

The Independence City Council met in regular session in the council chambers at 5:30 p.m., on Tuesday, May 26, 2026.

Mayor Bleichner asked for a moment of silence in honor of and respect for Joe Olsen.

#### OPENING/ROLL CALL

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

This meeting was available for public attendance. The meeting was also broadcast on the local access channel, YouTube, and Facebook.

#### APPROVE THE AGENDA

Motion by Council Member Mayner, second by Council Member Weber to approve the agenda as presented for the regular meeting held May 26, 2026. Ayes: All.

#### CONSENT AGENDA

Motion by Council Member Mayner, second by Council Member O'Loughlin to accept and approve the consent agenda that approves the following: a) The minutes of the May 11, 2026, Regular Meeting. b) Old Rush Park Tavern Class C retail alcohol license renewal with a tentative effective date of May 30, 2026, to May 29, 2027. Ayes: All.

#### FINANCIALS

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

ACCESS SYSTEMS LEASING	EQUIP CONTRACT-ALL	\$1,746.98
ADP	PAYROLL SVCS	\$120,061.65
AMAZON CAPITAL SERVICES	SUPPLIES-L	\$1,623.45
ASSURITY LIFE INSURANCE CO	ASSUR CRIT ILL	\$586.64
B3 BREW, LLC	TIF REBATE-CH	\$200.35
BANK IOWA	2022 GO BOND PAYMENT	\$146,655.50
BEAM INSURANCE ADMIN LLC	VSP/BEAM BENEFIT	\$527.62
BLACKSTONE PUBLISHING	SUPPLIES-L	\$165.55
BLAKE HAYWARD	REIMB-F	\$574.20
BOOK FARM LLC	BOOKS-L	\$977.30
BRODART CO	BOOKS-L	\$1,027.86
BRUENING ROCK	ROAD ROCK-W,ST	\$629.31
BUCHANAN COUNTY RECORDER	FEES-CH	\$17.00
BUCHANAN COUNTY HEALTH CENTER	AMB SVC-AMB	\$11,726.35
BUCHANAN COUNTY EXTENSION OFFI	PROGRAMMING-L	\$20.00
BURCO SALES	VEH REPAIR-PR	\$90.00
CARD SERVICES-LIBRARY	MISC EXP-L	\$335.27
CARD SERVICES-VISA	MISC EXP-W,F	\$3,888.41
CASEY'S MARKETING COMPANY	TIF REBATE-CH	\$17,177.38
CEDAR BEND HUMANE SOCIETY	SERVICES-AC	\$418.00
CENGAGE LEARNING	BOOKS-L	\$57.80
CENTER POINT LARGE PRINT	BOOKS-L	\$204.19
CESI HOLDINGS L.L.C.	TIF REBATE-CH	\$5,222.97
CITY LAUNDERING CO. INC	BLDG MAINT-PD	\$92.81
CNH INDUSTRIAL ACCOUNTS	EQUIP-ST,W	\$1,689.50
COLE'S ACE HARDWARE	SUPPLIES-PR,F,L	\$87.12
CRULL, KELLY	PROGRAMMING-L	\$100.00
CURLY, NICK	TOURNEY FEES-PR	\$275.00
CY & CHARLEY'S FIRESTONE INC	VEH REPAIR-PD	\$204.10
DELL MARKETING, LP	DUES-ALL	\$520.50
DELTA DENTAL OF IOWA	DENTAL BENEFIT	\$4,377.50
DEMCO	SUPPLIES-L	\$311.28

