTLAY SAVINGS/LOST	(\$42,500.00)	\$13,424.57	\$29,348.58	383.3%	(\$71,848.58)
TOTAL (REV LESS EXP)	(\$708,970.00)	(\$28,998.96)	(\$65,886.59)	29.6%	(\$643,083.41)

Garbage Budget



City of Independence
Budget Report
 Garbage as of 8/20/2026

Percent of Fiscal YTD 16.7 %

2027 REVENUE REPORT

	Budget Estimate	MTD Balance	YTD Balance	% Rcvd	Balance
001 - GENERAL FUND	\$713,620.00	\$36,324.50	\$91,515.21	12.8%	\$622,104.79
41 - LICENSES & PERMITS					
001-290-4190 - GARBAGE COLLECTION PERMITS	\$120.00	\$0.00	\$0.00	0.0%	\$120.00
45 - CHARGES/FEES					
001-290-4500 - GARBAGE COLLECTION FEES	\$612,000.00	\$30,579.30	\$76,548.18	12.5%	\$535,451.82
001-290-4550 - ENVIRONMENTAL IMPACT FEE	\$100,000.00	\$5,685.20	\$14,667.03	14.7%	\$85,332.97
47 - MISCELLANEOUS REVENUE					
001-290-4745 - CITY-WIDE CLEANUP REV	\$1,500.00	\$60.00	\$300.00	20.0%	\$1,200.00
TOTAL REVENUE	\$713,620.00	\$36,324.50	\$91,515.21	12.8%	\$622,104.79

2027 EXPENSE REPORT

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
001 - GENERAL FUND	\$708,824.00	\$48,149.52	\$156,956.84	22.1%	\$551,867.16
290 - GARBAGE	\$708,824.00	\$48,149.52	\$156,956.84	22.1%	\$551,867.16
64 - CONTRACTUAL SERVICES	\$708,824.00	\$48,149.52	\$156,956.84	22.1%	\$551,867.16



City of Independence
Budget Report
Garbage as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
001-290-6413 - BUCH CO LANDFILL ASSESSMENT	\$6,064.00	\$0.00	\$6,064.00	100.0%	\$0.00
001-290-6497 - GARBAGE CONTRACT	\$617,760.00	\$48,149.52	\$143,482.04	23.2%	\$474,277.96
001-290-6499 - CONTRACTUAL SERVICES	\$85,000.00	\$0.00	\$7,410.80	8.7%	\$77,589.20
TOTAL EXPENSE	\$708,824.00	\$48,149.52	\$156,956.84	22.1%	\$551,867.16

	Net Budget	Net MTD Balance	Net YTD Balance	Net %	Net Balance
001 - GENERAL FUND	\$4,796.00	(\$11,825.02)	(\$65,441.63)	17.5%	\$70,237.63
TOTAL (REV LESS EXP)	\$4,796.00	(\$11,825.02)	(\$65,441.63)	17.5%	\$70,237.63



**REVENUES AND EXPENSES TO
DATE – *INFORMATION ONLY***

Library Budget



City of Independence
Budget Report
Library as of 8/20/2026

Percent of Fiscal YTD 16.7 %

2027 REVENUE REPORT

	Budget Estimate	MTD Balance	YTD Balance	% Rcvd	Balance
003 - LIBRARY	\$61,700.00	\$544.96	\$748.81	1.2%	\$60,951.19
44 - INTERGOVERNMENTAL					
003-410-4440 - DIRECT STATE AID (ENRICH IOWA)	\$5,000.00	\$0.00	\$0.00	0.0%	\$5,000.00
003-410-4465 - COUNTY CONTRIBUTION	\$44,600.00	\$0.00	\$0.00	0.0%	\$44,600.00
003-410-4470 - 28E FUNDS - OTHER CITIES	\$6,800.00	\$0.00	\$0.00	0.0%	\$6,800.00
45 - CHARGES/FEES					
003-410-4500 - CHARGES/FEES FOR SERVICES	\$3,500.00	\$334.50	\$489.10	14.0%	\$3,010.90
47 - MISCELLANEOUS REVENUE					
003-410-4705 - DONATIONS	\$200.00	\$0.00	\$0.00	0.0%	\$200.00
003-410-4765 - LIBRARY FINES & BOOK CHARGES	\$1,600.00	\$210.46	\$259.71	16.2%	\$1,340.29
TOTAL REVENUE	\$61,700.00	\$544.96	\$748.81	1.2%	\$60,951.19

2027 EXPENSE REPORT

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
003 - LIBRARY	\$479,363.00	\$38,881.99	\$75,708.04	15.8%	\$403,654.96



City of Independence
Budget Report
 Library as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
410 - LIBRARY	\$479,363.00	\$38,881.99	\$75,708.04	15.8%	\$403,654.96
60 - SALARIES AND WAGES	\$317,355.00	\$24,586.18	\$48,925.41	15.4%	\$268,429.59
003-410-6010 - SALARIES - FULL-TIME	\$206,370.00	\$15,876.84	\$31,753.66	15.4%	\$174,616.34
003-410-6020 - SALARIES - PART-TIME	\$110,235.00	\$8,709.34	\$17,171.75	15.6%	\$93,063.25
003-410-6040 - WAGES - OVERTIME	\$750.00	\$0.00	\$0.00	0.0%	\$750.00
61 - EMPLOYEE BENEFITS & COSTS	\$3,000.00	\$157.00	\$314.00	10.5%	\$2,686.00
003-410-6143 - ICMA RC - CITY SHARE	\$3,000.00	\$157.00	\$314.00	10.5%	\$2,686.00
62 - STAFF DEVELOPMENT	\$6,100.00	\$389.58	\$468.18	7.7%	\$5,631.82
003-410-6210 - DUES & MEMBERSHIPS	\$3,600.00	\$389.58	\$468.18	13.0%	\$3,131.82
003-410-6230 - TRAINING IN HOUSE	\$500.00	\$0.00	\$0.00	0.0%	\$500.00
003-410-6240 - MTGS/CONFERENCES/MILES	\$2,000.00	\$0.00	\$0.00	0.0%	\$2,000.00
63 - REPAIR, MAINT & UTILITIES	\$34,500.00	\$2,720.85	\$4,549.15	13.2%	\$29,950.85
003-410-6310 - CONTRACT REPAIR/MAINT - BLDGS	\$5,000.00	\$581.56	\$581.56	11.6%	\$4,418.44
003-410-6320 - GROUNDS OPERATION, MAIN	\$1,000.00	\$0.00	\$60.00	6.0%	\$940.00
003-410-6371 - ELECTRIC/GAS UTILITIES	\$21,600.00	\$1,622.59	\$2,994.24	13.9%	\$18,605.76
003-410-6373 - COMMUNICATIONS ...	\$3,400.00	\$253.02	\$506.74	14.9%	\$2,893.26
003-410-6399 - OTHER MAINTENANCE/REPAIR	\$3,500.00	\$263.68	\$406.61	11.6%	\$3,093.39
64 - CONTRACTUAL SERVICES	\$49,583.00	\$7,285.30	\$9,743.83	19.7%	\$39,839.17
003-410-6408 - PROPERTY & CASUALTY ...	\$16,492.00	\$0.00	\$0.00	0.0%	\$16,492.00



City of Independence
Budget Report
 Library as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
003-410-6409 - JANITORIAL	\$24,220.00	\$1,635.00	\$3,270.00	13.5%	\$20,950.00
003-410-6414 - PRINTING & PUBLISHING	\$750.00	\$0.00	\$0.00	0.0%	\$750.00
003-410-6419 - COMPUTER EXPENSE	\$8,046.00	\$5,650.30	\$6,458.83	80.3%	\$1,587.17
003-410-6490 - PROFESSIONAL SERVICES	\$75.00	\$0.00	\$15.00	20.0%	\$60.00
65 - COMMODITIES	\$68,825.00	\$3,743.08	\$11,707.47	17.0%	\$57,117.53
003-410-6502 - LIBRARY BOOKS, FILMS, RECORDS	\$32,000.00	\$3,010.77	\$7,880.43	24.6%	\$24,119.57
003-410-6504 - OFFICE EQUIPMENT	\$500.00	\$0.00	\$0.00	0.0%	\$500.00
003-410-6506 - OFFICE SUPPLIES	\$4,000.00	\$305.22	\$494.81	12.4%	\$3,505.19
003-410-6507 - OPERATING SUPPLIES	\$3,000.00	\$64.30	\$336.61	11.2%	\$2,663.39
003-410-6508 - POSTAGE & SHIPPING	\$500.00	\$15.20	\$93.48	18.7%	\$406.52
003-410-6510 - SAFETY SUPPLIES	\$75.00	\$0.00	\$0.00	0.0%	\$75.00
003-410-6530 - PROGRAMMING	\$8,000.00	\$140.67	\$167.35	2.1%	\$7,832.65
003-410-6531 - VIDEO RECORDINGS	\$2,250.00	\$89.97	\$361.33	16.1%	\$1,888.67
003-410-6532 - AUDIO RECORDINGS	\$3,000.00	\$116.95	\$314.90	10.5%	\$2,685.10
003-410-6536 - EBOOKS	\$5,000.00	\$0.00	\$2,058.56	41.2%	\$2,941.44
003-410-6537 - AUDIOBOOKS	\$8,000.00	\$0.00	\$0.00	0.0%	\$8,000.00
003-410-6538 - VIDEO STREAMING	\$2,500.00	\$0.00	\$0.00	0.0%	\$2,500.00
112 - EMPLOYEE BENEFITS	\$123,647.00	\$8,703.28	\$17,144.82	13.9%	\$106,502.18
410 - LIBRARY	\$123,647.00	\$8,703.28	\$17,144.82	13.9%	\$106,502.18



City of Independence
Budget Report
 Library as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
61 - EMPLOYEE BENEFITS & COSTS	\$123,647.00	\$8,703.28	\$17,144.82	13.9%	\$106,502.18
112-410-6110 - FICA - CITY/LIBRARY	\$24,278.00	\$1,812.38	\$3,605.86	14.9%	\$20,672.14
112-410-6130 - IPERS - CITY/LIBRARY	\$29,959.00	\$2,297.62	\$2,297.62	7.7%	\$27,661.38
112-410-6131 - WORK COMP/LIBRARY	\$458.00	\$0.00	\$0.00	0.0%	\$458.00
112-410-6150 - GROUP INSURANCE BEN/LIBRARY	\$56,952.00	\$4,312.32	\$8,687.37	15.3%	\$48,264.63
112-410-6154 - EMPLOYEE SELF-FUND INS BEN/LIB	\$12,000.00	\$280.96	\$2,553.97	21.3%	\$9,446.03
323 - CAP OUTLAY SAVINGS/LOST	\$43,250.00	\$0.00	\$0.00	0.0%	\$43,250.00
410 - LIBRARY	\$43,250.00	\$0.00	\$0.00	0.0%	\$43,250.00
67 - CAPITAL OUTLAY	\$43,250.00	\$0.00	\$0.00	0.0%	\$43,250.00
323-410-6727 - LIBRARY-CAP OUTLAY/EQUIPMENT	\$8,250.00	\$0.00	\$0.00	0.0%	\$8,250.00
323-410-6770 - LIBRARY-CAP OUTLAY/BUILDING	\$35,000.00	\$0.00	\$0.00	0.0%	\$35,000.00
TOTAL EXPENSE	\$646,260.00	\$47,585.27	\$92,852.86	14.4%	\$553,407.14

	Net Budget	Net MTD Balance	Net YTD Balance	Net %	Net Balance
003 - LIBRARY	(\$417,663.00)	(\$38,337.03)	(\$74,959.23)	14.1%	(\$342,703.77)
112 - EMPLOYEE BENEFITS	(\$123,647.00)	(\$8,703.28)	(\$17,144.82)	13.9%	(\$106,502.18)
323 - CAP OUTLAY SAVINGS/LOST	(\$43,250.00)	\$0.00	\$0.00	0.0%	(\$43,250.00)
TOTAL (REV LESS EXP)	(\$584,560.00)	(\$47,040.31)	(\$92,104.05)	13.2%	(\$492,455.95)



REVENUES AND EXPENSES TO
DATE – *INFORMATION ONLY*

Park & Recreation Budget



City of Independence
Budget Report
 Parks & Recreation as of 8/20/2026

Percent of Fiscal YTD 16.7 %

2027 REVENUE REPORT

	Budget Estimate	MTD Balance	YTD Balance	% Rcvd	Balance
001 - GENERAL FUND	\$636,100.00	\$45,077.03	\$148,655.61	23.4%	\$487,444.39
41 - LICENSES & PERMITS					
001-432-4180 - ANIMAL LICENSES	\$3,000.00	\$135.34	\$198.68	6.6%	\$2,801.32
43 - USE OF MONEY & PROPERTY					
001-430-4310 - RENTS & LEASES	\$200.00	\$0.00	\$0.00	0.0%	\$200.00
001-441-4310 - BATTING CAGE RENTAL	\$3,750.00	\$0.00	\$117.00	3.1%	\$3,633.00
001-441-4311 - ROOM RENTAL	\$5,500.00	\$0.00	\$984.50	17.9%	\$4,515.50
001-441-4312 - GOLF RENTAL	\$100.00	\$0.00	\$0.00	0.0%	\$100.00
001-443-4311 - ROOM RENTAL	\$5,750.00	\$377.50	\$716.94	12.5%	\$5,033.06
001-444-4310 - POOL RENTAL	\$4,250.00	\$927.40	\$3,310.16	77.9%	\$939.84
001-445-4310 - CAMPSITE RENTALS	\$77,600.00	\$8,770.00	\$29,781.00	38.4%	\$47,819.00
001-446-4310 - FACILITY RENT	\$15,000.00	\$0.00	\$0.00	0.0%	\$15,000.00
44 - INTERGOVERNMENTAL					
001-432-4480 - LOCAL GRANTS	\$750.00	\$0.00	\$0.00	0.0%	\$750.00
45 - CHARGES/FEES					
001-441-4500 - FEES - DAILY ADMISSIONS	\$2,250.00	\$0.00	\$56.00	2.5%	\$2,194.00



City of Independence
Budget Report
 Parks & Recreation as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Rcvd	Balance
001-441-4501 - FEES - MEMBERSHIP PASSES	\$57,500.00	\$0.00	\$0.00	0.0%	\$57,500.00
001-441-4503 - FEES - FITNESS CLASSES	\$2,000.00	\$0.00	\$0.00	0.0%	\$2,000.00
001-441-4550 - FEES - TAE KWON DO	\$5,000.00	\$0.00	\$170.00	3.4%	\$4,830.00
001-441-4551 - FEES - CLINICS	\$1,500.00	\$0.00	\$0.00	0.0%	\$1,500.00
001-441-4552 - FEES - LEAGUE	\$75,000.00	\$1,426.42	\$4,996.05	6.7%	\$70,003.95
001-441-4554 - FEES - GAMES	\$750.00	\$0.00	\$0.00	0.0%	\$750.00
001-442-4502 - FEES - FOOTBALL	\$12,500.00	\$2,006.25	\$2,006.25	16.1%	\$10,493.75
001-442-4503 - FEES - AEROBICS/ADULT FITNESS	\$1,500.00	\$100.00	\$100.00	6.7%	\$1,400.00
001-442-4504 - FEES - INDOOR PROGRAMMING	\$850.00	\$0.00	\$0.00	0.0%	\$850.00
001-442-4552 - FEES - LITTLE LEAGUE	\$30,000.00	\$349.00	\$567.00	1.9%	\$29,433.00
001-442-4553 - FEES - MILLENNIUM CLASSES	\$200.00	\$0.00	\$0.00	0.0%	\$200.00
001-442-4555 - FEES - MARTIAL ARTS	\$200.00	\$0.00	\$0.00	0.0%	\$200.00
001-442-4556 - FEES - SOCCER	\$1,500.00	\$0.00	\$62.50	4.2%	\$1,437.50
001-442-4557 - FEES - BASKETBALL	\$2,500.00	\$0.00	\$0.00	0.0%	\$2,500.00
001-442-4559 - FEES - TENNIS LESSONS	\$100.00	\$0.00	\$0.00	0.0%	\$100.00
001-443-4500 - FEES - DAILY ADMISSIONS	\$10,750.00	\$347.72	\$1,758.01	16.4%	\$8,991.99
001-443-4501 - FEES - MEMBERSHIP PASSES	\$42,500.00	\$2,828.05	\$6,037.64	14.2%	\$36,462.36
001-444-4500 - FEES - DAILY POOL ADMISSIONS	\$35,000.00	\$4,238.04	\$25,228.75	72.1%	\$9,771.25
001-444-4501 - FEES - POOL SEASON PASSES	\$33,000.00	\$20.00	\$1,078.95	3.3%	\$31,921.05



City of Independence
Budget Report
Parks & Recreation as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Rcvd	Balance
001-444-4507 - FEES - WATER AEROBICS	\$150.00	\$0.00	\$0.00	0.0%	\$150.00
001-444-4508 - FEES - TEAMS & LESSONS	\$15,000.00	\$6,723.00	\$7,133.08	47.6%	\$7,866.92
001-446-4509 - FEES - TOURNAMENTS	\$35,000.00	\$0.00	\$2,029.40	5.8%	\$32,970.60
001-446-4552 - LEAGUE FEES	\$15,000.00	\$11,514.00	\$11,514.00	76.8%	\$3,486.00
47 - MISCELLANEOUS REVENUE					
001-430-4705 - DONATIONS	\$5,000.00	\$0.00	\$51.00	1.0%	\$4,949.00
001-430-4710 - REIMBURSEMENTS	\$1,000.00	\$0.00	\$0.00	0.0%	\$1,000.00
001-430-4755 - CONCESSIONS - PARKS	\$50.00	\$0.00	\$0.00	0.0%	\$50.00
001-431-4705 - PRIVATE SOURCE CONTRIB	\$1,150.00	\$0.00	\$0.00	0.0%	\$1,150.00
001-432-4706 - DONATIONS	\$50.00	\$0.00	\$0.00	0.0%	\$50.00
001-440-4705 - DONATIONS	\$750.00	\$11.31	\$11.31	1.5%	\$738.69
001-441-4705 - DONATIONS/OTHER	\$100.00	\$0.00	\$0.00	0.0%	\$100.00
001-441-4755 - CONCESSIONS - RIVER'S EDGE	\$2,250.00	\$0.00	\$0.00	0.0%	\$2,250.00
001-442-4705 - DONATIONS/OTHER	\$150.00	\$0.00	\$0.00	0.0%	\$150.00
001-443-4705 - DONATIONS/OTHER	\$250.00	\$0.00	\$0.00	0.0%	\$250.00
001-443-4755 - CONCESSIONS - FALCON CIVIC CTR	\$3,500.00	\$39.00	\$245.53	7.0%	\$3,254.47
001-444-4705 - DONATIONS/OTHER	\$500.00	\$0.00	\$5.00	1.0%	\$495.00
001-444-4760 - CONCESSIONS - POOL	\$31,000.00	\$4,302.84	\$21,708.52	70.0%	\$9,291.48
001-445-4755 - CONCESSIONS - RV PARK	\$100.00	\$0.00	\$0.00	0.0%	\$100.00



City of Independence
Budget Report
 Parks & Recreation as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Rcvd	Balance
001-446-4700 - PUBLIC SOURCE CONTRIB	\$2,500.00	\$0.00	\$0.00	0.0%	\$2,500.00
001-446-4705 - DONATIONS	\$100.00	\$0.00	\$0.00	0.0%	\$100.00
001-446-4755 - CONCESSIONS - BALL COMPLEX	\$90,000.00	\$961.16	\$28,512.34	31.7%	\$61,487.66
001-450-4705 - PRIVATE SOURCE CONTRIB	\$2,000.00	\$0.00	\$276.00	13.8%	\$1,724.00
043 - PARKS REPLACEMENT FUND	\$0.00	\$0.00	\$94.44	0.0%	\$94.44
43 - USE OF MONEY & PROPERTY					
043-446-4300 - INTEREST	\$0.00	\$0.00	\$94.44	0.0%	\$94.44
304 - PARKS & REC PROJECTS	\$0.00	\$0.00	\$7,200.00	0.0%	\$7,200.00
47 - MISCELLANEOUS REVENUE					
304-446-4705 - DONATIONS-COMPLEX TURF	\$0.00	\$0.00	\$7,200.00	0.0%	\$7,200.00
323 - CAP OUTLAY SAVINGS/LOST	\$0.00	\$11,200.00	\$12,406.43	0.0%	\$12,406.43
43 - USE OF MONEY & PROPERTY					
323-430-4300 - INTEREST	\$0.00	\$0.00	\$6.43	0.0%	\$6.43
47 - MISCELLANEOUS REVENUE					
323-430-4710 - REIMBURSEMENTS	\$0.00	\$10,000.00	\$10,000.00	0.0%	\$10,000.00
323-446-4705 - PRIVATE DONATIONS	\$0.00	\$1,200.00	\$2,400.00	0.0%	\$2,400.00
TOTAL REVENUE	\$636,100.00	\$56,277.03	\$168,356.48	26.5%	\$467,743.52



City of Independence
Budget Report
Parks & Recreation as of 8/20/2026

Percent of Fiscal YTD 16.7 %

2027 EXPENSE REPORT

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
001 - GENERAL FUND	\$1,338,065.00	\$121,697.13	\$334,070.99	25.0%	\$1,003,994.01
430 - PARKS	\$306,695.00	\$29,263.41	\$60,295.49	19.7%	\$246,399.51
60 - SALARIES AND WAGES	\$181,868.00	\$20,679.88	\$41,628.37	22.9%	\$140,239.63
001-430-6010 - SALARIES - FULL-TIME	\$129,710.00	\$10,530.70	\$20,196.30	15.6%	\$109,513.70
001-430-6020 - SALARIES - PART-TIME	\$31,000.00	\$5,609.45	\$10,548.57	34.0%	\$20,451.43
001-430-6030 - HOURLY WAGES - TEMPORARY	\$16,758.00	\$3,867.50	\$9,089.63	54.2%	\$7,668.37
001-430-6040 - WAGES - OVERTIME	\$4,400.00	\$672.23	\$1,793.87	40.8%	\$2,606.13
61 - EMPLOYEE BENEFITS & COSTS	\$2,600.00	\$150.00	\$300.00	11.5%	\$2,300.00
001-430-6143 - ICMA RC - CITY SHARE	\$2,000.00	\$100.00	\$200.00	10.0%	\$1,800.00
001-430-6184 - CELL PHONE ALLOWANCES	\$600.00	\$50.00	\$100.00	16.7%	\$500.00
63 - REPAIR, MAINT & UTILITIES	\$48,400.00	\$8,347.07	\$17,593.57	36.4%	\$30,806.43
001-430-6310 - BUILDING MAINT & REPAIR	\$2,000.00	\$55.18	\$128.57	6.4%	\$1,871.43
001-430-6320 - GROUNDS MAINT/BEAUTIFICATION	\$15,000.00	\$295.43	\$6,608.15	44.1%	\$8,391.85
001-430-6331 - VEHICLE OPERATIONS	\$9,500.00	\$1,846.07	\$3,621.00	38.1%	\$5,879.00
001-430-6332 - VEHICLE REPAIRS	\$12,500.00	\$5,037.14	\$5,329.70	42.6%	\$7,170.30
001-430-6371 - ELECTRIC/GAS UTILITIES	\$8,800.00	\$1,083.03	\$1,845.72	21.0%	\$6,954.28
001-430-6373 - COMMUNICATIONS ...	\$600.00	\$30.22	\$60.43	10.1%	\$539.57



City of Independence
Budget Report
Parks & Recreation as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
64 - CONTRACTUAL SERVICES	\$65,277.00	\$0.00	\$0.00	0.0%	\$65,277.00
001-430-6408 - PROPERTY & CASUALTY ...	\$60,277.00	\$0.00	\$0.00	0.0%	\$60,277.00
001-430-6499 - CONTRACTUAL SERVICES	\$5,000.00	\$0.00	\$0.00	0.0%	\$5,000.00
65 - COMMODITIES	\$8,550.00	\$86.46	\$773.55	9.0%	\$7,776.45
001-430-6504 - MINOR EQUIPMENT PURCH	\$5,000.00	\$0.00	\$129.99	2.6%	\$4,870.01
001-430-6507 - OPERATING SUPPLIES	\$3,000.00	\$86.46	\$530.06	17.7%	\$2,469.94
001-430-6510 - SPECIAL & SAFETY SUPPLIES	\$550.00	\$0.00	\$113.50	20.6%	\$436.50
431 - FORESTRY/GREENHOUSE	\$12,675.00	\$1,308.93	\$3,220.43	25.4%	\$9,454.57
60 - SALARIES AND WAGES	\$9,775.00	\$1,136.25	\$2,778.75	28.4%	\$6,996.25
001-431-6030 - HOURLY WAGES - TEMPORARY	\$9,645.00	\$1,136.25	\$2,778.75	28.8%	\$6,866.25
001-431-6040 - WAGES - OVERTIME	\$130.00	\$0.00	\$0.00	0.0%	\$130.00
63 - REPAIR, MAINT & UTILITIES	\$2,500.00	\$172.68	\$441.68	17.7%	\$2,058.32
001-431-6310 - BUILDING REPAIR/MAINT	\$250.00	\$0.00	\$39.98	16.0%	\$210.02
001-431-6320 - PARK GROUNDS DEVELOPMENT	\$1,500.00	\$0.00	\$109.08	7.3%	\$1,390.92
001-431-6331 - VEHICLE OPERATIONS	\$750.00	\$172.68	\$292.62	39.0%	\$457.38
65 - COMMODITIES	\$400.00	\$0.00	\$0.00	0.0%	\$400.00
001-431-6504 - MINOR EQUIPMENT	\$300.00	\$0.00	\$0.00	0.0%	\$300.00
001-431-6507 - OPERATING SUPPLIES	\$100.00	\$0.00	\$0.00	0.0%	\$100.00
432 - DOG PARK	\$1,250.00	\$0.00	\$0.00	0.0%	\$1,250.00



City of Independence
Budget Report
Parks & Recreation as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
63 - REPAIR, MAINT & UTILITIES	\$1,000.00	\$0.00	\$0.00	0.0%	\$1,000.00
001-432-6320 - GROUNDS MAINT & REPAIR	\$1,000.00	\$0.00	\$0.00	0.0%	\$1,000.00
65 - COMMODITIES	\$250.00	\$0.00	\$0.00	0.0%	\$250.00
001-432-6507 - OPERATING SUPPLIES	\$250.00	\$0.00	\$0.00	0.0%	\$250.00
440 - RECREATION - OPERATING	\$338,675.00	\$26,398.92	\$53,360.58	15.8%	\$285,314.42
60 - SALARIES AND WAGES	\$305,000.00	\$23,965.44	\$47,339.97	15.5%	\$257,660.03
001-440-6010 - SALARIES - FULL-TIME	\$277,741.00	\$21,115.23	\$42,230.44	15.2%	\$235,510.56
001-440-6020 - SALARIES - PART-TIME	\$23,447.00	\$2,826.00	\$5,049.00	21.5%	\$18,398.00
001-440-6040 - WAGES - OVERTIME	\$3,812.00	\$24.21	\$60.53	1.6%	\$3,751.47
61 - EMPLOYEE BENEFITS & COSTS	\$6,400.00	\$200.00	\$500.00	7.8%	\$5,900.00
001-440-6143 - ICMA RC - CITY SHARE	\$4,000.00	\$0.00	\$100.00	2.5%	\$3,900.00
001-440-6184 - CELL PHONE ALLOWANCES	\$2,400.00	\$200.00	\$400.00	16.7%	\$2,000.00
62 - STAFF DEVELOPMENT	\$1,200.00	\$0.00	\$0.00	0.0%	\$1,200.00
001-440-6210 - DUES & MEMBERSHIPS	\$600.00	\$0.00	\$0.00	0.0%	\$600.00
001-440-6220 - EDUCATIONAL MATERIAL	\$100.00	\$0.00	\$0.00	0.0%	\$100.00
001-440-6230 - TRAINING IN HOUSE	\$250.00	\$0.00	\$0.00	0.0%	\$250.00
001-440-6240 - MTGS/CONFERENCES/MILES	\$250.00	\$0.00	\$0.00	0.0%	\$250.00
63 - REPAIR, MAINT & UTILITIES	\$5,500.00	\$209.13	\$363.84	6.6%	\$5,136.16
001-440-6331 - VEHICLE OPERATIONS	\$5,500.00	\$209.13	\$363.84	6.6%	\$5,136.16



City of Independence
Budget Report
Parks & Recreation as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
64 - CONTRACTUAL SERVICES	\$18,375.00	\$2,012.85	\$5,145.27	28.0%	\$13,229.73
001-440-6402 - ADVERTISING	\$275.00	\$0.00	\$0.00	0.0%	\$275.00
001-440-6412 - MEDICAL/WELLNESS EXPENSE	\$50.00	\$0.00	\$0.00	0.0%	\$50.00
001-440-6414 - PRINTING & PUBLISHING	\$2,500.00	\$0.00	\$0.00	0.0%	\$2,500.00
001-440-6418 - SALES TAX	\$15,500.00	\$2,012.85	\$5,145.27	33.2%	\$10,354.73
001-440-6499 - CONTRACTUAL SERVICES	\$50.00	\$0.00	\$0.00	0.0%	\$50.00
65 - COMMODITIES	\$2,200.00	\$11.50	\$11.50	0.5%	\$2,188.50
001-440-6506 - OFFICE SUPPLIES	\$600.00	\$0.00	\$0.00	0.0%	\$600.00
001-440-6508 - POSTAGE & SHIPPING	\$1,600.00	\$11.50	\$11.50	0.7%	\$1,588.50
441 - RECREATION - RIVER'S EDGE	\$106,576.00	\$1,660.82	\$19,584.72	18.4%	\$86,991.28
60 - SALARIES AND WAGES	\$20,626.00	\$250.32	\$494.70	2.4%	\$20,131.30
001-441-6020 - SALARIES - PART-TIME	\$18,945.00	\$250.32	\$494.70	2.6%	\$18,450.30
001-441-6030 - HOURLY WAGES - TEMPORARY	\$1,551.00	\$0.00	\$0.00	0.0%	\$1,551.00
001-441-6040 - WAGES - OVERTIME	\$130.00	\$0.00	\$0.00	0.0%	\$130.00
63 - REPAIR, MAINT & UTILITIES	\$22,250.00	\$1,305.50	\$3,011.06	13.5%	\$19,238.94
001-441-6310 - BUILDING MAINT & REPAIR	\$5,000.00	\$0.00	\$813.74	16.3%	\$4,186.26
001-441-6320 - GROUNDS MAINT & REPAIR	\$500.00	\$0.00	\$0.00	0.0%	\$500.00
001-441-6350 - OPERATIONAL EQUIPMENT REPAIR	\$1,000.00	\$0.00	\$0.00	0.0%	\$1,000.00
001-441-6371 - ELECTRIC/GAS UTILITIES	\$14,500.00	\$1,286.50	\$2,178.32	15.0%	\$12,321.68



City of Independence
Budget Report
Parks & Recreation as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
001-441-6373 - COMMUNICATIONS ...	\$1,250.00	\$19.00	\$19.00	1.5%	\$1,231.00
64 - CONTRACTUAL SERVICES	\$8,950.00	\$105.00	\$730.00	8.2%	\$8,220.00
001-441-6402 - ADVERTISING	\$150.00	\$0.00	\$0.00	0.0%	\$150.00
001-441-6409 - JANITORIAL	\$3,000.00	\$105.00	\$280.00	9.3%	\$2,720.00
001-441-6494 - CONTRACT-TAE KWON DO ...	\$3,000.00	\$0.00	\$0.00	0.0%	\$3,000.00
001-441-6495 - CONTRACT-CAMP/CLINIC PAY	\$1,250.00	\$0.00	\$0.00	0.0%	\$1,250.00
001-441-6496 - CONTRACT-ADULT FITNESS ...	\$1,500.00	\$0.00	\$0.00	0.0%	\$1,500.00
001-441-6498 - REFUNDS	\$50.00	\$0.00	\$450.00	900.0%	(\$400.00)
65 - COMMODITIES	\$54,750.00	\$0.00	\$15,348.96	28.0%	\$39,401.04
001-441-6503 - CONCESSIONS SUPPLIES	\$1,750.00	\$0.00	\$610.00	34.9%	\$1,140.00
001-441-6504 - MINOR EQUIPMENT	\$3,000.00	\$0.00	\$0.00	0.0%	\$3,000.00
001-441-6507 - OPERATING SUPPLIES	\$50,000.00	\$0.00	\$14,738.96	29.5%	\$35,261.04
442 - RECREATION - OUTDOOR	\$59,950.00	\$25.00	\$1,780.60	3.0%	\$58,169.40
64 - CONTRACTUAL SERVICES	\$17,000.00	\$0.00	\$0.00	0.0%	\$17,000.00
001-442-6493 - CONTRACT-LITTLE LEAGUE UMPIRE	\$15,000.00	\$0.00	\$0.00	0.0%	\$15,000.00
001-442-6496 - CONTRACT-ADULT FITNESS ...	\$2,000.00	\$0.00	\$0.00	0.0%	\$2,000.00
65 - COMMODITIES	\$42,950.00	\$25.00	\$1,780.60	4.1%	\$41,169.40
001-442-6505 - RECREATIONAL EQUIPMENT	\$7,500.00	\$0.00	\$856.00	11.4%	\$6,644.00
001-442-6507 - OPERATING SUPPLIES - LITTLE LE	\$25,000.00	\$0.00	\$239.60	1.0%	\$24,760.40



City of Independence
Budget Report
Parks & Recreation as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
001-442-6512 - OPERATING SUPPLIES - BASKETBAL	\$1,750.00	\$0.00	\$0.00	0.0%	\$1,750.00
001-442-6514 - OPERATING SUPPLIES - FOOTBALL	\$8,000.00	\$0.00	\$0.00	0.0%	\$8,000.00
001-442-6515 - OPERATING SUPPLIES - SOCCER	\$350.00	\$0.00	\$0.00	0.0%	\$350.00
001-442-6516 - OPERATING SUPPLIES - ADULT EVE	\$100.00	\$0.00	\$0.00	0.0%	\$100.00
001-442-6598 - REFUNDS	\$250.00	\$25.00	\$25.00	10.0%	\$225.00
001-442-6599 - AWARDS & TROPHIES	\$0.00	\$0.00	\$660.00	660.0%	\$660.00
443 - RECREATION - FALCON CIVIC	\$120,863.00	\$6,514.74	\$12,311.38	10.2%	\$108,551.62
60 - SALARIES AND WAGES	\$43,413.00	\$1,391.52	\$3,082.05	7.1%	\$40,330.95
001-443-6020 - SALARIES - PART-TIME	\$42,000.00	\$396.44	\$1,099.64	2.6%	\$40,900.36
001-443-6030 - HOURLY WAGES - TEMPORARY	\$896.00	\$995.08	\$1,982.41	221.3%	(\$1,086.41)
001-443-6040 - WAGES - OVERTIME	\$517.00	\$0.00	\$0.00	0.0%	\$517.00
63 - REPAIR, MAINT & UTILITIES	\$37,750.00	\$2,603.67	\$4,377.56	11.6%	\$33,372.44
001-443-6310 - BUILDING MAINT & REPAIR	\$6,000.00	\$382.75	\$382.75	6.4%	\$5,617.25
001-443-6320 - GROUNDS MAINT & REPAIR	\$500.00	\$0.00	\$0.00	0.0%	\$500.00
001-443-6350 - OPERATIONAL EQUIPMENT REPAIR	\$4,250.00	\$0.00	\$0.00	0.0%	\$4,250.00
001-443-6371 - ELECTRIC/GAS UTILITIES	\$25,000.00	\$2,023.91	\$3,578.79	14.3%	\$21,421.21
001-443-6373 - COMMUNICATIONS ...	\$2,000.00	\$197.01	\$416.02	20.8%	\$1,583.98
64 - CONTRACTUAL SERVICES	\$31,500.00	\$2,417.64	\$4,667.64	14.8%	\$26,832.36
001-443-6409 - JANITORIAL	\$28,500.00	\$2,250.00	\$4,500.00	15.8%	\$24,000.00



