

The Independence City Council met in regular session in the council chambers at 5:00 p.m., on Tuesday, May 28, 2024.

OPENING/ROLL CALL

Mayor Bleichner opened the meeting by calling the meeting to order with Council Members Weber, Huston, Hanna, Moore, Prusator, O’Loughlin, and Jensen in attendance.

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

APPROVE THE AGENDA

Motion by Council Member Prusator, second by Council Member O’Loughlin to approve the agenda as presented for the regular meeting held May 28, 2024. Ayes: All.

CONSENT AGENDA

Motion by Council Member Jensen, second by Council Member O’Loughlin to accept and approve the consent agenda that approves the following: 1) The minutes of the May 13, 2024, Regular Meeting. 2) Wapsie Valley Creamery’s street closure request for Thursday, July 4, 2024. Ayes: All.

FINANCIALS

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

|                           |                      |               |
|---------------------------|----------------------|---------------|
| ACCESS SYSTEMS LEASING    | EQUIP CONTRACT-ALL   | \$ 1,528.41   |
| ACE HARDWARE              | SUPPLIES-L           | \$ 9.59       |
| ALLEN OCCUPATIONAL HEALTH | SERVICES-F           | \$ 127.00     |
| AMAZON CAPITAL SERVICES   | SUPPLIES-CH,L,PD     | \$ 695.59     |
| AVFUEL CORPORATION        | EQUIP RENTAL-A       | \$ 20.00      |
| B3 BREW, LLC              | TIF REBATE-CH        | \$ 633.00     |
| BANK IOWA                 | BOND PAYMENT-CH      | \$ 646,746.00 |
| BEENBLOSUM, NATHAN        | VOLUNTEER-F          | \$ 365.28     |
| BLACKSTONE PUBLISHING     | SUPPLIES-L           | \$ 129.57     |
| BLAD, CHRISTIAN           | VOLUNTEER-F          | \$ 584.44     |
| BOLTON & MENK, INC.       | SERVICES-A           | \$ 949.50     |
| BOWMAN, RICHARD           | VOLUNTEER-F          | \$ 135.67     |
| BRODART CO                | SUPPLIES-L           | \$ 1,083.47   |
| BRUENING ROCK PRODUCTS IN | ROCK-PR,ST           | \$ 1,065.31   |
| BUCHANAN COUNTY HEALTH CE | AMB.SVC-CH           | \$ 11,271.00  |
| BULS, JANET L             | INSTRUCTOR-PR        | \$ 864.75     |
| CARD SERVICES-LIBRARY     | MISC EXP-L           | \$ 714.17     |
| CARD SERVICES-VISA        | MISC EXP-PR,F,PD     | \$ 8,757.48   |
| CASEY'S MARKETING COMPANY | TIF REBATE-CH        | \$ 11,165.68  |
| CENGAGE LEARNING          | BOOKS-L              | \$ 284.70     |
| CENTER POINT LARGE PRINT  | SUPPLIES-L           | \$ 109.78     |
| CESI HOLDINGS L.L.C.      | TIF REBATE-CH        | \$ 1,406.23   |
| CITY LAUNDERING CO INC    | BLDG MAINT-PD        | \$ 91.06      |
| CRAWFORD ENGINEERING & SU | SERVICES-PR          | \$ 3,667.00   |
| CY & CHARLEY'S FIRESTONE  | SERVICES-PD          | \$ 31.00      |
| DECKER, JASON             | VOLUNTEER-F          | \$ 146.11     |
| DELGADO-CONNOR, TONY      | VOLUNTEER-F          | \$ 219.17     |
| DELTA DENTAL OF IOWA      | DENTAL INSUR-CH      | \$ 41.86      |
| DICK'S PETROLEUM COMPANY  | EQUIP MAINT-CH       | \$ 1,173.00   |
| DUGGER, BENJAMIN          | VOLUNTEER-F          | \$ 177.42     |
| DUNLAP MOTORS INC         | VEH MAINT-ST         | \$ 43.95      |
| EAST-CENTRAL IOWA R.E.C.  | UTILITY-A,PR,ST,W,CH | \$ 2,540.59   |
| EASTERN IOWA EXCAVATING   | SERVICES-A,PR        | \$ 49,523.92  |
| EMPLOYEE BENEFIT SYSTEMS  | SAFE-T FUND-ALL      | \$ 7,169.59   |