D & K PRODUCTS	SUPPLIES-PR	\$648.75
DO ART PRODUCTIONS LLC	PROGRAMMING-L	\$495.00
EAST-CENTRAL IOWA R.E.C.	UTILITIES-A,PR,ST,CH,W	\$2,628.39
ELECTRIC PUMP INC	EQUIP REPAIR-W	\$46,091.03
EMPLOYEE BENEFIT SYSTEMS	SAFE-T REQUEST	\$5,736.97
FAHR BEVERAGE, INC.	SUPPLIES-PR	\$350.05
FAREWAY STORES INC	SUPPLIES-PR	\$718.10
FELD FIRE	SUPPLIES-F	\$25,560.00
FISH WINDOW CLEANING	BLDG MAINT-L	\$939.00
FLR SANDERS	SERVICES-PR	\$4,791.88
GEATER MANUFACTURING	TIF REBATE-CH	\$6,274.38
GROUT MUSEUM DISTRICT	PROGRAMMING-L	\$393.40
HY-VEE ACCOUNTS RECEIVABLE	SUPPLIES-PR	\$186.37
IA LEAGUE OF CITIES	DUES-CH	\$135.00
INCREDIBLEBATS, INC	PROGRAMMING-L	\$450.00
INDEPENDENCE LIGHT & POWER	UTILITIES-ALL	\$27,610.86
INDEPENDENCE CONSTRUCTION, INC	TIF REBATE-CH	\$8,745.63
INDEPENDENCE CELEBRATIONS COMM	FY26H/M CONTRIB-CH	\$12,698.58
INGRAM LIBRARY SERVICES	BOOKS-L	\$1,972.79
IOWA DEPARTMENT OF REVENUE	SALES TAX-PR,W	\$9,914.26
JPZ PRODUCTS, LLC	SERVICES-F	\$3,722.02
J & R SUPPLY INC	EQUIP-W	\$1,946.00
KANOPY, INC	SOFTWARE-L	\$2,000.00
KIRKWOOD COMMUNITY COLLEGE	TRAINING-F	\$20.00
KROMMINGA MOTORS INC.	VEH REPAIR-A	\$3.96
LEGALSHIELD	LEGAL/ID BENEFIT	\$174.55
LIBRARICA LLC	SERVICES-L	\$461.85
LYNCH DALLAS, PC	LEGAL SVC-CH	\$9,290.50
MANATTS, INC.	SERVICES-SW	\$1,009.50
MARTIN GARDNER ARCHITECTURE	SERVICES-F	\$2,344.50
MIDAMERICAN ENERGY COMPANY	UTILITIES-W,ST,PR,CH,PD,L	\$619.73
MIDWEST JANITORIAL SERVICE	BLDG MAINT-L	\$1,635.00
MONTICELLO PARKS AND RECREATIO	TOURNEY FEE-PR	\$50.00
MYERS POLARIS	VEH REPAIR-F	\$546.47
NATIONAL MISSISSIPPI RIVER MUS	PROGRAMMING-L	\$311.80
NOA MARTING GYMNASTICS LLC	TIF REBATE-CH	\$13,893.08
OFFICE TOWNE INC.	SUPPLIES-PD	\$65.57
OUR STORAGE UNITS LLC	TIF REBATE-CH	\$30,505.59
PEPSI-COLA GEN. BOT. IN	SUPPLIES-PR	\$1,548.04
PERMA-BOUND	BOOKS-L	\$870.74
PRIES ENTERPRISES, INC.	TIF REBATE-CH	\$86,354.60
PURCHASE POWER	POSTAGE-ALL	\$264.99
RIVER PALACE HOLDINGS INC	GRANT MATCH-CH	\$22,021.80
ROBISON REPTILES	PROGRAMMING-L	\$380.00
RYDELL AUTO GROUP	TIF REBATE-CH	\$58,367.18
SIGNS & MORE LLC	SERVICES-PR	\$1,050.08
SIMMERING-CORY IA CODIFICATION	CODE UPDATE-CH	\$769.00
S&K COLLECTIBLES	MISC EXP-A,W	\$44.13
SKOGMAN HOMES	TIF REBATE-CH	\$27,253.20
STATE STREET BANK & TRUST CO	RETIRE BENEFIT	\$7,341.83
STATE FARM	BENEFITS-CH,ST,W	\$32.72
STEVE GEE CONSTRUCTION, INC.	TIF REBATE-CH	\$20,688.47
STOREY KENWORTHY - MATT PARROT	SUPPLIES-L	\$174.60
STRAND ASSOCIATES	SERVICES-W	\$38,490.00
STRICTLY ROOFING INC	SUPPLIES-ST	\$16.47
TASC	MISC EXP-CH	\$2,250.78
THOMAS NISSEN	PROGRAMMING-L	\$450.00
TURBO TECHNOLOGIES INC	EQUIP-W	\$9,028.72

UMB BANK NA	BOND FEE-CH	\$600.00
USA BLUE BOOK	CHEMICALS-W	\$1,003.85
US CELLULAR	PHONE-W	\$46.40
WAPSIE VALLEY CREAMERY	TIF REBATE-CH	\$68,244.80
WELLMARK BCBS	HEALTH BENEFIT	\$46,831.23

**CLAIMS TOTAL \$940,655.78;** General Fund \$128,078.12; Library \$28,251.16; Hotel-Motel \$12,698.58; Streets Dept-Road Use \$17,500.55; Employee Benefits \$45,508.96; Tax Increment Finance \$342,927.63; Economic Development \$22,021.80; Debt Service \$147,255.50; Cap Outlay Savings/LOST \$33,803.90; Water Fund \$64,222.75; Sewer Utility Fund \$50,869.73; WWTP Rehab Project \$38,490.00; Storm Water \$3,290.13; Self Insurance \$5,736.97.

**REVENUES MONTH TO DATE TOTAL \$750,265.46;** General Fund \$275,374.61; Library \$34,934.92; Street Department-Road Use \$80,764.66; Employee Benefits \$42,358.84; Tax Increment Finance \$26,693.78; Debt Service \$69,697.38; Debt-Special Assessment \$1,169.44; Water Fund \$54,531.28; Water Revenue Bond \$7,737.91; Sewer Utility \$113,424.65; Sewer SRF Sinking Fund \$7,928.41; Storm Water \$8,427.68; Self Insurance \$26,630.47; Self Insurance-Enterprise \$591.43.