City of Independence
Budget Report
Parks & Recreation as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
001-443-6499 - CONTRACTUAL SERVICES	\$3,000.00	\$167.64	\$167.64	5.6%	\$2,832.36
65 - COMMODITIES	\$8,200.00	\$101.91	\$184.13	2.2%	\$8,015.87
001-443-6503 - CONCESSIONS SUPPLIES	\$4,000.00	\$0.00	\$0.00	0.0%	\$4,000.00
001-443-6506 - OFFICE SUPPLIES	\$1,250.00	\$52.07	\$62.84	5.0%	\$1,187.16
001-443-6507 - OPERATING SUPPLIES	\$2,450.00	\$49.84	\$61.29	2.5%	\$2,388.71
001-443-6510 - SAFETY SUPPLIES	\$250.00	\$0.00	\$0.00	0.0%	\$250.00
001-443-6598 - REFUNDS	\$250.00	\$0.00	\$60.00	24.0%	\$190.00
444 - RECREATION - SWIMMING POOL	\$184,880.00	\$39,991.83	\$121,604.62	65.8%	\$63,275.38
60 - SALARIES AND WAGES	\$90,130.00	\$26,817.56	\$55,418.25	61.5%	\$34,711.75
001-444-6030 - HOURLY WAGES - TEMPORARY	\$90,000.00	\$26,817.56	\$55,418.25	61.6%	\$34,581.75
001-444-6040 - WAGES - OVERTIME	\$130.00	\$0.00	\$0.00	0.0%	\$130.00
63 - REPAIR, MAINT & UTILITIES	\$31,750.00	\$3,207.58	\$32,307.36	101.8%	(\$557.36)
001-444-6310 - BUILDING MAINT & REPAIR	\$7,650.00	\$244.50	\$18,697.54	244.4%	(\$11,047.54)
001-444-6320 - GROUNDS MAINT & REPAIR	\$2,500.00	\$0.00	\$1,681.74	67.3%	\$818.26
001-444-6371 - ELECTRIC/GAS UTILITIES	\$21,500.00	\$2,941.78	\$11,885.13	55.3%	\$9,614.87
001-444-6373 - COMMUNICATIONS ...	\$100.00	\$21.30	\$42.95	43.0%	\$57.05
64 - CONTRACTUAL SERVICES	\$4,800.00	\$818.39	\$833.89	17.4%	\$3,966.11
001-444-6413 - PAYMENTS TO OTHER AGENCIES	\$550.00	\$434.50	\$450.00	81.8%	\$100.00
001-444-6499 - CONTRACT-COACHES & ...	\$4,250.00	\$383.89	\$383.89	9.0%	\$3,866.11



City of Independence
Budget Report
Parks & Recreation as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
65 - COMMODITIES	\$58,200.00	\$9,148.30	\$33,045.12	56.8%	\$25,154.88
001-444-6501 - CHEMICALS	\$20,000.00	\$5,900.44	\$14,019.46	70.1%	\$5,980.54
001-444-6503 - CONCESSIONS SUPPLIES	\$32,500.00	\$4,233.84	\$13,227.76	40.7%	\$19,272.24
001-444-6507 - OPERATING SUPPLIES	\$4,750.00	(\$1,048.58)	\$5,590.30	117.7%	(\$840.30)
001-444-6598 - REFUNDS	\$200.00	\$62.60	\$207.60	103.8%	(\$7.60)
001-444-6599 - AWARDS & TROPHIES	\$750.00	\$0.00	\$0.00	0.0%	\$750.00
445 - RECREATION - RV PARK	\$34,000.00	\$4,416.28	\$7,763.97	22.8%	\$26,236.03
63 - REPAIR, MAINT & UTILITIES	\$29,700.00	\$4,286.54	\$7,334.23	24.7%	\$22,365.77
001-445-6310 - BUILDING MAINT & REPAIR	\$3,200.00	\$626.16	\$880.63	27.5%	\$2,319.37
001-445-6320 - GROUNDS MAINT & REPAIR	\$2,250.00	\$181.41	\$298.83	13.3%	\$1,951.17
001-445-6371 - ELECTRIC/GAS UTILITIES	\$23,500.00	\$3,333.80	\$5,864.44	25.0%	\$17,635.56
001-445-6373 - COMMUNICATIONS ...	\$750.00	\$145.17	\$290.33	38.7%	\$459.67
64 - CONTRACTUAL SERVICES	\$3,600.00	\$0.00	\$300.00	8.3%	\$3,300.00
001-445-6499 - CONTRACT-RV HOST	\$3,600.00	\$0.00	\$300.00	8.3%	\$3,300.00
65 - COMMODITIES	\$700.00	\$129.74	\$129.74	18.5%	\$570.26
001-445-6503 - CONCESSIONS SUPPLIES	\$50.00	\$0.00	\$0.00	0.0%	\$50.00
001-445-6506 - OFFICE SUPPLIES	\$450.00	\$129.74	\$129.74	28.8%	\$320.26
001-445-6598 - REFUNDS	\$200.00	\$0.00	\$0.00	0.0%	\$200.00
446 - RECREATION - COMPLEX	\$158,209.00	\$10,733.27	\$50,315.09	31.8%	\$107,893.91



City of Independence
Budget Report
Parks & Recreation as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
60 - SALARIES AND WAGES	\$39,809.00	\$2,915.60	\$8,318.97	20.9%	\$31,490.03
001-446-6020 - SALARIES - PART-TIME	\$22,000.00	\$1,808.56	\$3,402.88	15.5%	\$18,597.12
001-446-6030 - HOURLY WAGES - TEMPORARY	\$16,000.00	\$1,107.04	\$4,916.09	30.7%	\$11,083.91
001-446-6040 - WAGES - OVERTIME	\$1,809.00	\$0.00	\$0.00	0.0%	\$1,809.00
63 - REPAIR, MAINT & UTILITIES	\$21,200.00	\$4,511.59	\$9,867.62	46.5%	\$11,332.38
001-446-6310 - BUILDING MAINT & REPAIR	\$4,000.00	\$125.00	\$484.85	12.1%	\$3,515.15
001-446-6320 - GROUNDS MAINT & REPAIR	\$12,000.00	\$3,791.54	\$8,206.49	68.4%	\$3,793.51
001-446-6331 - VEHICLE OPERATIONS	\$950.00	\$143.84	\$143.84	15.1%	\$806.16
001-446-6371 - ELECTRIC/GAS UTILITIES	\$4,250.00	\$451.21	\$1,032.44	24.3%	\$3,217.56
64 - CONTRACTUAL SERVICES	\$27,000.00	\$750.00	\$8,670.00	32.1%	\$18,330.00
001-446-6499 - CONTRACT-TOURNAMENT ...	\$27,000.00	\$750.00	\$8,670.00	32.1%	\$18,330.00
65 - COMMODITIES	\$70,200.00	\$2,556.08	\$23,458.50	33.4%	\$46,741.50
001-446-6503 - MERCHANDISE FOR RESALE	\$60,000.00	\$416.46	\$19,087.99	31.8%	\$40,912.01
001-446-6504 - MINOR EQUIPMENT	\$2,000.00	\$0.00	\$0.00	0.0%	\$2,000.00
001-446-6507 - OPERATING SUPPLIES	\$4,500.00	\$2,139.62	\$3,445.51	76.6%	\$1,054.49
001-446-6511 - ADULT SOFTBALL	\$500.00	\$0.00	\$0.00	0.0%	\$500.00
001-446-6598 - REFUNDS	\$200.00	\$0.00	\$925.00	462.5%	(\$725.00)
001-446-6599 - AWARDS & TROPHIES	\$3,000.00	\$0.00	\$0.00	0.0%	\$3,000.00
450 - CEMETERY	\$14,292.00	\$1,383.93	\$3,834.11	26.8%	\$10,457.89



City of Independence
Budget Report
Parks & Recreation as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
60 - SALARIES AND WAGES	\$8,742.00	\$1,211.25	\$3,182.25	36.4%	\$5,559.75
001-450-6030 - HOURLY WAGES - TEMPORARY	\$8,612.00	\$1,211.25	\$3,182.25	37.0%	\$5,429.75
001-450-6040 - WAGES - OVERTIME	\$130.00	\$0.00	\$0.00	0.0%	\$130.00
63 - REPAIR, MAINT & UTILITIES	\$3,450.00	\$172.68	\$651.86	18.9%	\$2,798.14
001-450-6310 - BUILDING MAINT & REPAIR	\$250.00	\$0.00	\$0.00	0.0%	\$250.00
001-450-6320 - GROUNDS MAINT & REPAIR	\$1,500.00	\$0.00	\$324.12	21.6%	\$1,175.88
001-450-6331 - VEHICLE OPERATIONS	\$1,500.00	\$172.68	\$292.62	19.5%	\$1,207.38
001-450-6371 - ELECTRIC/GAS UTILITIES	\$200.00	\$0.00	\$35.12	17.6%	\$164.88
64 - CONTRACTUAL SERVICES	\$1,000.00	\$0.00	\$0.00	0.0%	\$1,000.00
001-450-6499 - OTHER CONTRACTUAL SERV	\$1,000.00	\$0.00	\$0.00	0.0%	\$1,000.00
65 - COMMODITIES	\$1,100.00	\$0.00	\$0.00	0.0%	\$1,100.00
001-450-6504 - MINOR EQUIPMENT	\$100.00	\$0.00	\$0.00	0.0%	\$100.00
001-450-6507 - OPERATING SUPPLIES	\$1,000.00	\$0.00	\$0.00	0.0%	\$1,000.00
112 - EMPLOYEE BENEFITS	\$289,246.00	\$15,698.09	\$33,222.23	11.5%	\$256,023.77
430 - PARKS	\$110,124.00	\$4,636.98	\$9,887.75	9.0%	\$100,236.25
61 - EMPLOYEE BENEFITS & COSTS	\$110,124.00	\$4,636.98	\$9,887.75	9.0%	\$100,236.25
112-430-6110 - FICA - CITY CONTRIBUTION	\$13,913.00	\$1,577.76	\$3,149.47	22.6%	\$10,763.53
112-430-6130 - IPERS - CITY/PAKRS	\$17,169.00	\$1,484.56	\$1,484.56	8.6%	\$15,684.44
112-430-6131 - WORK COMP/PARKS	\$6,768.00	\$0.00	\$0.00	0.0%	\$6,768.00



City of Independence
Budget Report
Parks & Recreation as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
112-430-6150 - GROUP INSURANCE BEN/PARKS	\$37,794.00	\$1,556.68	\$4,461.71	11.8%	\$33,332.29
112-430-6154 - EMPLOYEE SELF-FUND INS ...	\$34,480.00	\$17.98	\$792.01	2.3%	\$33,687.99
431 - FORESTRY/GREENHOUSE	\$1,671.00	\$86.94	\$212.59	12.7%	\$1,458.41
61 - EMPLOYEE BENEFITS & COSTS	\$1,671.00	\$86.94	\$212.59	12.7%	\$1,458.41
112-431-6110 - FICA - FORESTRY	\$748.00	\$86.94	\$212.59	28.4%	\$535.41
112-431-6130 - IPERS - CITY/FORESTRY	\$923.00	\$0.00	\$0.00	0.0%	\$923.00
440 - RECREATION - OPERATING	\$149,168.00	\$8,160.31	\$17,407.92	11.7%	\$131,760.08
61 - EMPLOYEE BENEFITS & COSTS	\$149,168.00	\$8,160.31	\$17,407.92	11.7%	\$131,760.08
112-440-6110 - FICA - CITY/REC	\$23,333.00	\$1,782.36	\$3,519.52	15.1%	\$19,813.48
112-440-6130 - IPERS - CITY/REC	\$28,792.00	\$2,206.55	\$2,206.55	7.7%	\$26,585.45
112-440-6131 - WORK COMP/REC	\$175.00	\$0.00	\$0.00	0.0%	\$175.00
112-440-6150 - GROUP INSURANCE BEN/REC	\$66,212.00	\$3,581.89	\$7,257.37	11.0%	\$58,954.63
112-440-6154 - EMPLOYEE SELF-FUND INS ...	\$30,656.00	\$589.51	\$4,424.48	14.4%	\$26,231.52
441 - RECREATION - RIVER'S EDGE	\$3,526.00	\$19.14	\$37.82	1.1%	\$3,488.18
61 - EMPLOYEE BENEFITS & COSTS	\$3,526.00	\$19.14	\$37.82	1.1%	\$3,488.18
112-441-6110 - FICA - CITY/RIV EDGE	\$1,578.00	\$19.14	\$37.82	2.4%	\$1,540.18
112-441-6130 - IPERS - CITY/RIV EDGE	\$1,948.00	\$0.00	\$0.00	0.0%	\$1,948.00
443 - RECREATION - FALCON CIVIC	\$7,421.00	\$128.20	\$257.53	3.5%	\$7,163.47
61 - EMPLOYEE BENEFITS & COSTS	\$7,421.00	\$128.20	\$257.53	3.5%	\$7,163.47



City of Independence

Budget Report

Parks & Recreation as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
112-443-6110 - FICA - CITY/FCC	\$3,322.00	\$106.46	\$235.79	7.1%	\$3,086.21
112-443-6130 - IPERS - CITY/FCC	\$4,099.00	\$21.74	\$21.74	0.5%	\$4,077.26
444 - RECREATION - SWIMMING POOL	\$9,037.00	\$2,057.06	\$4,245.01	47.0%	\$4,791.99
61 - EMPLOYEE BENEFITS & COSTS	\$9,037.00	\$2,057.06	\$4,245.01	47.0%	\$4,791.99
112-444-6110 - FICA - CITY/POOL	\$6,895.00	\$2,051.53	\$4,239.48	61.5%	\$2,655.52
112-444-6130 - IPERS - CITY/POOL	\$0.00	\$5.53	\$5.53	5.5%	\$5.53
112-444-6131 - WORK COMP/POOL	\$2,142.00	\$0.00	\$0.00	0.0%	\$2,142.00
446 - RECREATION - COMPLEX	\$6,804.00	\$366.84	\$780.21	11.5%	\$6,023.79
61 - EMPLOYEE BENEFITS & COSTS	\$6,804.00	\$366.84	\$780.21	11.5%	\$6,023.79
112-446-6110 - FICA - CITY/COMPLEX	\$3,046.00	\$223.04	\$636.41	20.9%	\$2,409.59
112-446-6130 - IPERS - CITY/COMPLEX	\$3,758.00	\$143.80	\$143.80	3.8%	\$3,614.20
450 - CEMETERY	\$1,495.00	\$242.62	\$393.40	26.3%	\$1,101.60
61 - EMPLOYEE BENEFITS & COSTS	\$1,495.00	\$242.62	\$393.40	26.3%	\$1,101.60
112-450-6110 - FICA - CITY/CEMETERY	\$669.00	\$92.67	\$243.45	36.4%	\$425.55
112-450-6130 - IPERS - CITY/CEMETERY	\$826.00	\$149.95	\$149.95	18.2%	\$676.05
304 - PARKS & REC PROJECTS	\$0.00	\$271.05	\$271.05	271.1%	\$271.05
446 - RECREATION - COMPLEX	\$0.00	\$271.05	\$271.05	271.1%	\$271.05
64 - CONTRACTUAL SERVICES	\$0.00	\$271.05	\$271.05	271.1%	\$271.05
304-446-6499 - CONTRACTUAL-COMPLEX TURF ...	\$0.00	\$271.05	\$271.05	271.1%	\$271.05



City of Independence
Budget Report
 Parks & Recreation as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
323 - CAP OUTLAY SAVINGS/LOST	\$183,550.00	\$11,399.00	\$15,240.98	8.3%	\$168,309.02
430 - PARKS	\$98,000.00	\$11,399.00	\$11,740.98	12.0%	\$86,259.02
67 - CAPITAL OUTLAY	\$98,000.00	\$11,399.00	\$11,740.98	12.0%	\$86,259.02
323-430-6727 - PARKS-CAP OUTLAY/EQUIPMENT	\$98,000.00	\$11,399.00	\$11,740.98	12.0%	\$86,259.02
441 - RECREATION - RIVER'S EDGE	\$13,250.00	\$0.00	\$0.00	0.0%	\$13,250.00
67 - CAPITAL OUTLAY	\$13,250.00	\$0.00	\$0.00	0.0%	\$13,250.00
323-441-6727 - RIVERS EDGE-CAP OUTLAY/EQUIP	\$13,250.00	\$0.00	\$0.00	0.0%	\$13,250.00
443 - RECREATION - FALCON CIVIC	\$27,800.00	\$0.00	\$0.00	0.0%	\$27,800.00
67 - CAPITAL OUTLAY	\$27,800.00	\$0.00	\$0.00	0.0%	\$27,800.00
323-443-6727 - FCC-CAP OUTLAY/EQUIPMENT	\$27,800.00	\$0.00	\$0.00	0.0%	\$27,800.00
444 - RECREATION - SWIMMING POOL	\$6,000.00	\$0.00	\$0.00	0.0%	\$6,000.00
67 - CAPITAL OUTLAY	\$6,000.00	\$0.00	\$0.00	0.0%	\$6,000.00
323-444-6727 - POOL-CAP OUTLAY/EQUIPMENT	\$6,000.00	\$0.00	\$0.00	0.0%	\$6,000.00
446 - RECREATION - COMPLEX	\$38,500.00	\$0.00	\$3,500.00	9.1%	\$35,000.00
67 - CAPITAL OUTLAY	\$38,500.00	\$0.00	\$3,500.00	9.1%	\$35,000.00
323-446-6727 - COMPLEX-CAP ...	\$38,500.00	\$0.00	\$3,500.00	9.1%	\$35,000.00
TOTAL EXPENSE	\$1,810,861.00	\$149,065.27	\$382,805.25	21.1%	\$1,428,055.75



City of Independence
Budget Report
 Parks & Recreation as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Net Budget	Net MTD Balance	Net YTD Balance	Net %	Net Balance
001 - GENERAL FUND	(\$701,965.00)	(\$76,620.10)	(\$185,415.38)	24.5%	(\$516,549.62)
043 - PARKS REPLACEMENT FUND	\$0.00	\$0.00	\$94.44		(\$94.44)
112 - EMPLOYEE BENEFITS	(\$289,246.00)	(\$15,698.09)	(\$33,222.23)	11.5%	(\$256,023.77)
304 - PARKS & REC PROJECTS	\$0.00	(\$271.05)	\$6,928.95		(\$6,928.95)
323 - CAP OUTLAY SAVINGS/LOST	(\$183,550.00)	(\$199.00)	(\$2,834.55)	15.1%	(\$180,715.45)
TOTAL (REV LESS EXP)	(\$1,174,761.00)	(\$92,788.24)	(\$214,448.77)	22.5%	(\$960,312.23)



REVENUES AND EXPENSES TO
DATE – *INFORMATION ONLY*

Police Department Budget



City of Independence
Budget Report
 Police Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

2027 REVENUE REPORT

	Budget Estimate	MTD Balance	YTD Balance	% Rcvd	Balance
001 - GENERAL FUND	\$62,456.00	\$0.00	\$2,423.16	3.9%	\$60,032.84
41 - LICENSES & PERMITS					
001-110-4190 - MISC LICENSES & PERMITS	\$800.00	\$0.00	\$200.00	25.0%	\$600.00
43 - USE OF MONEY & PROPERTY					
001-110-4300 - INTEREST	\$0.00	\$0.00	\$18.80	0.0%	\$18.80
44 - INTERGOVERNMENTAL					
001-110-4465 - SCHOOL CROSSING GUARDS	\$54,056.00	\$0.00	\$0.00	0.0%	\$54,056.00
45 - CHARGES/FEES					
001-110-4550 - ACCIDENT REPORTS - POLICE	\$500.00	\$0.00	\$30.00	6.0%	\$470.00
001-110-4551 - POLICE SERVICE FEES	\$100.00	\$0.00	\$0.00	0.0%	\$100.00
47 - MISCELLANEOUS REVENUE					
001-110-4700 - PUBLIC SOURCE CONTRIB	\$2,500.00	\$0.00	\$1,848.00	73.9%	\$652.00
001-110-4711 - REIMBURSEMENT	\$500.00	\$0.00	\$0.00	0.0%	\$500.00
001-110-4770 - COURT FINES	\$3,000.00	\$0.00	\$26.36	0.9%	\$2,973.64
001-110-4775 - PARKING VIOLATION FEES	\$1,000.00	\$0.00	\$300.00	30.0%	\$700.00
323 - CAP OUTLAY SAVINGS/LOST	\$5,250.00	\$0.00	\$1.45	0.0%	\$5,248.55



City of Independence
Budget Report
 Police Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Rcvd	Balance
43 - USE OF MONEY & PROPERTY					
323-110-4300 - INTEREST	\$0.00	\$0.00	\$1.45	0.0%	\$1.45
44 - INTERGOVERNMENTAL					
323-110-4480 - LOCAL GRANTS	\$5,250.00	\$0.00	\$0.00	0.0%	\$5,250.00
TOTAL REVENUE	\$67,706.00	\$0.00	\$2,424.61	3.6%	\$65,281.39

2027 EXPENSE REPORT

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
001 - GENERAL FUND	\$1,413,089.00	\$81,947.74	\$276,656.11	19.6%	\$1,136,432.89
110 - POLICE	\$1,413,089.00	\$81,947.74	\$276,656.11	19.6%	\$1,136,432.89
60 - SALARIES AND WAGES	\$987,892.00	\$73,245.84	\$142,193.71	14.4%	\$845,698.29
001-110-6010 - SALARIES - FULL-TIME	\$922,636.00	\$68,104.47	\$125,687.36	13.6%	\$796,948.64
001-110-6020 - SALARIES - PART-TIME	\$30,000.00	\$0.00	\$6,820.00	22.7%	\$23,180.00
001-110-6040 - WAGES - OVERTIME	\$35,254.00	\$5,141.37	\$9,686.35	27.5%	\$25,567.65
001-110-6050 - WAGES - RESERVE OFFICERS	\$2.00	\$0.00	\$0.00	0.0%	\$2.00
61 - EMPLOYEE BENEFITS & COSTS	\$22,600.00	\$1,503.25	\$3,345.22	14.8%	\$19,254.78
001-110-6143 - ICMA RC - CITY SHARE	\$11,000.00	\$913.84	\$1,847.68	16.8%	\$9,152.32



City of Independence
Budget Report
 Police Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
001-110-6181 - ALLOWANCES - UNIFORM	\$11,000.00	\$539.41	\$1,397.54	12.7%	\$9,602.46
001-110-6184 - CELL PHONE ALLOWANCES	\$600.00	\$50.00	\$100.00	16.7%	\$500.00
62 - STAFF DEVELOPMENT	\$40,000.00	\$1,000.00	\$7,881.43	19.7%	\$32,118.57
001-110-6210 - DUES & MEMBERSHIPS	\$2,000.00	\$0.00	\$0.00	0.0%	\$2,000.00
001-110-6230 - TRAINING IN HOUSE	\$9,000.00	\$375.00	\$375.00	4.2%	\$8,625.00
001-110-6240 - MTNS/CONFERENCES/MILES	\$9,000.00	\$250.00	\$6,981.43	77.6%	\$2,018.57
001-110-6299 - OTHER STAFF DEVELOPMENT	\$20,000.00	\$375.00	\$525.00	2.6%	\$19,475.00
63 - REPAIR, MAINT & UTILITIES	\$71,000.00	\$5,069.74	\$16,093.63	22.7%	\$54,906.37
001-110-6310 - BUILDING MAINT & REPAIR	\$2,500.00	\$0.00	\$6,478.79	259.2%	(\$3,978.79)
001-110-6320 - GROUNDS MAINT & REPAIR	\$1,000.00	\$0.00	\$0.00	0.0%	\$1,000.00
001-110-6331 - VEHICLE OPERATIONS	\$26,000.00	\$2,817.88	\$5,390.95	20.7%	\$20,609.05
001-110-6332 - VEHICLE REPAIRS	\$15,000.00	\$228.74	\$304.42	2.0%	\$14,695.58
001-110-6350 - OPERATIONAL EQUIPMENT REPAIR	\$1,000.00	\$0.00	\$0.00	0.0%	\$1,000.00
001-110-6371 - ELECTRIC/GAS UTILITIES	\$11,500.00	\$944.18	\$1,865.41	16.2%	\$9,634.59
001-110-6373 - COMMUNICATIONS ...	\$13,000.00	\$975.39	\$1,950.51	15.0%	\$11,049.49
001-110-6399 - OTHER MAINTENANCE/REPAIR	\$1,000.00	\$103.55	\$103.55	10.4%	\$896.45
64 - CONTRACTUAL SERVICES	\$263,097.00	\$672.75	\$105,688.93	40.2%	\$157,408.07
001-110-6402 - ADVERTISING/CRIME PREVENTION	\$1,000.00	\$102.30	\$102.30	10.2%	\$897.70
001-110-6408 - PROPERTY & CASUALTY ...	\$29,172.00	\$0.00	\$0.00	0.0%	\$29,172.00



City of Independence
Budget Report
 Police Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
001-110-6409 - JANITORIAL	\$4,000.00	\$340.45	\$633.13	15.8%	\$3,366.87
001-110-6412 - MEDICAL/WELLNESS EXPENSE	\$1,500.00	\$0.00	\$329.00	21.9%	\$1,171.00
001-110-6413 - DISPATCHING/COURT/SUBPOEN...	\$227,425.00	\$230.00	\$104,624.50	46.0%	\$122,800.50
65 - COMMODITIES	\$28,500.00	\$456.16	\$1,453.19	5.1%	\$27,046.81
001-110-6506 - OFFICE SUPPLIES	\$3,000.00	\$28.55	\$402.47	13.4%	\$2,597.53
001-110-6507 - OPERATING SUPPLIES	\$25,000.00	\$0.00	\$498.14	2.0%	\$24,501.86
001-110-6510 - SAFETY SUPPLIES	\$500.00	\$427.61	\$552.58	110.5%	(\$52.58)
112 - EMPLOYEE BENEFITS	\$434,579.00	\$23,591.78	\$52,204.66	12.0%	\$382,374.34
110 - POLICE	\$434,579.00	\$23,591.78	\$52,204.66	12.0%	\$382,374.34
61 - EMPLOYEE BENEFITS & COSTS	\$434,579.00	\$23,591.78	\$52,204.66	12.0%	\$382,374.34
112-110-6110 - FICA - CITY/POLICE	\$75,574.00	\$5,444.89	\$10,039.23	13.3%	\$65,534.77
112-110-6130 - IPERS - CITY/POLICE	\$90,474.00	\$4,882.44	\$4,882.44	5.4%	\$85,591.56
112-110-6131 - WORK COMP/POLICE	\$14,995.00	\$0.00	\$0.00	0.0%	\$14,995.00
112-110-6150 - GROUP INSURANCE BEN/POLICE	\$162,177.00	\$12,835.96	\$26,054.63	16.1%	\$136,122.37
112-110-6154 - EMPLOYEE SELF-FUND INS ...	\$91,359.00	\$428.49	\$11,228.36	12.3%	\$80,130.64
323 - CAP OUTLAY SAVINGS/LOST	\$159,500.00	\$5,900.00	\$48,789.75	30.6%	\$110,710.25
110 - POLICE	\$159,500.00	\$5,900.00	\$48,789.75	30.6%	\$110,710.25
67 - CAPITAL OUTLAY	\$159,500.00	\$5,900.00	\$48,789.75	30.6%	\$110,710.25
323-110-6710 - POLICE-CAP OUTLAY/VEHICLES	\$53,000.00	\$0.00	\$0.00	0.0%	\$53,000.00



City of Independence
Budget Report
 Police Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
323-110-6725 - POLICE-CAP OUTLAY/OFFICE EQUIP	\$2,000.00	\$0.00	\$0.00	0.0%	\$2,000.00
323-110-6727 - POLICE-CAP OUTLAY/EQUIPMENT	\$61,500.00	\$5,900.00	\$5,900.00	9.6%	\$55,600.00
323-110-6750 - CAP OUTLAY -PD STATION BLDG	\$43,000.00	\$0.00	\$42,889.75	99.7%	\$110.25
TOTAL EXPENSE	\$2,007,168.00	\$111,439.52	\$377,650.52	18.8%	\$1,629,517.48

	Net Budget	Net MTD Balance	Net YTD Balance	Net %	Net Balance
001 - GENERAL FUND	(\$1,350,633.00)	(\$81,947.74)	(\$274,232.95)	18.9%	(\$1,076,400.05)
112 - EMPLOYEE BENEFITS	(\$434,579.00)	(\$23,591.78)	(\$52,204.66)	12.0%	(\$382,374.34)
323 - CAP OUTLAY SAVINGS/LOST	(\$154,250.00)	(\$5,900.00)	(\$48,788.30)	29.6%	(\$105,461.70)
TOTAL (REV LESS EXP)	(\$1,939,462.00)	(\$111,439.52)	(\$375,225.91)	18.3%	(\$1,564,236.09)



REVENUES AND EXPENSES TO
DATE – *INFORMATION ONLY*

Storm Water Budget



City of Independence
Budget Report
 Storm Water as of 8/20/2026

Percent of Fiscal YTD 16.7 %

2027 REVENUE REPORT

	Budget Estimate	MTD Balance	YTD Balance	% Rcvd	Balance
740 - STORM WATER DEPT	\$160,000.00	\$9,664.62	\$24,134.06	15.1%	\$135,865.94
45 - CHARGES/FEES					
740-865-4550 - STORM WATER CHARGES	\$160,000.00	\$8,264.62	\$22,734.06	14.2%	\$137,265.94
47 - MISCELLANEOUS REVENUE					
740-865-4710 - REIMBURSEMENTS	\$0.00	\$1,400.00	\$1,400.00	0.0%	\$1,400.00
TOTAL REVENUE	\$160,000.00	\$9,664.62	\$24,134.06	15.1%	\$135,865.94

2027 EXPENSE REPORT

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
740 - STORM WATER DEPT	\$269,968.00	\$3,365.00	\$12,123.86	4.5%	\$257,844.14
865 - STORM WATER	\$269,968.00	\$3,365.00	\$12,123.86	4.5%	\$257,844.14
60 - SALARIES AND WAGES	\$16,279.00	\$0.00	\$0.00	0.0%	\$16,279.00
740-865-6010 - SALARIES - FULL-TIME	\$14,534.00	\$0.00	\$0.00	0.0%	\$14,534.00
740-865-6040 - WAGES - OVERTIME	\$1,745.00	\$0.00	\$0.00	0.0%	\$1,745.00
61 - EMPLOYEE BENEFITS & COSTS	\$3,189.00	\$0.00	\$0.00	0.0%	\$3,189.00



City of Independence
Budget Report
 Storm Water as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
740-865-6110 - FICA-CITY/STORM WATER	\$1,246.00	\$0.00	\$0.00	0.0%	\$1,246.00
740-865-6130 - IPERS-CITY/STORM WATER	\$1,537.00	\$0.00	\$0.00	0.0%	\$1,537.00
740-865-6131 - WORKERS COMP/STORM WATER	\$381.00	\$0.00	\$0.00	0.0%	\$381.00
740-865-6150 - GROUP INSURANCE/STORM WATER	\$25.00	\$0.00	\$0.00	0.0%	\$25.00
62 - STAFF DEVELOPMENT	\$1,500.00	\$0.00	\$0.00	0.0%	\$1,500.00
740-865-6240 - MTGS/CONFERENCES/MILES	\$1,500.00	\$0.00	\$0.00	0.0%	\$1,500.00
63 - REPAIR, MAINT & UTILITIES	\$40,000.00	\$3,365.00	\$5,923.97	14.8%	\$34,076.03
740-865-6320 - GROUNDS MAINT & REPAIR	\$40,000.00	\$3,365.00	\$5,923.97	14.8%	\$34,076.03
64 - CONTRACTUAL SERVICES	\$64,000.00	\$0.00	\$6,199.89	9.7%	\$57,800.11
740-865-6407 - ENGINEERING	\$10,000.00	\$0.00	\$1,690.00	16.9%	\$8,310.00
740-865-6413 - PAYMENTS - OTHER AGENCIES	\$4,000.00	\$0.00	\$4,000.00	100.0%	\$0.00
740-865-6499 - OTHER CONTRACTUAL SERV	\$50,000.00	\$0.00	\$509.89	1.0%	\$49,490.11
67 - CAPITAL OUTLAY	\$145,000.00	\$0.00	\$0.00	0.0%	\$145,000.00
740-865-6790 - NEW INFRASTRUCTURE	\$145,000.00	\$0.00	\$0.00	0.0%	\$145,000.00
TOTAL EXPENSE	\$269,968.00	\$3,365.00	\$12,123.86	4.5%	\$257,844.14

	Net Budget	Net MTD Balance	Net YTD Balance	Net %	Net Balance
740 - STORM WATER DEPT	(\$109,968.00)	\$6,299.62	\$12,010.20	8.4%	(\$121,978.20)



City of Independence
Budget Report
Storm Water as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Net Budget	Net MTD Balance	Net YTD Balance	Net %	Net Balance
TOTAL (REV LESS EXP)	(\$109,968.00)	\$6,299.62	\$12,010.20	8.4%	(\$121,978.20)



REVENUES AND EXPENSES TO
DATE – *INFORMATION ONLY*

Street Department Budget



City of Independence
Budget Report
 Streets Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

2027 REVENUE REPORT

	Budget Estimate	MTD Balance	YTD Balance	% Rcvd	Balance
001 - GENERAL FUND	\$8,821.00	\$0.00	\$50.00	0.6%	\$8,771.00
44 - INTERGOVERNMENTAL					
001-210-4428 - IDOT HWY 150 MAINT CONTRACT	\$8,321.00	\$0.00	\$0.00	0.0%	\$8,321.00
47 - MISCELLANEOUS REVENUE					
001-210-4720 - INSURANCE SETTLEMENTS	\$0.00	\$0.00	\$50.00	0.0%	\$50.00
001-210-4745 - SALE OF SALVAGE	\$500.00	\$0.00	\$0.00	0.0%	\$500.00
012 - STREET REPLACEMENT FUND	\$0.00	\$0.00	\$0.31	0.0%	\$0.31
43 - USE OF MONEY & PROPERTY					
012-210-4300 - INTEREST	\$0.00	\$0.00	\$0.31	0.0%	\$0.31
110 - STREETS DEPT - ROAD USE T	\$861,280.00	\$88,970.22	\$160,451.28	18.6%	\$700,828.72
44 - INTERGOVERNMENTAL					
110-210-4430 - ROAD USE TAXES	\$861,280.00	\$88,970.22	\$160,451.28	18.6%	\$700,828.72
323 - CAP OUTLAY SAVINGS/LOST	\$0.00	\$0.00	\$10.92	0.0%	\$10.92
43 - USE OF MONEY & PROPERTY					
323-210-4300 - INTEREST	\$0.00	\$0.00	\$10.92	0.0%	\$10.92
325 - CAP PROJ-1ST ST W RECON	\$0.00	\$0.00	\$265.47	0.0%	\$265.47



City of Independence
Budget Report
 Streets Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Rcvd	Balance
43 - USE OF MONEY & PROPERTY					
325-210-4300 - INTEREST	\$0.00	\$0.00	\$265.47	0.0%	\$265.47
TOTAL REVENUE	\$870,101.00	\$88,970.22	\$160,777.98	18.5%	\$709,323.02

2027 EXPENSE REPORT

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
001 - GENERAL FUND	\$32,990.00	\$0.00	\$0.00	0.0%	\$32,990.00
210 - ROADS, BRIDGES, SIDEWALKS	\$32,990.00	\$0.00	\$0.00	0.0%	\$32,990.00
64 - CONTRACTUAL SERVICES	\$32,990.00	\$0.00	\$0.00	0.0%	\$32,990.00
001-210-6408 - PROPERTY/CASUALTY INS	\$27,990.00	\$0.00	\$0.00	0.0%	\$27,990.00
001-210-6499 - OTHER CONTRACTUAL SERV	\$5,000.00	\$0.00	\$0.00	0.0%	\$5,000.00
110 - STREETS DEPT - ROAD USE T	\$894,280.00	\$43,938.97	\$94,719.44	10.6%	\$799,560.56
210 - ROADS, BRIDGES, SIDEWALKS	\$694,384.00	\$35,137.60	\$81,406.51	11.7%	\$612,977.49
60 - SALARIES AND WAGES	\$368,836.00	\$22,139.66	\$50,950.54	13.8%	\$317,885.46
110-210-6010 - SALARIES - FULL TIME	\$344,320.00	\$19,611.66	\$44,920.39	13.0%	\$299,399.61
110-210-6030 - HOURLY WAGES - TEMPORARY	\$3,840.00	\$1,204.00	\$3,335.50	86.9%	\$504.50
110-210-6040 - WAGES - OVERTIME	\$20,676.00	\$1,324.00	\$2,694.65	13.0%	\$17,981.35