|                           |                         |               |
|---------------------------|-------------------------|---------------|
| ERICKSON-DALE, TANNER     | VOLUNTEER-F             | \$ 281.78     |
| FANGMAN, TY               | VOLUNTEER-F             | \$ 480.08     |
| FELD FIRE                 | SUPPLIES-F              | \$ 51.00      |
| FENNER, GORDY             | VOLUNTEER-F             | \$ 104.36     |
| FISH WINDOW CLEANING      | BLDG MAINT-L            | \$ 939.00     |
| G & L LAWN RANGERS LLC    | SUPPLIES-PR             | \$ 180.00     |
| GALLS INC                 | UNIFORM-PD              | \$ 1,365.00   |
| GEATER MANUFACTURING      | TIF REBATE-CH           | \$ 1,150.06   |
| GET ORGANIZED             | SERVICES-L              | \$ 150.00     |
| GREEN PRO SOLUTIONS       | SUPPLIES-ST             | \$ 4,377.98   |
| GRIDER, JOSEPH            | EQUIPMENT-PR            | \$ 1,300.00   |
| HAWKEYE FIRE & SAFETY COM | SERVICES-F              | \$ 336.25     |
| HOOKEM, WES               | VOLUNTEER-F             | \$ 250.47     |
| HUPKE, BEN                | UMPIRE-PR               | \$ 675.00     |
| HUPKE, DEWEY              | UMPIRE-PR               | \$ 360.00     |
| HUPKE, KORVER             | UMPIRE-PR               | \$ 600.00     |
| IA DEPT OF REVENUE        | SALES TAX-PR,W          | \$ 9,057.51   |
| IA LEAGUE OF CITIES       | DUES-CH                 | \$ 130.00     |
| INDEPENDENCE CONSTRUCTION | TIF REBATE-CH           | \$ 4,858.20   |
| INDEPENDENCE LIGHT & POWE | UTILITIES-ALL           | \$ 25,300.84  |
| INGRAM LIBRARY SERVICES   | BOOKS-L                 | \$ 57.50      |
| INTERNAL REVENUE SERVICE  | FED/FICA TAX            | \$ 26,387.67  |
| JACOBS, MORGAN            | VOLUNTEER-F             | \$ 177.42     |
| JAPAN AMERICA SOCIETY IA  | SERVICES-L              | \$ 136.00     |
| JOHN DEERE FINANCIAL      | SUPPLIES-PR,W,ST        | \$ 1,868.00   |
| JOHNSON, MITCH            | UMPIRE-PR               | \$ 150.00     |
| KILER, CHASE              | UMPIRE-PR               | \$ 90.00      |
| KOBLINSKA, BOBBY          | UMPIRE-PR               | \$ 345.00     |
| KREMER, KADEN             | UMPIRE-PR               | \$ 420.00     |
| KUENNEN, GABE             | UMPIRE-PR               | \$ 720.00     |
| LIBRARICA LLC             | SERVICES-L              | \$ 461.85     |
| LYNCH DALLAS, PC          | LEGAL EXP-CH            | \$ 4,093.38   |
| LYON, DANE                | UMPIRE-PR               | \$ 90.00      |
| MACQUEEN EQUIPMENT        | EQUIPMENT-ST            | \$ 320,433.00 |
| MAIN, TIMOTHY E           | INSTRUCTOR-PR           | \$ 1,649.60   |
| MAYNER, MATTHEW           | VOLUNTEER-F             | \$ 10.44      |
| MEIKE, CAIDEN             | UMPIRE-PR               | \$ 105.00     |
| MIDAMERICAN ENERGY COMPAN | UTILITY-CH,L,PD,PR,ST,W | \$ 2,261.58   |
| MYERS-COX CO              | CONCESSIONS-PR          | \$ 4,512.36   |
| NEJDL, MICHELLE           | REIMBURSE-CH            | \$ 1,860.67   |
| NICOLAS, ROY              | VOLUNTEER-F             | \$ 219.17     |
| NORTHERN ESCROW, INC.     | SERVICES-CH             | \$ 27,160.56  |
| OELWEIN PUBLISHING COMPAN | PUBLICAT-B,CH,L,W       | \$ 897.29     |
| OFFICE EXPRESS OFFICE PRD | SUPPLIES-L              | \$ 46.98      |
| OFFICE TOWNE INC          | SUPPLIES-PR             | \$ 466.28     |
| P & N CORPORATION         | FUEL PROFITS-A          | \$ 623.45     |
| PALMER, CARTER            | SNOW REMOVAL-L          | \$ 40.00      |
| PAYROLL CHECKS            | TOTAL PAYROLL CHECKS    | \$ 82,489.97  |
| PEPSI-COLA GEN. BOT. IN   | CONCESSION-PR           | \$ 2,240.31   |
| PITNEY BOWES GLOBAL FINAN | EQUIP LEASE-CH          | \$ 315.48     |
| PRAIRIE ROAD BUILDERS INC | SERVICES-ST             | \$ 29,042.24  |
| PRECISION PLUMBING, HEATI | SERVICES-PR             | \$ 725.70     |
| PRIES ENTERPRISES, INC.   | TIF REBATE-CH           | \$ 77,039.00  |
| PURCHASE POWER            | POSTAGE-CH,W            | \$ 270.99     |
| RATCHFORD, DANIEL         | VOLUNTEER-F             | \$ 302.66     |
| RATCHFORD, ROB            | UMPIRE-PR               | \$ 330.00     |

