

Public Notice
INDEPENDENCE LIGHT & POWER
MINUTES OF REGULAR BOARD MEETING
July 24, 2025
Call to Order: The regular monthly meeting of the Board of Trustees of Independence Light & Power was called to order at 9:33 a.m. on July 24, 2025 in the administrative office building. Chairman Lance Fricke presided. Present at the meeting via audio/video or in person were Trustees, Amber Hunt, Mike Lenius and Jerry Stelter. Absent: Michelle Burke. Also, present were Kevin Sidles, Ryan Decker, Sara Wilson and Jody Dobson. Votes were unanimous unless indicated otherwise.
Consent Agenda: Inclusive of the minutes of the June 26, 2025 regular meeting, Bills #45792, 45822-45879; electronic payments #8805154-5191; and direct deposit advice #9906737-6758; Month end and operations reports were approved with a motion by Lenius, second by Hunt.
Business Conducted: 1) Sidles requested an amendment to the agenda to include under New Business: Authorization and approval of a Confidentiality Agreement regarding electric transmission planning and construction and critical energy infrastructure. 2) No public requests or comments were made. 3) Wilson reported that the three-year engagement with Baker Tilly has concluded, and requests for proposals have been distributed for audit years ending 2025 through 2027. Upcoming updates to NorthStar are scheduled for August, featuring a new customer service interface. Staff training sessions are planned for July 24 and August 6, 2025. The garbage collection transition has been successfully completed without any billing issues. Postage rates have increased again; however, savings have been achieved using the bulk mail permit. 4) Sidles reported that line crews have been replacing poles on the SW side of town that were identified during our annual pole inspections. Crews continue to replace fused cutouts as part of our ongoing system improvement plan. Two new SCADA controlled capacitor banks were installed on circuits 21E and 10E. An outage on July 23, 2025, affected 52 customers for two and half hours due to a lightning strike to overhead equipment. 5) Old Business – None. 6) New Business – 2024 Financial Audit Report presented by Jodi Dobson, Baker Tilly. 7) The next regular Board Meeting is scheduled for Thursday, August 28th, 2025, at 9:00 a.m. 8) An upcoming meeting is scheduled for Thursday, September 25, 2025, at 9:00 a.m. 9) Hunt moved to go into closed session at 9:40 a.m. pursuant to Iowa Code Sections 21.5(1)(a), 388.9(1), and 21.5(1)(k), to review or discuss records which are required or authorized by state or federal law to be kept confidential; to discuss proprietary information and information required by a noncustomer contracting party to be kept confidential pursuant to a nondisclosure agreement which relates to electric transmission planning and construction and critical energy infrastructure; and to discuss information contained in records in the custody of a governmental body that are confidential records pursuant to section 22.7, subsection 50; second by Stelter. ILP back into regular session at 9:44 a.m. 10) Motion by Hunt to authorize and approve the Confidentiality Agreement by and between IPPA, MRES, NIMECA, SIMECA and such cities, municipal electric utilities, joint-action agencies, and/or electric power agencies which are, or in the future become, a signatory to the Agreement, regarding electric transmission planning and construction and

Public Notice
July 21, 2025
The Buchanan County Board of Supervisors met in regular session at 9:00 a.m. on Monday, July 21, 2025. Present: Keith Wieland, John Kurtz and Dawn Vogel.
The Pledge of Allegiance was recited.
Motion by Wieland second by Vogel to approve the agenda as presented. All in favor motion carried.
Motion by Wieland second by Vogel to approve minutes of July 14, 2025, regular meeting. All in favor motion carried.
Motion by Vogel second Wieland to approve employee claims filed with the County Auditor for \$1,879.60. All in favor motion carried.
Motion by Vogel second by Wieland to approve monthly report Recorder's Office. All in favor motion carried.
Motion by Wieland second by Vogel to place on file the following manure management plans: O'Connor West Finisher, Middlefield Township, Section 26. All in favor motion carried.