City of Independence
Budget Report
 Streets Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
61 - EMPLOYEE BENEFITS & COSTS	\$10,463.00	\$423.60	\$952.87	9.1%	\$9,510.13
110-210-6143 - ICMA RC - CITY SHARE	\$6,063.00	\$354.85	\$800.38	13.2%	\$5,262.62
110-210-6181 - ALLOWANCES - UNIFORM	\$3,500.00	\$0.00	\$14.99	0.4%	\$3,485.01
110-210-6184 - CELL PHONE ALLOWANCES	\$900.00	\$68.75	\$137.50	15.3%	\$762.50
62 - STAFF DEVELOPMENT	\$2,900.00	\$0.00	\$0.00	0.0%	\$2,900.00
110-210-6210 - DUES & MEMBERSHIPS	\$300.00	\$0.00	\$0.00	0.0%	\$300.00
110-210-6220 - EDUCATIONAL MATERIAL	\$100.00	\$0.00	\$0.00	0.0%	\$100.00
110-210-6230 - TRAINING IN HOUSE	\$1,000.00	\$0.00	\$0.00	0.0%	\$1,000.00
110-210-6240 - MTGS/CONFERENCES/MILES	\$1,500.00	\$0.00	\$0.00	0.0%	\$1,500.00
63 - REPAIR, MAINT & UTILITIES	\$116,560.00	\$10,016.45	\$15,295.56	13.1%	\$101,264.44
110-210-6310 - BUILDING MAINT & REPAIR	\$15,000.00	\$420.87	\$462.34	3.1%	\$14,537.66
110-210-6320 - GROUNDS MAINT & REPAIR	\$10,000.00	\$54.56	\$54.56	0.5%	\$9,945.44
110-210-6331 - VEHICLE OPERATIONS	\$25,000.00	\$3,521.35	\$5,037.47	20.1%	\$19,962.53
110-210-6332 - VEHICLE REPAIRS	\$20,000.00	\$2,591.51	\$2,937.97	14.7%	\$17,062.03
110-210-6371 - ELECTRIC/GAS UTILITIES	\$40,000.00	\$3,364.76	\$6,674.17	16.7%	\$33,325.83
110-210-6373 - COMMUNICATIONS ...	\$1,560.00	\$39.00	\$80.25	5.1%	\$1,479.75
110-210-6399 - OTHER MAINTENANCE/REPAIR	\$5,000.00	\$24.40	\$48.80	1.0%	\$4,951.20
64 - CONTRACTUAL SERVICES	\$53,125.00	\$0.00	\$7,153.00	13.5%	\$45,972.00
110-210-6407 - ENGINEERINGS	\$30,000.00	\$0.00	\$0.00	0.0%	\$30,000.00



City of Independence
Budget Report
 Streets Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
110-210-6412 - MEDICAL/WELLNESS EXPENSE	\$500.00	\$0.00	\$97.04	19.4%	\$402.96
110-210-6415 - RENTAL & LEASES ON EQUIPMENT	\$2,500.00	\$0.00	\$0.00	0.0%	\$2,500.00
110-210-6417 - STREET MAINT/DUST CONTROL	\$7,500.00	\$0.00	\$134.71	1.8%	\$7,365.29
110-210-6419 - TECHNOLOGY SERVICES	\$2,000.00	\$0.00	\$1,181.25	59.1%	\$818.75
110-210-6499 - CONTRACTUAL SERVICES	\$10,625.00	\$0.00	\$5,740.00	54.0%	\$4,885.00
65 - COMMODITIES	\$32,500.00	\$422.03	\$2,232.71	6.9%	\$30,267.29
110-210-6504 - MINOR EQUIPMENT	\$12,500.00	\$0.00	\$532.97	4.3%	\$11,967.03
110-210-6506 - OFFICE SUPPLIES	\$2,500.00	\$0.00	\$503.16	20.1%	\$1,996.84
110-210-6507 - OPERATING SUPPLIES	\$12,000.00	\$422.03	\$1,091.59	9.1%	\$10,908.41
110-210-6510 - SPECIAL & SAFETY EQUIPMENT	\$2,500.00	\$0.00	\$104.99	4.2%	\$2,395.01
110-210-6511 - IRON-STEEL-OTHER METAL GOODS	\$3,000.00	\$0.00	\$0.00	0.0%	\$3,000.00
67 - CAPITAL OUTLAY	\$110,000.00	\$2,135.86	\$4,821.83	4.4%	\$105,178.17
110-210-6761 - STREETS - RESURFACING/REPAIR	\$110,000.00	\$2,135.86	\$4,821.83	4.4%	\$105,178.17
230 - STREET LIGHTING	\$40,000.00	\$1,971.87	\$3,938.89	9.8%	\$36,061.11
63 - REPAIR, MAINT & UTILITIES	\$37,500.00	\$1,971.87	\$3,813.89	10.2%	\$33,686.11
110-230-6350 - OPERATIONAL EQUIPMENT REPAIR	\$7,500.00	\$0.00	\$0.00	0.0%	\$7,500.00
110-230-6371 - ELECTRIC/GAS UTILITIES	\$30,000.00	\$1,971.87	\$3,813.89	12.7%	\$26,186.11
64 - CONTRACTUAL SERVICES	\$2,500.00	\$0.00	\$125.00	5.0%	\$2,375.00
110-230-6499 - CONTRACT REPAIR-ELECTRIC	\$2,500.00	\$0.00	\$125.00	5.0%	\$2,375.00



City of Independence
Budget Report
 Streets Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
240 - TRAFFIC CONTROL & SAFETY	\$51,500.00	\$5,132.25	\$5,685.73	11.0%	\$45,814.27
64 - CONTRACTUAL SERVICES	\$4,000.00	\$0.00	\$0.00	0.0%	\$4,000.00
110-240-6499 - CONTRACT REPAIR-ELECTRIC	\$4,000.00	\$0.00	\$0.00	0.0%	\$4,000.00
65 - COMMODITIES	\$47,500.00	\$5,132.25	\$5,685.73	12.0%	\$41,814.27
110-240-6509 - POSTS & SIGNS	\$7,500.00	\$5,132.25	\$5,685.73	75.8%	\$1,814.27
110-240-6511 - TRAFFIC CONTROLS/LIGHTS	\$40,000.00	\$0.00	\$0.00	0.0%	\$40,000.00
250 - SNOW REMOVAL	\$85,895.00	\$0.00	\$722.33	0.8%	\$85,172.67
60 - SALARIES AND WAGES	\$18,895.00	\$0.00	\$0.00	0.0%	\$18,895.00
110-250-6010 - SALARIES - FULL-TIME	\$10,174.00	\$0.00	\$0.00	0.0%	\$10,174.00
110-250-6040 - WAGES - OVERTIME	\$8,721.00	\$0.00	\$0.00	0.0%	\$8,721.00
63 - REPAIR, MAINT & UTILITIES	\$32,000.00	\$0.00	\$722.33	2.3%	\$31,277.67
110-250-6331 - VEHICLE OPERATIONS	\$12,000.00	\$0.00	\$722.33	6.0%	\$11,277.67
110-250-6332 - VEHICLE REPAIRS	\$20,000.00	\$0.00	\$0.00	0.0%	\$20,000.00
65 - COMMODITIES	\$35,000.00	\$0.00	\$0.00	0.0%	\$35,000.00
110-250-6510 - SNOW AND ICE CONTROL ...	\$35,000.00	\$0.00	\$0.00	0.0%	\$35,000.00
270 - STREET CLEANING	\$22,501.00	\$1,697.25	\$2,965.98	13.2%	\$19,535.02
60 - SALARIES AND WAGES	\$12,501.00	\$548.34	\$1,471.86	11.8%	\$11,029.14
110-270-6010 - SALARIES - FULL-TIME	\$11,628.00	\$548.34	\$1,471.86	12.7%	\$10,156.14
110-270-6040 - WAGES - OVERTIME	\$873.00	\$0.00	\$0.00	0.0%	\$873.00



City of Independence
Budget Report
 Streets Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
61 - EMPLOYEE BENEFITS & COSTS	\$0.00	\$9.50	\$25.50	25.5%	\$25.50
110-270-6143 - ICMA RC - CITY SHARE	\$0.00	\$9.50	\$25.50	25.5%	\$25.50
63 - REPAIR, MAINT & UTILITIES	\$10,000.00	\$1,139.41	\$1,468.62	14.7%	\$8,531.38
110-270-6331 - VEHICLE OPERATIONS	\$5,000.00	\$0.00	\$0.00	0.0%	\$5,000.00
110-270-6332 - VEHICLE REPAIRS	\$5,000.00	\$1,139.41	\$1,468.62	29.4%	\$3,531.38
112 - EMPLOYEE BENEFITS	\$192,123.00	\$8,516.07	\$17,367.78	9.0%	\$174,755.22
210 - ROADS, BRIDGES, SIDEWALKS	\$186,371.00	\$8,387.51	\$17,106.30	9.2%	\$169,264.70
61 - EMPLOYEE BENEFITS & COSTS	\$186,371.00	\$8,387.51	\$17,106.30	9.2%	\$169,264.70
112-210-6110 - FICA - CITY/STREETS	\$28,216.00	\$1,643.56	\$3,782.58	13.4%	\$24,433.42
112-210-6130 - IPERS - CITY/STREETS	\$33,105.00	\$2,385.59	\$2,385.59	7.2%	\$30,719.41
112-210-6131 - WORK COMP/STREETS	\$10,738.00	\$0.00	\$0.00	0.0%	\$10,738.00
112-210-6142 - PENSION - CITY MANAGER	\$1,714.00	\$127.44	\$254.88	14.9%	\$1,459.12
112-210-6150 - GROUP INSURANCE BEN/STREETS	\$92,598.00	\$4,127.78	\$10,224.64	11.0%	\$82,373.36
112-210-6154 - EMPLOYEE SELF-FUND INS ...	\$20,000.00	\$103.14	\$458.61	2.3%	\$19,541.39
250 - SNOW REMOVAL	\$3,594.00	\$0.00	\$0.00	0.0%	\$3,594.00
61 - EMPLOYEE BENEFITS & COSTS	\$3,594.00	\$0.00	\$0.00	0.0%	\$3,594.00
112-250-6110 - FICA - CITY/SNOW	\$1,446.00	\$0.00	\$0.00	0.0%	\$1,446.00
112-250-6130 - IPERS - CITY/SNOW	\$1,784.00	\$0.00	\$0.00	0.0%	\$1,784.00
112-250-6131 - WORK COMP/SNOW	\$346.00	\$0.00	\$0.00	0.0%	\$346.00



City of Independence
Budget Report
 Streets Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
112-250-6150 - GROUP INSURANCE BEN/SNOW	\$18.00	\$0.00	\$0.00	0.0%	\$18.00
270 - STREET CLEANING	\$2,158.00	\$128.56	\$261.48	12.1%	\$1,896.52
61 - EMPLOYEE BENEFITS & COSTS	\$2,158.00	\$128.56	\$261.48	12.1%	\$1,896.52
112-270-6110 - FICA - CITY/ST CLEAN	\$957.00	\$41.37	\$111.05	11.6%	\$845.95
112-270-6130 - IPERS - CITY/ST CLEAN	\$1,181.00	\$87.19	\$87.19	7.4%	\$1,093.81
112-270-6150 - GROUP INSURANCE/ST CLEAN	\$20.00	\$0.00	\$63.24	316.2%	(\$43.24)
323 - CAP OUTLAY SAVINGS/LOST	\$230,000.00	\$20,102.00	\$70,342.00	30.6%	\$159,658.00
210 - ROADS, BRIDGES, SIDEWALKS	\$230,000.00	\$20,102.00	\$70,342.00	30.6%	\$159,658.00
67 - CAPITAL OUTLAY	\$230,000.00	\$20,102.00	\$70,342.00	30.6%	\$159,658.00
323-210-6710 - STREET-CIP CAP OUTLAY/VEHICLES	\$60,000.00	\$0.00	\$0.00	0.0%	\$60,000.00
323-210-6727 - STREET-CIP CAP ...	\$85,000.00	\$20,102.00	\$20,102.00	23.6%	\$64,898.00
323-210-6799 - OTHER CAPITAL OUTLAY	\$85,000.00	\$0.00	\$50,240.00	59.1%	\$34,760.00
325 - CAP PROJ-1ST ST W RECON	\$400,000.00	\$0.00	\$0.00	0.0%	\$400,000.00
210 - ROADS, BRIDGES, SIDEWALKS	\$400,000.00	\$0.00	\$0.00	0.0%	\$400,000.00
64 - CONTRACTUAL SERVICES	\$400,000.00	\$0.00	\$0.00	0.0%	\$400,000.00
325-210-6407 - ENGINEER ST-1ST ST W RECON	\$80,000.00	\$0.00	\$0.00	0.0%	\$80,000.00
325-210-6411 - LEGAL ST-1ST ST W RECON	\$8,000.00	\$0.00	\$0.00	0.0%	\$8,000.00
325-210-6414 - PUBLISH ST-1ST ST W RECON	\$1,000.00	\$0.00	\$0.00	0.0%	\$1,000.00
325-210-6499 - CONTRACTOR ST-1ST ST W RECON	\$311,000.00	\$0.00	\$0.00	0.0%	\$311,000.00



City of Independence
Budget Report
 Streets Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
TOTAL EXPENSE	\$1,749,393.00	\$72,557.04	\$182,429.22	10.4%	\$1,566,963.78

	Net Budget	Net MTD Balance	Net YTD Balance	Net %	Net Balance
001 - GENERAL FUND	(\$24,169.00)	\$0.00	\$50.00	0.1%	(\$24,219.00)
012 - STREET REPLACEMENT FUND	\$0.00	\$0.00	\$0.31		(\$0.31)
110 - STREETS DEPT - ROAD USE T	(\$33,000.00)	\$45,031.25	\$65,731.84	14.5%	(\$98,731.84)
112 - EMPLOYEE BENEFITS	(\$192,123.00)	(\$8,516.07)	(\$17,367.78)	9.0%	(\$174,755.22)
323 - CAP OUTLAY SAVINGS/LOST	(\$230,000.00)	(\$20,102.00)	(\$70,331.08)	30.6%	(\$159,668.92)
325 - CAP PROJ-1ST ST W RECON	(\$400,000.00)	\$0.00	\$265.47	0.1%	(\$400,265.47)
TOTAL (REV LESS EXP)	(\$879,292.00)	\$16,413.18	(\$21,651.24)	13.1%	(\$857,640.76)

Utilities Department Budget



City of Independence
Budget Report
 Utilities Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

2027 REVENUE REPORT

	Budget Estimate	MTD Balance	YTD Balance	% Rcvd	Balance
600 - WATER FUND	\$1,302,000.00	\$55,003.60	\$168,725.54	13.0%	\$1,133,274.46
45 - CHARGES/FEES					
600-810-4500 - METERED WATER SALES	\$1,300,000.00	\$54,940.00	\$167,449.04	12.9%	\$1,132,550.96
600-810-4510 - BULK WATER SALES	\$500.00	\$63.60	\$954.00	190.8%	(\$454.00)
600-810-4540 - TAPS (NEW INSTALLATIONS)	\$500.00	\$0.00	\$0.00	0.0%	\$500.00
47 - MISCELLANEOUS REVENUE					
600-810-4700 - MISCELLANEOUS INCOME	\$1,000.00	\$0.00	\$322.50	32.3%	\$677.50
602 - WATER CONSTRUCTION	\$0.00	\$0.00	\$342.25	0.0%	\$342.25
43 - USE OF MONEY & PROPERTY					
602-810-4300 - INTEREST	\$0.00	\$0.00	\$342.25	0.0%	\$342.25
604 - WATER RELACEMENT FUND	\$0.00	\$0.00	\$122.94	0.0%	\$122.94
43 - USE OF MONEY & PROPERTY					
604-810-4300 - INTEREST	\$0.00	\$0.00	\$122.94	0.0%	\$122.94
610 - SEWER UTILITY FUND	\$2,403,770.00	\$148,095.17	\$409,619.94	17.0%	\$1,994,150.06
43 - USE OF MONEY & PROPERTY					
610-815-4310 - SEWER RENTAL	\$1,700,000.00	\$91,317.70	\$270,147.14	15.9%	\$1,429,852.86



City of Independence
Budget Report
 Utilities Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Rcvd	Balance
610-815-4311 - WWTP FARM LEASE	\$6,670.00	\$0.00	\$0.00	0.0%	\$6,670.00
45 - CHARGES/FEES					
610-815-4500 - SEWER - WAPSIE VALLEY CREAMERY	\$575,000.00	\$0.00	\$50,205.06	8.7%	\$524,794.94
610-815-4501 - SEWER - MENTAL HEALTH INSTITUT	\$20,000.00	\$2,262.82	\$2,262.82	11.3%	\$17,737.18
610-815-4502 - SEWER - INDEP FOODS LLC	\$100,000.00	\$54,494.65	\$86,984.92	87.0%	\$13,015.08
610-815-4503 - SEWER - BUCH CTY LANDFILL	\$1,000.00	\$0.00	\$0.00	0.0%	\$1,000.00
610-815-4504 - SEWER - GEATER MACHINING & MFG	\$600.00	\$0.00	\$0.00	0.0%	\$600.00
610-815-4505 - SEWER - PRIES ALUMINUM & MFG	\$500.00	\$20.00	\$20.00	4.0%	\$480.00
615 - WWTP FUTURE PLANT FUND	\$0.00	\$0.00	\$1,704.94	0.0%	\$1,704.94
43 - USE OF MONEY & PROPERTY					
615-815-4300 - INTEREST	\$0.00	\$0.00	\$1,704.94	0.0%	\$1,704.94
619 - SEWER REPLACEMENT FUND	\$0.00	\$0.00	\$70.38	0.0%	\$70.38
43 - USE OF MONEY & PROPERTY					
619-815-4300 - INTEREST	\$0.00	\$0.00	\$70.38	0.0%	\$70.38
TOTAL REVENUE	\$3,705,770.00	\$203,098.77	\$580,585.99	15.7%	\$3,125,184.01



City of Independence
Budget Report
 Utilities Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

2027 EXPENSE REPORT

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
600 - WATER FUND	\$1,765,426.00	\$129,334.65	\$472,497.93	26.8%	\$1,292,928.07
810 - WATER	\$1,765,426.00	\$129,334.65	\$472,497.93	26.8%	\$1,292,928.07
60 - SALARIES AND WAGES	\$221,173.00	\$23,027.82	\$40,617.05	18.4%	\$180,555.95
600-810-6010 - SALARIES - FULL-TIME	\$210,971.00	\$22,404.90	\$39,090.76	18.5%	\$171,880.24
600-810-6020 - SALARIES - PART-TIME	\$6,240.00	\$0.00	\$0.00	0.0%	\$6,240.00
600-810-6030 - HOURLY WAGES - TEMPORARY	\$0.00	\$0.00	\$442.44	442.4%	\$442.44
600-810-6040 - WAGES - OVERTIME	\$3,962.00	\$622.92	\$1,083.85	27.4%	\$2,878.15
61 - EMPLOYEE BENEFITS & COSTS	\$85,430.00	\$9,108.08	\$13,254.99	15.5%	\$72,175.01
600-810-6110 - FICA - CITY/WATER	\$16,920.00	\$1,706.24	\$3,012.80	17.8%	\$13,907.20
600-810-6130 - IPERS - CITY/WATER	\$17,451.00	\$1,214.08	\$1,214.08	7.0%	\$16,236.92
600-810-6131 - WORK COMP/WATER	\$2,690.00	\$0.00	\$0.00	0.0%	\$2,690.00
600-810-6142 - PENSION - CITY MANAGER	\$3,428.00	\$254.88	\$509.76	14.9%	\$2,918.24
600-810-6143 - ICMA RC - CITY SHARE	\$3,792.00	\$327.42	\$531.28	14.0%	\$3,260.72
600-810-6150 - GROUP INSURANCE BEN/WATER	\$34,849.00	\$5,551.29	\$7,713.74	22.1%	\$27,135.26
600-810-6154 - EMPLOYEE SELF-FUND INS ...	\$4,000.00	\$0.00	\$23.99	0.6%	\$3,976.01
600-810-6181 - UNIFORM ALLOWANCE	\$1,500.00	\$0.00	\$141.00	9.4%	\$1,359.00
600-810-6184 - ALLOWANCES - CELL PHONE	\$800.00	\$54.17	\$108.34	13.5%	\$691.66



City of Independence
Budget Report
 Utilities Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
62 - STAFF DEVELOPMENT	\$7,000.00	\$0.00	\$652.75	9.3%	\$6,347.25
600-810-6210 - DUES & MEMBERSHIPS	\$3,000.00	\$0.00	\$652.75	21.8%	\$2,347.25
600-810-6220 - EDUCATIONAL MATERIAL	\$500.00	\$0.00	\$0.00	0.0%	\$500.00
600-810-6230 - TRAINING IN HOUSE	\$1,000.00	\$0.00	\$0.00	0.0%	\$1,000.00
600-810-6240 - MTGS/CONFERENCES/MILES	\$2,500.00	\$0.00	\$0.00	0.0%	\$2,500.00
63 - REPAIR, MAINT & UTILITIES	\$119,050.00	\$5,687.33	\$11,477.40	9.6%	\$107,572.60
600-810-6310 - BUILDING MAINT & REPAIR	\$4,000.00	\$0.00	\$0.00	0.0%	\$4,000.00
600-810-6320 - GROUNDS MAINT & REPAIR	\$1,000.00	\$133.97	\$303.96	30.4%	\$696.04
600-810-6331 - VEHICLE OPERATIONS	\$5,000.00	\$462.43	\$1,270.78	25.4%	\$3,729.22
600-810-6332 - VEHICLE REPAIRS	\$3,000.00	\$94.44	\$343.94	11.5%	\$2,656.06
600-810-6350 - OPERATIONAL EQUIP REPAIR	\$50,000.00	\$724.00	\$724.00	1.4%	\$49,276.00
600-810-6371 - ELECTRIC/GAS UTILITIES	\$55,000.00	\$4,254.51	\$8,808.76	16.0%	\$46,191.24
600-810-6373 - COMMUNICATIONS ...	\$1,050.00	\$17.98	\$25.96	2.5%	\$1,024.04
64 - CONTRACTUAL SERVICES	\$424,773.00	\$12,055.59	\$63,986.39	15.1%	\$360,786.61
600-810-6407 - ENGINEERING	\$75,000.00	\$0.00	\$675.00	0.9%	\$74,325.00
600-810-6408 - PROPERTY & CASUALTY ...	\$13,623.00	\$0.00	\$0.00	0.0%	\$13,623.00
600-810-6409 - JANITORIAL	\$1,000.00	\$0.00	\$0.00	0.0%	\$1,000.00
600-810-6412 - MEDICAL/WELLNESS EXPENSE	\$150.00	\$93.00	\$93.00	62.0%	\$57.00
600-810-6418 - SALES TAX	\$80,000.00	\$6,500.51	\$12,914.59	16.1%	\$67,085.41



City of Independence
Budget Report
 Utilities Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
600-810-6419 - TECHNOLOGY SERVICES	\$5,000.00	\$82.83	\$3,026.22	60.5%	\$1,973.78
600-810-6490 - BILLING & METER READ CONTRACT	\$50,000.00	\$0.00	\$37,554.83	75.1%	\$12,445.17
600-810-6499 - CONTRACTUAL REPAIRS	\$200,000.00	\$5,379.25	\$9,722.75	4.9%	\$190,277.25
65 - COMMODITIES	\$74,000.00	\$4,536.39	\$8,222.56	11.1%	\$65,777.44
600-810-6501 - LAB ANALYSIS & CHEMICALS	\$20,000.00	\$1,299.71	\$3,210.41	16.1%	\$16,789.59
600-810-6504 - MINOR EQUIPMENT	\$5,000.00	\$0.00	\$0.00	0.0%	\$5,000.00
600-810-6505 - METERS	\$5,000.00	\$1,017.28	\$1,017.28	20.3%	\$3,982.72
600-810-6506 - OFFICE SUPPLIES	\$1,000.00	\$0.00	\$0.00	0.0%	\$1,000.00
600-810-6507 - OPERATING SUPPLIES	\$40,000.00	\$2,208.19	\$3,400.41	8.5%	\$36,599.59
600-810-6508 - POSTAGE & SHIPPING	\$1,000.00	\$11.21	\$29.47	2.9%	\$970.53
600-810-6510 - SPECIAL & SAFETY EQUIPMENT	\$2,000.00	\$0.00	\$564.99	28.2%	\$1,435.01
67 - CAPITAL OUTLAY	\$834,000.00	\$74,919.44	\$334,286.79	40.1%	\$499,713.21
600-810-6727 - CAPITAL EQUIPMENT	\$584,000.00	\$0.00	\$194,980.00	33.4%	\$389,020.00
600-810-6750 - CAP OUTLAY - BLDG-WELLHOUSES	\$100,000.00	\$0.00	\$0.00	0.0%	\$100,000.00
600-810-6790 - NEW INFRASTRUCTURE	\$150,000.00	\$74,919.44	\$139,306.79	92.9%	\$10,693.21
610 - SEWER UTILITY FUND	\$2,201,078.00	\$83,370.08	\$604,053.22	27.4%	\$1,597,024.78
815 - SEWER/SEWAGE DISPOSAL	\$967,271.00	\$46,437.12	\$130,446.64	13.5%	\$836,824.36
60 - SALARIES AND WAGES	\$225,496.00	\$16,338.04	\$30,758.31	13.6%	\$194,737.69
610-815-6010 - SALARIES - FULL-TIME	\$215,100.00	\$16,046.67	\$29,811.12	13.9%	\$185,288.88



City of Independence
Budget Report
 Utilities Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
610-815-6020 - SALARIES - PART-TIME	\$6,242.00	\$0.00	\$0.00	0.0%	\$6,242.00
610-815-6030 - WAGES-TEMP/SEASONAL	\$0.00	\$0.00	\$442.62	442.6%	\$442.62
610-815-6040 - WAGES - OVERTIME	\$4,154.00	\$291.37	\$504.57	12.1%	\$3,649.43
61 - EMPLOYEE BENEFITS & COSTS	\$74,082.00	\$5,126.57	\$8,064.94	10.9%	\$66,017.06
610-815-6110 - FICA - CITY/WW	\$17,251.00	\$1,223.96	\$2,305.86	13.4%	\$14,945.14
610-815-6130 - IPERS - CITY/WW	\$19,753.00	\$1,313.81	\$1,313.81	6.7%	\$18,439.19
610-815-6131 - WORK COMP/WW	\$4,563.00	\$0.00	\$0.00	0.0%	\$4,563.00
610-815-6142 - PENSION - CITY MANAGER	\$1,714.00	\$127.44	\$254.88	14.9%	\$1,459.12
610-815-6143 - ICMA RC - CITY SHARE	\$3,730.00	\$130.57	\$286.14	7.7%	\$3,443.86
610-815-6150 - GROUP INSURANCE BEN/WW	\$25,321.00	\$2,295.37	\$3,692.41	14.6%	\$21,628.59
610-815-6181 - ALLOWANCES - UNIFORM	\$1,250.00	\$0.00	\$141.00	11.3%	\$1,109.00
610-815-6184 - ALLOWANCES - CELL PHONE	\$500.00	\$35.42	\$70.84	14.2%	\$429.16
62 - STAFF DEVELOPMENT	\$10,000.00	\$1,275.00	\$1,384.00	13.8%	\$8,616.00
610-815-6210 - DUES & MEMBERSHIPS	\$4,000.00	\$1,275.00	\$1,384.00	34.6%	\$2,616.00
610-815-6220 - EDUCATIONAL MATERIAL	\$500.00	\$0.00	\$0.00	0.0%	\$500.00
610-815-6230 - TRAINING IN HOUSE	\$500.00	\$0.00	\$0.00	0.0%	\$500.00
610-815-6240 - MTGS/CONFERENCES/MILES	\$5,000.00	\$0.00	\$0.00	0.0%	\$5,000.00
63 - REPAIR, MAINT & UTILITIES	\$199,225.00	\$12,122.24	\$27,037.97	13.6%	\$172,187.03
610-815-6310 - BUILDING MAINT & REPAIR	\$2,000.00	\$281.25	\$645.74	32.3%	\$1,354.26



City of Independence

Budget Report

Utilities Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
610-815-6320 - GROUNDS MAINT & REPAIR	\$1,000.00	\$0.00	\$469.47	46.9%	\$530.53
610-815-6331 - VEHICLE OPERATIONS	\$3,000.00	\$554.80	\$804.14	26.8%	\$2,195.86
610-815-6332 - VEHICLE REPAIRS	\$1,000.00	\$0.00	\$249.48	24.9%	\$750.52
610-815-6350 - OPERATIONAL EQUIPMENT REPAIR	\$60,000.00	\$500.00	\$3,294.13	5.5%	\$56,705.87
610-815-6371 - ELECTRIC/GAS UTILITIES	\$130,000.00	\$10,671.91	\$21,357.40	16.4%	\$108,642.60
610-815-6373 - COMMUNICATIONS ...	\$2,225.00	\$114.28	\$217.61	9.8%	\$2,007.39
64 - CONTRACTUAL SERVICES	\$223,968.00	\$5,215.46	\$47,059.32	21.0%	\$176,908.68
610-815-6408 - PROPERTY & CASUALTY ...	\$95,268.00	\$0.00	\$0.00	0.0%	\$95,268.00
610-815-6409 - JANITORIAL	\$1,000.00	\$0.00	\$62.97	6.3%	\$937.03
610-815-6412 - MEDICAL/WELLNESS EXPENSE	\$200.00	\$93.00	\$93.00	46.5%	\$107.00
610-815-6418 - PROPERTY & SALES TAX	\$30,000.00	\$2,912.62	\$5,702.48	19.0%	\$24,297.52
610-815-6419 - TECHNOLOGY SERVICES	\$2,500.00	\$82.84	\$1,519.03	60.8%	\$980.97
610-815-6441 - METER READERS	\$50,000.00	\$0.00	\$37,554.84	75.1%	\$12,445.16
610-815-6490 - PROFESSIONAL SERVICES	\$20,000.00	\$0.00	\$0.00	0.0%	\$20,000.00
610-815-6499 - CONTRACTUAL SERVICES	\$25,000.00	\$2,127.00	\$2,127.00	8.5%	\$22,873.00
65 - COMMODITIES	\$134,500.00	\$6,359.81	\$16,142.10	12.0%	\$118,357.90
610-815-6501 - LAB ANALYSIS & CHEMICALS	\$100,000.00	\$5,425.47	\$14,403.87	14.4%	\$85,596.13
610-815-6504 - MINOR EQUIPMENT	\$5,000.00	\$0.00	\$0.00	0.0%	\$5,000.00
610-815-6506 - OFFICE SUPPLIES	\$1,000.00	\$0.00	\$0.00	0.0%	\$1,000.00



City of Independence

Budget Report

Utilities Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
610-815-6507 - OPERATING SUPPLIES	\$25,000.00	\$920.22	\$1,510.45	6.0%	\$23,489.55
610-815-6508 - POSTAGE	\$1,000.00	\$14.12	\$27.78	2.8%	\$972.22
610-815-6510 - SPECIAL & SAFETY EQUIPMENT	\$2,500.00	\$0.00	\$200.00	8.0%	\$2,300.00
67 - CAPITAL OUTLAY	\$100,000.00	\$0.00	\$0.00	0.0%	\$100,000.00
610-815-6790 - SLIP LINING SEWER LINE	\$100,000.00	\$0.00	\$0.00	0.0%	\$100,000.00
816 - SEWER COLLECTION	\$1,233,807.00	\$36,932.96	\$473,606.58	38.4%	\$760,200.42
60 - SALARIES AND WAGES	\$208,964.00	\$14,975.08	\$34,975.88	16.7%	\$173,988.12
610-816-6010 - SALARIES - FULL-TIME	\$198,762.00	\$14,658.23	\$33,243.85	16.7%	\$165,518.15
610-816-6020 - SALARIES - PART-TIME	\$6,240.00	\$0.00	\$0.00	0.0%	\$6,240.00
610-816-6030 - SEWER COLLECTION	\$0.00	\$0.00	\$442.44	442.4%	\$442.44
610-816-6040 - WAGES - OVERTIME	\$3,962.00	\$316.85	\$1,289.59	32.5%	\$2,672.41
61 - EMPLOYEE BENEFITS & COSTS	\$115,518.00	\$6,160.58	\$12,714.91	11.0%	\$102,803.09
610-816-6110 - FICA - CITY/	\$15,986.00	\$1,110.08	\$2,585.00	16.2%	\$13,401.00
610-816-6130 - IPERS - CITY/	\$16,299.00	\$1,584.35	\$1,584.35	9.7%	\$14,714.65
610-816-6142 - PENSION - CITY MANAGER	\$3,428.00	\$254.88	\$509.76	14.9%	\$2,918.24
610-816-6143 - ICMA RC - CITY SHARE	\$3,792.00	\$201.09	\$428.56	11.3%	\$3,363.44
610-816-6150 - GROUP INSURANCE BEN/SEWER	\$53,962.00	\$2,929.05	\$7,203.98	13.4%	\$46,758.02
610-816-6154 - EMPLOYEE SELF-FUND INS BEN/	\$20,000.00	\$26.97	\$153.94	0.8%	\$19,846.06
610-816-6181 - ALLOWANCES - UNIFORM	\$1,250.00	\$0.00	\$141.00	11.3%	\$1,109.00



City of Independence
Budget Report
 Utilities Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
610-816-6184 - ALLOWANCES - CELL PHONE	\$801.00	\$54.16	\$108.32	13.5%	\$692.68
62 - STAFF DEVELOPMENT	\$3,000.00	\$0.00	\$0.00	0.0%	\$3,000.00
610-816-6220 - EDUCATIONAL MATERIAL	\$500.00	\$0.00	\$0.00	0.0%	\$500.00
610-816-6230 - TRAINING IN HOUSE	\$500.00	\$0.00	\$0.00	0.0%	\$500.00
610-816-6240 - MTGS/CONFERENCES/MILES	\$2,000.00	\$0.00	\$0.00	0.0%	\$2,000.00
63 - REPAIR, MAINT & UTILITIES	\$117,075.00	\$9,281.39	\$15,762.03	13.5%	\$101,312.97
610-816-6310 - BUILDING MAINT & REPAIR	\$2,000.00	\$0.00	\$0.00	0.0%	\$2,000.00
610-816-6320 - GROUNDS MAINT & REPAIR	\$500.00	\$0.00	\$169.99	34.0%	\$330.01
610-816-6331 - VEHICLE OPERATIONS	\$5,500.00	\$462.44	\$1,041.67	18.9%	\$4,458.33
610-816-6332 - VEHICLE REPAIRS	\$3,000.00	\$0.00	\$674.48	22.5%	\$2,325.52
610-816-6350 - OPERATIONAL EQUIPMENT REPAIR	\$60,000.00	\$5,675.00	\$8,060.00	13.4%	\$51,940.00
610-816-6371 - ELECTRIC/GAS UTILITIES	\$45,000.00	\$3,091.25	\$5,721.19	12.7%	\$39,278.81
610-816-6373 - COMMUNICATIONS ...	\$1,075.00	\$52.70	\$94.70	8.8%	\$980.30
64 - CONTRACTUAL SERVICES	\$116,250.00	\$6,430.34	\$9,047.78	7.8%	\$107,202.22
610-816-6407 - CONSULTING & ENGINEERING FEES	\$5,000.00	\$0.00	\$0.00	0.0%	\$5,000.00
610-816-6409 - JANITORIAL	\$1,000.00	\$0.00	\$0.00	0.0%	\$1,000.00
610-816-6412 - MEDICAL/WELLNESS EXPENSE	\$250.00	\$93.00	\$93.00	37.2%	\$157.00
610-816-6419 - TECHNOLOGY SERVICES	\$5,000.00	\$82.83	\$2,700.27	54.0%	\$2,299.73
610-816-6499 - CONTRACTUAL SERVICES	\$105,000.00	\$6,254.51	\$6,254.51	6.0%	\$98,745.49



City of Independence

Budget Report

Utilities Department as of 8/20/2026

Percent of Fiscal YTD 16.7 %

	Budget Estimate	MTD Balance	YTD Balance	% Expd	Unexpended
65 - COMMODITIES	\$23,000.00	\$85.57	\$1,105.98	4.8%	\$21,894.02
610-816-6504 - MINOR EQUIPMENT	\$5,000.00	\$0.00	\$0.00	0.0%	\$5,000.00
610-816-6506 - OFFICE SUPPLIES	\$1,000.00	\$0.00	\$0.00	0.0%	\$1,000.00
610-816-6507 - OPERATING SUPPLIES	\$15,000.00	\$85.57	\$550.98	3.7%	\$14,449.02
610-816-6510 - SPECIAL & SAFETY EQUIPMENT	\$2,000.00	\$0.00	\$555.00	27.8%	\$1,445.00
67 - CAPITAL OUTLAY	\$650,000.00	\$0.00	\$400,000.00	61.5%	\$250,000.00
610-816-6727 - CAPITAL EQUIPMENT	\$600,000.00	\$0.00	\$400,000.00	66.7%	\$200,000.00
610-816-6790 - NEW INFRASTRUCTURE	\$50,000.00	\$0.00	\$0.00	0.0%	\$50,000.00
TOTAL EXPENSE	\$3,966,504.00	\$212,704.73	\$1,076,551.15	27.1%	\$2,889,952.85

	Net Budget	Net MTD Balance	Net YTD Balance	Net %	Net Balance
600 - WATER FUND	(\$463,426.00)	(\$74,331.05)	(\$303,772.39)	20.9%	(\$159,653.61)
602 - WATER CONSTRUCTION	\$0.00	\$0.00	\$342.25		(\$342.25)
604 - WATER RELACEMENT FUND	\$0.00	\$0.00	\$122.94		(\$122.94)
610 - SEWER UTILITY FUND	\$202,692.00	\$64,725.09	(\$194,433.28)	22.0%	\$397,125.28
615 - WWTP FUTURE PLANT FUND	\$0.00	\$0.00	\$1,704.94		(\$1,704.94)
619 - SEWER REPLACEMENT FUND	\$0.00	\$0.00	\$70.38		(\$70.38)
TOTAL (REV LESS EXP)	(\$260,734.00)	(\$9,605.96)	(\$495,965.16)	21.6%	\$235,231.16



City Council Memorandum

To: City Council Members

From: Susi Lampe, CMC, laCMC, laCFO, Assistant City Manager/City Clerk/Treasurer

Date of Meeting: August 24, 2026

Item Title: Transfers – Information Only

Background:

This item is for informational purposes only; no motion is needed or recommended.