|                           |                     |              |
|---------------------------|---------------------|--------------|
| REED, NOLAN               | UMPIRE-PR           | \$ 45.00     |
| REED, RANGER              | UMPIRE-PR           | \$ 480.00    |
| REICKS, DREW              | VOLUNTEER-F         | \$ 511.39    |
| RINNIKER, AJ              | UMPIRE-PR           | \$ 435.00    |
| ROMAN, ANDREW             | VOLUNTEER-F         | \$ 480.08    |
| ROTTINGHAUS, ANDY         | UMPIRE-PR           | \$ 840.00    |
| RYAN, EMILY               | REFUND-PR           | \$ 576.00    |
| RYDELL AUTO GROUP         | TIF REBATE-CH       | \$ 62,469.00 |
| SIDLES, JAKE              | UMPIRE-PR           | \$ 645.00    |
| SIGNS & MORE              | SERVICES-L,PR       | \$ 17,701.73 |
| SIMMONS, JENNIFER         | VOLUNTEER-F         | \$ 104.36    |
| SIMMONS, TAYLOR           | VOLUNTEER-F         | \$ 83.49     |
| SKOGMAN CONSTRUCTION CO   | TIF REBATE-CH       | \$ 19,983.48 |
| SMITH, BRANDON            | UMPIRE-PR           | \$ 180.00    |
| SPAHN & ROSE LUMBER COMPA | SUPPLIES-ST,F,PR,PD | \$ 2,363.26  |
| STATE FARM                | BENEFIT-CH,ST,W     | \$ 32.72     |
| STATE STREET BANK & TRUST | ICMA-RC \$ PRE      | \$ 6,284.64  |
| STEVE GEE CONSTRUCTION    | TIF REBATE-CH       | \$ 27,581.36 |
| STRUCTURAL DESIGN GROUP   | SERVICES-CH         | \$ 352.26    |
| SUNSET LAW ENFORCEMENT    | TRAINING-PD         | \$ 2,926.00  |
| SUPERB CLEANING SERVICES  | BLDG MAINT-L        | \$ 1,850.00  |
| TAKE A SHOT LLC           | TRAINING-PD         | \$ 1,800.00  |
| TASC                      | FLEX MEDICAL        | \$ 2,103.68  |
| TILL, BRODY               | VOLUNTEER-F         | \$ 260.91    |
| TROTT TROPHIES            | SERVICES-PR         | \$ 570.00    |
| TRUE VALUE HARDWARE       | SUPPLIES-PR,F,ST,PD | \$ 696.09    |
| UMB BANK NA               | BOND FEE-CH         | \$ 600.00    |
| US CELLULAR               | PHONE-B,L,PD        | \$ 854.32    |
| VOGEL, LEVI               | UMPIRE-PR           | \$ 210.00    |
| WALMART COMMUNITY         | SUPPLIES-W,PR,G,PD  | \$ 500.74    |
| WAPSIE VALLEY CREAMERY    | TIF REBATE-CH       | \$ 73,809.00 |
| WELLMARK BCBS             | INSUR-CH            | \$ 800.21    |
| WHITAKER, LANDON          | UMPIRE-PR           | \$ 255.00    |
| WILSON, DAVID             | UMPIRE-PR           | \$ 270.00    |
| WOLF, JACOB               | VOLUNTEER-F         | \$ 292.22    |
| WOOLVERTON                | SERVICES-L          | \$ 375.00    |
| WULFEKUHLE, JORDON        | VOLUNTEER-F         | \$ 177.42    |
| ZARNOTH BRUSH WORKS INC   | VEH REPAIR-ST       | \$ 361.60    |
| ZIMMERLY, MIKE            | VOLUNTEER-F         | \$ 135.67    |