Auditor Wilgenbusch presented information to set public hearings for zoning requests. Motion by Vogel second by Wieland to set the public hearings by resolution. All in favor motion carried.
RESOLUTION 25-55
AND NOTICE OF PUBLIC HEARING
ZONING ORDINANCE AMENDMENT NO. 25-A-10
BUCHANAN COUNTY, IOWA

The rezoning of property located Fairbank Township, Section 28, 3.5 acres +/- from "A-1" Agricultural to "A-2" Agricultural.
BE IT ORDAINED:
That Section IV of the Buchanan County, Iowa, Zoning Ordinance be amended to reflect the zoning change on the official zoning maps as follows:
Legal Description
The West 10 acres of the South 51 rods of the Southeast 1/4 of the Northwest 1/4 of Section Twenty-eight, Township 90 North, Range 10 West of the 5th P.M. Buchanan County, Iowa.
The Buchanan County Board of Supervisors will hold a public hearing on the aforementioned amendment 9:10 a.m. on August 11, 2025, in the Supervisors' Chambers of the Buchanan County Courthouse, Independence, Iowa.
Passed this 21st day of July 2025.

RESOLUTION 25-56
AND NOTICE OF PUBLIC HEARING
ZONING ORDINANCE AMENDMENT NO. 25-R-11
BUCHANAN COUNTY, IOWA

The rezoning of property located in Perry Township, Section 14, 2 acres +/- from "A-1" Agricultural to "R-1 Residential".
BE IT ORDAINED:
That Section IV of the Buchanan County, Iowa, Zoning Ordinance be amended to reflect the zoning change on the official zoning maps as follows:
Legal Description
All that part of the West Quarter (W ¼) of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) lying North of the Wapsipinicon River, and all that part of the Northeast Quarter (NE¼) of the Northeast Quarter (NE ¼) lying South of the Highway, all in Section Fourteen (14), Township Eighty-nine(89) North, Range Ten (10) West of the 5th P.M. in Buchanan County, Iowa; the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Eleven (11), and the Northwest Quarter (NW¼) of the Northeast Quarter (NE ¼) of Section Fourteen (14), and all that part of the West