Discussion:

This is for information only; no discussion is necessary.

Results:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **promoting and encouraging community involvement and engagement**. This item helps achieve that vision by being transparent and sharing the City's financials.

Financial Consideration:

N/A

Recommendation:

This item is for informational purposes only; no motion is needed or recommended.

Attachments:

1. 8-2026 Transfer

August 18, 2026
10:38 AM

Independence City
G/L Entry Verification Listing

Page No: 1

Batch Id: MONTHXR		Batch Type: Recurring						
Account No.	Type	Debit	Credit	Description	Date	Journal Num	Tracking Id	Seq
Account Description								
001-910-6910 TRANSFER OUT - GENERAL FUND G/L: 001-999-9998 EXPENSE CONTROL	Expenditure	34,805.25		TRANSFER OUT-GEN FUND	08/18/26			1
001-000-1110 CASH GENERAL FUND	General Ledger		34,805.25	GEN FUND CASH	08/18/26			2
003-910-4830 TRANSFER IN - LIBRARY G/L: 003-999-9996 REVENUE CONTROL	Revenue		34,805.25	TRANSFER IN-LIBRARY	08/18/26			3
003-000-1110 CASH LIBRARY	General Ledger	34,805.25		LIBRARY CASH	08/18/26			4
600-910-6910 TRANSFER OUT - WATER G/L: 600-999-9998 EXPENSE CONTROL	Expenditure	7,671.25		TRANSFER OUT-WATER	08/18/26			9
600-000-1110 CASH WATER	General Ledger		7,671.25	WATER CASH	08/18/26			10
605-910-4830 TRANSFER IN G/L: 605-999-9996 REVENUE CONTROL	Revenue		7,671.25	WATER REV BOND	08/18/26			11
605-000-1110 CASH 2021 WATER REV BOND	General Ledger	7,671.25		WATER REV BOND CASH	08/18/26			12
610-910-6910 TRANSFER OUT - SEWER G/L: 610-999-9998 EXPENSE CONTROL	Expenditure	7,975.08		TRANSFER OUT-SEWER	08/18/26			13
610-000-1110 CASH SEWER	General Ledger		7,975.08	SEWER CASH	08/18/26			14
611-910-4830 TRANSFER IN - SRF SINKING	Revenue		7,975.08	TRANSFER IN-SRF SINKING	08/18/26			15

August 18, 2026
10:38 AM

Independence City
G/L Entry Verification Listing

Page No: 2

Account No. Account Description	Type	Debit	Credit	Description	Date	Journal Num	Tracking Id	Seq
G/L: 611-999-9996 REVENUE CONTROL								
611-000-1110 CHECKING - SRF SINKING FUND	General Ledger	7,975.08		SRF SINKING CASH	08/18/26			16
610-910-6910 TRANSFER OUT - SEWER G/L: 610-999-9998 EXPENSE CONTROL	Expenditure	20,620.83		TRANSFER OUT-SEWER	08/18/26			17
610-000-1110 CASH SEWER	General Ledger		20,620.83	SEWER CASH	08/18/26			18
200-910-4830 TRANSFER IN - DEBT SERVICE G/L: 200-999-9996 REVENUE CONTROL	Revenue		20,620.83	TRANSFER IN-DEBT SVC	08/18/26			19
200-000-1110 CASH DEBT SERVICE	General Ledger	20,620.83		DEBT SVC CASH	08/18/26			20
740-910-6910 TRANSFER OUT G/L: 740-999-9998 EXPENSE CONTROL	Expenditure	4,166.67		TRANSFER OUT-STORM WATER	08/18/26			21
740-000-1110 CASH STORM WATER	General Ledger		4,166.67	STORM WATER CASH	08/18/26			22
200-910-4830 TRANSFER IN - DEBT SERVICE G/L: 200-999-9996 REVENUE CONTROL	Revenue		4,166.67	TRANSFER IN-DEBT SVC	08/18/26			23
200-000-1110 CASH DEBT SERVICE	General Ledger	4,166.67		DEBT SVC CASH	08/18/26			24
Entries: 20 Debits: 150,478.16 Credits: 150,478.16								

There are NO errors in this listing.

MONTHLY TRANSFERS

Library				Water Rev		2019 REV Bond SRF		2025 REV Bond SRF		2021 GO Sewer		2023 GO		THIS FOR ALL TRANSFERS	
Jul-26	34,805.25	Jul-26	-	Jul-26	7,671.25	Jul-26	7,975.08	Jul-26	141,623.00	Jul-26	20,620.83	Jul-26	4,166.67	216,862.08	2 433,724.16
Aug-26	34,805.25 ✓	Aug-26	-	Aug-26	7,671.25 ✓	Aug-26	7,975.08 ✓	Aug-26	141,623.00	Aug-26	20,620.83 ✓	Aug-26	4,166.67 ✓	216,862.08	2 433,724.16
Sep-26	34,805.25	Sep-26	-	Sep-26	7,671.25	Sep-26	7,975.08	Sep-26	141,623.00	Sep-26	20,620.83	Sep-26	4,166.67	216,862.08	2 433,724.16
Oct-26	34,805.25	Oct-26	-	Oct-26	7,671.25	Oct-26	7,975.08	Oct-26	141,623.00	Oct-26	20,620.83	Oct-26	4,166.67	216,862.08	2 433,724.16
Nov-26	34,805.25	Nov-26	-	Nov-26	7,671.25	Nov-26	7,975.08	Nov-26	141,623.00	Nov-26	20,620.83	Nov-26	4,166.67	216,862.08	2 433,724.16
Dec-26	34,805.25	Dec-26	-	Dec-26	7,671.25	Dec-26	7,975.08	Dec-26	141,623.00	Dec-26	20,620.83	Dec-26	4,166.67	216,862.08	2 433,724.16
Jan-27	34,805.25	Jan-27	-	Jan-27	7,671.25	Jan-27	7,975.08	Jan-27	141,623.00	Jan-27	20,620.83	Jan-27	4,166.67	216,862.08	2 433,724.16
Feb-27	34,805.25	Feb-27	-	Feb-27	7,671.25	Feb-27	7,975.08	Feb-27	141,623.00	Feb-27	20,620.83	Feb-27	4,166.67	216,862.08	2 433,724.16
Mar-27	34,805.25	Mar-27	-	Mar-27	7,671.25	Mar-27	7,975.09	Mar-27	141,623.00	Mar-27	20,620.84	Mar-27	4,166.66	216,862.09	2 433,724.18
Apr-27	34,805.25	Apr-27	-	Apr-27	7,671.25	Apr-27	7,975.09	Apr-27	141,623.00	Apr-27	20,620.84	Apr-27	4,166.66	216,862.09	2 433,724.18
May-27	34,805.25	May-27	-	May-27	7,671.25	May-27	7,975.09	May-27	141,623.00	May-27	20,620.84	May-27	4,166.66	216,862.09	2 433,724.18
Jun-27	34,805.25	Jun-27	-	Jun-27	7,671.25	Jun-27	7,975.09	Jun-27	141,623.00	Jun-27	20,620.84	Jun-27	4,166.66	216,862.09	2 433,724.18
<u>417,663.00</u>		<u>-</u>		<u>92,055.00</u>		<u>95,701.00</u>		<u>1,699,476.00</u>		<u>247,450.00</u>		<u>50,000.00</u>			
417,663.00				92,055.00		95,701.00		1,699,476.00		247,450.00		50,000.00		THIS EXCLUDES 2025 SRF	
001 to 003		### to ###		600 to 605		610 to 611		610 to 611		610 to 200		740 to 200		75,239.08 2 150,478.16	
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Batch: MONTHXR	Valid Entries:	20	Valid Debits:	150,478.16	Valid Credits:	150,478.16	Ref Num:	514
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City Council Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 24, 2026

Item Title: Third and Final Reading of an Ordinance Amendment to Code Section 1.15 - Fines and Fees Schedule

Background:

With recent changes to our Ordinances and the increased costs of the Wastewater Treatment Plant Project, we need to update our Fines and Fees Schedule. The attached ordinance introduces two major changes. First, it completely removes Section 70.02, which previously established scheduled traffic violations for the Automated Traffic Enforcement System. The State of Iowa passed legislation prohibiting municipalities of our size from using these systems. Second, the ordinance significantly modifies Section 99.05, establishing an updated, long-term schedule for wastewater usage rates for both residential and industrial contributors. The first reading of this amendment was held on July 27, 2026. The second reading was held on August 10, 2026.

Discussion:

Due to changes in State Law, removing the Automated Traffic Enforcement System provisions is a recommended legal adjustment to our code.

Regarding the wastewater utility, this update establishes a structured rate increase schedule through October 1, 2032, for residential and industrial users, as well as for BOD, TSS, and ammonia discharges. Compared to the previous ordinance, Ord. 2024-595, which set defined increases only through 2028 before reverting to a flat 2% annual increase in 2029, the new schedule extends defined base and unit rate changes further into the future to comply with needed increases to meet the requirements of the SRF Loan to fund the WWTP project. For example, under both the old and new schedules, the residential base rate for October 1, 2025, remains set at \$18.98, and the unit cost remains \$9.91. However, the rates begin to diverge in later years; the old schedule set the defined 2028 residential base rate at \$25.84, while the new schedule adjusts the 2028 base rate to \$28.12. This is because the old schedule had that final year at a 2% increase, and the new schedule now starts with an 11% increase in 2028. The new ordinance then continues to map out specific step increases up to a base of \$38.55 and a unit cost of \$20.15 by October 1, 2032. A flat 2% annual increase will now take effect starting October 1, 2033. This strategy ensures we are planning efficiently and accurately for long-term operational and capital needs.

Results:

The City has established priorities during strategic planning sessions. This item supports the vision from that session of **supporting high-quality City services, supporting and enhancing City infrastructure, and efficient and effective planning and prioritizing of all available resources**. This item helps achieve that vision by setting our utility rates to adequately fund the necessary maintenance, operation, and debt retirement for our wastewater system, while maintaining compliance with state law regarding automated traffic enforcement devices

Financial Consideration:

The updates to Section 99.05 provide a clear funding path for the wastewater utility. These rates are designed to cover the costs of operation, maintenance, replacement, and debt service for the new WWTP project. Once the new code supplement has been mailed to City Hall, fees will need to be paid to Simmering-Cory Iowa Codification. Additional publication costs will also be incurred.

Recommendation:

Staff recommends a motion to approve the third and final reading of an ordinance that amends provisions pertaining to Section 1.15 - Fines and Fees Schedule, and to authorize the Mayor to sign the Ordinance. The changes will be effective upon the ordinance summary being published in the newspaper.

Attachments:

1. ORD 2026- 1.15 Fines and Fees 7-2026

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS PERTAINING TO FINES AND FEES SCHEDULES

Be It Enacted by the City Council of the City of Independence, Iowa:

SECTION 1. SECTION MODIFIED. Section 1.15 of the Code of Ordinances of the City of Independence, Iowa, is repealed and the following adopted in lieu thereof:

1.15 FINES AND FEES SCHEDULE.

Code Section	Code Title	Penalty												
1.14	Standard Penalty	At least \$65.00 but not to exceed \$625.00												
4.03	Penalties	Standard Civil Penalties: First offense - not to exceed \$750.00 Each repeat offense - not to exceed \$1,000.00 Special Civil Penalties: Noncompliance with a pretreatment standard or requirement - not to exceed \$1,000.00 per day a violation exists or continues Environmental violation - not more than \$1,000.00 for each occurrence												
40.06	Excessive Noise from Motor Vehicle	First offense - \$25.00 Second offense - \$50.00 Third offense or more - \$100.00												
40.07	Disorderly House	First Offense - \$750.00 Second and Subsequent Offenses - \$1,000.00												
41.14(5)	Fireworks Use	At least \$250.00												
55.06	Animals at Large	First offense - \$25.00 Second offense - \$75.00 Third offense - \$125.00 Offenses thereafter - \$175.00												
55.12	Quarantine Requirements	Vicious Animal Impound Fee \$150												
55.13	At Large: Impoundment	Animal Impound Fee \$79.00												
70.03	Parking Violations: Alternative	Improper use of a persons with disabilities parking permit - \$200.00 Other Parking Violations - \$15.00, increased by \$10.00 if not paid within 30 days												
80.05	Fees for Impoundment	\$20.00 for each day within the reclaiming period												
90.06	Fee for Permit and Connection Charge	Schedule of Connection Charges: <table><tr><td>Service Line Size</td><td>Connection Charges</td></tr><tr><td>1¼ inch or less</td><td>\$ 250.00</td></tr><tr><td>1½ inch</td><td>\$ 265.00</td></tr><tr><td>2 inch</td><td>\$ 475.00</td></tr><tr><td>3 inch</td><td>\$ 1,000.00</td></tr><tr><td>4 inch and over</td><td>\$ 1,500.00</td></tr></table>	Service Line Size	Connection Charges	1¼ inch or less	\$ 250.00	1½ inch	\$ 265.00	2 inch	\$ 475.00	3 inch	\$ 1,000.00	4 inch and over	\$ 1,500.00
Service Line Size	Connection Charges													
1¼ inch or less	\$ 250.00													
1½ inch	\$ 265.00													
2 inch	\$ 475.00													
3 inch	\$ 1,000.00													
4 inch and over	\$ 1,500.00													
91.06	Remote Meter Readers	Replacement prior to scheduled replacement - \$25.00 Monthly administrative fee for non-compliance \$50.00												
91.09	Service Calls and Tests	\$25.00 deposit for all water meter service calls and/or water meter calibration checks												

Code Section	Code Title	Penalty																															
92.01	Service Charge	Surcharge of \$4.00 for every hookup																															
92.02	Rates for Service	Unit cost in the schedule below is the cost per 1,000 Gallons of water consumed. Annual cost increase schedule: <table><tr><td></td><td>Base</td><td>Unit</td></tr><tr><td>October 1, 2025</td><td>\$11.69</td><td>\$4.03</td></tr><tr><td>October 1, 2026</td><td>\$12.03</td><td>\$4.16</td></tr><tr><td>October 1, 2027</td><td>\$12.40</td><td>\$4.29</td></tr><tr><td>October 1, 2028</td><td>\$12.78</td><td>\$4.42</td></tr></table> These rates, both Base and Unit, will then continue to increase at 3% per year, effective every October 1st beginning Oct. 1, 2029. Plus the following additional charges: <table><tr><td>Water Meter Tap Size</td><td>Additional Charges</td></tr><tr><td>3/4 inch -5/8 inch</td><td>\$1.00</td></tr><tr><td>1 inch</td><td>\$4.00</td></tr><tr><td>1½ inch</td><td>\$5.00</td></tr><tr><td>2 inch</td><td>\$7.50</td></tr><tr><td>3 inch</td><td>\$12.00</td></tr><tr><td>4 inch</td><td>\$15.00</td></tr><tr><td>6 inch</td><td>\$25.00</td></tr></table>		Base	Unit	October 1, 2025	\$11.69	\$4.03	October 1, 2026	\$12.03	\$4.16	October 1, 2027	\$12.40	\$4.29	October 1, 2028	\$12.78	\$4.42	Water Meter Tap Size	Additional Charges	3/4 inch -5/8 inch	\$1.00	1 inch	\$4.00	1½ inch	\$5.00	2 inch	\$7.50	3 inch	\$12.00	4 inch	\$15.00	6 inch	\$25.00
	Base	Unit																															
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6 inch	\$25.00																																
92.02	Bulk Water Rates	Usage charge of \$10.00 per thousand gallons. Water Excise Tax of six percent (6%) will also be applied																															
92.08	Temporary Vacancy	\$30.00 disconnect fee at the time vacancy begins \$30.00 reconnect fee at the time vacancy ends.																															
96.02	Connection Charge	\$250.00 to cover the cover the cost of supervising, regulating, and inspecting the sewer connection work, and a Romac saddle and sleeve plus the labor cost to install and connect																															
99.05	Charges Based on Usage	Residential Contributors: Base rate is the minimum cost per month. Unit costs below are per 1,000 gallons of metered water. Annual cost increase schedule: <table><tr><td></td><td>Base</td><td>Unit</td></tr><tr><td>October 1, 2025</td><td>\$18.98</td><td>\$9.91</td></tr><tr><td>October 1, 2026</td><td>\$21.83</td><td>\$11.40</td></tr><tr><td>October 1, 2027</td><td>\$25.33</td><td>\$13.23</td></tr><tr><td>October 1, 2028</td><td>\$28.12</td><td>\$14.69</td></tr><tr><td>October 1, 2029</td><td>\$31.22</td><td>\$16.31</td></tr><tr><td>October 1, 2030</td><td>\$34.55</td><td>\$17.95</td></tr><tr><td>October 1, 2031</td><td>\$37.79</td><td>\$19.75</td></tr><tr><td>October 1, 2032</td><td>\$38.55</td><td>\$20.15</td></tr></table>		Base	Unit	October 1, 2025	\$18.98	\$9.91	October 1, 2026	\$21.83	\$11.40	October 1, 2027	\$25.33	\$13.23	October 1, 2028	\$28.12	\$14.69	October 1, 2029	\$31.22	\$16.31	October 1, 2030	\$34.55	\$17.95	October 1, 2031	\$37.79	\$19.75	October 1, 2032	\$38.55	\$20.15				
	Base	Unit																															
October 1, 2025	\$18.98	\$9.91																															
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Code Section	Code Title	Penalty																																																																											
99.05 (cont.)	Charges Based on Usage (cont.)	Industrial Contributors: Base rate is the minimum cost per month. Unit costs below are per 1,000 gallons of metered wastewater. Annual cost increase schedule: <table><thead><tr><th></th><th>Base</th><th>Unit</th></tr></thead><tbody><tr><td>October 1, 2025</td><td>\$18.98</td><td>\$3.65</td></tr><tr><td>October 1, 2026</td><td>\$21.83</td><td>\$4.20</td></tr><tr><td>October 1, 2027</td><td>\$25.33</td><td>\$4.88</td></tr><tr><td>October 1, 2028</td><td>\$28.12</td><td>\$5.42</td></tr><tr><td>October 1, 2029</td><td>\$31.22</td><td>\$6.02</td></tr><tr><td>October 1, 2030</td><td>\$34.35</td><td>\$6.63</td></tr><tr><td>October 1, 2031</td><td>\$37.79</td><td>\$7.30</td></tr><tr><td>October 1, 2032</td><td>\$38.55</td><td>\$7.45</td></tr></tbody></table> Annual cost increase schedule for BOD unit discharged: <table><tbody><tr><td>October 1, 2025</td><td>\$0.357</td></tr><tr><td>October 1, 2026</td><td>\$0.411</td></tr><tr><td>October 1, 2027</td><td>\$0.477</td></tr><tr><td>October 1, 2028</td><td>\$0.529</td></tr><tr><td>October 1, 2029</td><td>\$0.587</td></tr><tr><td>October 1, 2030</td><td>\$0.646</td></tr><tr><td>October 1, 2031</td><td>\$0.711</td></tr><tr><td>October 1, 2032</td><td>\$0.726</td></tr></tbody></table> Annual cost increase schedule for TSS unit discharged: <table><tbody><tr><td>October 1, 2025</td><td>\$0.663</td></tr><tr><td>October 1, 2026</td><td>\$0.763</td></tr><tr><td>October 1, 2027</td><td>\$0.886</td></tr><tr><td>October 1, 2028</td><td>\$0.983</td></tr><tr><td>October 1, 2029</td><td>\$1.091</td></tr><tr><td>October 1, 2030</td><td>\$1.201</td></tr><tr><td>October 1, 2031</td><td>\$1.322</td></tr><tr><td>October 1, 2032</td><td>\$1.349</td></tr></tbody></table> Costs below are per pound of ammonia – with a threshold of 25 mg/l. Annual cost increase per pound of ammonia discharged: <table><tbody><tr><td>October 1, 2025</td><td>\$3.57</td></tr><tr><td>October 1, 2026</td><td>\$4.11</td></tr><tr><td>October 1, 2027</td><td>\$4.77</td></tr><tr><td>October 1, 2028</td><td>\$5.29</td></tr><tr><td>October 1, 2029</td><td>\$5.87</td></tr><tr><td>October 1, 2030</td><td>\$6.46</td></tr><tr><td>October 1, 2031</td><td>\$7.11</td></tr><tr><td>October 1, 2032</td><td>\$7.26</td></tr></tbody></table> The above rates include costs for operation and maintenance, including replacement, and the sum of \$3.25 per contributor for debt retirement. The above rates will then increase at 2% per year, effective every October 1st beginning Oct. 1, 2033.		Base	Unit	October 1, 2025	\$18.98	\$3.65	October 1, 2026	\$21.83	\$4.20	October 1, 2027	\$25.33	\$4.88	October 1, 2028	\$28.12	\$5.42	October 1, 2029	\$31.22	\$6.02	October 1, 2030	\$34.35	\$6.63	October 1, 2031	\$37.79	\$7.30	October 1, 2032	\$38.55	\$7.45	October 1, 2025	\$0.357	October 1, 2026	\$0.411	October 1, 2027	\$0.477	October 1, 2028	\$0.529	October 1, 2029	\$0.587	October 1, 2030	\$0.646	October 1, 2031	\$0.711	October 1, 2032	\$0.726	October 1, 2025	\$0.663	October 1, 2026	\$0.763	October 1, 2027	\$0.886	October 1, 2028	\$0.983	October 1, 2029	\$1.091	October 1, 2030	\$1.201	October 1, 2031	\$1.322	October 1, 2032	\$1.349	October 1, 2025	\$3.57	October 1, 2026	\$4.11	October 1, 2027	\$4.77	October 1, 2028	\$5.29	October 1, 2029	\$5.87	October 1, 2030	\$6.46	October 1, 2031	\$7.11	October 1, 2032	\$7.26
	Base	Unit																																																																											
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October 1, 2029	\$0.587																																																																												
October 1, 2030	\$0.646																																																																												
October 1, 2031	\$0.711																																																																												
October 1, 2032	\$0.726																																																																												
October 1, 2025	\$0.663																																																																												
October 1, 2026	\$0.763																																																																												
October 1, 2027	\$0.886																																																																												
October 1, 2028	\$0.983																																																																												
October 1, 2029	\$1.091																																																																												
October 1, 2030	\$1.201																																																																												
October 1, 2031	\$1.322																																																																												
October 1, 2032	\$1.349																																																																												
October 1, 2025	\$3.57																																																																												
October 1, 2026	\$4.11																																																																												
October 1, 2027	\$4.77																																																																												
October 1, 2028	\$5.29																																																																												
October 1, 2029	\$5.87																																																																												
October 1, 2030	\$6.46																																																																												
October 1, 2031	\$7.11																																																																												
October 1, 2032	\$7.26																																																																												

Code Section	Code Title	Penalty
106.07	Collector’s License	\$30.00 license fee
110.14	Franchise Fee	Franchise fee upon the following revenue classes for the length of the agreement: Residential Customers - 5% Nonresidential Customers - 5%
121.04	Fees: Retail Cigarette or Tobacco Permit	For Permits Granted During Fee July, August or September \$75.00 October, November or December \$56.25 January, February or March \$37.50 April, May or June \$18.75
121.07	Persons Under Legal Age	First violation - \$300.00 Second violation - \$1,500.00 or permit suspension for 30 days Third violation - \$1,500.00 and permit suspension for 30 days Fourth violation - \$1,500.00 and permit suspension for 60 days
122.04	Application for License	\$25.00 application fee
122.05	License Fees	Fees for the issuance of a peddler or solicitor license: For one day - \$25.00 For seven consecutive days - \$50.00 For up to 30 consecutive days - \$100.00 For six months - \$200.00 For one year - \$300.00
123.03	Application and Fee for Permit	\$100.00 for a house movers permit fee
125.12	License Fees	Electrical Contractor - \$75.00 annually Journeyman Electrician - \$20.00 annually
126.08	License Fees	First taxicab license to any one owner, \$50.00 Each additional license to the same owner, \$25.00
126.10	Driver’s License Fee	\$25.00 for the issuance or renewal of a driver’s license
136.03	Removal of Snow, Ice and Accumulations	Minimum charge of \$50.00 per occurrence for removal by the City
143.02	Street Closures	\$50.00 non-refundable application fee
147.40	Occupancy Permit	\$50.00 application fee for the occupancy permit
175.11	Submission, Referral and Review of Preliminary Plat	\$10.00 fee per lot
175.17	Submission and Referral of Final Plat	\$10.00 fee per lot
175.49	Enforcement, Violations and Penalties	\$50.00 for each lot and part of lot sold or disposed of, leased or offered for sale.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this 24th day of August 2026.

Brad Bleichner, Mayor of the City of Independence,
IA

ATTEST:

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

First Reading: July 27, 2026
Second Reading: August 10, 2026
Third Reading: August 24, 2026

I certify that the foregoing was published as Ordinance No. 2026-_____ on the _____ day of _____ 2026.

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



City Council Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 24, 2026

Item Title: Second Reading of an Ordinance Amendment to Chapter 69 — Parking Regulations

Background:

This item includes two revisions to the code.

First, it includes a revision to create a no-parking area on the east side of Fifth Avenue NE, starting at the intersection of Fifth Avenue NE and Second Street NE and extending south seventy feet. This was discussed at the July 6, 2026, Work Session.

Second, it includes a revision to create a no-parking area on both sides of Seventeenth Street SE, starting at Waste Water Treatment Plant Road and extending west one thousand feet until July 1, 2027. This was discussed at the August 3, 2026, Work Session.

The first reading of this amendment was held on August 10, 2026.

Discussion:

This revision to the code will allow for better sight distances at the intersection of Fifth Avenue NE and Second Street NE and support ongoing development of Pries Enterprises along Seventeenth Street SE.

Results:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **efficient and effective planning and prioritizing of all available resources** and **encouraging a supportive environment for businesses, workforce, and economic development**. This item helps achieve that vision by addressing a sight distance issue at the intersection of Fifth Avenue NE and Second Street NE and supporting a request from a growing business.

Financial Consideration:

The cost of signage, labor for installation, and the publishing of the Ordinance are the only costs associated with this item.

Recommendation:

Staff recommends a motion to approve the second reading of an ordinance amending provisions to Chapter 69 — Parking Regulations.

Staff recommends a motion to suspend 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.

Staff recommends a motion to have this ordinance, which amends provisions to Chapter 69 — Parking 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. The changes will be effective upon the ordinance summary being published in the newspaper.

Attachments:

1. ORD 2026- Amend Ch 69 Parking Reg

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS TO CHAPTER 69 PARKING REGULATIONS.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

Section 1. SECTION MODIFIED. Section 69.08 of the Code of Ordinances of the City of Independence, Iowa is modified and the following items are added:

69.08 NO PARKING ZONES.

- 48. Fifth Avenue NE, on the east side, from the south curb of Second Street NE, extending Fifty Feet South.
- 49. Seventeenth Street SE, both sides, from the west curb of what is locally known as Waste Water Treatment Road, extending One Thousand Feet West. This no parking prohibition shall expire on July 1, 2027, absent prior action of the City Council.

Section 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. WHEN EFFECTIVE. This ordinance shall be in effect following its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this ____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

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

First Reading: August 10, 2026
Second Reading: August 24, 2026
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026- on the _____ day of _____ 2026.

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



City Council Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 24, 2026

Item Title: Second Reading of an Ordinance Amendment to Section 66.03 — Load Limits upon Certain Streets

Background:

This item was discussed at the August 3, 2026, Work Session. The first reading of this amendment was held on August 10, 2026.

Discussion:

While researching Seventeenth Street SE to establish a no-parking area as requested by Pries Enterprises for their expansion, staff found that the code still has a six-ton weight limit on this road from the intersection of Seventeenth Street SE and Water Treatment Plant Road back 1,250 feet west.

The attached ordinance revises this and reduces it to 620 feet, which will be aligned with the eastern edge of Pries' new development.

Results:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **efficient and effective planning and prioritizing of all available resources**. This item helps achieve that vision by aligning a previous restriction with current growth and protecting the roadway from unnecessary weight impacts.

Financial Consideration:

Once the new code supplement has been mailed to City Hall, fees will need to be paid to Simmering-Cory Iowa Codification. Additional publication costs will also be incurred.

Recommendation:

Staff recommends a motion to approve the second reading of an ordinance that amends provisions to Section 66.03 — Load Limits upon Certain Streets.

Staff recommends a motion to suspend 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.

Recommendation:

Staff recommends a motion to have this ordinance, which amends provisions to Section 66.03 — Load Limits upon Certain Streets, be placed on its final passage for adoption pursuant to Iowa Code Section 380.3 and to authorize the Mayor to sign the Ordinance. The changes will be effective upon the ordinance summary being published in the newspaper.

Attachments:

1. ORD 2026- Amend Ch 66.03 Load Limits

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS TO CHAPTER 66 LOAD AND WEIGHT RESTRICTIONS

BE IT ENACTED by the City Council of the City of Independence, Iowa:

Section 1. SECTION MODIFIED. Section 66.03 of the Code of Ordinances of the City of Independence, Iowa is repealed and the following adopted in lieu thereof:

66.03 LOAD LIMITS UPON CERTAIN STREETS. When signs are erected giving notice thereof, no person shall operate any vehicle with a gross weight in excess of the amounts specified on such signs at any time upon any of the following streets or parts of streets:
(Code of Iowa, Sec. 321.473 & 475)

1. Four-ton limit on Second Street NE, from Ninth Avenue NE to Eleventh Avenue NE.
2. Six-ton limit on the following streets:
 - A. Fourth Avenue NE from First Street East to Tenth Street NE.
 - B. Seventh Street NE from Fourth Avenue NE to Fifth Avenue NE.
 - C. Eighth Avenue NE from First Street East to Fourteenth Street NE.
 - D. Twelfth Avenue NE from First Street East to Third Street NE.
 - E. Fifth Avenue SE from First Street East to Fifth Street SE.
 - F. Sixth Street SE from Fourth Avenue SE to Fifth Avenue SE.
 - G. Sixth Avenue SE from First Street SE to Fifth Street SE.
 - H. Second Avenue SW from First Street West to Seventh Street SW.
 - I. Eighth Avenue SW from First Street West to Ninth Street SW.
 - J. Fifth Street SW from Sixth Avenue SW to Eighth Avenue SW.
 - K. Seventh Street NW from Sixth Avenue NW to Seventh Avenue NW.
 - L. Eighth Avenue NW from First Street West to Eight Street NW.
 - M. Seventeenth Street S.E. from the west curb of Waste Water Treatment Plant Road, then west for a distance of 620 feet.

Section 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. WHEN EFFECTIVE. This ordinance shall be in effect following its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

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

First Reading: August 10, 2026
Second Reading: August 24, 2026
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-_____ on the _____ day of _____ 2026.

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

DRAFT



City Council Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 24, 2026

Item Title: Second Reading of an Ordinance Amendment to Section 24.04 — Airport Board Powers and Duties

Background:

This item was discussed at the August 3, 2026, Work Session. The first reading of this amendment was held on August 10, 2026.

Discussion:

As discussed at the work session, Staff believes the following section should be removed from the code to more appropriately align with our current operational structure. Based on this position's current job description, the Airport Director reports to the City Manager, and as such, we believe the following should be removed from the code:

24.04 Powers and Duties

4. Hiring. The Board shall select an Airport Manager to oversee the day-to-day operations of the airport facilities and grounds. The Airport Manager may be an employee or an independent contractor, at the discretion of the Board. If an independent contractor, the Airport Manager may be a person or a business entity. Any contract for Airport Manager recommended by the Board must be approved by the City Council. The City Council shall have the final authority to set the Airport Manager's compensation and benefits.

Removing the above section would make it clearer that the Airport Board does not directly oversee the Airport Director, but acts as an advisory board to the City Council, similar to the Planning & Zoning Commission.

The attached ordinance removes the above language that is currently present in the Independence Municipal Code.

Results:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **supporting high-quality City services**. This item helps achieve that vision by ensuring that the Airport Director position functions as other Department Head Positions do.

Financial Consideration:

Once the new code supplement has been mailed to City Hall, fees will need to be paid to Simmering-Cory Iowa Codification. Additional publication costs will also be incurred.

Recommendation:

Staff recommends a motion to approve the second reading of an ordinance amending provisions to Section 24.04 — Airport Board, Powers and Duties.

Staff recommends a motion to suspend 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.

Staff recommends a motion to have this ordinance, which amends provisions to Section 24.04 — Airport Board, Powers and Duties, be placed on its final passage for adoption pursuant to Iowa Code Section 380.3 and to authorize the Mayor to sign the Ordinance. The changes will be effective upon the ordinance summary being published in the newspaper.

Attachments:

1. ORD 2026- Amend Ch 24.04 Airport Powers

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS TO CHAPTER 24 AIRPORT BOARD

BE IT ENACTED by the City Council of the City of Independence, Iowa:

Section 1. SECTION MODIFIED. Section 24.04 of the Code of Ordinances of the City of Independence, Iowa is repealed and the following adopted in lieu thereof:

24.04 POWERS AND DUTIES. The Board shall have and exercise the following powers and duties:

1. Officers. The Board shall choose its Chairperson and Vice Chairperson every year.
2. Annual Report. The Board shall annually or at such other intervals as may be required by the Council submit to the Council a report of the airport facilities, a plan for their use, and recommendations for needed capital improvements and potential expenditures for such improvements.
3. Meetings. The Board is subject to all open meeting laws as defined in Chapter 21 of the Code of Iowa and public record laws as defined by Chapter 22 of the Code of Iowa.

Section 2. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3. SEVERABILITY CLAUSE. If any section, provision, or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

Section 4. WHEN EFFECTIVE. This ordinance shall be in effect following its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

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

First Reading: August 10, 2026
Second Reading: August 24, 2026
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-_____ on the _____ day of _____ 2026.

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



City Council Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 24, 2026

Item Title: Second Reading of an Ordinance Amendment to Chapter 155 — International Building Code

Background:

This item was discussed at the August 3, 2026, City Council Work Session Meeting. The first reading of this amendment was on August 10, 2026.

On March 24, 2026, we received correspondence from Verisk, an ISO underwriting company, regarding our Building Code Effectiveness Grading Schedule (BCEGS) survey results. ISO completed an analysis of our adopted building codes and enforcement efforts, which resulted in a Class 09 classification for 1- and 2-family residential property, as well as a Class 09 classification for commercial and industrial property. This new classification is a regression from our previous Class 04 rating in both categories.

The primary cause for this regression is the age of the building codes currently adopted by our community. Staff has been working on these updates since the letter was received, and we are now ready to move forward.