**CLAIMS TOTAL \$1,623,455.00;** General Fund \$162,704.09; Library \$19,376.54; Streets Dept-Road Use \$52,583.80; Employee Benefits \$4,854.34; Tax Increment Financing \$280,095.01; Economic Development \$27,160.56; Debt Service Fund \$141,310.00; Parks & Rec Projects \$54,853.54; Cap Project-Airport \$11,925.13; Cap Outlay Savings/LOST \$321,280.81; Water Fund \$14,351.44; Sewer Utility Fund \$23,754.15; Sewer Sinking Revenue Bond \$506,036.00; Self Insurance \$7,035.30; Self Insurance-Enterprise \$134.29.

**REVENUES MONTH TO DATE TOTAL \$998,970.57;** General Fund \$362,527.62; Library \$35,295.00; Streets Dept-Road Use \$69,057.32; Employee Benefits \$86,959.80; Emergency Levy \$4,619.48; Tax Increment Financing \$48,431.35; Economic Development \$2,360.75; Debt Service \$64,317.64; Debt – Special Assessment \$59.00; Parks & Rec Projects \$15,107.00; Cap Project-Airport \$28,625.00; Cap Outlay Savings/LOST \$58,596.03; Water Fund \$53,816.81; Water Revenue Bond \$7,824.59; Sewer Utility \$87,196.51; Sewer SRF Sinking \$7,996.66; Sewer Sinking Revenue Bond \$42,422.66; Storm Water \$8,535.67; Self Insurance \$14,8625.46; Self Insurance-Enterprise \$359.22.

The May 2024 budgeted monthly transfers and the revenues and expenses by department to date were available for council review and discussion.

**HEARINGS & ORDINANCES**

Council Member Jensen with a motion to set June 10, 2024, at 5:00 pm as a Public Hearing on the proposed amendment to the Independence Zoning Ordinances, Article 5 Bulk Requirements, second by Council Member O'Loughlin. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Moore, Prusator, O'Loughlin, Jensen, and Weber.

**INDEPENDENCE FAÇADE PHASE 1 PROJECT**

Council Member O'Loughlin with a motion to approve Change Order #25 for the Independence Façade Phase 1 Project with no change to the contract amount and to authorize the City Manager to sign the Change Order, second by Council Member Weber. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Jensen, Weber, and Huston.