The May 2026 budgeted monthly transfers 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 third and final reading of an ordinance that amends provisions pertaining to Chapter 170 – Zoning Regulations, and to authorize the Mayor to sign the ordinance, seconded by Council Member Mayner. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, Mayner, O’Loughlin, Appleby, and Weber.

**Ordinance adopted and upon approval by Mayor assigned No. 2026-635 in the Official Book of Ordinances.**

Mayor Bleichner stated, pursuant to the agenda, he will now convene a public hearing for the proposal to sell real property located at 204 3<sup>rd</sup> Street NE. Mayor Bleichner stated two bids were received but would be discussed at the next agenda item. City Clerk Lampe stated no comments were received. Mayor Bleichner closed the public hearing and stated City Clerk Lampe will note all comments in the record.

### RESOLUTIONS

Council Member O’Loughlin made a motion to approve and authorize the Mayor to sign the resolution awarding the bid and authorizing the sale of 204 3<sup>rd</sup> Street NE to Jared Donnelly for a purchase price of \$5,000, seconded by Council Member Mayner. Mayor Bleichner stated two bids were received. One was for \$4,500 and the other was for \$5,000, which belonged to Jared Donnelly. Mr. Donnelly’s intention is to use the property for the 2027-2028 building trades project. Council Member Hanna said that at one time it was stated the lot was too small to be built on and Council would need to give approval first. She asked if that permission was happening now or no.? City Manager Schmitz stated right now Council is just approving the sale of the property. Mr. Donnelly will need to come back to get the approval to build a small home on the lot at a future date. Mayor Bleichner reviewed the timeline Mr. Donnelly provided with his bid. City Manager Schmitz stated he reached out to Mr. Donnelly for clarification on his plans for the garage. He also stated that there is more work to be done at future Council meetings regarding the lot. The roll being called the following Council Members voted: Ayes: Moore, Prusator, Mayner, O’Loughlin, Weber, and Hanna. Nays: Appleby.

**Resolution adopted and upon approval by Mayor assigned No. 2026-48 in the Official Book of Resolutions.**

Council Member O’Loughlin made a motion to approve and authorize the Mayor to sign the resolution that amends the Fiscal Year 2026 budget, seconded by Council Member Hanna. The roll being called the following Council Members voted: Ayes: Prusator, Mayner, O’Loughlin, Appleby, Weber, Hanna, and Moore.

**Resolution adopted and upon approval by Mayor assigned No. 2026-49 in the Official Book of Resolutions.**

Council Member Mayner made a motion to approve and authorize the Mayor to sign the resolution approving the lot combination agreement for StealGard, Inc., and to add the recording fees to the previously approved claims listing, seconded by Council Member Weber. The roll being called the following Council Members voted: Ayes: Mayner, O’Loughlin, Appleby, Weber, Hanna, Moore, and Prusator.

**Resolution adopted and upon approval by Mayor assigned No. 2026-50 in the Official Book of Resolutions.**

**OTHER BUSINESS**

Council Member Weber made a motion to approve the Commercial Restoration Rehab Grant Application with Wapsie Realty in the amount of \$9,043.61 for the property at 119 1<sup>st</sup> Street East, seconded by Council Member Hanna. The roll being called the following Council Members voted: Ayes: O’Loughlin, Appleby, Weber, Hanna, Moore, Prusator, and Mayner.

Council Member Weber made a motion to approve the Commercial Restoration Rehab Grant Application with Wapsie Realty in the amount of \$7,265.39 for the property at 121 1<sup>st</sup> Street East, seconded by Council Member O’Loughlin. The roll being called the following Council Members voted: Ayes: Appleby, Weber, Hanna, Moore, Prusator, Mayner, and O’Loughlin.


**REPORTS**

The following comments were heard from Council and Staff: Council Member Hanna had to leave at 5:42 for an emergency. O’Loughlin – He is glad to be participating in the Chamber golf event a week from this Friday. City Manager – Visitation for Joe Olsen will be on Sunday, May 31<sup>st</sup> from 2 – 5 pm at Reiff Center and the service is Monday, June 1<sup>st</sup> at 11 am. He had noted that Joe had reached out to him when he first came to Independence to introduce himself even though he was not involved in the interview process. Joe did a lot for the City and never wanted any recognition for his work. Mayor – The primary election is June 2<sup>nd</sup>, and the Auditor’s office is doing early voting. For the primary election, a registered voter can change how he or she votes when he or she registers to vote that day. If a person is not registered to vote, he or she can register that same day as long as he or she has the proper documentation.


**ADJOURNMENT**

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

Whereupon Mayor Bleichner declared the meeting adjourned at 5:46 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