Discussion:

The attached ordinance updates our code as discussed during the August 3, 2026, Work Session meeting. Items discussed at that meeting have been revised in the code, such as continuing to require building permits for fences in Independence and excluding roof drainage from the 10' setback required for water discharges at the edge of properties.

Results:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **efficient and effective planning and prioritizing of all available resources**. This item helps achieve that vision by updating our code to current standards and thereby working to keep costs reasonable for the citizens of Independence.

Financial Consideration:

Once the new code supplement has been mailed to City Hall, fees will need to be paid to Simmering-Cory Iowa Codification. Additional publication costs will also be incurred.

Recommendation:

Staff recommends a motion to approve the second reading of an ordinance amending provisions to Chapter 155 — International Building Code.

Staff recommends a motion to suspend 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.

Staff recommends a motion to have this ordinance, which amends provisions to Chapter 155 — International Building Code, be placed on its final passage for adoption pursuant to Iowa Code Section 380.3 and to authorize the Mayor to sign the Ordinance. The changes will be effective upon the ordinance summary being published in the newspaper.

Attachments:

1. ORD 2026- Ch 155 International Building Code

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 155.

WHEREAS, the City Council of the City of Independence, Iowa, has deemed it necessary or desirable to enact an ordinance establishing requirements for the regulation of commercial construction, within the City of Independence.

WHEREAS, providing for the issuance of permits and collection of fees; therefore, providing penalties for the violation thereof; and repealing all ordinances or parts of ordinances in conflict therewith.

WHEREAS, regulating the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, area, height, and maintenance of buildings or structures, within the City of Independence.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

SECTION 1. CHAPTER 155 MODIFIED. Chapter 155 of the Code of Ordinances of the City of Independence, Iowa, is repealed and the following adopted in lieu thereof:

CHAPTER 155

INTERNATIONAL BUILDING CODE

155.01 ADOPTION OF CODE.

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the *International Building Code*, 2024 Edition, including Appendix Chapters A, B, C, D, E, F, G, H, I, J, K, L, M, N, O AND P as published by the International Code Council, Inc., is hereby adopted as the Building Code of the City, for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions, and changes prescribed in Section 155.02 of this chapter.

155.02 SCOPE AND GENERAL REQUIREMENTS

The following sections are hereby revised:

Section 101.1 – Insert “City of Independence, Iowa” for [Name of Jurisdiction].

155.03 FLOOD LOADS

The following sections are hereby revised:

Section 1612.3 – Insert “City of Independence, Iowa” for [Name of Jurisdiction].

Section 1612.3 – Insert “July 16, 2008” for [Date of Issuance].

155.04 REFERENCED CODES.

The Building Code is hereby amended by amending Section 101.4 of the International Building Code as follows:

101.4.1 Gas

The provisions of the *2024 Uniform Plumbing Code* adopted in Iowa Administrative Code 641-25 shall apply to the installation of gas piping from the point of delivery, gas appliances and related accessories as covered in this code.

101.4.2 Mechanical.

The provisions of the *2024 International Mechanical Code* as adopted in Municipal Code Chapter 157 shall apply to the installation, alterations, repairs and replacement of mechanical systems, including equipment, appliances, fixtures, fittings and appurtenances, including ventilating, heating, cooling, air-conditioning and refrigeration systems, incinerator and other energy-related systems.

101.4.3 Plumbing.

The provisions of the *2024 Plumbing Code* as adopted in Municipal Code Chapter 156 shall apply to the installation, alteration, repair and replacement of plumbing systems including equipment, appliances, fixtures, fittings and appurtenances, and where connected to a water or sewage system and all aspects of a medical gas system.

101.4.4 Property Maintenance.

The provisions of the *2024 International Property Maintenance Code* as adopted in Municipal Code Chapter 163 shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures.

101.4.5 Fire Prevention.

The provisions of the *2024 International Fire Code* as adopted in Municipal Code Chapter 159 shall apply to matters affecting or relating to structures, processes and premises from the hazard of fire and explosion arising from the storage, handling or use of structures, materials or devices; from conditions hazardous to life, property or public welfare in the occupancy of structures or premises; and from the construction, extension, repair, alteration or removal of fire suppression, automatic sprinkler systems and alarm systems or fire hazards in the structure or on the premises from occupancy or operation.

104.4.6 Energy.

The provisions of the *2024 International Energy Conservation Code* shall apply to all matters governing the design and construction of buildings for energy efficiency with the following exception.

EXCEPTION: Buildings complying with the Iowa Energy Code as adopted by the Iowa Administrative Code 661-303.1(103A) Scope and applicability of energy conservation requirements.

101.4.7 to remain unchanged.

101.4.8 Electrical.

The provisions of the *2023 National Electrical Code* as adopted in Municipal Code Chapter 161 shall be controlling in the installation, alterations, repairs, removals, renewals, replacements, connection, disconnection, and maintenance of all electrical equipment within the corporate limits of the City. For the purpose of this Chapter, the term "electrical equipment" means all materials, wiring, conductors, fittings, devices, appliances, luminaires, signs and apparatus or parts thereof comprising an electrical system within a structure or facility.

101.4.9 ANSI 117.1-2017 Standard for Accessibility and Usable Building and Facilities.

Any reference to ANSI shall refer to ANSI 117.1-2017

The 2017 Standard for Accessibility and Usable Building and Facilities published by the International Code Council which hereinafter may be referred to as “ICC A117.1-2017” is hereby adopted by reference and is effective as if fully set forth in this article.

155.05 CREATION OF ENFORCEMENT AGENCY.

Section 103.1 Creation of enforcement agency is hereby amended by modifying Section 103.1 Creation of enforcement agency, as follows:

Section 103.1 Creation of enforcement agency.

Building Inspections and Code Enforcement is hereby created and the official in charge of administering and enforcement of this code shall be known as the "Building Official".

155.06 REQUIRED PERMITS.

IBC Section 105.1 Required Permits is hereby modified by adding the following paragraph as follows:

Any person or person(s) doing work regulated by this code or causing such work shall first make application to the Building Official or designee and obtain the required permit prior to such work. An investigation fee may be charged when a permit has not first been obtained. Any person who commences any work before obtaining the necessary permits shall be subject to a fee established by the City Council by resolution that shall be in addition to the required permit fees and investigation fees.

155.07 WORK EXEMPT FROM PERMITS.

Section 105.2 Work exempt from permit is hereby amended by modifying Section 105.2 Work exempt from permit, as follows:

Section 105.2 Work exempt from permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage sheds, playhouses, detached Pergolas and similar uses, provided the floor area does not exceed 200 square feet (18.58m2).
2. Delete #2 in its entirety

Items 3 through 6 remain as written.

7. Painting, papering, tiling, carpeting, or similar finish work, cabinets and/or countertops replaced in the same location only.

Item 8 will remain as written.

9. Prefabricated and/or inflatable swimming pools that are accessory to a Group R-3 occupancy that are not permanently installed.

The remainder of the section will remain as written.

155.08 EXPIRATION.

Section 105.5 Expiration is hereby amended by adding Section 105.5.1 Twelve months to Section 105.5 and R105.5 Expiration, as follows:

Section 105.5.1 Twelve months. Every building permit issued under the provisions of this code shall expire twelve (12) months from the date of issue, unless the application is accompanied by a construction schedule of specific longer duration, in which instance the permit may be issued for the term of the construction schedule, with approval of the Building Official. The Building Official or their designee may deem it a violation of this code if the work prescribed in an obtained building permit is not completed within the term of the permit. If the work has not been completed by the expiration date of the permit, the Building Official or their designee may renew the permit if the applicant can provide evidence of substantial progress and provide a schedule of additional regular inspections. No further work shall be done until the permit has been renewed by the owner or his or her agent and by payment of the renewal fee as established by resolution of the City Council and provided no changes have been made in plans or location.

155.09 APPLICATION IN PROGRESS.

Section 105.8 Application in progress is hereby added as follows:

Section 105.8 Application in progress. Application in progress shall meet the following criteria.

1. Submitted applications for permits and other approvals submitted before the effective date of this ordinance and pending approval at the time of adoption of this code on the effective date may, at the applicant's option, be reviewed wholly under the terms of the previous ordinance. If approved, these projects may be carried out in accordance with the building code requirements in effect at the time of application. Any re-application shall meet the standards in effect at the time of reapplication.
2. Projects for which no application has been submitted and accepted as complete prior to the effective date shall be subject to all requirements and standards of this code.

155.10 109.2 SCHEDULE OF PERMIT FEES.

Section 109.2 Schedule of permit fees are hereby amended by repealing Sections 109.2 Schedule of fees and replacing said sections with new Sections 109.2

Section 109.2 Schedule of permit fees. Building permits shall be computed from the fee schedule set by resolution of the City Council.

The City Council may by resolution set fees for re-inspection, special inspection, and moving building inspections. These inspection fees shall be identified in the schedule of fees.

155.11 109.2.1 PLAN REVIEW FEES.

Sections 109.2.1 Plan review fees are hereby added as follows:

Section 109.2.1 Plan review fees. Fees for all plan reviews shall be as set forth and established by resolution of the City Council. All such fees shall be paid in accordance with the terms and requirements of such resolution, or as the same may be amended by the City Council from time to time.

155.12 109.3 BUILDING PERMIT VALUATIONS.

Sections 109.3 Building permit valuations are hereby amended by deleting Sections 109.3 Building permit valuations and by replacing said sections with the following:

Sections 109.3 Building permit valuations. The determination of value or valuation under any of the provisions of the Building Code shall be made by the Building Official. The valuation to be used in computing the building permit fees and the plan review fees shall be the total fair market value of all construction work for which the permit is issued as well as all finish work, roofing, permanent accessories, and the usual cost of labor, whether such labor is performed by the owner or by others. Such valuation excludes the cost of the lot or improvements to the lot, such as grading, landscaping, walks, or drives.

EXCEPTION: Exclude the cost of air conditioning, electrical, heating, plumbing or ventilation systems in occupancies in Group R-2 or R-3. The valuation for additional new work, or for alteration, remodeling, repairs or replacement shall include cost of materials and labor for the construction of the new work, repairs, replacements, additions, or remodeling. The building inspector or plans examiner shall correct the determination of value of any work for which a permit is issued if such valuation appears to be in error or misstated. The building inspector or plans examiner may request invoices of the materials and labor to support the valuation or may refer to the currently published International Code Council valuation chart at their discretion.

155.13 RE-INSPECTION FEES.

Sections 109.5.1 Re-inspection fees are hereby added as follows:

Section 109.5.1 Re-inspection fees. A re-inspection fee may be assessed for each inspection or re-inspection when such work or portion of such work for which the inspection is called for is not complete or when corrections called for are not made. Re-inspection fees may be assessed when the inspection card is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, access is not provided on the date for which the inspection is requested, the property and building addresses are not properly posted, or when there is a deviation from plans requiring approval of the Building Official.

This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection.

Section 109.5.2 Reinspection fee is added as follows:

Reinspection fees shall be set forth and established by resolution of the City Council. All such fees shall be paid in accordance with the terms and requirements of such resolution, or as the same may be amended by the City Council from time to time.

155.14 MEANS OF APPEALS

Sections 113.1 General is hereby amended by deleting Sections 113.1 General and replacing said sections with the following:

Section 113.1 General. In order to hear and decide appeals concerning the suitability of alternate materials and methods of construction and to hear and decide appeals of determinations made by the Building Official or designee or Fire Chief or designated representative concerning interpretations of the provisions of this code or the International Fire Code, there shall be and is hereby created a Board of Appeals, consisting of five members whose place of business, residence, or work is located in the City of Independence, Iowa, and who are qualified by experience and training to pass upon matters pertaining to building construction. The Building Official and Fire Chief shall be an ex-officio member and shall not retain voting privileges afforded to them by law, if any.

The board shall consist of five (5) members to be appointed by the City Council for a term of five (5) years excepting that when the board shall first be created one (1) member shall be appointed for a term of five (5) years, one (1) for a term of four (4) years, one (1) for a term of three (3) years, one (1) for a term of two (2) years, and one (1) for a term of one (1) year. A majority of the members of the Board of Appeals shall be people representing the public at large and shall not be involved in the business of purchasing or selling real estate. Members of the Board of Appeals may be removed from office by the City Council for cause upon written charges and after public hearing. Vacancies shall be filled by the City Council for the unexpired term of the members affected.

155.15 DEFINITIONS

Section 202 Definitions is hereby amended as follows:

The Building Code is hereby amended by adding the definition of Pier foundation in Section 202 of the International Building Code, 2024 Edition, and inserting the following:

PIER FOUNDATION. A grid system of girders (beams), piers, or columns and footings used in construction to elevate the superstructure above the ground plane or grade. The piers serve as columns for the superstructure.

155.16 CONTINUITY.

Section 1014.4 Continuity is hereby amended by adding Exception 6 as follows:

EXCEPTION 6. Handrails within a dwelling unit or serving an individual dwelling unit may have offsets or interruptions of six inches or less in total length and shall be considered, for the purpose of this code, to be continuous.

155.17 GROUP R.

903.2.8 GROUP R. Section 903.2.8 Group R is hereby amended by adding an Exception.

EXCEPTION: Any change of use where a one-unit Group R fire area is located in a building with A, B and M occupancy with approval of the Building Official. For the purposes of this Section, portions of a building separated by one or more fire walls shall not be considered separate buildings.

155.18 STORIES WITHOUT OPENINGS.

903.2.11.1. Stories without openings. Section 903.2.11.1 is hereby amended by deleting Section 903.2.11.1 of the International Building Code, 2024 Edition, and by replacing said section with a new Section 903.2.11.1 as follows:

903.2.11.1 Stories without openings. An automatic sprinkler system shall be installed throughout all stories, including basements and crawlspaces, of all buildings where the floor area exceeds 1,500 square feet (139.4 m²) and where the story does not comply with the following criteria for exterior wall openings:

1. Openings below grade that lead directly to ground level by an exterior stairway complying with Section 1011 or an outside ramp complying with Section 1012. Openings shall be located in each 50 linear feet (15 240 mm), or fraction thereof, of exterior wall in the story on not fewer than one side. The required openings shall be distributed such that the lineal distance between adjacent openings does not exceed 50 feet (15 240 mm).
2. Openings entirely above the adjoining ground level totaling not less than 20 square feet (1.86 m²) in each 50 linear feet (15 240 mm), or fraction thereof, of exterior wall in the story on not fewer than one side. The required openings shall be distributed such that the lineal distance between adjacent openings does not exceed 50 feet (15 240 mm). The height of the bottom of the clear opening shall not exceed 44 inches (1118 mm) measured from the floor.

155.19 FOUNDATION DRAINAGE SYSTEM

The Building Code is hereby amended by deleting Section 1805.4.3 of the *International Building Code, 2024 Edition*, and by replacing said section with a new Section 1805.4.3 as follows:

Section 1805.4.3 Drainage discharge. The floor base and foundation perimeter drain shall discharge by gravity or mechanical means into an approved drainage system that complies with the following:

A sump pit must be located inside the building.

EXCEPTION:

1. If approved by the Building Official, the sump pit may be omitted if drainage tile can be designed with natural fall and drain on the same property.
2. For each sump pump installed, a pump discharge pipe shall be connected to the appropriate approved drainage system or other appropriate approved discharge location. If no approved drainage system connection is available, the discharge point shall discharge a minimum of two (2) feet from the outside foundation wall and no closer than 10 feet from the lot line. No sump discharge may cause a hazard.
3. The pump discharge pipe shall be installed as per the requirements of the Plumbing Code.
4. Installation of a sump pump, if one is found by the Building Official or designee to be necessary, shall include equipping the sump pump to automatically provide for discharge of sump pit water outside the basement wall and above grade and/or otherwise equipping the sump pump in a manner approved by the Building Official.

5. A sump pump will be necessary if water inside the sump pit will not recede to a level four inches or more below the lowest basement floor surface by gravity or absorption into the earth within a 48 hour period of time. Where ground water conditions warrant, the Building Official or designee may require additional drainage methods or engineering as they deem necessary.

155.20 SWIMMING POOLS SPAS AND HOT TUBS.

The Building Code is hereby amended by deleting Section 3109 of the *International Building Code, 2024 Edition*, and by replacing said section with a new Section 3109 as follows:

SECTION 3109 SWIMMING POOLS, SPAS AND HOT TUBS.

3109.1 General. The design and construction of pools and spas shall comply with the *International Swimming Pool and Spa Code, 2024 Edition*.

3109.2 Backwash water and draining water: Backwash water and draining water shall be discharged to an approved disposal system or area on the premise or shall be disposed of by other means approved by the state or local authority. Direct connection shall not be made between the end of the backwash line and the disposal system. Drains shall discharge through an air gap.

1. Swimming pool drainage water shall be directed away from any structure foundation.
2. Ponding of surface water shall be avoided.
3. Swimming pool drainage water shall be de-chlorinated.
Please Note: Discharge of chlorinated water to the storm water system would be a violation of the EPA Storm Water Discharge Regulations and could result in a Municipal Infraction for an illicit discharge.
4. Surface water shall not be discharged to any adjacent private property or Right of Way.
5. Water flow shall be controlled to avoid excessive volume or velocity which could cause soil erosion or other possible hazards.

155.21 FLOOR SURFACE, CRAWL SPACE AND SUBBASEMENTS.

Section 1202.4.1 Floor surface, crawl space, and sub-basements is hereby added as follows:

Section 1202.4.1 (add Number 8)

8. Floor surface, crawl space, and subbasements. All crawl space or sub-basement floors shall be capped with a minimum of 1-1/2 inches of concrete over 6-mil vapor barrier. Said concrete mixture shall be a minimum of 1500-PSI strength.

155.22 CONSTRUCTION SAFEGUARDS.

The Building Code is hereby amended by adding a new section 3302.4 Construction Safeguards.

3302.4 Exterior property and premises shall be free from any accumulation of rubbish, garbage, construction materials or equipment to prevent injury or damage to people, adjoining property and public rights of way for the duration of the construction project.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

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

First Reading: August 10, 2026
Second Reading: August 24, 2026
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-____ on the _____ day of _____ 2026.

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



City Council Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 24, 2026

Item Title: Second Reading of an Ordinance Amendment to Chapter 156 — Uniform Plumbing Code

Background:

This item was discussed at the August 3, 2026, City Council Work Session Meeting. The first reading of this amendment was held on August 10, 2026.

On March 24, 2026, we received correspondence from Verisk, an ISO underwriting company, regarding our Building Code Effectiveness Grading Schedule (BCEGS) survey results. ISO completed an analysis of our adopted building codes and enforcement efforts, which resulted in a Class 09 classification for 1- and 2-family residential property, as well as a Class 09 classification for commercial and industrial property. This new classification is a regression from our previous Class 04 rating in both categories.

The primary cause for this regression is the age of the building codes currently adopted by our community. Staff has been working on these updates since the letter was received, and we are now ready to move forward.

Discussion:

The attached ordinance updates our code as discussed during the August 3, 2026, Work Session meeting.

Results:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **efficient and effective planning and prioritizing of all available resources**. This item helps achieve that vision by updating our code to current standards and thereby working to keep costs reasonable for the citizens of Independence.

Financial Consideration:

Once the new code supplement has been mailed to City Hall, fees will need to be paid to Simmering-Cory Iowa Codification. Additional publication costs will also be incurred.

Recommendation:

Staff recommends a motion to approve the second reading of an ordinance amending provisions to Chapter 156 — Uniform Plumbing Code.

Staff recommends a motion to suspend 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.

Staff recommends a motion to have this ordinance, which amends provisions to Chapter 156 — Uniform Plumbing Code, be placed on its final passage for adoption pursuant to Iowa Code Section 380.3 and to authorize the Mayor to sign the Ordinance. The changes will be effective upon the ordinance summary being published in the newspaper.

Attachments:

1. ORD 2026- Ch 156 Uniform Plumbing Code

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 156.

WHEREAS, the City Council of the City of Independence, Iowa, has deemed it necessary or desirable to enact an ordinance establishing requirements for the regulation of plumbing and plumbing licensees, within the City of Independence.

WHEREAS, providing for the issuance of permits and collection of fees; therefore, providing penalties for the violation thereof; and repealing all ordinances or parts of ordinances in conflict therewith.

WHEREAS, regulating the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, area, height, and maintenance of plumbing systems within the interior or exterior of buildings or structures, including private and public property, within the City of Independence.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

SECTION 1. CHAPTER 156 MODIFIED. Chapter 156 of the Code of Ordinances of the City of Independence, Iowa, is repealed and the following adopted in lieu thereof:

CHAPTER 156

UNIFORM PLUMBING CODE

156.01 STATE PLUMBING CODE ADOPTED.

Except as hereinafter added to, deleted, modified, or amended, there is hereby adopted as the Plumbing Code of the City of Independence, Iowa, that certain plumbing code known as the State Plumbing Code as adopted in Iowa Administrative Code 641-25 adopting the *2024 Uniform Plumbing Code* and standards pertaining thereto and adopted therein, published by the published by the International Association of Plumbing and Mechanical Officials, is hereby adopted in full, including the appendix thereto, except for such provisions as may be hereinafter deleted, modified or amended.

156.02 103.3.2 LICENSING.

Section 103.3.2 Licensing is added as follows:

Section 103.3.2. The examination, qualification and licensing of Plumbing Contractors, Plumbers, and the registration of Apprentice Plumbers and shall be in accordance with the State Licensing Agreement per Chapter 105 of the Iowa Code.

EXCEPTION: Except as provided herein below, no person shall engage in the business of contracting, planning or supervising plumbing or pipe laying work as regulated by these regulations within the jurisdiction of Independence, Iowa unless such person is licensed as a Licensed State Contractor under Chapter 105 of the Iowa Code and has obtained a permit therefore from the Building Official according to the provisions of the Plumbing Code. No person shall perform plumbing work as regulated by the Plumbing Code and Chapter 105 of the State Licensing Agreement unless said person is licensed as provided in the State Licensing Agreement per Chapter 105 of the Iowa Code and a permit has been obtained for the work.

156.03 104.1 PLUMBING PERMITS.

Section 104.1 Plumbing Permits is added as follows:

Section 104.1 Except as otherwise provided hereunder, no plumbing work in the City of Independence, Iowa shall be undertaken unless there has been a Building Permit issued

by the City of Independence, Iowa. Except as provided below, such permit shall be issued only to a Licensed State Contractor under Chapter 105 of the Iowa Code or a homeowner performing work on the owner's principal residence pursuant to section 105.11(3).

EXCEPTION. Repairs which involve only the working parts of a faucet or valve, the clearance of stoppages, or the replacement of defective faucets or valves may be made without the issuance of a permit, provided that no alterations are made to or in the existing waste, vent or water piping to fixtures.

156.04 35.05 104.3 (7) APPLICATION FOR PERMIT.

Section 104.3 Application for Permits is modified by adding item (7) as follows:

(7) Application for a permit for plumbing work shall be made on forms prepared and provided by the Building Official or designee as prescribed by code. All applications shall be accompanied by the appropriate fee computed in accordance with the schedule of fees established by resolution of the City Council.

156.05 104.3.1 CONSTRUCTION DOCUMENTS.

Section 104.3.1 Construction Documents is added as follows:

Section 104.3.1 (A) Plans. Two sets of plans and specifications, certified architectural or engineered, shall be required by the plumbing inspector for all plumbing installations or modifications in buildings where the Iowa Code requires certification on the building and structural plans. Electronic submittals shall be accepted with the approval of the Building Official.

156.06 104.5 FEES.

A new Section 104.5 is added as follows:

Section 104.5.4 Fees. Plumbing permits shall not be issued until the fees, as set forth and established by resolution of the City Council, have been paid to the City Treasurer. Reinspection fees shall be established by resolution of the City Council.

156.07 105.2.4 ADVANCE NOTICE.

Section 105.2.4 Advance Notice is repealed, and a new Section 105.2.4 Advance Notice is added as follows:

Section 105.2.4 Advance Notice.

(a) It shall be the duty of the permit holder or their representative to notify the inspector or their representative that the work is ready for inspection or test 24 hours in advance of the requested time or as otherwise approved by the Building Official.

156.08 105.2.6 RE-INSPECTIONS.

Section 105.2.6 Re-inspections is repealed, and a new Section 105.2.6 Re-inspections is added as follows:

Section 105.2.6 Re-inspection fees. A re-inspection fee may be assessed for each inspection or re-inspection when such work or portion of such work for which the inspection is called for is not complete or when corrections called for are not made. Re-inspection fees may be assessed when the permit is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, access is not provided on the date for which the inspection is requested, the property and building address are not properly posted, or when there is a deviation from plans requiring approval of the building official.

This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with requirements of this code, but as controlling the

practice of calling for inspections before the job is ready for such inspection or re-inspection.

Section 105.2.7 Reinspection fee is added as follows:

Reinspection fees shall be set forth and established by resolution of the City Council. All such fees shall be paid in accordance with the terms and requirements of such resolution, or as the same may be amended by the City Council from time to time.

156.09 MEANS OF APPEALS

Sections 107.03 General is hereby amended by deleting Sections 107.3 General and replacing said sections with the following:

Section 107.3 General. In order to hear and decide appeals concerning the suitability of alternate materials and methods of construction and to hear and decide appeals of determinations made by the Building Official or designee or Fire Chief or designated representative concerning interpretations of the provisions of this code or the International Fire Code, there shall be and is hereby created a Board of Appeals, consisting of five members whose place of business, residence, or work is located in the City of Independence, Iowa, and who are qualified by experience and training to pass upon matters pertaining to building construction. The Building Official and Fire Chief shall be ex officio members and shall not retain voting privileges afforded to them by law, if any.

The board shall consist of five (5) members to be appointed by the City Council for a term of five (5) years excepting that when the board shall first be created one (1) member shall be appointed for a term of five (5) years, one (1) for a term of four (4) years, one (1) for a term of three (3) years, one (1) for a term of two (2) years, and one (1) for a term of one (1) year. A majority of the members of the Board of Appeals shall be people representing the public at large and shall not be involved in the business of purchasing or selling real estate. Members of the Board of Appeals may be removed from office by the City Council for cause upon written charges and after public hearing. Vacancies shall be filled by the City Council for the unexpired term of the members affected.

156.10 ANNEXED AREAS AND NEW SEWER MAINS.

Annexed Areas and New Sewer Mains are added as follows:

Annexed Areas and New Sewer Mains. In newly annexed areas or in existing areas receiving initial sanitary sewer main service, the plumbing system in existing buildings may be accepted by the plumbing inspector as suitable for connection to the City sanitary sewer system provided that all new portions of the plumbing system comply with the provisions of this code and further provided that any unsafe or hazardous plumbing is corrected.

156.11 301.6 CHANGE IN USE OF THE PLUMBING SYSTEM.

Section 301.6 Change in Use of Plumbing System is added as follows:

Section 301.6 Change in Use of Plumbing System. When a building, or portion thereof, is converted or remodeled for a use classification or occupancy which is different from the original use for which the plumbing system was designed, said existing plumbing system shall be exposed as necessary for a comprehensive inspection and shall be made to reasonably comply with the functional provisions of this code in the same manner as applicable to any existing plumbing system to which new plumbing is added.

156.12 418.3 (1) LOCATION OF FLOOR DRAINS.

Section 418.3 (1) is repealed, and a new Section 418.3 (1) is added as follows:

(1) Toilet rooms containing two or more water closets or a combination of one water closet and one urinal, except in a dwelling unit and except when installation in wood construction.

(2) Sub-grade rooms (basements, cellars, etc.) where the municipal sanitary sewer system is within 150’ of the building.

(3) Attached or detached garages where the floor is not sloped to drain water to the exterior of the building.

- 1. Garage floor drains may be plumbed to a municipal sanitary sewer system or “day lighted” only if proper drainage slope can be achieved and does not constitute a hazard for any neighboring or public property.
 - a. In the case where a floor drain is plumbed to a municipal sanitary sewer, an oil interceptor must be placed between the floor drain and the main sewer connection, provided the interceptor is placed on private property.
 - b. “French” or other weeping drains are prohibited.

EXCEPTION

The installation of an oil interceptor shall not be required for residential attached or detached garages where automotive repair is unlikely.

156.13 422.2 SEPARATE FACILITIES.

Section 422.2 Exception (2) is repealed, and a new Section 422.2 Exception (2) is added as follows:

EXCEPTIONS:

(2) In occupancies with a total occupancy load of ten or less, including customers and employees, one toilet facility, designed for use by no more than one person at a time, shall be permitted for use by both sexes. For restaurant occupancies that provide food, those establishments shall provide separate facilities when the occupant load exceeds ten.

156.14 PUBLIC WATER SYSTEMS AVAILABLE.

Public Systems Available is added as follows:

Public Systems Available. Connections shall follow Chapter 90 of the City of Independence Municipal Code.

156.15 703.1.1 MAIN BUILDING DRAIN.

Section 703.1.1 Main Building Drain is added as follows:

Section 703.1.1 Main Building Drain. The main building drain shall be a minimum of 4-inches in diameter and terminate with a minimum of a 4" X 3" long sweep.

156.16 707.4 LOCATION.

Section 707.4 Location is modified as follows (keeping the four exceptions as written):

Section 707.4 Location. Each horizontal drainage pipe shall be provided with a clean out at its upper terminal, and each run of pipe that is more than fifty (50) feet in total developed length shall be provided with a clean out for each fifty (50) feet, or fraction thereof, in length of such piping. All slab-constructed buildings and multiple building units shall be provided with an approved two-way clean-out fitting (Siamese) outside a building at the lower end of the building drain extended to grade. Building sewers shall be provided with a full-size clean out within 2 feet (2') of any building or structure. (Exterior or interior installation.) Clean outs will not be required to be larger than 4" in diameter.

156.17 **713.4 PUBLIC SEWER AVAILABILITY.**

Section 713.4 Public Sewer Availability is modified as follows:

713.4 Public Sewer Availability. Connections shall follow Chapter 95 of the City of Independence Municipal Code.

156.18 **723.1 GENERAL.**

Section 723.1 General is repealed, and a new Section 723.1 General is added as follows:

Section 723.1 General. Building Sewer Tests. Building sewers shall be tested when required by the Authority Having Jurisdiction.

156.19 **904.3 FUTURE VENTS.**

Section 904.3 is added as follows:

Section 904. 3 Future Vents. Every building in which plumbing is installed shall have at least one 2-inch dry vent pipe readily accessible in the basement for future use.

Exception: A future vent is not required where the structure does not have a crawl space or basement.

156.20 **1002.5 FLOOR DRAINS.**

Section 1002.5 Floor Drains is added as follows:

Section 1002.5 Floor Drains.

- (a) A three-inch or larger floor drain branch shall be taken off at least five feet from the base of a stack and may extend a maximum of 12-feet (12') developed length without re-venting.
- (b) Floor drains with the crown weir of the trap elevated above the flow line of the waste line shall be vented or increased by one size minimum.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

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

First Reading: August 10, 2026
Second Reading: August 24, 2026
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-____ on the ____ day of _____ 2026.

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

DRAFT



City Council Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 24, 2026

Item Title: Second Reading of an Ordinance Amendment to Chapter 157 —
International Mechanical Code

Background:

This item was discussed at the August 3, 2026, City Council Work Session Meeting. The first reading of this amendment was held on August 10, 2026.

On March 24, 2026, we received correspondence from Verisk, an ISO underwriting company, regarding our Building Code Effectiveness Grading Schedule (BCEGS) survey results. ISO completed an analysis of our adopted building codes and enforcement efforts, which resulted in a Class 09 classification for 1- and 2-family residential property, as well as a Class 09 classification for commercial and industrial property. This new classification is a regression from our previous Class 04 rating in both categories.

The primary cause for this regression is the age of the building codes currently adopted by our community. Staff has been working on these updates since the letter was received, and we are now ready to move forward.

Discussion:

The attached ordinance updates our code as discussed during the August 3, 2026, Work Session meeting.

Results:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **efficient and effective planning and prioritizing of all available resources**. This item helps achieve that vision by updating our code to current standards and thereby working to keep costs reasonable for the citizens of Independence.

Financial Consideration:

Once the new code supplement has been mailed to City Hall, fees will need to be paid to Simmering-Cory Iowa Codification. Additional publication costs will also be incurred.

Recommendation:

Staff recommends a motion to approve the second reading of an ordinance amending provisions to Chapter 157 — International Mechanical Code.

Staff recommends a motion to suspend 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.

Staff recommends a motion to have this ordinance, which amends provisions to Chapter 157 — International Mechanical Code, be placed on its final passage for adoption pursuant to Iowa Code Section 380.3 and to authorize the Mayor to sign the Ordinance. The changes will be effective upon the ordinance summary being published in the newspaper.

Attachments:

1. ORD 2026- Ch 157 International Mechanical Code

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 157.

WHEREAS, the City Council of the City of Independence, Iowa, has deemed it necessary or desirable to enact an ordinance establishing requirements for the regulation of mechanical systems (HVAC) and mechanical licensees, within the City of Independence.

WHEREAS, providing for the issuance of permits and collection of fees; therefore, providing penalties for the violation thereof; and repealing all ordinances or parts of ordinances in conflict therewith.

WHEREAS, regulating the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, area, height, and maintenance of mechanical systems within the interior or exterior of buildings or structures, including private and public property, within the City of Independence.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

SECTION 1. CHAPTER 157 MODIFIED. Chapter 157 of the Code of Ordinances of the City of Independence, Iowa, is repealed and the following adopted in lieu thereof:

CHAPTER 157

INTERNATIONAL MECHANICAL CODE

157.01 MECHANICAL CODE ADOPTED.

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the *International Mechanical Code*, 2024 Edition, including all Appendix Chapters, as published by the International Code Council, Inc., is hereby adopted as the code of the City of Independence, in the State of Iowa, for and standards pertaining thereto and adopted therein, published by the International Code Council, is hereby adopted in full, including the appendix thereto, except for Appendix B and C, and except for such provisions as may be hereinafter deleted, modified or amended

157.02 101.1 Title

Section 101.1 Title is hereby modified by adding and modifying the following provisions to that section as follows:

101.1 Insert “The City of Independence, Iowa” in place of [Name of Jurisdiction].

157.03 Part 2 ADMINISTRATION AND ENFORCEMENT

Section 103: Code Compliance Agency

Section 103 Creation of Agency is hereby modified by adding and modifying the following provisions to that section as follows:

103.1 Insert “The City of Independence, Iowa” in place of [Name of Department].

157.04 108 FEES.

Section 108 Fees is hereby modified by adding and modifying the following provisions to that section as follows:

Section 108.1 Payment of Fees, the following paragraph is added:

Mechanical permits shall not be issued until the fees, as set forth and established by resolution of the City Council, have been paid for or approval of payment arrangements have been granted.

Section 108.2. Schedule of Permit Fees is hereby modified by adding Section 108.2.1 to the provision with the following:

The fees for mechanical work shall be set forth by resolution of the City Council.

157.05

Section 111.3 TESTING

Section 111.3.3 REINSPECTION AND TESTING is amended as follows: A re-inspection and/or testing fee may be assessed for each inspection or reinspection when such work or portion of such work for which the inspection is called for is not complete or when corrections called for are not made.

Re-inspection fees may be assessed when the inspection card is not posted or otherwise access is not provided on the date for which the inspection is requested, the property and building address are not properly posted, or when there is a deviation from plans requiring approval of the Building Official.

This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection.

Section 111.3.4 Reinspection fee is added as follows:

Reinspection fees shall be set forth and established by resolution of the City Council. All such fees shall be paid in accordance with the terms and requirements of such resolution, or as the same may be amended by the City Council from time to time.

157.06

112 MEANS OF APPEALS.

112.1 GENERAL is hereby repealed, and new section 112.1 GENERAL added as follows:

112.1 General. In order to hear and decide appeals concerning the suitability of alternate materials and methods of construction and to hear and decide appeals of determinations made by the Building Official or designee or Fire Chief or designated representative concerning interpretations of the provisions of this code or the International Fire Code, there shall be and is hereby created a Board of Appeals, consisting of five members whose place of business, residence, or work is located in the City of Independence, Iowa, and who are qualified by experience and training to pass upon matters pertaining to building construction. The Building Official and Fire Chief shall be ex officio members but shall not retain voting privileges. The board shall designate a secretary to act as the official record keeper.

The board shall consist of five (5) members to be appointed by the City Council for a term of five (5) years excepting that when the board shall first be created one (1) member shall be appointed for a term of five (5) years, one (1) for a term of four (4) years, one (1) for a term of three (3) years, one (1) for a term of two (2) years, and one (1) for a term of one (1) year. A majority of the members of the Board of Appeals shall be people representing the public at large and shall not be involved in the business of purchasing or selling real estate. Members of the Board of Appeals may be removed from office by the City Council for cause upon written charges and after public hearing. Vacancies shall be filled by the City Council for the unexpired term of the members affected.