Council Member Weber with a motion to approve Change Order #26 for the Independence Façade Phase 1 Project with no change to the contract amount and to authorize the City Manager to sign the Change Order, second by Council Member Hanna. The roll being called the following Council Members voted: Ayes: Moore, Prusator, O'Loughlin, Jensen, Weber, Huston, and Hanna.

Council Member O'Loughlin with a motion to approve Change Order #27 for the Independence Façade Phase 1 Project with an increase to the contract in the amount of \$483.55 and to authorize the City Manager to sign the Change Order, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Weber, Huston, Hanna, and Moore.

Council Member Jensen with a motion to approve Change Order #14 for the Independence Façade Phase 1 Project with no change to the contract amount and to authorize the City Manager to sign the Change Order, second by Council Member O'Loughlin. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Weber, Huston, Hanna, Moore, and Prusator.

Council Member Hanna with a motion to approve and authorize the Mayor to sign the resolution that accepts the work covering the Downtown Façade Phase 1 Project and to authorize the City Manager to sign the Certificate of Substantial Completion, second by Council Member O'Loughlin. The roll being called the following Council Members voted: Ayes: Jensen, Weber, Huston, Hanna, Moore, Prusator, and O'Loughlin.

**Resolution adopted and upon approval by Mayor assigned No. 2024-38 in the Official Book of Resolutions.**

**RESOLUTIONS**

Council Member Moore with a motion to approve and authorize the Mayor to sign the resolution that approves the Homebuyer Down Payment Assistance for Chasity Block, second by Council Member O'Loughlin. The roll being called the following Council Members voted: Ayes: Weber, Huston, Hanna, Moore, Prusator, O'Loughlin, and Jensen.

**Resolution adopted and upon approval by Mayor assigned No. 2024-39 in the Official Book of Resolutions.**

Council Member Moore with a motion to approve and authorize the Mayor to sign the resolution that amends the Fiscal Year 2024 Budget, second by Council Member Jensen. Council Member Hanna asked a question about the special assessments on page 112 of the agenda packet and why those monies weren't collected? City Clerk/Treasurer Lampe stated some of those lines are connected to the specific projects and when funds are received it is within the thirty-day window residents must pay the City. Anything after the thirty days, is then sent to the County Treasurer to be collected and then any monies from a special assessment project will be received into the 210-950-4600 line. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Moore, Prusator, O'Loughlin, Jensen, and Weber.

**Resolution adopted and upon approval by Mayor assigned No. 2024-40 in the Official Book of Resolutions.**

Council Member Hanna with a motion to approve and authorize the Mayor to sign the resolution that accepts the work covering the 12<sup>th</sup> Street NE Storm Sewer Improvements Project and to authorize the City Manager to sign the Certificate of Substantial Completion, second by Council Member O'Loughlin. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Jensen, Weber, and Huston.

**Resolution adopted and upon approval by Mayor assigned No. 2024-41 in the Official Book of Resolutions.**

Council Member Huston with a motion to approve and authorize the Mayor to sign the resolution that accepts the work covering the 2023 2<sup>nd</sup> Street SW Bridge and 8<sup>th</sup> Avenue SW Pedestrian Bridge Rehab Project and to authorize the City Manager to sign the Certificate of Substantial Completion, second by Council Member Moore. The roll

being called the following Council Members voted: Ayes: Moore, Prusator, O'Loughlin, Jensen, Weber, Huston, and Hanna.

**Resolution adopted and upon approval by Mayor assigned No. 2024-42 in the Official Book of Resolutions.**

Council Member O'Loughlin with a motion to approve and authorize the Mayor to sign the resolution that accepts the work covering the Baseball/Softball Complex Field Turf Project and to authorize the City Manager to sign the Certificate of Substantial Completion, second by Council Member Weber. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Weber, Huston, Hanna, and Moore.

**Resolution adopted and upon approval by Mayor assigned No. 2024-43 in the Official Book of Resolutions.**

Council Member Hanna with a motion to approve and authorize the Mayor to sign the resolution that provides for a notice of hearing on June 24, 2024, at 5:00 pm on the proposed plans, specifications, form of contract and estimate of cost for the Independence 8<sup>th</sup> Avenue NW – IPF Area Stormwater Improvements Project, and the taking of bids therefor, second by Council Member O'Loughlin. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Weber, Huston, Hanna, Moore, and Prusator.