Public Notice

The Independence City Council met in regular session in the council chambers at 5:30 p.m., on Mon., Jul. 28, 2025. Mayor Bleichner opened the meeting by calling the meeting to order with Council Members Weber, Hanna, Moore, Mayner, Prusator, O'Loughlin, and Jensen in attendance. This meeting was available for public attendance. The meeting was also broadcast on the local access channel, YouTube, and Facebook. Prusator/Weber to approve the agenda as presented for the regular meeting held Jul. 28, 2025. Ayes: All. Mayor Bleichner presented a plaque to Lucynda (Cindy) McCaule for her 40+ years of service with the City of Independence. O'Loughlin/Mayner to accept and approve the consent agenda that approves the following: a) The minutes of the Jul. 14, 2025, Regular Meeting. b) Independence Chamber of Commerce Special Class C Retail Alcohol License application with outdoor service with a tentative effective date of Aug. 13, 2025, through Aug. 17, 2025. Ayes: All. O'Loughlin/Moore to approve the following bills for payment. Ayes: All.
ACCESS SYSTEMS LEASING EQUIP CONTRACT-ALL \$1,634.00
ACCO CHEMICALS-PR \$5,273.54
ACE HARDWARE SUPPLIES-PR \$176.61
ADP PAYROLL CHECKS \$142,126.29
ADVANCE AUTO PARTS SUPPLIES-PD \$8.66
AIR SVCS INC SERVICES-F \$295.14
ALTORFER INC EQUIP MAINT-W \$9,111.00
AMAZON CAPITAL SVCS SUPPLIES-CH,F,L,PD,W \$2,337.83
ASPRO INC SERVICES-W \$2,147.10
ASSURITY LIFE INSURANCE INSURANCE BENEFIT \$491.10
BAFEL CORP MISC EXP-A \$17,841.99
BAKER & TAYLOR ENTERTAIN BOOKS-L \$859.28
BASEPOINT BUILDING AUTO BLDG MAINT-CH \$262.00
BEAM INSURANCE ADMIN LLC VSP-BEAM PRETAX \$488.19
BERGMAN, AYDEN UMPIRE-PR \$360.00
BLACKSTONE PUBLISHING SUPPLIES-L \$429.97
BODENSTEINER IMPLEMENT VEH REPAIR-A \$92.61
BRODART CO SUPPLIES-L \$1,580.00
BRUENING ROCK MATERIALS-W \$4,516.64
BUCHANAN CO AUDITOR DISPATCH-PD \$103,226.50
BUCHANAN CO ECONOMIC DUES-CH \$17,585.60
BUCHANAN CO HEALTH CTR AMB SVC-CH \$11,496.42
BULS, JANET L SERVICES-PR \$533.25
BURCO SALES EQUIP-PR \$168.60
CARD SERVICES-LIBRARY MISC EXP-L \$505.76
CARD SERVICES-VISA MISC EXP-PD,CH \$4,381.84
CENTER POINT LARGE PRINT SUPPLIES-L \$116.08
CITY LAUNDERING BLDG MAINT-PD \$178.80
CMBA ARCHITECTS SERVICES-PR \$5,100.00
CORNELL, TRISTAN UMPIRE-PR \$360.00
CY & CHARLEY'S SERVICES-PD,ST \$770.23
D & K PRODUCTS CHEMICALS-PR \$547.50
DANKO EMERGENCY EQUIP EQUIP-F \$109.58
DECKER SPORTING GOODS SUPPLIES-PR \$436.00
DEIKE IMPLEMENT CO EQUIP-PR \$27,794.00
DELTA DENTAL OF IA DENTAL INSURANCE \$4,054.88
DEMCO SUPPLIES-L \$161.71
DIAMOND VOGEL PAINTS SUPPLIES-ST \$248.00
DUNLAP MOTORS INC VEH MAINT-W \$67.91
EAST-CENTRAL IA R.E.C. UTILITY-A,PR,ST,W,CH \$2,346.94
EPIC CLEAN, LLC BLDG MAINT-L \$1,400.00
ESCHEN'S CLOTHING UNIFORM-PR,W \$895.33
FAHR BEVERAGE INC SUPPLIES-PR \$202.25
FAREWAY STORES INC SUPPLIES-PR \$1,490.15
FERGUSON ENTERPRISES LLC SUPPLIES-W \$1,593.42
GALLS INC UNIFORM-PD \$33.59
GENERAL TRAFFIC CONTROLS EQUIP MAINT-ST \$240.00
HANSEN, WILL UMPIRE-PR \$360.00
HAWKINS, INC. CHEMICALS-W \$20.00

critical energy infrastructure, and to authorize and direct the Chairperson and Secretary to execute and deliver the Confidentiality Agreement; second by Lenius. 11) Lenius moved to go into closed session at 9:46 a.m. to discuss personnel, Iowa Code 21.5(i); second by Stelter. ILP back into regular session at 10:02 a.m. 12) The meeting was adjourned at 10:03 a.m. with a motion by Stelter.
Lance Fricke, Chairperson
Mike Lenius, Secretary/Treasurer
Date Approved
June Vendor Report