157.07

112.4 ADMINISTRATION SECTION.

112.4 Administration is hereby deleted.

157.08 114 VIOLATIONS.

Section 114.4 Violation penalties is hereby deleted, and a new Section 114.4 Violation penalties is added, as follows:

Section 114.4 Violation penalties. It shall be unlawful for any person, firm or corporation to erect, install, alter, repair, relocate, add to, replace, use, or maintain heating, ventilating, cooling or refrigeration equipment in the City of Independence, Iowa, or cause the same to be done, contrary to or in violation of any of the provisions of this code. Maintenance of equipment that was unlawful at the time it was installed, and which would be unlawful under this code if installed after the effective date of this code shall constitute a continuing violation of this code. Any person who shall violate a provision of this code, or fail to comply therewith, or with any of the requirements thereof, may be prosecuted within the limits provided by state or local laws.

157.09 116 LICENSING.

Section 116 is hereby added as follows:

116.1 Licensing. Licensing and Licensing requirements shall be in accordance with the following:

State of Iowa Mechanical Licensing Law. The examination, qualification, enforcement and licensing of mechanical contractors, journeymen and apprentices shall be in accordance with the State of Iowa Licensing Laws.

License required. No person shall engage in the business of contracting, planning, or supervising the installation, alteration, repair, relocation, replacement, addition to or removal of any heating, ventilating, cooling, air conditioning or refrigerating system or equipment within the City of Independence, Iowa, unless such person is licensed with the State of Iowa in the appropriate category.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 2026.

ATTEST: _____
Brad Bleichner, Mayor of the City of Independence, IA

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

First Reading: August 10, 2026
Second Reading: August 24, 2026
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-____ on the _____ day of _____ 2026.

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



City Council Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 24, 2026

Item Title: Second Reading of an Ordinance Amendment to Chapter 158 —
International Fuel Gas Code

Background:

This item was discussed at the August 3, 2026, City Council Work Session Meeting. The first reading of this amendment was held on August 10, 2026.

On March 24, 2026, we received correspondence from Verisk, an ISO underwriting company, regarding our Building Code Effectiveness Grading Schedule (BCEGS) survey results. ISO completed an analysis of our adopted building codes and enforcement efforts, which resulted in a Class 09 classification for 1- and 2-family residential property, as well as a Class 09 classification for commercial and industrial property. This new classification is a regression from our previous Class 04 rating in both categories.

The primary cause for this regression is the age of the building codes currently adopted by our community. Staff has been working on these updates since the letter was received, and we are now ready to move forward.

Discussion:

The attached ordinance updates our code as discussed during the August 3, 2026, Work Session meeting.

Results:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **efficient and effective planning and prioritizing of all available resources**. This item helps achieve that vision by updating our code to current standards and thereby working to keep costs reasonable for the citizens of Independence.

Financial Consideration:

Once the new code supplement has been mailed to City Hall, fees will need to be paid to Simmering-Cory Iowa Codification. Additional publication costs will also be incurred.

Recommendation:

Staff recommends a motion to approve the second reading of an ordinance amending provisions to Chapter 158 — International Fuel Gas Code.

Staff recommends a motion to suspend 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.

Staff recommends a motion to have this ordinance, which amends provisions to Chapter 158 — International Fuel Gas Code, be placed on its final passage for adoption pursuant to Iowa Code Section 380.3 and to authorize the Mayor to sign the Ordinance. The changes will be effective upon the ordinance summary being published in the newspaper.

Attachments:

1. ORD 2026- Ch 158 International Fuel Gas Code

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 158.

WHEREAS, the City Council of the City of Independence, Iowa, has deemed it necessary or desirable to enact an ordinance establishing requirements for the regulation of fuel gas, within the City of Independence.

WHEREAS, providing for the issuance of permits and collection of fees; therefore, providing penalties for the violation thereof; and repealing all ordinances or parts of ordinances in conflict therewith.

WHEREAS, regulating the construction, enlargement, alteration, repair, moving, removal, conversion, demolition, and maintenance of fuel gas equipment, piping, mechanisms, apparatuses, fixtures and appliances, within the City of Independence.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

SECTION 1. CHAPTER 158 MODIFIED. Chapter 158 of the Code of Ordinances of the City of Independence, Iowa, is repealed and the following adopted in lieu thereof:

CHAPTER 158
INTERNATIONAL FUEL GAS CODE

158.01 ADOPTION OF CODE.

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the *International Fuel Gas Code*, 2024 Edition, including all Appendices contained therein, as published by the International Code Council, Inc., is hereby adopted as the Fuel Gas Code of the City of Independence, in the State of Iowa, for the control of buildings and structures as therein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Fuel Gas Code are hereby referred to, adopted and make a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes prescribed in Section 158.02 of this chapter.

158.02 AMENDMENTS

The following sections are hereby revised:

1. Section 101.1 – Insert “City of Independence” for [Name of Jurisdiction].
2. Sections 112.1 General is hereby amended by deleting Sections 112.1 General and replacing said sections with the following:

Section 112.1 General. In order to hear and decide appeals concerning the suitability of alternate materials and methods of construction and to hear and decide appeals of determinations made by the Building Official or designee or Fire Chief or designated representative concerning interpretations of the provisions of this code or the International Fire Code, there shall be and is hereby created a Board of Appeals, consisting of five members whose place of business, residence, or work is located in the City of Independence, Iowa, and who are qualified by experience and training to pass upon matters pertaining to building construction. The Building Official and Fire Chief shall be an ex-officio member and shall not retain voting privileges afforded to them by law, if any.

The board shall consist of five (5) members to be appointed by the City Council for a term of five (5) years excepting that when the board shall first be created one (1) member shall be appointed for a term of five (5) years, one (1) for a term of four (4) years, one (1) for a term of three (3) years, one (1) for a term of two (2) years, and one (1) for a term of one (1) year. A majority of the members of the Board of Appeals shall be persons representing the public at large and shall not be involved in the business of purchasing or selling real estate. Members of the Board of Appeals may be removed from office by the City Council for cause upon written charges and after public hearing. Vacancies shall be filled by the City Council for the unexpired term of the member affected.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

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

First Reading: August 10, 2026
Second Reading: August 24, 2026
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-____ on the _____ day of _____ 2026.

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



City Council Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 24, 2026

Item Title: Second Reading of an Ordinance Amendment to Chapter 159 —
International Fire Code

Background:

This item was discussed at the August 3, 2026, City Council Work Session Meeting. The first reading of this amendment was held on August 10, 2026.

On March 24, 2026, we received correspondence from Verisk, an ISO underwriting company, regarding our Building Code Effectiveness Grading Schedule (BCEGS) survey results. ISO completed an analysis of our adopted building codes and enforcement efforts, which resulted in a Class 09 classification for 1- and 2-family residential property, as well as a Class 09 classification for commercial and industrial property. This new classification is a regression from our previous Class 04 rating in both categories.

The primary cause for this regression is the age of the building codes currently adopted by our community. Staff has been working on these updates since the letter was received, and we are now ready to move forward.

Discussion:

The attached ordinance updates our code as discussed during the August 3, 2026, Work Session meeting.

Results:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **efficient and effective planning and prioritizing of all available resources**. This item helps achieve that vision by updating our code to current standards and thereby working to keep costs reasonable for the citizens of Independence.

Financial Consideration:

Once the new code supplement has been mailed to City Hall, fees will need to be paid to Simmering-Cory Iowa Codification. Additional publication costs will also be incurred.

Recommendation:

Staff recommends a motion to approve the second reading of an ordinance amending provisions to Chapter 159 — International Fire Code.

Staff recommends a motion to suspend 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.

Staff recommends a motion to have this ordinance, which amends provisions to Chapter 159 — International Fire Code, be placed on its final passage for adoption pursuant to Iowa Code Section 380.3 and to authorize the Mayor to sign the Ordinance. The changes will be effective upon the ordinance summary being published in the newspaper.

Attachments:

1. ORD 2026- Ch 159 International Fire Code

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 159.

WHEREAS, the City Council of the City of Independence, Iowa, has deemed regulating conditions hazardous to life and/or property from fire or explosion in the City of Independence, Iowa; continuing the Fire Chief's office and providing officers and staffing thereof, and defining their powers and duties.

WHEREAS, in the issuance of permits and collection of fees thereof; providing penalties for the violation thereof.

WHEREAS, regulating the prohibition, storage, handling, and use of flammables, combustibles or hazardous materials; and repealing all ordinances or parts of ordinances in conflict therewith.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

SECTION 1. CHAPTER 159 MODIFIED. Chapter 159 of the Code of Ordinances of the City of Independence, Iowa, is repealed and the following adopted in lieu thereof:

CHAPTER 159
INTERNATIONAL FIRE CODE

159.01 ADOPTION OF CODE.

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the *International Fire Code*, 2024 Edition, including all Appendix Chapters, as published by the International Code Council, Inc., is hereby adopted as the code of the City of Independence, in the State of Iowa, for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of building and premises in the City and providing for the issuance of permits for hazardous uses or operations; and each and all of the regulations, provisions, conditions and terms of such *International Fire Code*, published by the International Code Council, are hereby referred to, adopted and made a part hereof, as if fully set out in this chapter.

159.02 AMENDMENTS

The following sections are hereby revised:

1. Section 101.1 – Insert “City of Independence, Iowa” for [Name of Jurisdiction].
2. Sections 112.1 General is hereby amended by deleting Sections 112.1 General and replacing said sections with the following:

Section 112.1.1 General. In order to hear and decide appeals concerning the suitability of alternate materials and methods of construction and to hear and decide appeals of determinations made by the Building Official or designee or Fire Chief or designated representative concerning interpretations of the provisions of this code or the International Fire Code, there shall be and is hereby created a Board of Appeals, consisting of five members whose place of business, residence, or work is located in the City of Independence, Iowa, and who are qualified by experience and training to pass upon matters pertaining to building construction. The Building Official and Fire Chief shall be an ex-officio member and shall not retain voting privileges afforded to them by law, if any.

The board shall consist of five (5) members to be appointed by the City Council for a term of five (5) years excepting that when the board shall first be created one (1)

member shall be appointed for a term of five (5) years, one (1) for a term of four (4) years, one (1) for a term of three (3) years, one (1) for a term of two (2) years, and one (1) for a term of one (1) year. A majority of the members of the Board of Appeals shall be persons representing the public at large and shall not be involved in the business of purchasing or selling real estate. Members of the Board of Appeals may be removed from office by the City Council for cause upon written charges and after public hearing. Vacancies shall be filled by the City Council for the unexpired term of the member affected.

3. Section 1103.5.3. Remove Section 1103.5.3 in whole and intentionally leave blank.

159.03 By Reference

The title of Fire Chief shall be substituted in any chapter where Fire Marshal is referred to.

159.04 Chapter 9 Fire Protection and Life Safety

The Building Code is hereby amended by deleting Section 903.3.2 of the *International Fire Code, 2024 Edition*, and by replacing said sections with a new Section 903.3.2

903.3.2 Townhouses, One- and Two-Family dwellings and Group I units as follows:

Townhouse and One- and Two-Family dwelling and Group I units, automatic fire sprinkler systems.

An automatic residential fire sprinkler system shall be installed throughout all attached townhouses, one- and two-family dwelling units and Group I units when any of the following conditions exist:

1. The townhouses are constructed in a group of more than four attached units.
2. A one- or two-family dwelling has a floor area greater than 4,000 square feet on any one story or greater than 8,000 square feet of total floor area for all stories, excluding non-habitable areas separated from the remainder of the building by a minimum of one-hour fire-resistive construction and containing smoke or heat detection interconnected with the dwelling unit smoke alarms.
3. Throughout all spaces within a *smoke compartment* containing care recipient *sleeping units* in Group I-2 in accordance with the *International Building Code*.
4. Throughout all spaces within a smoke compartment containing gas fireplace appliances and decorative gas appliances in Group I-2 in accordance with the *International Building Code*.
5. Throughout all spaces within a *smoke compartment* containing treatment rooms in ambulatory care facilities.
6. Dwelling units and sleeping units in Group I-1.
7. Light-hazard occupancies as defined in NFPA 13.

EXCEPTION:

An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses or one- or two-family dwellings, that do not already have an automatic residential fire sprinkler system installed, if said dwellings were built prior to the City of Independence adopting the *International Fire Code, 2024 edition*.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

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

First Reading: August 10, 2026
Second Reading: August 24, 2026
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-____ on the _____ day of _____ 2026.

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

DRAFT



City Council Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 24, 2026

Item Title: Second Reading of an Ordinance Amendment to Chapter 161 — National Electric Code

Background:

This item was discussed at the August 3, 2026, City Council Work Session Meeting. The first reading of this amendment was held on August 10, 2026.

On March 24, 2026, we received correspondence from Verisk, an ISO underwriting company, regarding our Building Code Effectiveness Grading Schedule (BCEGS) survey results. ISO completed an analysis of our adopted building codes and enforcement efforts, which resulted in a Class 09 classification for 1- and 2-family residential property, as well as a Class 09 classification for commercial and industrial property. This new classification is a regression from our previous Class 04 rating in both categories.

The primary cause for this regression is the age of the building codes currently adopted by our community. Staff has been working on these updates since the letter was received, and we are now ready to move forward.

Discussion:

The attached ordinance updates our code as discussed during the August 3, 2026, Work Session meeting.

Results:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **efficient and effective planning and prioritizing of all available resources**. This item helps achieve that vision by updating our code to current standards and thereby working to keep costs reasonable for the citizens of Independence.

Financial Consideration:

Once the new code supplement has been mailed to City Hall, fees will need to be paid to Simmering-Cory Iowa Codification. Additional publication costs will also be incurred.

Recommendation:

Staff recommends a motion to approve the second reading of an ordinance amending provisions to Chapter 161 — National Electric Code.

Staff recommends a motion to suspend 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.

Staff recommends a motion to have this ordinance, which amends provisions to Chapter 161 — National Electric Code, be placed on its final passage for adoption pursuant to Iowa Code Section 380.3 and to authorize the Mayor to sign the Ordinance. The changes will be effective upon the ordinance summary being published in the newspaper.

Attachments:

1. ORD 2026- Ch 161 Electrical Code

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 161.

WHEREAS, the Electrical Code consists of the ordinance hereafter set forth which adopts by reference, with certain amendments, the State Electrical Code as provided in Iowa Administrative Code 661 I.A.C. 504.1(103) is adopting the 2023 National Electrical Code and standards, published by National Fire Protection Association, 1 Batterymarch Park, Quincy, MA, 02169-7471

WHEREAS, providing for the issuance of permits and collection of fees; therefore, providing penalties for the violation thereof; and repealing all ordinances or parts of ordinances in conflict therewith.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

SECTION 1. CHAPTER 161 MODIFIED. Chapter 161 of the Code of Ordinances of the City of Independence, Iowa, is repealed and the following adopted in lieu thereof:

Chapter 161

NATIONAL ELECTRICAL CODE (NFPA 70)

161.01 ADOPTION OF CODE.

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the *2023 National Electrical Code*, including all Appendix chapters, as published by the National Fire Protection Association., is hereby adopted as the code of the City of Independence, in the State of Iowa, for regulating and governing the installation, alteration, or repair of or addition to electrical conductors or equipment installed within or on any structure in the City; and each and all of the regulations, provisions, conditions and terms of such *National Electrical Code*, published by the National Fire Protection Association, are hereby referred to, adopted and made a part hereof, as if fully set out in this chapter.

161.02 PERMIT.

1. A permit applicant must make an application to the State of Iowa Department of Inspections and Appeals office. Electrical work and installations are only permitted in the City of Independence according to the adopted NEC code and amendments set forth by the State of Iowa.
2. No electrical work or installation shall be performed in the City of Independence without the issuance of an electrical permit or by exemption according to the NEC code or amendment set forth by the State of Iowa.

161.03 INSPECTIONS.

The permit holder must make inspection requests to the State of Iowa Department of Inspections and Appeals office or district electrical inspector.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

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

First Reading: August 10, 2026
Second Reading: August 24, 2026
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-____ on the _____ day of _____ 2026.

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

DRAFT



City Council Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 24, 2026

Item Title: Second Reading to an Ordinance Amendment to Chapter 162 —
International Residential Code

Background:

This item was discussed at the August 3, 2026, City Council Work Session Meeting. The first reading of this amendment was held on August 10, 2026.

On March 24, 2026, we received correspondence from Verisk, an ISO underwriting company, regarding our Building Code Effectiveness Grading Schedule (BCEGS) survey results. ISO completed an analysis of our adopted building codes and enforcement efforts, which resulted in a Class 09 classification for 1- and 2-family residential property, as well as a Class 09 classification for commercial and industrial property. This new classification is a regression from our previous Class 04 rating in both categories.

The primary cause for this regression is the age of the building codes currently adopted by our community. Staff has been working on these updates since the letter was received, and we are now ready to move forward.

Discussion:

The attached ordinance updates our code as discussed during the August 3, 2026, Work Session meeting. Items discussed at that meeting have been revised in the code, such as continuing to require building permits for fences in Independence and excluding roof drainage from the 10' setback required for water discharges at the edge of properties.

Results:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **efficient and effective planning and prioritizing of all available resources**. This item helps achieve that vision by updating our code to current standards and thereby working to keep costs reasonable for the citizens of Independence.

Financial Consideration:

Once the new code supplement has been mailed to City Hall, fees will need to be paid to Simmering-Cory Iowa Codification. Additional publication costs will also be incurred.

Recommendation:

Staff recommends a motion to approve the second reading of an ordinance amending provisions to Chapter 162 — International Residential Code.

Staff recommends a motion to suspend 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.

Staff recommends a motion to have this ordinance, which amends provisions to Chapter 162 — International Residential Code, be placed on its final passage for adoption pursuant to Iowa Code Section 380.3 and to authorize the Mayor to sign the Ordinance. The changes will be effective upon the ordinance summary being published in the newspaper.

Attachments:

1. ORD 2026- Ch 162 International Residential Code

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 162.

WHEREAS, the City Council of the City of Independence, Iowa, has deemed it necessary or desirable to enact an ordinance establishing requirements for the regulation of residential construction, within the City of Independence.

WHEREAS, providing for the issuance of permits and collection of fees; therefore, providing penalties for the violation thereof; and repealing all ordinances or parts of ordinances in conflict therewith.

WHEREAS, regulating the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, area, height, and maintenance of buildings or structures, within the City of Independence.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

SECTION 1. CHAPTER 162 MODIFIED. Chapter 162 of the Code of Ordinances of the City of Independence, Iowa, is repealed and the following is adopted in lieu thereof:

CHAPTER 162
INTERNATIONAL RESIDENTIAL CODE

162.01 ADOPTION OF CODE.

That certain document, one (1) copy of which is on file in the office of the Building Official, being marked and designated as the *International Residential Code, 2024 Edition*, as published by the International Code Council, Inc., is hereby adopted as the Building Code of the City of Independence, in the State of Iowa, for the control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code are hereby referred to, adopted and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes prescribed in Section 162.01 through 162.32 of this chapter.

162.02 R101 SCOPE AND GENERAL REQUIREMENTS

The following sections are hereby revised:

101.1 – Insert “City of Independence, Iowa” for [Name of Jurisdiction].

162.03 R101.2.1

R102.5 APPENDICES.

R102.5 Appendices is hereby amended by modifying Section R101.2.1 as follows:

- 1) The building code adopts appendix’s AA through Appendix NL with the following amendments:
 - a. The Building Code excludes Appendix AB: PERMIT FEES.
 - b. The Building Code adopts Appendix BE: Radon Control Methods excluding section R104 Testing.
 - c. The Building Code excludes Appendix BG: SOUND TRANSMISSION.
 - d. The Building Code adopts Appendix BO: EXISTING BUILDINGS and STRUCTURES excluding the following sections BO102.6.3 Window fall protection.

- e. The Building Code excludes Appendix NE: ELECTRICAL VEHICLE CHARGING INFRASTRUCTURE.
- f. The Building Code excludes Appendix NG: 2024 IECC STRETCH CODE.
- g. The Building Code excludes Appendix NH: OPERATIONAL CARBON RATING AND ENERGY REPORTING.
- h. The Building Code excludes Appendix NJ: DEMAND RESPONSIVE CONTROLS.
- i. The Building Code excludes Appendix NK: ELECTRIC-READY RESIDENTIAL BUILDING PROVISIONS.

162.04 R103.1 CREATION OF AGENCY.

R103.1 Creation of enforcement agency is hereby amended by modifying Section R103.1 Creation of agency, as follows:

R103.1 Creation of agency.

The **City of Independence, Iowa**, is hereby created and the official in charge thereof shall be known as the *building official*. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

162.05 R105.2 WORK EXEMPT FROM PERMITS.

R105.2 Work exempt from permit is hereby amended by modifying Section

R105.2 Work exempt from permit, as follows:

Building:

1. One-story detached accessory structures one or more stories used as tool and storage sheds, detached pergolas and gazebos, playhouses and similar uses, provided the total floor area does not exceed 200 square feet (18.58 m²).

2. Delete #2 in its entirety

Items 3 and 4 remain as written.

5. Private sidewalks, and driveways, provided they are not located within the public right-of-way. Concrete or other patios not exceeding 200 square feet (18.58 m²) in area, that are not more than 30 inches (762 mm) above grade at any point, are not attached to a dwelling or townhouse and do not serve the exit door required by Section R318.4.

6. Painting, papering, tiling, carpeting, or similar finish work, cabinets and/or countertops replaced in the same location only.

7. Prefabricated and/or inflatable swimming pools accessory to a Group R-3 occupancy that are not permanently installed.

Items 8 through 10 remain as written.

11. The replacement of windows and doors provided all of the following conditions are met:

- 1. There are no structural changes to the opening.
- 2. There are no changes in location, style or size of the replacement window or door.

162.06 R105.5 EXPIRATION.

R105.5 Expiration is hereby amended as follows:

R105.5. Every building permit issued under the provisions of this code shall expire twelve (12) months from the date of issue, unless the application is accompanied by a construction schedule of specific longer duration, in which instance the permit may be issued for the term of the construction schedule, with approval of the Building Official. The Building Official or their designee may deem it a violation of this code if the work prescribed in an obtained building permit is not completed within the term of the permit. If the work has not been completed by the expiration date of the permit, the Building Official or their designee may renew the permit if the applicant can provide evidence of substantial progress and provide a schedule of additional regular inspections. No further work shall be done until the permit has been renewed by the owner or his or her agent and by payment of the renewal fee as established by resolution of the City Council and provided no changes have been made in plans or location.

162.07 R105.10 APPLICATION IN PROGRESS.

R105.10 Application in progress is hereby added as follows:

R105.10 Application in progress. Application in progress shall meet the following criteria.

Submitted applications for permits and other approvals submitted before the effective date of this ordinance and pending approval at the time of adoption of this code on the effective date may, at the applicant's option, be reviewed wholly under the terms of the previous ordinance. If approved, these projects may be carried out in accordance with the building code requirements in effect at the time of application. Any re-application shall meet the standards in effect at the time of reapplication.

Projects for which no application has been submitted and accepted as complete prior to the effective date shall be subject to all requirements and standards of this code.

162.08 R107 TEMPORARY STRUCTURES AND USES

Add Subsection 107.1.1: Storage containers may be used for storage of construction materials associated with construction on a construction site without requiring a temporary permit. Storage containers are not allowed to be used as permanent storage unless the structure and use conforms to the structural strength, fire safety, means of egress, accessibility, light, ventilation and sanitary requirements of this code as necessary to ensure public health, safety and general welfare.

162.09 R108.2 SCHEDULE OF PERMIT FEES.

R108.2 Schedule of permit fees are hereby amended by repealing Section R108.2 and replacing it with the following section:

R108.2 SCHEDULE OF PERMIT FEES.

R108.2 Schedule of permit fees. Building permits shall be computed from the fee schedule set by resolution of the City Council.

The City Council may by resolution set fees for permits, inspections, re-inspection, special inspection, and moving building inspections. These inspection fees shall be identified in the schedule of fees.

162.10 R108.2.1 PLAN REVIEW FEES.

R108.2.1 Plan review fees are hereby added as follows:

R108.2.1 Plan review fees. Fees for all plan reviews shall be as set forth and established by resolution of the City Council. All such fees shall be paid in accordance with the terms and requirements of such resolution, or as the same may be amended by the City Council from time to time.

162.11 R108.3 BUILDING PERMIT VALUATIONS.

R108.3 Building permit valuations section is hereby replaced with the following:

R108.3 Building permit valuations. The determination of value or valuation under any of the provisions of the Building Code shall be made by the Building Official. The valuation to be used in computing the building permit fees and the plan review fees shall be the total fair market value of all construction work for which the permit is issued as well as all finish work, roofing, permanent accessories, and the usual cost of labor, whether such labor is performed by the owner or by others. Such valuation excludes the cost of the lot or improvements to the lot, such as grading, landscaping, walks, or drives.

EXCEPTION:

Exclude the cost of air conditioning, electrical, heating, plumbing or ventilation systems in occupancies in Group R-2 or R-3. The valuation for additional new work, or for alteration, remodeling, repairs or replacement shall include cost of materials and labor for the construction of the new work, repairs, replacements, additions, or remodeling. The building inspector or plans examiner shall correct the determination of value of any work for which a permit is issued if such valuation appears to be in error or misstated. The building inspector or plans examiner may request invoices of the materials and labor to support the valuation or may refer to the currently published International Code Council valuation chart at their discretion.

162.12 R108.4.1 RE-INSPECTION FEES.

R108.4.1 Re-inspection fees are hereby added as follows:

R108.4.1 Re-inspection fees. A re-inspection fee may be assessed for each re-inspection when such work or portion of such work for which the inspection is called for is not complete or when corrections called for are not made.

Re-inspection fees may be assessed when the inspection placard is not posted or otherwise available on the work site, the approved plans are not readily available to the inspector, access is not provided on the date for which the inspection is requested, the property and building addresses are not properly posted, or when there is a deviation from plans requiring approval of the Building Official.

This section is not to be interpreted as requiring re-inspection fees the first time a job is rejected for failure to comply with requirements of this code, but as controlling the practice of calling for inspections before the job is ready for such inspection or re-inspection.

Section 108.4.2 Reinspection fee is added as follows:

Reinspection fees shall be set forth and established by resolution of the City Council. All such fees shall be paid in accordance with the terms and requirements of such resolution, or as the same may be amended by the City Council from time to time.

162.13 R110.2 CERTIFICATE ISSUED .

The Building Code is hereby amended by deleting Section R110.2 Number (3) of the *International Residential Code, 2024 Edition* and leaving said section number (3) blank.

162.14 R112 MEANS OF APPEALS

R112.1 General is hereby amended by deleting Sections R112.1 General and replacing said sections with the following:

Section R112.1 General. In order to hear and decide appeals concerning the suitability of alternate materials and methods of construction and to hear and decide appeals of determinations made by the Building Official or designee or Fire Chief or designated representative concerning interpretations of the provisions of this code or the International Fire Code, there shall be and is hereby created a Board of Appeals,

consisting of five members whose place of business, residence, or work is located in the City of Independence, Iowa, and who are qualified by experience and training to pass upon matters pertaining to building construction. The Building Official and Fire Chief shall be an ex-officio member and shall not retain voting privileges afforded to them by law, if any.

The board shall consist of five (5) members to be appointed by the City Council for a term of five (5) years excepting that when the board shall first be created one (1) member shall be appointed for a term of five (5) years, one (1) for a term of four (4) years, one (1) for a term of three (3) years, one (1) for a term of two (2) years, and one (1) for a term of one (1) year. A majority of the members of the Board of Appeals shall be persons representing the public at large and shall not be involved in the business of purchasing or selling real estate. Members of the Board of Appeals may be removed from office by the City Council for cause upon written charges and after public hearing. Vacancies shall be filled by the City Council for the unexpired term of the members affected.

162.15 **R202 DEFINITIONS.**

R202 Definitions are hereby amended as follows:

The Building Code is hereby amended by adding the definition of Pier foundation in R202 of the *International Residential Code, 2024 Edition*, and inserting in lieu thereof the following:

PIER FOUNDATION. A grid system of girders (beams), piers, or columns and footings used in construction to elevate the superstructure above the ground plane or grade. The piers serve as columns for the superstructure.

162.16 **R301.1.4: INTERMODAL SHIPPING CONTAINERS.**

The Building Code is hereby amended by deleting section R301.1.4 of the *International Residential Code, 2024 Edition*, and by replacing said section with the following.

R301.1.1.4: INTERMODAL SHIPPING CONTAINERS

- 1) Intermodal shipping containers are prohibited for the purposes of habitation and may only be used for temporary usage as part of an active building permit.
- 2) Intermodal shipping containers may be used for the purpose of temporary storage without obtaining a permit provided the structure complies within the provisions of R107 and mounted to a surface where rodents and other wildlife may not access the underside of the container floor.
- 3) Intermodal shipping container placement for temporary storage purposes is limited to a maximum of 180 days.
- 4) Shipping containers may be used for the purpose of storing common household items such as furniture, lamps, dressers, chairs, tables etc. provided the container can be fully sealed from the infiltration of exterior elements such as water, wind and rodents.
- 5) The storage of perishable items, including pet food, is prohibited.

162.17 **R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA.**

The Building Code is hereby amended by deleting Table R301.2 of the *International Residential Code, 2024 Edition*, and by replacing said table as follows.

Table R301.2(1)

GROUND SNOW LOAD	WIND SPEED LOAD	Topo. Special Wind Debris	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	FLOOD HAZARDS		AIR FREEZING INDEX	MEAN ANNUAL TEMP
				Weathering	Frost Line Depth	Termite	Decay		NFIP ADOPTION	FIRM MAPS		
30 PSF	115	NO	A	Severe	42"	Moderate Heavy	Slight- Moderate	-10	12/30/2020	19019C0284F	2500	47.7F

Ultimate windspeed load Section R301.2(2) shall be amended to state: The ultimate design wind speed, for use in this code shall be set in Table R301.2(1), regardless of the values produced by the ASCE Hazard Tool.

Ground snow load, for use in this code, shall be set in Table R301.2(1), regardless of the values produced by the ASCE Hazard Tool.

162.18 R302.1 EXTERIOR WALLS.

The Building Code is hereby amended by deleting Exception 2 of Section R302.1 of the *International Residential Code, 2024 Edition*, and by replacing said Exception with a new Exception 2. as follows:

EXCEPTION: 2. Fire separation distance between any combination of two buildings on the same lot shall not be less than three (3) feet, measured from the most extending element(s) of either structure.

162.19 R302.5.1 OPENING PROTECTION.

OPENING PROTECTION. The Building Code is hereby amended by deleting Section R302.5.1 of the *International Residential Code, 2024 Edition* and by replacing said section with a new Section R302.5.1 as follows:

R302.5.1 Opening protection. Openings from a private garage into a room used for sleeping purposes shall not be permitted. Other openings between a garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches (35 mm) in thickness, solid or honey-comb-core steel doors not less than 1 3/8 inches (35 mm) thick, or 20-minute fire-rated doors equipped with self-closing or automatic-closing devices.

162.20 R302.13 FIRE PROTECTION OF FLOORS

R302.13 REPEAL OF SECTION. The Building Code is hereby amended by deleting Section R302.13 of the *International Residential Code, 2024 Edition*, and leaving said section blank.

162.21 R309 AUTOMATIC FIRE SPRINKLER SYSTEMS.

R309.1 Townhouse automatic sprinkler systems.

The Building Code is hereby amended by deleting Section R309.1, R309.1.1, R309.2 and R309.2.1 of the *International Residential Code, 2024 Edition*, and by replacing said sections with a new Section R309.1 and 309.2 Townhouses and One- and Two- Family Dwellings as follows:

R309.1 Townhouse and One- and Two-Family Dwellings,

An automatic residential fire sprinkler system shall be installed throughout all attached townhouses and one- and two-family dwelling units when any of the following conditions exist:

1. The townhouses are constructed in a group of more than four attached units.
2. A one- or two-family dwelling has a floor area greater than 4,000 square feet on any one story or greater than 8,000 square feet of total floor area for all stories, excluding non-habitable areas separated from the remainder of the building by a minimum of one-hour fire-resistive construction and containing smoke or heat detection interconnected with the dwelling unit smoke alarms.

EXCEPTION:

An automatic residential fire sprinkler system shall not be required when additions or alterations are made to existing townhouses or one- or two-family dwellings, that do not already have an automatic residential fire sprinkler system installed if said dwellings were built prior to the City of Independence adopting the *International Residential Code, 2024 edition*.

162.22 R309.2 DESIGN AND INSTALLATION.

When required, automatic residential fire sprinkler systems for townhouses and One- and Two-family dwellings shall be designed and installed in accordance with Section P2904 of the International Residential Code, 2024 Edition (IRC 2024).

162.23 R310 SMOKE ALARMS.

R310 SMOKE ALARMS. The Building Code is hereby amended by adding an exception to section R310.2.2 Alterations, repairs and additions of *the International Residential Code 2024 Edition*, as follows:

EXCEPTIONS:

1. Hard-wiring and interconnection of smoke or carbon monoxide alarms in existing areas shall not be required where the alterations or repairs do not result in the removal of interior wall or ceiling finishes exposing the structure.

162.24 R314 Mezzanines

The Building Code is hereby amended by adding the following section to the *International Residential Code 2024 Edition*, as follows:

R314.1.1 Mezzanine Use limitation: A mezzanine located within a garage or accessory structure shall not be used as a sleeping room or sleeping loft unless such structure complies with all other provisions of the *International Residential Code 2024 Edition*.

162.25 R315 Sleeping loft limitations

The Building Code is hereby amended by adding the following section to the *International Residential Code 2024 Edition*, as follows:

R315.1.1 Sleeping loft Use limitation: A Sleeping loft located within a garage or accessory structure shall not be used as a sleeping room unless such structure complies with all other provisions of the *International Residential Code 2024 Edition*.

162.26 R319.7: ALTERATION OR REPAIRS OF EXISTING BASEMENTS.

Add Exception 2 and insert the following new section:

During alterations or renovations for the purpose of egress, in rooms that are not to be used for sleeping, the following procedures are applicable:

1. Provide a window/windows capable of meeting the height, width and sill heights as prescribed by code.
2. If said room is not intended to be used as a bedroom/sleeping room, the following alternative is acceptable:
 - a. Provide an affidavit that has been recorded with the Buchanan County Recorder's Office to become a permanent part of the abstract for the subject property listing which includes, but is not limited to, the following items:
 1. Property legal description.
 2. Address.
 3. The following statement:

“To all present and future owners, you are hereby notified that the above property has a finished room in the lower/upper level that does not meet certain building requirements, as prescribed by code, to be used as a bedroom or sleeping room.”

- b. Include a description of the room(s) location within the dwelling in detail, including if it is a basement room or attic room:
- c. A copy of the recorded document shall be attached to the building permit and become part of the Building Department's permanent file.

162.27 R320.5: CONTINUITY.

R320.5 Continuity is hereby amended by adding Exception 3 to Section R320.5, as follows:

EXCEPTION 3. Offsets or interruptions of six inches or less in total length shall be considered, for the purpose of this code, to be continuous.

162.28 R321.2 WINDOW FALL PROTECTION AND R321.2.1 WINDOW OPENING HEIGHT

REPEAL OF SECTION R321.2 and R321.2.1 of the *International Residential Code, 2024 Edition*, and leaving said section blank.

162.29 R403.1.4.1 FROST PROTECTION EXCEPTION.

SLAB ON GRADE FOUNDATIONS. The Building Code is hereby amended by deleting exception 1 and exception 2 and inserting a new Exception 1 into Section R403.1.4.1 of the *International Residential Code, 2024 Edition*, as follows:

EXCEPTION:

1. Slab-on-Grade Foundations. The Building Official or designee may approve slab-on-grade foundation designs for wood or metal frames, detached buildings of Group U occupancy or detached accessory structures to buildings constructed under the provisions of the *International Residential Code 2024 edition* up to 1200 square feet of total floor area without additional engineering, providing the design meets all the following conditions:
 1. Foundations supporting wood shall extend at least six inches above the adjacent finish grade.
 2. The entire perimeter of the foundation shall be provided with a thickened portion of slab with cross-section dimensions of twelve (12) inches minimum width and twelve (12) inches minimum thickness, including two #4 rebar continuous around the outside perimeter, within the top and bottom one-third of the footing.
 3. The slab floor shall be a minimum of four (4) inches thick concrete with 6" x 6" reinforcing mesh or #4 reinforcing bars placed 24" on center front-to-back and side-to-side.
 4. Slab floor and thickened edge shall be a monolithic pour, interconnected with reinforcing.
 5. Vertical distance from the lowest point of the footing base shall not be more than twenty-four (24) inches below grade.
 6. Thickened edge footing base must be placed on undisturbed earth or compacted fill.
 7. Maximum total vertical wall height of 10' (3048 mm), measured vertically from top of wall plate to the lowest grade abutting the footing.