**Resolution adopted and upon approval by Mayor assigned No. 2024-44 in the Official Book of Resolutions.**

**OTHER BUSINESS**

Council Member Huston with a motion to authorize the Mayor to sign the agreement between the City of Independence and Teamsters Local 238 covering the Police Department, second by Council Member Moore. The roll being called the following Council Members voted: Ayes: Jensen, Weber, Huston, Hanna, Moore, Prusator, and O'Loughlin.

Council Member Jensen with a motion to approve and to authorize the Mayor to sign the letter requesting a grant extension from the Iowa Economic Development Authority and for the City Clerk/Treasurer to submit the letter, second by Council Member Moore. The roll being called the following Council Members voted: Ayes: Weber, Huston, Hanna, Moore, Prusator, O'Loughlin, and Jensen.

**REPORTS**

The following comments were heard from Council and Staff: Hanna – Asked if there could be something done to have no parking on Corrinne Avenue for July 4<sup>th</sup>? Thanks to all the veterans that attended the Memorial Day Service at the Falcon Civic Center. Moore – There will be an Oakwood Cemetery meeting at 6:00 pm at the cemetery to discuss the proper way to clean stones. If the weather is bad, the meeting will be at the Falcon Civic Center. Will let the City Manager provide an update about the trees to be removed from the cemetery. Asked if there was any update about the School Resource Officer position? O'Loughlin – Compliments to the Complex as he had been there for two tournaments recently. Asked when there would be another disaster action exercise with Emergency Management? Jensen – Thanked staff for putting out a news release on the sirens during the recent bad weather. That helped her to answer questions she received. Feels that this is something the City should look at to fix the problem. The National League of Cities has contacted her by phone and email about how the City is not renewing its membership. City Manager – The City isn't renewing its National League of Cities membership as it costs approximately \$1,500.00 and with budget constraints it was cut. The City does get similar benefits already with the Iowa League of Cities. There was a recent training on May 17<sup>th</sup> with Buchanan County Emergency Management. He is looking at doing on that is more City focused in the future. He talked with Independence Light & Power about working together to get the trees removed at Oakwood Cemetery. Based on current schedules, it may be late summer or fall before staff can work on those trees. The last four pages of the agenda packet include the Fire Department reports for January – April 2024. He still has not received the TIF reports from the County Auditor, and all the City can do is continue to talk about it in a public setting. On June 6<sup>th</sup>, the Complex will be having a grand opening. Buchanan County Emergency Management will have an open house on June 7<sup>th</sup> from 1:00 pm to 4:00 pm. The week of June 10<sup>th</sup> there will be an inclusive park grand opening. The Library is advertising for a Library Page position and for cleaning services. June 4 to 7, he will be out of the office, but he will be attending meetings on his calendar. The City is willing to participate in having a School Resource Officer, but it was left to the school on going forward with this due to budget constraints. Mayor – Just a reminder that June 22<sup>nd</sup> is the Downtown Façade Open House from 10:00 am to 2:00 pm. City Clerk/Treasurer – Reviewed the locations of events for the City Wide Clean Up day on June 8<sup>th</sup> and hours of operations. Police – The department will put up no parking signs on Corrinne Avenue for July 4<sup>th</sup>. Shared with council the award received last week at the Police Chief's Association of Iowa. Spoke of the different opportunities the department participates in.

**ADJOURNMENT**

Motion by Council Member O'Loughlin, second by Council Member Huston to adjourn. Ayes: All.

Whereupon Mayor Bleichner declared the meeting adjourned at 5:33 p.m.



Brad Bleichner, Mayor of the City of Independence, Iowa

ATTEST:



Susi Lampe, IaCMC, IaCFO, City Clerk/Treasurer of the City of Independence, Iowa