Vendor	Description	Amount
Consolidated Energy - 6005165	Gas Usage	2,142.25
Imbc Inc	Marketing	300.00
Independence Light & Power	Svc Chrgs	562.10
Office Towne, Inc	Line Supplies	223.94
Petty Cash	Replenish Petty Cash	94.38
Roberts & Eddy, P.c.	Legal Svc	75.00
Signs & More	Ee Uniforms	165.90
Star Equipment, Ltd	Veh Exp	509.56
Superior Welding Supply Co	Plant Maint	590.10
Cole's Ace Hardware	Plant Maint/Substn Oper	289.81
Fareway Stores, Inc	Office/Plant/Line	155.70
John Deere Financial	Svc/Veh Exp	73.00
Napa Auto Parts	Veh Exp	66.60
Vern's True Value	Ohd Oper/Line	68.99
Aflac	Insurance	96.53
Colonial Insurance	Insurance	887.58
Geater Machining And Manufacturing	Efficiency Incentive	8,000.00
Oelwein Publishing Co	Pub Chrgs	141.60
Office Towne, Inc	Office/Line Supplies	106.51
Pdcm Insurance	Safety Training	300.00
Professional Computer Solutions Llc	Host Fees	269.00
Remington Ressler	Powerline Scholarship	500.00
Tristar Benefit Admin	Admin Fees	80.00
United States Post Office	Po Box Fee	154.00
Visa Card Services	Cust Svc/Admin Exp	189.34
Bankiowa	Cap Imp	43,333.00
Carl Brown	Credit Refund	17.96
Cecily Corkery	Credit Refund	8.66
Christian Dorsey	Credit Refund	28.35
Jacob Doudney	Credit Refund	222.51
Madeline/William Fettkether/Haynes	Credit Refund	70.62
Dehona/Christian Fuller/Kafer	Credit Refund	57.55
Burnell Haven	Credit Refund	11.79
Independence Telecommunication	Salaries - Office	3,333.70
Office Towne, Inc	Office Supplies	137.01
Print Express	Cust Svc Rec	688.60
S & K Collectibles	Sh Chrgs	38.76
Superior Welding Supply Co	Plant Maint	49.98
Amanda Whitaker	Credit Refund	33.97
Eric Bailly	Cell Phone Reimb	54.00
Ryan Christianson	Cell Phone Reimb	54.00

Ten (10) acres of the Southeast Quarter (SE ¼) of the Northeast Quarter (NE¼) and of the East Thirly (30) acres of the Southwest Quarter (SW¼) of the Northeast Quarter (NE¼) of Section Fourteen (14) lying North of the Wapsipinicon River, all in Township Eighty Nine (89) North, Range Ten (10) West of the 5th P.M. in Buchanan County, Iowa; and the Southeast Quarter (SE¼) of the Southwest Quarter (SW¼) of Section Eleven (11) and all of the Northeast Quarter (NE¼) of the Northwest Quarter (NW¼) of Section Fourteen (14) lying North of the Highway, all in Township Eighty Nine (89) North, Range Ten (10) West of the 5th P.M. in Buchanan County, Iowa
The Buchanan County Board of Supervisors will hold a public hearing on the aforementioned amendment 9:15 a.m. on August 11, 2025, in the Supervisors' Chambers of the Buchanan County Courthouse, Independence, Iowa.
Passed this 21st day of July 2025.

RESOLUTION 25-57
AND NOTICE OF PUBLIC HEARING
ZONING ORDINANCE AMENDMENT NO. 25-R-12
BUCHANAN COUNTY, IOWA

The rezoning of property located in Jefferson Township, Section 30, rezone 1.68 acres +/- from "A-1" Agricultural to "R-3 Residential".
BE IT ORDAINED:
That Section IV of the Buchanan County, Iowa, Zoning Ordinance be amended to reflect the zoning change on the official zoning maps as follows:
Legal Description
That part of the East½ of the Northwest 1/4 of Section 14, Township 89 North, Range 10 West of the 5th P.M. in Buchanan County, Iowa, situated and lying between the center of the Wapsipinicon River on the South and the center of the highway on the North, except Parcel "A", as described in Plat of Survey recorded in Book 548, Page 545; and except parcels "D" and "E" as described in Plat of Survey recorded in File No. 1996R01503.
The Buchanan County Board of Supervisors will hold a public hearing on the aforementioned amendment 9:25 a.m. on August 11, 2025, in the Supervisors' Chambers of the Buchanan County Courthouse, Independence, Iowa.
Passed this 21st day of July 2025.