162.30 FOUNDATION DRAINAGE SYSTEM

The Building Code is hereby adding Section R401.3.1 to the *International Residential Code, 2024 Edition*,

R401.3 Drainage discharge. The floor base and foundation perimeter drain shall be discharged by gravity or mechanical means into an approved drainage system that complies with the following:

EXCEPTION:

If approved by the Building Official, the sump pit may be omitted if drainage tile can be designed with natural fall and drain on the same property.

For each sump pump installed, a pump discharge pipe shall be connected to the appropriate approved storm sewer or other appropriate approved discharge location. If no approved storm sewer connection is available, the discharge point shall discharge a minimum of two (2) feet from the outside foundation wall and no closer than ten (10) feet from any property boundary lines.

The pump discharge pipe shall be installed as per the requirements of the Plumbing Code with connections to the City storm sewer system, as approved by the department head overseeing this utility.

Installation of a sump pump, if one is found by the Building Official or designee to be necessary, shall include equipping the sump pump to automatically provide for discharge of sump pit water outside the basement wall and above grade and/or otherwise equipping the sump pump in a manner approved by the Building Official.

A sump pump will be necessary if water inside the sump pit will not recede to a level four inches or more below the lowest basement floor surface by gravity or absorption into the earth within a 48-hour period. Where groundwater conditions warrant, the Building Official or designee may require additional drainage methods or engineering as he/she deems necessary.

162.31 R405.1 CONCRETE OR MASONRY FOUNDATIONS.

Section R405.1 Concrete or masonry foundations is hereby amended by deleting the exception.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

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

First Reading: August 10, 2026
Second Reading: August 24, 2026
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-____ on the _____ day of _____ 2026.

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



City Council Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 24, 2026

Item Title: Second Reading of an Ordinance Amendment to Chapter 163 —
International Property Maintenance Code

Background:

This item was discussed at the August 3, 2026, City Council Work Session Meeting. The first reading of this amendment was held on August 10, 2026.

On March 24, 2026, we received correspondence from Verisk, an ISO underwriting company, regarding our Building Code Effectiveness Grading Schedule (BCEGS) survey results. ISO completed an analysis of our adopted building codes and enforcement efforts, which resulted in a Class 09 classification for 1- and 2-family residential property, as well as a Class 09 classification for commercial and industrial property. This new classification is a regression from our previous Class 04 rating in both categories.

The primary cause for this regression is the age of the building codes currently adopted by our community. Staff has been working on these updates since the letter was received, and we are now ready to move forward.

Discussion:

The attached ordinance updates our code as discussed during the August 3, 2026, Work Session meeting.

Results:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **efficient and effective planning and prioritizing of all available resources**. This item helps achieve that vision by updating our code to current standards and thereby working to keep costs reasonable for the citizens of Independence.

Financial Consideration:

Once the new code supplement has been mailed to City Hall, fees will need to be paid to Simmering-Cory Iowa Codification. Additional publication costs will also be incurred.

Recommendation:

Staff recommends a motion to approve the second reading of an ordinance amending provisions to Chapter 163 — International Property Maintenance Code.

Staff recommends a motion to suspend 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.

Staff recommends a motion to have this ordinance, which amends provisions to Chapter 163 — International Property Maintenance Code, be placed on its final passage for adoption pursuant to Iowa Code Section 380.3 and to authorize the Mayor to sign the Ordinance. The changes will be effective upon the ordinance summary being published in the newspaper.

Attachments:

1. ORD 2026- Ch 163 International Property Maintenance Code

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 163.

WHEREAS, the City Council of the City of Independence, Iowa, has deemed it is necessary or desirable to enact an ordinance establishing regulation and requirements for energy conservation within the City of Independence.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

SECTION 1. CHAPTER 163 MODIFIED. Chapter 163 of the Code of Ordinances of the City of Independence, Iowa, is repealed and the following adopted in lieu thereof:

CHAPTER 163
INTERNATIONAL PROPERTY MAINTENANCE CODE

163.01 ADOPTION OF CODE.

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the *International Property Maintenance Code, 2024* Edition, as published by the International Code Council, Inc., is hereby adopted as the Property Maintenance Code of the City of Independence, in the State of Iowa, for the control of all property, buildings and structures as therein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Property Maintenance Code are hereby referred to, adopted and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes prescribed in Section 163.02 of the chapter.

163.02 AMENDMENTS

The following sections are hereby revised:

Section 101.1 – Insert “City of Independence, Iowa” for [Name of Jurisdiction].

Sections 106.1 General is hereby amended by deleting Sections 106.1 General and replacing said sections with the following:

Section 106.1 General. In order to hear and decide appeals concerning the suitability of alternate materials and methods of construction and to hear and decide appeals of determinations made by the Building Official or designee or Fire Chief or designated representative concerning interpretations of the provisions of this code or the International Fire Code, there shall be and is hereby created a Board of Appeals, consisting of five members whose place of business, residence, or work is located in the City of Independence, Iowa, and who are qualified by experience and training to pass upon matters pertaining to building construction. The Building Official and Fire Chief shall be an ex-officio member and shall not retain voting privileges afforded to them by law, if any.

The board shall consist of five (5) members to be appointed by the City Council for a term of five (5) years excepting that when the board shall first be created one (1) member shall be appointed for a term of five (5) years, one (1) for a term of four (4) years, one (1) for a term of three (3) years, one (1) for a term of two (2) years, and one (1) for a term of one (1) year. A majority of the members of the Board of Appeals shall be persons representing the public at large and shall not be involved in the business of purchasing or

selling real estate. Members of the Board of Appeals may be removed from office by the City Council for cause upon written charges and after public hearing. Vacancies shall be filled by the City Council for the unexpired term of the member affected.

Section 111.1 Amend with the following: When the code official has issued a demolition permit or determines any structure is so old, dilapidated or has become so out of repair and is dangerous, unsafe, insanitary and otherwise unfit for human habitation or occupancy the code official can order either of the following:

- A. The code official is permitted to authorize the owner or owner’s authorized agent to make the structure safe by repairs in order to make the structure safe and sanitary. Where there has been a cessation of construction repairs of any structure for a period of more than 1 year the structure will be ordered demolished and removed.
- B. The code official is permitted to order the owner or owner’s authorized agent to demolish and remove any such structure.

Section 111.1.1. Add the following section. - All demolition projects must include the removal and proper disposal of all foundation and floor material, unless such material is natural soil. In the case of Commercial property demolition, all impervious parking areas must be removed and properly disposed of.

Exception. The jurisdiction having authority may allow a foundation or parking area(s) to remain in place with an approved development agreement.

Section 302.4 – Insert “eight inches” in [height in inches].

Section 304.14 – Insert “June 1” and “September 15” for [Date] and [Date].

Section 602.3 – Insert “November 1” and “April 1” for [Date] and [Date].

Section 602.4 – Insert “November 1” and “April 1” for [Date] and [Date].

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

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

First Reading: August 10, 2026
Second Reading: August 24, 2026
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-____ on the _____ day of _____ 2026.

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



City Council Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 24, 2026

Item Title: Second Reading of an Ordinance Amendment to Chapter 164 —
International Existing Building Code

Background:

This item was discussed at the August 3, 2026, City Council Work Session Meeting. The first reading of this amendment was held on August 10, 2026.

On March 24, 2026, we received correspondence from Verisk, an ISO underwriting company, regarding our Building Code Effectiveness Grading Schedule (BCEGS) survey results. ISO completed an analysis of our adopted building codes and enforcement efforts, which resulted in a Class 09 classification for 1- and 2-family residential property, as well as a Class 09 classification for commercial and industrial property. This new classification is a regression from our previous Class 04 rating in both categories.

The primary cause for this regression is the age of the building codes currently adopted by our community. Staff has been working on these updates since the letter was received, and we are now ready to move forward.

Discussion:

The attached ordinance updates our code as discussed during the August 3, 2026, Work Session meeting.

Results:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **efficient and effective planning and prioritizing of all available resources**. This item helps achieve that vision by updating our code to current standards and thereby working to keep costs reasonable for the citizens of Independence.

Financial Consideration:

Once the new code supplement has been mailed to City Hall, fees will need to be paid to Simmering-Cory Iowa Codification. Additional publication costs will also be incurred.

Recommendation:

Staff recommends a motion to approve the second reading of an ordinance amending provisions to Chapter 164 — International Existing Building Code.

Staff recommends a motion to suspend 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.

Staff recommends a motion to have this ordinance, which amends provisions to Chapter 164 — International Existing Building Code, be placed on its final passage for adoption pursuant to Iowa Code Section 380.3 and to authorize the Mayor to sign the Ordinance. The changes will be effective upon the ordinance summary being published in the newspaper.

Attachments:

1. ORD 2026- Ch 164 International Existing Building Code

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 164.

WHEREAS, the City Council of the City of Independence, Iowa, has deemed it is necessary or desirable to enact an ordinance establishing requirements for the regulation of existing structures within the City of Independence.

WHEREAS, regulating the erection, construction, enlargement, alteration, repair, moving, removal, conversion, demolition, occupancy, equipment, use, area, height, and maintenance of buildings or structures within the City, providing for the issuance of permits and collection of fees therefore, providing penalties for the violation thereof; and repealing all ordinances or parts of ordinances in conflict therewith.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

SECTION 1. CHAPTER 164 MODIFIED. Chapter 164 of the Code of Ordinances of the City of Independence, Iowa, is repealed and the following adopted in lieu thereof:

CHAPTER 164
INTERNATIONAL EXISTING BUILDING CODE

164.01 ADOPTION OF CODE.

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the *International Existing Building Code*, 2024 Edition, as published by the International Code Council, Inc., is hereby adopted as the Existing Building Code of the City of Independence, in the State of Iowa, for the control of all buildings and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Existing Building Code are hereby referred to, adopted and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes prescribed in Section 164.02 of the chapter.

164.02 AMENDMENTS

The following sections are hereby revised:

1. Section 101.1 – Insert “City of Independence” for [Name of Jurisdiction].
2. Section 112.1 Sections 112.1 General is hereby amended by deleting Sections 112.1 General and replacing said sections with the following:

Section 112.1 General. In order to hear and decide appeals concerning the suitability of alternate materials and methods of construction and to hear and decide appeals of determinations made by the Building Official or designee or Fire Chief or designated representative concerning interpretations of the provisions of this code or the International Fire Code, there shall be and is hereby created a Board of Appeals, consisting of five members whose place of business, residence, or work is located in the City of Independence, Iowa, and who are qualified by experience and training to pass upon matters pertaining to building construction. The Building Official and Fire Chief shall be an ex-officio member and shall not retain voting privileges afforded to them by law, if any.

The board shall consist of five (5) members to be appointed by the City Council for a term of five (5) years excepting that when the board shall first be created one (1)

member shall be appointed for a term of five (5) years, one (1) for a term of four (4) years, one (1) for a term of three (3) years, one (1) for a term of two (2) years, and one (1) for a term of one (1) year. A majority of the members of the Board of Appeals shall be persons representing the public at large and shall not be involved in the business of purchasing or selling real estate. Members of the Board of Appeals may be removed from office by the City Council for cause upon written charges and after public hearing. Vacancies shall be filled by the City Council for the unexpired term of the member affected.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

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

First Reading: August 10, 2026
Second Reading: August 24, 2026
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-____ on the _____ day of _____ 2026.

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



City Council Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 24, 2026

Item Title: Second Reading of an Ordinance Amendment to Chapter 165 —
International Energy Conservation Code

Background:

This item was discussed at the August 3, 2026, City Council Work Session Meeting. The first reading of this amendment was held on August 10, 2026.

On March 24, 2026, we received correspondence from Verisk, an ISO underwriting company, regarding our Building Code Effectiveness Grading Schedule (BCEGS) survey results. ISO completed an analysis of our adopted building codes and enforcement efforts, which resulted in a Class 09 classification for 1- and 2-family residential property, as well as a Class 09 classification for commercial and industrial property. This new classification is a regression from our previous Class 04 rating in both categories.

The primary cause for this regression is the age of the building codes currently adopted by our community. Staff has been working on these updates since the letter was received, and we are now ready to move forward.

Discussion:

The attached ordinance updates our code as discussed during the August 3, 2026, Work Session meeting.

Results:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **efficient and effective planning and prioritizing of all available resources**. This item helps achieve that vision by updating our code to current standards and thereby working to keep costs reasonable for the citizens of Independence.

Financial Consideration:

Once the new code supplement has been mailed to City Hall, fees will need to be paid to Simmering-Cory Iowa Codification. Additional publication costs will also be incurred.

Recommendation:

Staff recommends a motion to approve the second reading of an ordinance amending provisions to Chapter 165 — International Energy Conservation Code.

Staff recommends a motion to suspend 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.

Staff recommends a motion to have this ordinance, which amends provisions to Chapter 165 — International Energy Conservation Code, be placed on its final passage for adoption pursuant to Iowa Code Section 380.3 and to authorize the Mayor to sign the Ordinance. The changes will be effective upon the ordinance summary being published in the newspaper.

Attachments:

1. ORD 2026- Ch 165 International Energy Conservation Code

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 165.

WHEREAS, the City Council of the City of Independence, Iowa, has deemed it is necessary or desirable to enact an ordinance establishing regulation and requirements for energy conservation within the City of Independence.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

SECTION 1. CHAPTER 165 MODIFIED. Chapter 165 of the Code of Ordinances of the City of Independence, Iowa, is repealed and the following adopted in lieu thereof:

CHAPTER 165
INTERNATIONAL ENERGY CODE

165.01 ADOPTION OF CODE.

That certain document, one copy of which is on file in the office of the Building Official, being marked and designated as the *International Energy Conservation Code, 2024* Edition, as published by the International Code Council, Inc., is hereby adopted as the Energy Conservation Code of the City of Independence, in the State of Iowa, for the control of all energy efficient building envelopes and energy efficient mechanical, lighting and power systems as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Energy Conservation Code are hereby referred to, adopted and made a part hereof, as if fully set out in this chapter, with the additions, insertions, deletions and changes prescribed in Section 165.02 of the chapter.

165.02 AMENDMENTS

The following sections are hereby revised:

Sections C101.1 and R101.1 – Insert “City of Independence, Iowa” for [Name of Jurisdiction].

Sections C109 General is hereby amended by deleting Sections C109.1 General and replacing said sections with the following:

Section C109.1 General. In order to hear and decide appeals concerning the suitability of alternate materials and methods of construction and to hear and decide appeals of determinations made by the Building Official or designee or Fire Chief or designated representative concerning interpretations of the provisions of this code or the International Fire Code, there shall be and is hereby created a Board of Appeals, consisting of five members whose place of business, residence, or work is located in the City of Independence, Iowa, and who are qualified by experience and training to pass upon matters pertaining to building construction. The Building Official and Fire Chief shall be an ex-officio member and shall not retain voting privileges afforded to them by law, if any.

The board shall consist of five (5) members to be appointed by the City Council for a term of five (5) years excepting that when the board shall first be created one (1) member shall be appointed for a term of five (5) years, one (1) for a term of four (4) years, one (1) for a term of three (3) years, one (1) for a term of two (2) years, and one (1) for a term of one (1) year. A majority of the members of the Board of Appeals shall be persons

representing the public at large and shall not be involved in the business of purchasing or selling real estate. Members of the Board of Appeals may be removed from office by the City Council for cause upon written charges and after public hearing. Vacancies shall be filled by the City Council for the unexpired term of the member affected.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

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

First Reading: August 10, 2026
Second Reading: August 24, 2026
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-____ on the _____ day of _____ 2026.

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



City Council Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 24, 2026

Item Title: Second Reading of an Ordinance Amendment to Chapter 166 — International Swimming Pool and Spa Code

Background:

This item was discussed at the August 3, 2026, City Council Work Session Meeting. The first reading of this amendment was held on August 10, 2026.

On March 24, 2026, we received correspondence from Verisk, an ISO underwriting company, regarding our Building Code Effectiveness Grading Schedule (BCEGS) survey results. ISO completed an analysis of our adopted building codes and enforcement efforts, which resulted in a Class 09 classification for 1- and 2-family residential property, as well as a Class 09 classification for commercial and industrial property. This new classification is a regression from our previous Class 04 rating in both categories.

The primary cause for this regression is the age of the building codes currently adopted by our community. Staff has been working on these updates since the letter was received, and we are now ready to move forward.

Discussion:

The attached ordinance updates our code as discussed during the August 3, 2026, Work Session meeting.

Results:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **efficient and effective planning and prioritizing of all available resources**. This item helps achieve that vision by updating our code to current standards and thereby working to keep costs reasonable for the citizens of Independence.

Financial Consideration:

Once the new code supplement has been mailed to City Hall, fees will need to be paid to Simmering-Cory Iowa Codification. Additional publication costs will also be incurred.

Recommendation:

Staff recommends a motion to approve the second reading of an ordinance amending provisions to Chapter 166 — International Swimming Pool and Spa Code.

Staff recommends a motion to suspend 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.

Staff recommends a motion to have this ordinance, which amends provisions to Chapter 166 — International Swimming Pool and Spa Code, be placed on its final passage for adoption pursuant to Iowa Code Section 380.3 and to authorize the Mayor to sign the Ordinance. The changes will be effective upon the ordinance summary being published in the newspaper.

Attachments:

1. ORD 2026- Ch 166 International Swimming Pool and Spa Code

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS PERTAINING TO CHAPTER 166.

WHEREAS, the City Council of the City of Independence, Iowa, has deemed it necessary or desirable to enact an ordinance establishing requirements for the regulation of Swimming Pools and Spas, within the City of Independence.

WHEREAS, providing for the issuance of permits and collection of fees; therefore, providing penalties for the violation thereof; and repealing all ordinances or parts of ordinances in conflict therewith.

WHEREAS, regulating the construction, enlargement, alteration, repair, moving, removal, conversion, demolition, and maintenance of fuel gas equipment, piping, mechanisms, apparatuses, fixtures and appliances, within the City of Independence.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

SECTION 1. CHAPTER 166 MODIFIED. Chapter 166 of the Code of Ordinances of the City of Independence, Iowa, is repealed and the following adopted in lieu thereof:

CHAPTER 166
INTERNATIONAL SWIMMING POOL AND SPA CODE

166.01 ADOPTION OF CODE.

That certain document, one (1) copy of which is on file in the office of the Building Official, being marked and designated as the *International Swimming Pool and Spa code, 2024 Edition*, as published by the International Code Council, Inc., is hereby adopted as the Code of the City, for the minimum regulations for public and residential pools, spas and hot tubs using prescriptive and performance related provisions. Control of building and structures as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Building Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this chapter.

166.02 AMENDMENTS.

The following sections are hereby revised:

1. Section 101.1 – Insert “City of Independence” for [Name of Jurisdiction].
2. Sections A101.1 Scope is hereby amended by deleting Sections A101.2 Scope and replacing said sections with the following:

Section A101.2 Scope. In order to hear and decide appeals concerning the suitability of alternate materials and methods of construction and to hear and decide appeals of determinations made by the Building Official or designee or Fire Chief or designated representative concerning interpretations of the provisions of this code or the International Fire Code, there shall be and is hereby created a Board of Appeals, consisting of five members whose place of business, residence, or work is located in the City of Independence, Iowa, and who are qualified by experience and training to pass upon matters pertaining to building construction. The Building Official and Fire Chief shall be an ex-officio member and shall not retain voting privileges afforded to them by law, if any.

The board shall consist of five (5) members to be appointed by the City Council for a term of five (5) years excepting that when the board shall first be created one (1) member shall be appointed for a term of five (5) years, one (1) for a term of four (4) years, one (1) for a term of three (3) years, one (1) for a term of two (2) years, and one (1) for a term of

one (1) year. A majority of the members of the Board of Appeals shall be persons representing the public at large and shall not be involved in the business of purchasing or selling real estate. Members of the Board of Appeals may be removed from office by the City Council for cause upon written charges and after public hearing. Vacancies shall be filled by the City Council for the unexpired term of the member affected.

166.03 **SECTION 321 Wastewater Disposal**

Section 321 Wastewater Disposal is hereby amended by deleting Section 321 of the *International Swimming Pool and Spa Code, 2024 Edition*, and by replacing said sections with a new Section 321 Wastewater Disposal as follows:

321.1 Backwash water and draining water: Backwash water and draining water shall be discharged to an approved disposal system or area on the premise or shall be disposed of by other means approved by the state or local authority. Direct connection shall not be made between the end of the backwash line and the disposal system. Drains shall discharge through an air gap.

- 1. Swimming pool drainage water shall be directed away from any structure foundation.
- 2. Ponding of surface water shall be avoided.
- 3. Swimming pool drainage water shall be de-chlorinated.
Please Note: Discharge of chlorinated water to the storm water system would be a violation of the EPA Storm Water Discharge Regulations and could result in a Municipal Infraction for an illicit discharge.
- 4. Surface water shall not be discharged to any adjacent private property or Public Right-of-Way.
- 5. Surface water shall not be discharged closer than ten (10) feet from any adjacent property or Public Right-of-Way.
- 6. Surface water drainage piping shall not constitute a hazard or other nuisance.
- 7. Water flow shall be controlled to avoid excessive volume or velocity which could cause soil erosion or other possible hazards.

SECTION 2. SEVERABILITY CLAUSE. If any section, provision or part of this ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this _____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

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

First Reading: August 10, 2026
Second Reading: August 24, 2026
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-____ on the _____ day of _____ 2026.

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



City Council Memorandum

To: City Council Members

From: Susi Lampe, CMC, laCMC, laCFO, Assistant City Manager/City Clerk/Treasurer

Date of Meeting: August 24, 2026

Item Title: Public Hearing for the Proposed Rezoning Request of R-2 Residential to C-1 Commercial

Background:

This public hearing allows the public to come and speak on behalf of or against the proposed rezoning request.

Discussion:

No discussion is necessary as this item is for the Public to present comments and concerns about the proposed modifications.

Results:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **promoting and encouraging community involvement and engagement**. This item helps achieve that vision by engaging the community to express their thoughts about this topic.

Financial Consideration:

There is no financial consideration in holding the public hearing for the proposed rezoning request.

Recommendation:

Staff recommends that the Mayor hold a public hearing by stating, "Pursuant to the agenda, I will now convene a public hearing on the proposed rezoning request." After comments are heard, the Mayor must state, "I will now close the public hearing, and the City Clerk shall note all comments in the record."

Attachments:

1. Buchanan County Senior Center map
2. Buchanan County Senior Center Comment



5th St NE

5th St NE

5th St NE

5th Ave NE

6th Ave NE

4th St NE

4th St NE

4th St NE

5th Ave NE

6th Ave NE

RE: Senior Center Digital Sign

From Matt Chesmore <MChesmore@independencela.gov>

Date Wed 8/19/2026 7:58 AM

To Matthew Shannon <mattindee1@gmail.com>

Cc Susi Lampe <SLampe@independencela.gov>

Matthew,

Thank you for your interest in the rezoning application for the Senior Center.

I'll attempt to address your concerns however you may not agree with all the ordinances currently in place, the ordinances adopted by the City are the regulations we are authorized to enforce.

The rezoning of the parcel from residential to commercial is essentially a correction of the existing zoning district. We are unsure why the parcel is currently zoned residential, as, to our knowledge, the building has never been used for residential purposes, and even if it had been an apartment building, the building, as currently configured would probably have been considered a commercial use.

It is true that the proposed sign was the reason the rezoning request was brought forward. Because the parcel is currently zoned residential, a sign, if otherwise permitted, would be required to be set back 25 feet from the front property line. Rezoning the parcel to a commercial district would eliminate that setback requirement. However, the installation of the sign is not the sole reason for the rezoning request.

Regarding your concerns about the orientation, location and brightness of the proposed sign, I have not seen any plans for the sign at this time, including its proposed orientation or size, however I assume it would be orientated East/West as I also assume the sign will be a two-sided sign. What I can tell you is that the zoning regulations do contain requirements governing sign size, and in this case, only one sign will be permitted on the parcel, along 5th Ave NE. Therefore, if they choose to install an electronic sign, the existing sign will need to be removed. I've even heard suggestions that they would repurpose the existing poles for the new sign, but I cannot confirm that.

Regarding brightness, when the Planning & Zoning Commission amended the City's sign ordinance in November 2025, they considered whether to regulate light emitted from signs, as well as light from other sources such as commercial lighting. Ultimately, the Commission determined that regulating light in this manner could be difficult to administer and enforce and could also present legal concerns.

Should you want your opinion and especially any objections regarding the rezoning request to be heard at the Council meeting on August 24th, you should contact the Assistant City Manager/Clerk, Susi Lampe so she may forward them onto the Council.

I have included Susi on this email thread, so you can reply all with any statement(s) you wish to be heard.

Again thank you for contacting me with your concerns. I hope this helps clarify the City's position and the reasoning behind the rezoning request.

Please let me know if you have any additional questions.

Matt Chesmore

Building Official

City of Independence, IA | Building Department

331 1st Street E, Independence, IA 50644

319.334.4711 (Phone)

E-Mail: mchesmore@independenceia.org

www.independenceia.org

https://www.civicgov4.com/ia_independence/portal/index.php



From: Matthew Shannon <mattindee1@gmail.com>

Sent: Tuesday, August 18, 2026 1:25 PM

To: Matt Chesmore <MChesmore@independenceia.gov>

Subject: Senior Center Digital Sign

You don't often get email from mattindee1@gmail.com. [Learn why this is important](#)

Matthew,

I live at 415 5th Ave NE, directly west of the Senior Center. I received the notice regarding the proposed digital signage for the property, but I am unable to attend the hearing due to a scheduling conflict.

I would like to inquire about the direction the sign will face. I assume it will face North/South, but I wanted to confirm.

We already experience significant light disruption from the building's parking lot lights they added to the building, which shine directly into our east-facing windows. The addition of a digital sign with flashing LEDs and changing announcements is a major concern for us. A few questions:

1. If the sign faces North/South, could they potentially add a guard or baffle to the edge to block light from reaching our house? Traffic would be able to see it head on, but it would not be able to shine through the edges (if that makes sense).

2. Could the sign be turned off during the overnight hours? Or could it be where they are not using bright backgrounds? (The Lutheran Church does this well). So not have an All White background with black text for example.

Thank you for your time and assistance in clarifying this.

Thanks,

Matthew Shannon

Owner: Shannon Wrestling and Timings, LLC

Co-Owner: Indee Innovations, LLC

Independence Assistant Wrestling Coach

Independence Assistant Football Coach

Independence, Iowa

Cell: 563-608-2142

Twitter: @MJ_Shannon

Wrestling Website: www.shannonwrestlingtournaments.weebly.com

Race Results Website: www.shannoneventtimings.weebly.com



City Council Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 24, 2026

Item Title: First Reading of an Ordinance Amendment to Chapter 170 - Zoning Regulations

Background:

The City of Independence has requested to rezone a parcel that Buchanan County currently owns from R-2 residential to C-1 Commercial, to correct the current zoning district for which the use is a commercial building.

Discussion:

On August 4, 2026, the Independence Planning and Zoning Commission moved to recommend that the City Council set a public hearing at the next Council meeting to discuss the rezoning request. This recommendation was unanimously approved by a 5 yea to 0 nay vote.

Results:

The City has established priorities during strategic planning sessions. This item supports the vision from that session of **encouraging a supportive environment for businesses, workforce, and economic development**. This item helps achieve that vision by rezoning the property to correct an inconsistency of zoning districts and to allow for an electronic sign to be placed at a zero (0) foot setback.

Financial Consideration:

Once the new code supplement has been mailed to City Hall, fees will need to be paid to Simmering-Cory Iowa Codification. Additional publication costs will also be incurred.

Recommendation:

Staff recommends a motion to approve the first reading of an ordinance that amends provisions pertaining to Chapter 170 - Zoning Regulations.

Staff recommends a motion to suspend 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.

Recommendation:

Staff recommends a motion to have this ordinance, which 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. The changes will be effective upon the ordinance summary being published in the newspaper.

Attachments:

1. ORD 2026- Ch 170 Rezone Buchanan Co Senior Center

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING ORDINANCE 254-0898 OF THE CITY OF INDEPENDENCE, IOWA, BY REZONING CERTAIN PROPERTY MORE PARTICULARLY DESCRIBED IN SECTION 1 OF THIS ORDINANCE AND BY AMENDING THE OFFICIAL ZONING MAP.

BE IT ORDAINED by the City Council of Independence, Iowa:

SECTION 1. That in accordance with Ordinance 254-0898, being the "Independence Zoning Ordinance", the properties legally located at:

The North Half (N1/2) of the Following: Commencing Four (4) rods North of the Northeast corner of Lot One (1), Block Three (3) in Independence, Buchanan County Iowa, running thence West Ten (10) rods, thence North Six (6) rods to Monroe Street, thence East Ten (10) rods to Elizabeth Street, thence South Along Elizabeth Street to the place of the beginning, except Parcel E being a part of the Southeast ¼ of Section 34, Township 89 North, Range 9 West of the 5th P.M., Buchanan County, Iowa, as recorded in Plat of Survey in File No. 2005R01355.

And

Commencing 4 rods North of the Northwest corner of Block 3, in Original Plat Independence, Buchanan County, Iowa, thence North to the North line of the Southeast ¼ of the Southeast ¼ of Section 34, Township 89 North, Range 9 West of the 5th P.M.; thence East 10 rods, thence South to the North line of Rigland Street (now known as Fourth Street NE) in the City of Independence; thence West to point of beginning in the City of Independence, Buchanan County, Iowa.

As shown on the official zoning map, hereby be rezoned and changed to "C-1" Commercial.

SECTION 2. COMPLIANCE. That this Ordinance is in compliance with the updated Comprehensive Plan of the City of Independence, Iowa; adopted on December 30, 2014.

SECTION 3. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as provided by law.

SECTION 4. COSTS. That the petitioners shall be required to pay the City Clerk all costs connected with this Ordinance.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this ____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

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

First Reading: August 24, 2026
Second Reading: _____
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026-_____ on the _____ day of _____ 2026.

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

DRAFT



City Council Memorandum

To: City Council Members

From: Matt Chesmore, Building Official

Date of Meeting: August 24, 2026

Item Title: Resolution to approve a lot combination agreement for Pries Enterprises LLC

Background:

On August 4th 2026, the Planning and Zoning Commission met to discuss an application for a Lot Combination Agreement submitted by Pries Enterprises LLC. The Planning and Zoning Commission made a motion to recommend that the City Council approve the lot combination agreement with a unanimous vote of 5 yea to 0 nay. Pries Enterprises recently acquired a parcel of land to expand its business. However, the expansion would be built across a lot line, which would violate City code. This agreement resolves this issue and, by combining many other lots, addresses what could be a perceived issue, as many existing buildings are built across lot lines as well. Pries also seeks to reduce the number of tax parcels; therefore, this agreement combines several parcels into one.

Discussion:

Pries Enterprises LLC owns several parcels on which its existing operations and buildings are located, including a recently created and acquired parcel. Several of the existing buildings were constructed across existing lot lines and, as a result, are considered non-conforming structures under the City's current zoning regulations.

The proposed Lot Combination Agreement would combine the affected lots into a single tax parcel. This would align the property boundaries with the existing development and bring the parcels into compliance with the City's current zoning regulations by eliminating the lot-line conflicts associated with the existing structures.

Results:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **efficient and effective planning and prioritizing of all available resources**. This item helps achieve that vision by enabling development within the corporate borders.

Financial Consideration:

There is no significant financial consideration for this matter other than the staff's time in preparing the resolution. There will be fees for recording the agreement, but they have been budgeted for in the City's Administration budget.

Recommendation:

Staff recommends a motion to approve and authorize the Mayor to sign the resolution approving the lot combination agreement and to add the recording fees to the previously approved claims listing.

Attachments:

1. RES 2026- Lot Combination Pries
2. Agreement regarding lot combination SIGNED (Pries)
3. Warranty Deed RECORDED (LARD - Pries)

RESOLUTION NO. 2026-

**A RESOLUTION THAT APPROVES THE COMBINING OF
PARCELS 10.10.151.008, 10.10.151.020, 10.10.176.005,
10.10.176.009, 10.10.151.030, 10.10.176.011 AND FUTURE TAX
PARCEL FOR PARCEL Y, IN THE CITY OF INDEPENDENCE,
BUCHANAN COUNTY, IOWA**

WHEREAS, the City of Independence would like to correct an inconsistency of zoning districts and to resolve setback concerns for proposed improvements to be constructed on the property; and

WHEREAS, parcels 10.10.151.008, 10.10.151.020, 10.10.176.005, 10.10.176.009, 10.10.151.030, 10.10.176.011 and future tax parcel for parcel Y were never joined together through any process approved by the City of Independence; and

WHEREAS, The Planning and Zoning Commission met on August 4, 2026, and voted unanimously to recommend approval of this agreement; and

NOW, THEREFORE, Be It Resolved by the City Council of the City of Independence, Iowa, as follows:

SECTION 1. The City Council of the City of Independence, Iowa, agrees that these three parcels shall be joined in perpetuity and hereby authorizes the Mayor to sign a resolution to achieve that goal.

SECTION 2. Severability Clause. If any portion of this resolution shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the resolution as a whole or any portion not so adjudged.

SECTION 3. Repealer. All resolutions or parts of resolutions in conflict herewith are hereby repealed, to the extent of such conflict.

RESOLUTION NO. 2026- was passed and approved by a majority vote of the City Council of Independence, Iowa, on the 24th day of August 2026.

Record of Voting:

Ayes:

Nays:

Absent:

RESOLUTION NO. 2026- declared passed and adopted by the Mayor on this 24th day of August 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

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

Preparer Information: Brian C. Eddy, 2349 Jamestown Ave., Suite 4, Independence, IA 50644, Phone: (319) 334-3704

Return Document To: Brian C. Eddy, 2349 Jamestown Ave., Suite 4, Independence, IA 50644, Phone: (319) 334-3704

AGREEMENT REGARDING LOT COMBINATION

I, Jason Joyce, as General Manager of Pries Enterprises, Inc., an Iowa Corporation, am the owner of the following described property located in Buchanan County, Iowa, legally described as:

Lot 3, Larson's Industrial Subdivision, City of Independence, Buchanan County, Iowa, except the West 60 feet thereof; And Parcel D as described in Plat of Survey in File No. 1998R00758; and Parcel F as described in Plat of Survey in File No. 2001R00209; all in the West ½ of Section 10; and Parcel O in the Southeast ¼ of the Northwest ¼ of Section 10, as described in Plat of Survey in File No. 2019R00112; and Parcel X in the Northwest ¼ of Section 10, as described in Plat of Survey in File No. 2021R01573; and Parcel Y in the Southeast ¼ of the Northwest ¼ of Section 10, as described in Plat of Survey in File No. 2026R02168 all in Township 88 North, Range 9 West of the 5th P.M., Buchanan County, Iowa. (the "Property").

***The Auditor is hereby requested to combine Parcel No. 1010151008, 1010151020, 1010176005, 1010176009, 1010151030, 1010176011 and future tax parcel for Parcel Y into one tax parcel.**

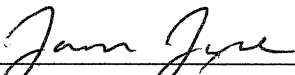
The purpose of this Agreement is to set forth my understanding and agreement to bind the Property made up of more than one platted lot, together as one, to agree to at no time to transfer one lot without the other, in recognition of the fact that to do so would be violative of the Independence, Iowa Code of Ordinances, and to further acknowledge my understanding and Agreement is irrevocable and shall run with the land, binding on my heirs, transferees, and successors in interest.

The City Council of the City of Independence approved this agreement by Resolution _____ on the _____ day of _____, 2026, in lieu of requiring Pries Enterprises, Inc. to obtain a survey officially combining said lots to one parcel, as a means of resolving setback concerns for proposed improvements to be constructed on the Property, over the shared lot line of the lots described above.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: August 10, 2026

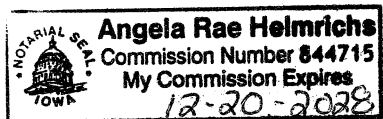
Pries Enterprises, Inc.



Jason Joyce, General Manager

STATE OF IOWA, COUNTY OF BUCHANAN:

This instrument was acknowledged before me on this 10 day of August, 2026, by Jason Joyce, as General Manager of Pries Enterprises, Inc., an Iowa Corporation.





Notary Public

Number: 2026R02372
BK: PG:
Recorded: 8/6/2026 at 4:01:47.0 PM
County Recording Fee: \$17.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$20.00
Revenue Tax: \$799.20
Michelle Mangrich RECORDER
Buchanan County, Iowa

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)
Recorder's Cover Sheet

Preparer Information: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, IA 50644, Phone: 319-334-3704

Taxpayer Information: Pries Enterprises, Inc., 701 17th Street SE, Independence, IA 50644

Return Document To: Brian C. Eddy of Roberts & Eddy, P.C., 2349 Jamestown Ave, Suite 4, Independence, Iowa 50644

Grantors: LARD, LLC

Grantees: Pries Enterprises, Inc.

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
(CORPORATE/BUSINESS ENTITY GRANTOR)

For the consideration of One Dollar(s) and other valuable consideration, LARD, LLC, a limited liability company organized and existing under the laws of Iowa, does hereby Convey to Pries Enterprises, Inc., a corporation organized and existing under the laws of Iowa, the following described real estate in Buchanan County, Iowa:

Parcel Y in the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 88 North, Range 9 West of the 5th P.M., Buchanan County, Iowa, as described in Plat of Survey in File No. 2026R02168.

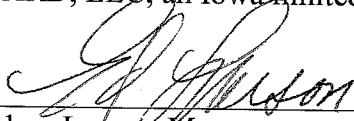
***There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.**

The grantor hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: August 6, 2026.

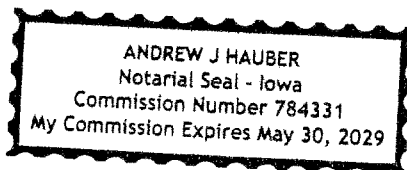
LARD, LLC, an Iowa limited liability company

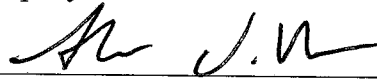


Edgar Larson, Manager

STATE OF IOWA, COUNTY OF BUCHANAN

This record was acknowledged before me on August 6, 2026, by Edgar Larson, as Manager of LARD, LLC an Iowa limited liability company.





Signature of Notary Public



City Council Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 24, 2026

Item Title: Resolution to approve the Geotechnical Engineering Proposal for the Wastewater Treatment Plant Modifications Project

Background:

We are moving forward with the Wastewater Treatment Plant Modifications Project. As part of this comprehensive project, we require professional geotechnical work, specifically construction testing and inspection services. In accordance with our procedures, proposals were carefully reviewed and considered for this phase of the project.

Discussion:

Strand Associates received proposals from two firms to provide the necessary part-time construction testing, field observations, and laboratory analysis. Strand's summary is attached for the Council's review.

The comprehensive details of the scope of work for TEAM Services can be found in their attached proposal. Staff have determined that TEAM Services' bid is fully responsive to our project plans and specifications and represents the lowest responsible bid received. Engaging their qualified engineering technicians for these testing services will provide us with written reports and online access to test data, ensuring our infrastructure upgrades are executed correctly and reliably.

Results:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **supporting and enhancing City infrastructure**. This item helps achieve that vision by guaranteeing that the materials and construction methods used in our Wastewater Treatment Plant modifications meet all required engineering standards and project specifications.

Financial Consideration:

The estimated cost for the geotechnical engineering proposal is \$67,956.00. This total is based on estimated hours and units; the final settlement will be calculated based on the actual final quantities of work performed and the unit prices established in the agreement. This item is included and planned for in the overall Project Costs.

Recommendation:

Staff recommends a motion to approve and authorize the Mayor to sign the resolution approving the Geotechnical Engineering Proposal from Team Services for the Wastewater Treatment Plant Modifications Project.

Attachments:

1. Summary of Geotechnical Proposals to City on 2026.08.19
2. RES 2026- Geotech Engineering WWTP
3. 58-1573.1 Strand -Lake Team Services

August 12, 2026

Geotechnical Engineering Proposal Summary
Wastewater Treatment Plant (WWTP) Modifications Project

Strand Associates prepared a request for proposal (RFP) for concrete and soils testing during the construction phase of the WWTP Modifications Project. The RFP was sent to three geotechnical engineers including:

- 1) Allender Butzke Engineers Inc. of Urbandale, IA
- 2) Team Services Inc. of Evansdale, IA
- 3) Terracon Consultants Inc. of Cedar Falls, IA

Allender Butzke declined to submit a proposal. The proposals from Team Services and Terracon are generally summarized in the table below.

	Allender Butzke	Team Services	Terracon
Estimated Fee	Declined to Propose	\$67,956	\$104,000

RESOLUTION NO. 2026-

**A RESOLUTION APPROVING THE GEOTECHNICAL
ENGINEERING PROPOSAL WITH TEAM SERVICES FOR THE
WASTEWATER TREATMENT PLANT MODIFICATIONS
PROJECT**

WHEREAS, pursuant to notice duly posted in the manner and form prescribed by resolution of the City Council of the City of Independence, Iowa, and as required by law, bids and proposals were received by this Council for the Wastewater Treatment Plant Modifications Project (the “Project”); and

WHEREAS, all of the said bids and proposals have been carefully considered, and it is necessary and advisable that provision be made for the award of the Geotechnical Work, part of the Project, but not previously awarded;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Independence, Iowa, as follows:

Section 1. The bid for the Geotechnical Work, part of the Project, submitted by the following contractor is fully responsive to the plans and specifications for the Project, is heretofore approved by the City Council, and is the lowest responsible bid received, such bid being as follows:

<u>Name and Address of Contractor</u>	<u>Amount of Bid</u>
<u>Team Services</u>	<u>\$67,956.00</u>
<u>717 SE 6th Street</u>	
<u>Des Moines, IA 50309</u>	

Section 2. The contract for this Geotechnical Work, part of the Project, is hereby awarded to such contractor at the total estimated cost set out above, the final settlement to be made on the basis of the unit prices therein set out and the actual final quantities.

Section 3. The City Manager and City Clerk are hereby authorized and ordered to enter into a written contract with said contractor for this Geotechnical Work, part of the Project, said contract not to be binding until approved by resolution of this City Council.

Section 4. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

BE IT HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDEPENDENCE, BUCHANAN COUNTY, IOWA, that the Council met on Monday, August 24, 2026, at 5:30 p.m. in City Hall and by majority vote approved a Resolution authorizing and approving the Geotechnical Engineering Proposal with Team Services for the Wastewater Treatment Plant Modifications Project; within the City of Independence, Buchanan County, Iowa.

RESOLUTION NO. 2026- was passed and approved by a majority vote of the City Council of Independence, Iowa, on the 24th day of August 2026.

Record of Voting:

Ayes:

Nays:

Abstain:

RESOLUTION NO. 2026- declared passed and adopted by the Mayor on this 24th day of August 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

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

DRAFT

August 13, 2026

Strand Associates Inc
910 West Wingra Drive
Madison WI 53715

TEAM Services

Geotechnical & Material Consultants

A2LA Testing Lab Cert 576.01 (Des Moines)
Validated by the U.S. Army Corps of Engineers

Attn: Bradley Lake PE

Email: bradley.lake@strand.com

PROPOSAL FOR SERVICES

**Re: Construction Testing & Inspection Services
WWTP Modifications
Independence IA
Proposal No. 58-1573.1**

Thank you for giving us the opportunity to provide you with a scope of services and fee estimate for this project. We can provide these services from our Evansdale office.

Qualified engineering technicians will be assigned to do the laboratory and field testing along with the observation services. These services would be done on a part-time basis with scheduling by a representative of your firm.

Written reports of tests and inspection results will be submitted promptly to your attention; report copies can be provided to a report distribution list that you specify. You can also be provided online access to your project test data and invoicing information and receive concrete, density, and asphalt reports by email as soon as they are approved. By communicating test results through email, your concerns and input can be responded to within hours.

With our accreditations and certifications, you can rest assured that you will receive high quality, reliable services when you entrust your projects to us.

Estimating of actual costs for our field services can be difficult due to factors, such as scheduling and weather conditions, which are out of our control. Whenever possible, sample pick-up will be incorporated into concrete or soil observation trips. Our fee will be based on the actual quantity of work performed in accordance with the attached fee schedule. Invoices will be submitted regularly. The following scope and fees are based on the information available and our experience with similar projects. This proposal does not include applicable sales tax unless specifically itemized. If requested, a more accurate scope could be produced when the construction schedule and other relevant factors are known.

	Observations/tests to be performed	No. of Visits	Hours / visit	Total # units	\$ Unit rates	Extension
1.	Services of Project Engineer - Analysis/Report			17 hours	\$152.00	\$2,584.00
2.	Coordination & Project Management			50 hours	\$86.00	\$4,300.00
3.	• Sample Pickup	12	1.5	18 hours	\$77.00	\$1,386.00
4.	• Field Testing of Excavation/Foundation Bearing Surfaces	26	2	52 hours	\$77.00	\$4,004.00
5.	• Field Testing of Compacted Subgrade/Granular Subbase	32	2	64 hours	\$77.00	\$4,928.00
6.	• Field Testing of Compacted Fill/Backfill/Trench Backfill	38	2	76 hours	\$77.00	\$5,852.00
7.	• Services of AWS CWI Welding Inspector - Field Testing of Welds and High Strength Bolts	6	3	18 hours	\$125.00	\$2,250.00
8.	• Field Observation of Subgrade Proofroll/Observation of Subgrade Stabilization	8	2	16 hours	\$77.00	\$1,232.00
9.	• Field Observation and Testing of Reinforced Steel/Cast-in-Place Concrete	64	3	192 hours	\$77.00	\$14,784.00
10.	• Field Testing of Concrete Paving/Site Concrete Testing	14	2.5	35 hours	\$77.00	\$2,695.00
11.	Concrete Cylinder Compressive Strength Tests, including Molds			312 tests	\$27.00	\$8,424.00
12.	Atterberg Limits Test ASTM D4318			4 tests	\$124.00	\$496.00
13.	Standard Proctor (ASTM D-698)			6 tests	\$180.00	\$1,080.00
14.	Transportation Charges, Private Car or Company Vehicle			9600 miles	\$1.43	\$13,728.00
15.	Project Setup Fee			1 each	\$213.00	\$213.00

ESTIMATED FEE FOR ABOVE SCOPE \$67,956.00

Increase hourly rate by 1.5 for Saturday or regular days before 7 a.m. and after 5 p.m.

Increase hourly rate by 2.0 for Sunday or holiday work.

Increase hourly rate by 1.5 for deposition and 2.0 for courtroom testimony.

Divide direct cost by 0.85 for subcontracting services.

Minimum 2.5 hours for all site visits.

Minimum 0.5 hours for engineering time.

Please note our attached general terms and conditions. These should be considered a part of our contract for services. Should you find that this proposal meets your needs, please sign in the space provided below and return a signed copy to us. If you have any questions regarding this proposal, please do not hesitate to contact us. We appreciate the opportunity to be of service.

Sincerely,
TEAM Services

(es) Cory Denham
Construction Marketing Manager

Attachments: General Terms and Conditions

ACCEPTANCE

BY: _____ FOR: _____ DATE: _____
(Name of Individual) (Name of Firm)

TEAM SERVICES TERMS AND CONDITIONS

PAYMENT TERMS _ Payment is due upon receipt of our invoice. If payment is not received within thirty days from the invoice date, Client agrees to pay a finance charge on the principal amount of the past due account of one and one_half percent per month. If one and one_half percent per month exceeds the maximum allowed by law, the charge shall automatically be reduced to the maximum legally allowable. Client agrees to pay all costs associated with collection of overdue invoices, including reasonable attorney's fees.

In the event Client requests termination of the services prior to completion, a termination charge in an amount not to exceed thirty per cent of all charges incurred through the date services are stopped plus any shutdown costs may, at the discretion of TEAM Services be made. If during the execution of the services, TEAM Services is required to stop operations as a result of changes in the scope of services such as requests by the Client or requirements of third parties, additional charges will be applicable.

INSURANCE _ TEAM Services maintains Workers' Compensation and Employer's Liability Insurance in conformance with applicable state law. In addition, we maintain Comprehensive General Liability Insurance and Automobile Liability Insurance with limits of \$1,000,000/\$1,000,000, Professional Liability Insurance in the amount of \$2,000,000 (per claim & aggregate), and Pollution Liability Insurance in the amount of \$1,000,000. A certificate of insurance can be supplied evidencing such coverage which contains a clause providing that ten days written notice be given prior to cancellation. Cost of the above coverage is included in our quoted fees. If additional coverage or increased limits of liability are required, TEAM Services will endeavor to obtain the requested insurance and charge separately for costs associated with additional coverage or increased limits.

STANDARD OF CARE _ The only warranty or guarantee made by TEAM Services in connection with the services performed hereunder, is that we will use that degree of care and skill ordinarily exercised under similar conditions by reputable members of our profession practicing in the same or similar locality. No other warranty, expressed or implied, is made or intended by our proposal for consulting services or by our furnishing oral or written reports. Unless specified by the client in writing, the client agrees to a "Simple Acceptance" as a decision rule, i.e. the tolerance and/or results will not be evaluated by any measurement uncertainty when deciding in/out of tolerance, complies (yes/no) or meets/does not meet project specifications noted on any test report.

LIMITATION OF LIABILITY _ Client agrees that TEAM Services' liability of any damage on account of any error, omission or other professional negligence will be limited to a sum not to exceed \$50,000 or TEAM Services fee, whichever is greater. If client prefers to have higher limits on professional liability TEAM Services agrees to increase the limits up to a maximum of \$1,000,000 upon Client's written request at the time of accepting our proposal provided that Client agrees to Pay an additional consideration of two percent of our total fee, or \$200, whichever is greater. The additional charge for the higher liability limits is because of the greater risk assumed and is not strictly a charge for additional professional liability insurance.

SAMPLING OR TESTING LOCATION _ The fees included in this proposal do not include costs associated with surveying of the site or the accurate horizontal and vertical locations of tests. Field tests or boring locations described in TEAM Services' report or shown on sketches are based on specific information furnished by others or estimates made in the field by our technicians. Such dimensions, depths or elevations should be considered as approximations unless otherwise stated in the report.

RIGHT OF ENTRY _ Unless otherwise agreed, Client will furnish right of entry on the property for us to make the planned borings, surveys, tests, and/or explorations. We will take reasonable precautions to minimize damage to the property caused by our operations, but we have not included in our fee the cost of restoration of damage which may result. If Client desires us to restore the property to its former condition, we will accomplish this and add the cost to our fee.

DAMAGE TO EXISTING MANMADE OBJECTS _ It shall be the responsibility of the Client or his duly authorized representative to disclose the presence and accurate location of all hidden or obscure man_made objects relative to field tests or boring locations. TEAM Services' field personnel are trained to recognize clearly identifiable stakes or markings in the field and without special written instructions to initiate field testing drilling and/or sampling within a reasonable distance of each designated location. If TEAM Services is cautioned, advised or given data in writing that reveal the presence or potential presence of underground or overground obstructions, such as utilities, TEAM Services will give special instructions to its field personnel. As evidenced by Client's acceptance of this proposal, Client agrees to indemnify and save harmless from all claims, suits, losses, personal injuries, death and property liability resulting from unusual subsurface conditions or damages to subsurface structures, owned by Client or third parties, occurring in the performance of the proposed services, whose presence and exact locations were not revealed to TEAM Services in writing, and to reimburse TEAM Services for expenses in connection with any such claims or suits, including reasonable attorney's fees.

SAMPLE DISPOSAL AGREEMENT _ Unless otherwise requested, test specimens or samples will be disposed of immediately upon completion of tests and drilling samples or other specimens will be disposed of 60 days after submission of our report. Upon written request, TEAM Services will retain test specimens or drilling samples for a mutually acceptable storage charge and period of time.

OWNERSHIP OF DOCUMENTS _ All documents, including, but not limited to, drawings, specifications, reports, boring logs, field notes, laboratory test data, calculations and estimates, prepared by TEAM Services are instruments of service pursuant to this Agreement, shall be the sole property of TEAM Services. Client agrees that all documents of any nature furnished to Client or Client's agents or designees, if not paid for, will be returned upon demand and will not be used by Client for any purpose whatsoever. Client further agrees that under no circumstances shall any documents produced by, pursuant to this Agreement, be used at any location or for any project not expressly provided for in this Agreement without the written permission of TEAM Services. At the request and expense of Client, TEAM Services will provide Client with copies of documents created in the performance of the work for a period not exceeding five years following submission of the report contemplated by this Agreement.

SAFETY _ Should TEAM Services provide periodic observations or monitoring services at the job site during construction, Client agrees that in accordance with generally accepted construction practices, the contractor will be solely and completely responsible for working conditions on the job site, including safety of all persons and property during the performance of the work and compliance with OSHA regulations, and that these requirements will apply continuously and not be limited to normal working hours. Any monitoring of the contractor's procedures conducted by TEAM Services is not intended to include review of the adequacy of the contractor's safety measures in, on, adjacent to, or near the construction site.

SITE VISITS _ Client agrees that TEAM Services will not be expected to make exhaustive or continuous on-site inspections but that periodic observations appropriate to the construction stage shall be performed. It is further agreed that TEAM Services will not assume responsibility for the contractor's means, methods, techniques, sequences or procedures of construction, and it is understood that field services provided by TEAM Services will not relieve the contractor of his responsibilities for performing the work in accordance with the plans and specifications. The words "supervision," "inspection," or "control" are used to mean periodic observation of the work and the conducting of tests by TEAM Services to verify substantial compliance with the plans, specifications and design concepts. Continuous inspections by our employees does not mean that TEAM Services is observing placement of all materials. Full_time inspections mean that an employee of TEAM Services has been assigned for eight_hour days during regular business hours.

GOVERNING LAW _ This agreement shall be governed in all respects by the laws of the State of Iowa.

The documents accompanying this transmission contain confidential information belonging to the sender which is legally privileged. The information is intended only for the use of the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on or regarding the contents of this transmitted information is strictly prohibited. If you have received this transmission in error, please immediately notify us by telephone to arrange for return of the original documents to us.

SCOPE OF ACCREDITATION TO ISO/IEC 17025:2005

TEAM SERVICES, INC.

717 SE 6th Street

Des Moines, IA 50309

Jeff Roberts Phone: 515 282 8818

Valid To: April 30, 2027

Certificate Number: 0576.01

In recognition of the successful completion of the A2LA evaluation process, accreditation is granted to this laboratory for:

CONSTRUCTION MATERIALS ENGINEERING

ASTM: C1077 (concrete), D3666 (bituminous), D3740 (soils), E329 (construction materials), E543 (NDT)

CONSTRUCTION MATERIALS TESTING

Concrete:

ASTM:	C31*	C39	C42	C78*	C138*	C143*	C172*	C173*	C174
	C192	C231*	C293	C617	C805*	C1064*	C1231	C1260	C1567
	E1155								

Cement:

ASTM: C109 (Compression only)

Masonry:

ASTM: C140 C780* (Annex 1 and 7) C1019* C1314

Aggregates:

ASTM:	C29	C40	C70	C88	C117	C123	C127	C131	C136
	C142	C535	C566	C702	D75*	D2419	D4791	D5821	
AASHTO:	T304								

Soils:

ASTM:	D421	D7928	D698	D1140	D1556*	D1557	D1883	D2166	
	D2216	D2419	D2434	D2435	D2487	D2488*	D3080	D2850	D4253
	D4254	D5084	D5856	D4318	D4643	D4718	D4767	D6938*	

Bituminous:

ASTM:	D75	D979*	D2041	D2726	D2950*	D3203
	D3549*	D3665	D4867	D6307	D6925	D5444
AASHTO:	TP4					

Steel NDT: E165 E1444

Field: AWS, D1.1, Visual Welder Inspection AISC 360 RCSC Fabrication & Erection - Visual & Bolting

Fireproofing:

ASTM: E605 E736

*This laboratory performs field testing activities for these tests.

* This laboratory meets A2LA R104 -General Requirements: Accreditation of Field Testing and Field Calibration Laboratories for these tests or calibrations

(A2LA Cert. No. 0576.01) 2/9/21

Page 1 of 1

Proposal No. 58-1573.1 August 13, 2026



DEPARTMENT OF THE ARMY

ENGINEER RESEARCH AND DEVELOPMENT CENTER, CORPS OF ENGINEERS
 GEOTECHNICAL AND STRUCTURES LABORATORY
 WATERWAYS EXPERIMENT STATION, 3909 HALLS FERRY ROAD
 VICKSBURG, MISSISSIPPI 39180-6199Y

November 18, 2024

Reply to the attention of:

Concrete and Materials Branch

TEAM Services, Inc.	ISG-TEAM, Inc.
717 S E. 6th Street	4722 S 135th St.
Des Moines, IA 50309	Omaha, NE 68137

An inspection of required records, equipment, procedures, facilities, and final reports, its proficiency to perform testing of construction materials, as established by the quality standards of AASHTO R 18 guidance and the requirements of the applicable ASTM standards.

All methods listed on this certificate of validation will expire on 10/15/2026.

Aggregate Tests: ASTM D75, C117, C127, C128, C131, C136, C535, C702, C1077 and C1260.

Bituminous Tests: ASTM D140, D2041, D2726, D3203, D3666, D5444, D6926, D6927 and D6927.

Concrete Tests: C31, C39, C78, C138, C143, C172, C173, C231, C1064, C470, C511, C1077 and C1231.

Masonry, Mortar & Grout Tests: ASTM C780, C1019 and C1093

Soil Tests: ASTM D421, D422, D698, D1556, D1557, D1883, D2168, D2216, D2487, D3740, D4253, D4254, D4318, D4643, D5084 and D6938.

We will add your laboratory to the list of commercial laboratories qualified to conduct material tests for the U.S. Army Corps of Engineers; see the MTC page at <http://gsl.erd.c.usace.army.mil/SL/MTC>.

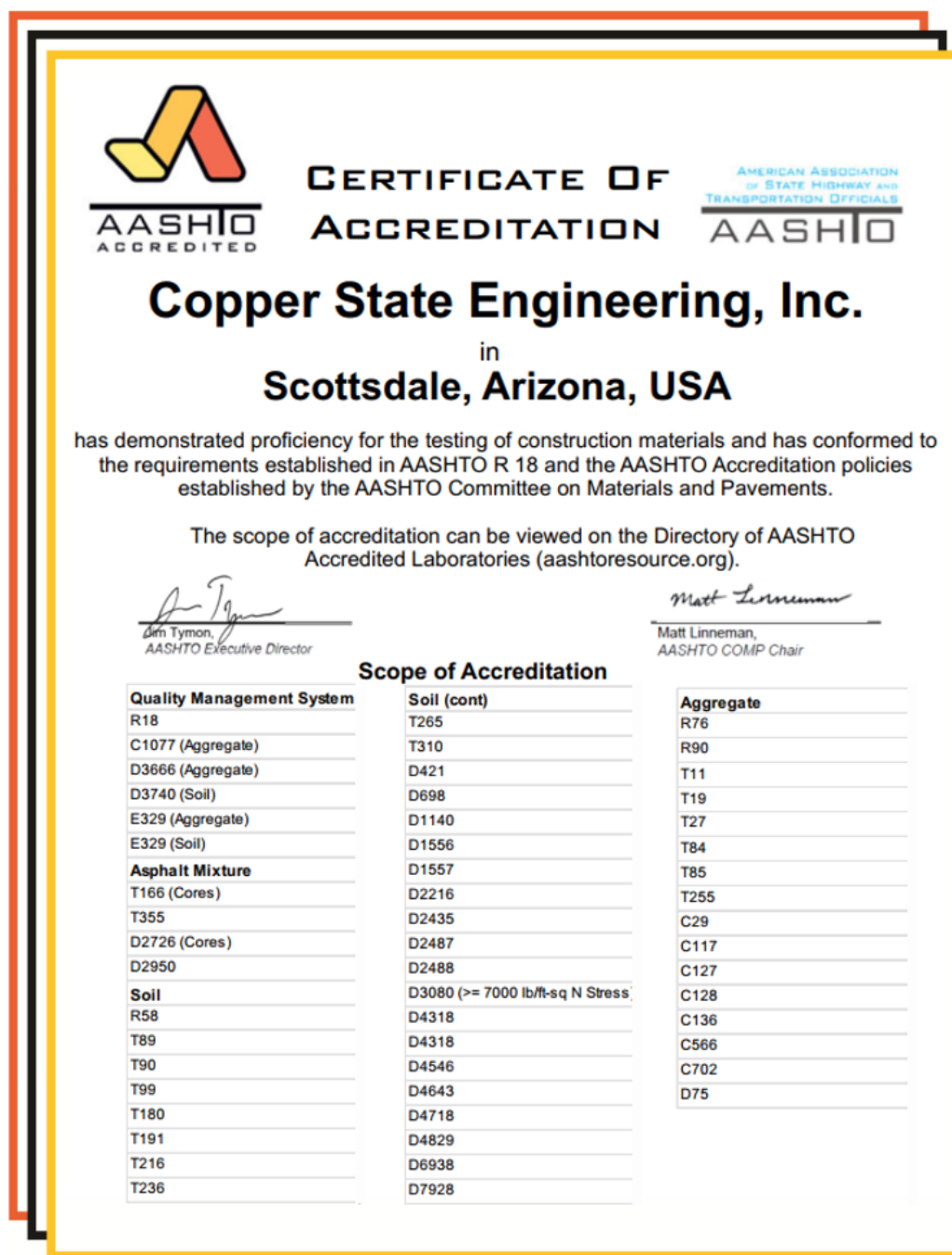
All Corps offices will be notified of this decision and will have the opportunity to use your services. TEAM Services, Inc., Des Moines, IA will remain on our list of laboratories qualified to conduct material tests until **October 11, 2024** two (2) years from the date of the inspection.

Individual location Certificates available upon request.

Copy Furnished:
 Doug Comer / Louisville District
 Louis Richardson / Omaha District

Sincerely,

Alfred B. Crawley, PE
 Director
 Materials Testing Center





AGGREGATE

Aggregate-T11-AASHTO-No200 Wash Sieve for Mineral Aggregates
Aggregate-T27-AASHTO-Sieve Analysis of Aggregates
Aggregate-C29-Unit Weight and Voids in Aggregate
Aggregate-T84-AASHTO-Specific Gravity and Absorption of Fine Agg
Aggregate-T85-AASHTO-Specific Gravity and Absorption of Course Agg
Aggregate-T255-Total Evaporable Moisture Content of Aggregate by Drying

BITUMINOUS

Bituminous-T166-AASHTO-Bulk SG Using SSD (Cores)
Bituminous-D2726-Bulk Specific Gravity and Density
Bituminous-D2950-Density of Bituminous Concrete in Place by Nuclear Methods

SOILS

Soils-T99-AASHTO-Moisture-Density Relations ---- 55 lb Hammer / 12-inch drop
Soils-T180-AASHTO-Moisture-Density Relations---- 10 lb Hammer / 18-inch drop
Soils-E329-Standard Specification for Agencies Engaged in Construction Inspection, Testing, or Special, Inspection
Soils-D1140-Material Finer than 75 um (No 200) Sieve
Soils-D1556-Density & Unit Weight by Sand Cone
Soils-D2435-One-Dimensional Consolidation Properties
Soils-D2487-Classification of Soils
Soils-D2488-Description & Identification of Soils (Visual-Manual Procedure)
Soils-D3080-Direct Shear Testing in Consolidated Drained Conditions
Soils-D3740-Soil and Rock Testing Standards (Quality Standard)
Soils-D4546-One-Dimensional Swell or Settlement Potential
Soils-D4643-Determination of Water Content of Soil by Microwave Oven
Soils-D4718-Correction of Unit Weight and Water Content for Soils Containing Oversize Particles
Soils-D4829-Expansion Index of Soils
Soils-D6938-Density and Water Content by Shallow Depth Nuclear Method
Soils-D7928-Fine Grain Distribution with Hydrometer



City Council Memorandum

To: City Council Members

From: Matthew R. Schmitz, MPA, City Manager

Date of Meeting: August 24, 2026

Item Title: Airport Electrical Vault Building Lease

Background:

The City owns and manages the Independence Municipal Airport (KIIB), which includes various structures available for aviation use. The Vault Building, which is considered a hangar and is subject to related rules and regulations, is currently designated for lease. Merritt Jones has proposed entering into a 12-month lease agreement for this space. Under the terms of the agreement, the premises are to be used exclusively for aircraft storage and related aviation services.

Discussion:

By executing this lease, we ensure that our airport facilities remain active and properly regulated. The agreement strictly outlines that the lessee must adhere to all Independence Municipal Airport rules, FAA regulations, state laws, and local ordinances. To protect our municipal interests, the lessee is required to maintain liability insurance with a minimum limit of \$1,000,000, explicitly naming the City of Independence as an additional insured. The agreement also limits subletting, specifying that the space cannot be assigned or sublet to anyone other than the Independence Flying Club without prior written consent from the City. This approach aligns with our strategic goals of responsible municipal facility management and risk mitigation.

Results:

The City has established priorities during strategic planning sessions. This item supports the Vision from that session of **supporting and enhancing City infrastructure** and **encouraging a supportive environment for economic development**. This item helps achieve that vision by actively utilizing our airport assets to generate reliable revenue while ensuring they are maintained by accountable tenants.

Financial Consideration:

The proposed lease agreement establishes a monthly rent of \$325.00, which is payable in advance on the first day of each month. Over the 12-month term, this will generate \$3,900.00 in rental revenue for our community. Additionally, the lessee is entirely responsible for all propane usage during the lease term and must return the provided propane tank at a minimum 80% fill capacity upon the termination of the lease.

Recommendation:

Staff recommends a motion to authorize the City Manager to execute the attached lease.

Attachments:

1. Merritt Jones Valt Hanger 2026



VAULT BUILDING HANGER LEASE AGREEMENT

Independence Municipal Airport (KIIB)

This Lease Agreement ("Agreement") is made and entered into this ____ day of _____, 2026, by and between the **City of Independence, Iowa** ("City") and Merrit Jones ("Lessee").

1. Leased Premises

The City hereby leases to Lessee the following properties (collectively, the "Premises") located at the Independence Municipal Airport:

- **The Vault Building** (Considered a "Hangar", subject to rules and regulations related to Hangars and Hangar use.)

The Premises shall be used exclusively for providing aircraft storage and related aviation services.

2. Lease Term

The term of this Agreement shall be for **Twelve (12) months**, commencing on _____, 2026, and ending on _____, 2027, unless terminated earlier in accordance with the provisions of this Agreement.

3. Rent, Utilities, and Fees

- **Monthly Rent:** Lessee shall pay the City a total monthly rent of **Three Hundred Twenty-Five Dollars (\$325.00)**.
- **Payment Due Date:** All rent payments are due in advance on the first day of each month. All payments must be received on or before the due date.

- **Late Fees:** If rent is not received by the 5th day of the month, a late fee of \$50.00 shall be assessed, with additional sums of \$50.00 assessed for each partial five (5) day increment thereafter. (If paid between the 6th and 10th, an additional late fee will be applied in the amount of \$50.00; if paid on the 11th, an additional late fee of \$50.00 will be due and payable, etc.)
 - **Utilities:** In addition to rent, Lessee is responsible for the payment of **all propane usage** during the lease term. The propane tank, which is provided at lease commencement with an 80% fill level, must be returned with a fill level of at least 80% capacity upon termination of the lease. By executing this lease agreement, the parties agree that the propane tank was full to 80% or greater at the commencement of the lease term.
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4. Termination

Either party may terminate this lease upon 30 days' written notice, said termination then occurring on the 1st of the following month. If terminated early, Lessor shall refund any prepaid full months of unused rent beyond the notice period.

5. Default and Remedies

- **Default:** A default shall occur if the Lessee fails to pay rent when due or fails to comply with any other term or condition of this Agreement.
 - **Notice to Cure:** In the event of a default, the City shall provide the Lessee with written notice specifying the nature of the default. The notice will state that this Agreement shall be terminated unless the Lessee remedies the default(s) within the 30-day period immediately following service of the Notice.
 - **Termination:** If the Lessee fails to remedy the default within the specified period, the City may, at its option, terminate this Agreement and require the Lessee to peacefully vacate the Premises without delay and without causing damage.
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6. Insurance Requirements

Lessee shall procure and maintain at its own expense the following insurance coverage for the duration of this Agreement:

- **Liability Insurance:** With a minimum limit of \$1,000,000 to cover loss or damage to aircraft and their contents in the Lessee's care, custody, or control.
 - **Additional Insured:** The **City of Independence shall be named as an additional insured** on all required policies. Certificates of insurance must be provided to the City prior to occupancy and must be kept current throughout the lease term.
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7. Use of Premises and Airport Rules

- **Compliance:** Lessee, its employees, agents, and subcontractors must comply with all Independence Municipal Airport rules, regulations, and policies, as well as all applicable FAA regulations, state laws, and local ordinances.
 - **Prohibited Acts:**
 - Fueling or running aircraft engines inside the hangar is strictly prohibited.
 - No fuel storage is permitted inside the hangar. Fueling must be conducted outside using approved containers and transfer devices.
 - **Hangar Doors:** Hangar doors must be kept closed when not in active use.
 - **Parking:** Automobile parking inside the hangar is permitted only when the Lessee is away for an extended period, with proof of current automobile insurance must be provided to the City upon request.
 - **Trash Disposal:** The Premises must be kept clean, tidy, and free of flammable materials and trash. Trash may be disposed of in the designated dumpster near the terminal building.
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8. Maintenance, Repairs, and Alterations

- **Lessee's Responsibilities:** Lessee shall keep the Premises in a clean, safe, and professional condition at all times. Lessee is responsible for promptly clearing snow from the hangar door to the edge of the taxiway. The City will plow snow within approximately five feet of the hangar door.
 - **City's Responsibilities:** The City shall be responsible for maintaining the structure of the Premises, provided that any damage caused by the negligence or actions of the Lessee, its employees, or agents shall be repaired at the Lessee's sole expense.
 - **Reporting:** Lessee must promptly report any building maintenance issues to the Airport Director.
 - **Alterations and Improvements:** Lessee shall not make any additions or improvements to the Premises without prior written approval from the City. Any approved alterations must not interfere with airport operations.
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9. Oversight and Access

- **Oversight:** The Airport Director reserves the right to conduct periodic visits to ensure compliance with this Agreement.
 - **Locks:** Only airport-issued locks may be used on the hangar.
 - **City's Right of Entry:** The City reserves the right to enter the Premises at reasonable times and upon reasonable notice to conduct inspections, perform maintenance, or respond to emergencies.
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10. Assignment and Subletting

Lessee shall not assign this Agreement or sublet the Premises, in whole or in part, to anyone other than the Independence Flying Club, without the prior written consent of the City, which may be withheld in the sole discretion of the City. Lessee shall not assign, transfer, sublease, license, or otherwise permit the use or occupancy of the Premises, in whole or in part, to any person or entity other than a member of the Flying Club. Any assignment, transfer, sublease, license, occupancy, or use by any other person or entity is prohibited unless the City provides prior written consent.

11. Damage or Destruction

If the Premises become unusable due to fire or other casualty not caused by the Lessee, and the City chooses to repair the damage, rent shall be abated during the repair period. If the damage is caused by the Lessee, or if the City elects not to repair, rent shall not abate, and this Agreement shall terminate.

12. Subordination and Airport Operations

- **Airport Development:** The City reserves the right to further develop, improve, or modify the airport facilities without interference from the Lessee.
 - **Governmental Use:** This Lease is subordinate to any agreement between the City and the U.S. Government for military or national emergency use of the airport.
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13. Liability and Indemnification

Lessee agrees to defend, indemnify, and hold harmless the City of Independence, its officials, employees, and agents from and against any and all claims, losses, damages, or liabilities arising from the Lessee's occupancy or use of the Premises.

14. Security Gate Use

Gate #1 is restricted to airport equipment or large vehicles and requires authorization from the Airport Director for use. All tenants shall use **Gate #2** and must ensure it is closed before leaving the area.

15. Entire Agreement

This document contains the entire agreement and understanding between the parties. Any amendment or modification must be in a written document signed by both parties.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

CITY OF INDEPENDENCE, IOWA

By: _____

City Manager

Date: _____

LESSEE

By: _____

Name & Title: _____

Date: _____