RESOLUTION 25-58
AND NOTICE OF PUBLIC HEARING
ZONING ORDINANCE AMENDMENT NO. 25-R-13
BUCHANAN COUNTY, IOWA

The rezoning of property located in Perry Township, Section 2 rezone .62 acres +/- from "A-1" Agricultural to "R-3" Residential
BE IT ORDAINED:
That Section IV of the Buchanan County, Iowa, Zoning Ordinance be amended to reflect the zoning change on the official zoning maps as follows:
Legal Description
All that part of the Northwest 1/4 of the Southwest 1/4 lying South of the public highway; and the West 20 acres of the Southwest 1/4 of the Southwest 1/4; all in Section 2, Township 89 North, Range 10 West of the 5th P.M., Buchanan County, Iowa.
The Buchanan County Board of Supervisors will hold a public hearing on the aforementioned amendment 9:25 a.m. on August 11, 2025, in the Supervisors' Chambers of the Buchanan County Courthouse, Independence, Iowa.
Passed this 21st day of July 2025.

RESOLUTION 25-59
AND NOTICE OF PUBLIC HEARING

HOGAN, BRADY UMPIRE-PR \$60.00
HUPKE, BEN UMPIRE-PR \$375.00
HYDRITE CHEMICAL CO CHEMICALS-W \$1,849.24
HY-VEE ACCTING SERVICES-PD \$2,825.50
HY-VEE SUPPLIES-PR \$317.57
INDEP LIGHT & POWE UTILITIES-ALL \$108,380.77
INDEPPLUMBING HEA SERVICES-PR \$674.51
INDEP ROTARY CLUB DUES-L \$157.00
INRCOG DUES-CH \$3,274.56
J&R SUPPLY INC SUPPLIES-W \$11,913.00
JACOBS, MORGAN REIMBURSE-W \$150.97
JOHN DEERE FINANCIAL SUPPLIES-ST,PR,W,A \$759.97
KAY PARK REC CORP SUPPLIES-PR \$2,063.40
KILER, CHASE UMPIRE-PR \$110.00
KILER, KARL UMPIRE-PR \$110.00
KLUESNER CONSTRUCTION INC SERVICES-G \$600.00
KOBILNSKA, BOBBY UMPIRE-PR \$525.00
LEGALSHIELD LEGAL/ID BENEFIT \$161.62
LYNCH DALLAS, PC LEGAL EXP-CH \$2,296.80
MAIN, TIMOTHY E SERVICES-PR \$1,031.25
MANATT'S INC CEMENT-W \$2,083.13
MAVERICK POWERSPORTS EQUIP-PR \$34,904.00
MIDAMERICAN ENERGY UTILITY-CH,L,PD,PR,ST,W \$3,675.39
MIDWEST SAFETY COUNSELORS SERVICES-W \$265.00
MOODY'S INVESTORS SVC SERVICES-CH \$14,500.00
MORONEY, CREIGHTON SERVICES-ST \$1,850.00
MSA PROFESSIONAL SVCS SERVICES-W \$13,500.00
MYERS POLARIS VEH REPAIR-W \$196.49
MYERS-COX CO CONCESSIONS-PR \$2,631.84
NAPA AUTO PARTS SUPPLIES-PR,ST,W,F,A \$508.59
OFFICE EXPRESS SUPPLIES-ALL \$873.77
OFFICE TOWNE INC SUPPLIES-W,PR \$340.25
ONE COMMUNITY CONSTRUCT HOME REHAB-CH \$10,000.00
OVERDRIVE INC. DUES-L \$1,755.36
P&N CORP FUEL PROFITS-A \$69.15
PECK, KEENAN UMPIRE-PR \$60.00
PECK, KYLE UMPIRE-PR \$360.00
PENWORTHY COMPANY BOOKS-L \$332.40
PEPSI-COLA SUPPLIES-PR \$2,160.16
PERMA-BOUND BOOKS-L \$73.05
PORTZEN CONSTRUCTION, INC EQUIP REPAIR-PR \$700.66
PRINT EXPRESS SUPPLIES-PR \$137.48
PURCHASE POWER POSTAGE-CH,W \$929.99
RACOM CORP EQUIP MAINT-PD \$10,449.25
RJS WELDING LLC VEH REPAIR-PR \$225.00
RYDELL AUTO GROUP VEH MAINT-PD \$33.14
S&K COLLECTIBLES SHIPPING-W \$15.85
SCHIMBERG CO SUPPLIES-W \$1,506.58
SENSOURCE DUES-L \$228.00
SPAHN & ROSE SUPPLIES-W \$28.68
STAR EQUIP, LTD EQUIPMENT-W \$56,783.70
STATE FARM BENEFIT-CH,ST,W \$33.72
STATE HYGIENIC LAB SERVICES-PR \$14.50
STATE STREET BANK & TRUST ICMA RC BENEFIT \$5,481.17
STOREY KENWORTHY SUPPLIES-L \$229.67
STRAND ASSOCIATES SERVICES-W \$200.00
TASC FLEX MEDICAL \$1,384.73
THE LIFEGUARD STORE INC. SUPPLIES-PR \$2,217.00
TRUE VALUE HARDWARE SUPPLIES-PR,F \$134.42
TUTTON, TIMMY UMPIRE-PR \$360.00
TWO ZERO SPORTS APPAREL SUPPLIES-PR \$175.00
USA BLUE BOOK SUPPLIES-W \$479.62
UTILITY SVC CO., INC. SERVICES-W \$264,444.00
VERIZON WIRELESS PHONE-F \$7.02
WALMART SUPPLIES-W,PR,ST,PD \$727.47

David Gissel Cell Phone Reimb 54.00
Pacific Life Deferred Comp 980.00
Craig Price Cell Phone Reimb 54.00
Michael Schmitz Cell Phone Reimb 54.00
Kevin Sidles Cell Phone Reimb 67.50
Tim Tudor Cell Phone Reimb 54.00
Sara Wilson Cell Phone Reimb 27.00
Madison National Life Insurance 104.30
Brittany Corkery Credit Refunds 87.70
Indep Light & Power Leef Program Deposit 4,258.09
Bankiowa Ach Xfr - City/Ilpt 194,100.88
City Of Independence In Lieu Of Tax 13,000.00
Office Towne, Inc Line Supplies 30.00
Independence Telecommunication Wo#2025-08 396.90
Payment Service Network, Inc Cust Svc - Online 3,000.99
Payment Service Network, Inc Cust Svc - Online 96.23
Waste Management Plant Svc 236.14
Konika Minolta Business Solutions Bizhub Svc 53.91
Tristar Benefit Admin Partial Self Fund 171.60
Tristar Benefit Admin Partial Self Fund 259.34
Fica/Fwt Eft-Ach Fwt Pr 8,829.26
Wellmark Bcbs Insurance 1,071.20
Midamerican Energy Natural Gas 46.86
Midamerican Energy Natural Gas 43.46
Sales Tax --Ach Sales/No Use Tax 10,981.02
Wellmark Bcbs Insurance 15,788.16
Tristar Benefit Admin Partial Self Fund 505.68
Stuart C. Irby Co Safety Supplies 513.20
Infosend, Inc Cust Svc Rec - Statements 1,931.21
Atefc Industries, Inc. Safety Supplies 716.31
Baker Tilly Us Lip Audit - 2024 4,150.00
Central Mn Municipal Power Agcy Capx2020 - 2nd Circuit 4,873.89
Fletcher-Reinhardt Company Inventory 5,264.40
Iowa One Call Loc Svc 65.25
Power Line Supply Ee Uniforms 171.89
Tas Communications Dispatch Svc 174.37
Wppi Energy Power Bill 500,262.29
Fica/Fwt Eft-Ach Fwt Pr 8,701.72
Treasurer, State Of Iowa Swt - Jun 2,079.83
Ipers - Jun 11,411.41
Vision Service Plan Insurance 328.52
Altorfer, Inc Office Maint 641.60
Atefc Industries, Inc. Safety Supplies 1,939.13
Altorfer, Inc Office Maint 932.37
Amazon Capital Services Plant Maint 641.60
Bridgewell Resources Inventory 15,058.11
Hawkeye Fire & Safety Co Safety 129.73
C.j. Cooper & Associates, Inc Annual Ch Fees 52.50
Fletcher-Reinhardt Company Ohd/Ugrd/Inventory 4,488.17
Stuart C. Irby Co Glove Testing 116.24
Payroll June 49,140.67
Published in the Bulletin Journal on August 2, 2025.

ZONING ORDINANCE AMENDMENT NO. 25-A-14
BUCHANAN COUNTY, IOWA

The rezoning of property located in Jefferson Township, Section 11, 19.5 acres +/- from "A-1" Agricultural to "A-2" Agricultural.
BE IT ORDAINED:
That Section IV of the Buchanan County, Iowa, Zoning Ordinance be amended to reflect the zoning change on the official zoning maps as follows:
Legal Description
The Northwest Quarter (NWt) of the Northeast Quarter (NEt) of Section 11, Township Eighty-Seven (87) North, Range Ten (10) West of the 5th P.M. in Buchanan County, Iowa.
The Buchanan County Board of Supervisors will hold a public hearing on the aforementioned amendment 9:30 a.m. on August 11, 2025, in the Supervisors' Chambers of the Buchanan County Courthouse, Independence, Iowa.
Passed this 21st day of July 2025.

RESOLUTION 25-60
AND NOTICE OF PUBLIC HEARING
ZONING ORDINANCE AMENDMENT NO. 25-A-15
BUCHANAN COUNTY, IOWA

The rezoning of property located in Fairbank Township, Section 35, to rezone 4.82 acres +/- from "A-1" Agricultural to "M" Manufacturing to match the 3.18 +/- previously rezoned to manufacturing. Allowing for a total of 8 acres between both areas.
BE IT ORDAINED:
That Section IV of the Buchanan County, Iowa, Zoning Ordinance be amended to reflect the zoning change on the official zoning maps as follows:
Legal Description
The Southwest Quarter of the Northeast Quarter, the Southeast Quarter of the Northeast Quarter except the South twenty (20) acres, and the Southeast Quarter of the Northwest Quarter, all in Section Thirty-five (35), Township (90) North, Range Ten (10) West of the Fifth Principal Meridian, subject to easement to Buchanan County for road purposes as recorded in Book 320, Page 131
The Buchanan County Board of Supervisors will hold a public hearing on the aforementioned amendment 9:40 a.m. on August 11, 2025, in the Supervisors' Chambers of the Buchanan County Courthouse, Independence, Iowa.
Passed this 21st day of July 2025.
County Attorney Shawn Harden presented information regarding additional Opioid funding through litigation. After discussion, motion by Vogel second by Wieland to have Harden proceed to have Buchanan County participate in the new Opioid settlement opportunity. All in favor motion carried.
County Attorney Harden presented information regarding an additional IPIB complaint that has been filed against the County by Supervisor Keith Wieland. Harden recommended that the Board approve amending the current agreement with Lynch/Dallas PC law firm representing the county regarding the current IPIB complaints filed against Buchanan County. After discussion, motion by Vogel, second by Kurtz. All in favor motion carried, on roll call Vogel – aye; Kurtz – aye and Wieland – abstain.
The Board heard public comments.
At 9:32 am, motion by Vogel second Wieland to adjourn the meeting. All in favor motion carried.
John Kurtz, Chairperson
Board of Supervisors
ATTEST: Kris Wilgenbusch, County Auditor
Published in the Bulletin Journal on August 2, 2025.

WASTE MANAGEMENT GARBAGE-PR \$426.17
WBC MECHANICAL INC EQUIP REPAIR-W \$1,305.03
WEBER, TREY UMPIRE-PR \$160.00
WELLMARK BCBS HEALTH BENEFIT \$44,533.93
WYMORE, GAGE UMPIRE-PR \$300.00
YOUNGBLUT, DAX UMPIRE-PR \$735.00
ZERO9 SOLUTIONS UNIFORM-PD \$96.40
ZIMMER & FRANCESCON INC EQUIP REPAIR-W \$1,320.06
CLAIMS TOTAL \$999,632.30; General \$299,316.49; Library \$22,183.31; Hotel/Motel Tax \$17,585.60; St Dept-RUT \$16,214.60; Employee Benefits \$43,559.08; Urban Renewal-LMI Housing \$10,000.00; Cap Outlay Savings/LOST \$82,883.28; Water \$390,579.46; Sewer Utility \$65.34; Storm Water \$65.34. REV MTD TOTAL \$3,191,868.00; General \$204,080.34; Library \$35,052.72; St Dept-RUT \$66,245.82; Employee Benefits \$5,499.11; Tax Increment Financing \$5,034.02; Debt Svc \$30,063.40; Debt-Special Assess \$3,696.80; Cap Project-St Improve \$900,000.00; Cap Outlay Savings/LOST \$967,086.18; Cap Project-1st St W Recon \$425,000.00; Water \$75,091.22; Water Rev Bond \$7,737.92; Sewer Utility \$254,734.43; Sewer SRF Sinking Fund \$7,928.42; Storm Water \$10,189.32; Storm Water Projects \$180,000.00; Self Insurance \$14,374.36; Self Insurance-Enterprise \$53.94. The July 2025 budgeted monthly transfers and the revenues and expenses by department to date were available for council review and discussion. The FY25 Outstanding Debt Obligation report was presented to the Council. Mayner/Weber with a motion to approve the first reading of an ordinance creating provisions pertaining to Chapter 121.02 – Permit Required. Ayes: All. Moore/Mayner with 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. Ayes: All. Nays: Hanna. Mayner/Moore with a motion to have this ordinance which creates provisions pertaining to Chapter 121.02 – Permit Required, be placed on its final passage for adoption pursuant to IA Code Section 380.3. Ayes: All. Ord No. 2025-611. The public hearing for on the proposed rezoning request for 319 Social Club was held and no comments were received. Mayner/Moore with a motion to approve the first reading of an ordinance that amends provisions pertaining to Chapter 170 – Zoning Regulations. Ayes: All. O'Loughlin/Mayner with 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. Ayes: All. Nays: Hanna. O'Loughlin/Mayner with a motion to have this ordinance that amends provisions pertaining to Chapter 170 – Zoning Regulations, be placed on its final passage for adoption pursuant to IA Code Section 380.3. Ayes: All. Ord No. 2025-612. O'Loughlin/Mayner with a motion to approve the first reading of an ordinance that creates provisions pertaining to Code Section 7.07(3) – Fiscal Management - Accounting. Ayes: All. Jensen/Mayner with 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. Ayes: All. Nays: Hanna. Mayner/Weber with a motion to have this ordinance that creates provisions pertaining to Code Section 7.07(3) – Fiscal Management – Accounting, be placed on its final passage for adoption pursuant to IA Code Section 380.3. Ayes: All. Ord No. 2025-613. The public hearing on the proposed development agreement with Indee Storage, LLC, was held and no comments were received. O'Loughlin/Jensen with a motion that further consideration of the development agreement be adjourned to August 11, 2025, at 5:30 p.m., at the City Hall, in Independence, IA, at which time and place the City Council will meet to consider such development agreement. Ayes: All. Mayner/Jensen with a motion to approve and authorize the Mayor to sign the resolution outlining changes to the employee handbook. Ayes: All. Res No. 2025-62. Mayner/Weber with a motion to approve the sale of extrication equipment via sealed bids, with matching bids given preference to fire departments over the public. Ayes: All. Comments were heard from Council and Staff. O'Loughlin/Mayner to adjourn. Ayes: All. The meeting adjourned at 6:02 p.m.
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