

The Independence City Council met in regular session in the council chambers at 5:00 p.m., on Monday, September 25, 2023.

OPENING/ROLL CALL

Mayor Bleichner opened the meeting by calling the meeting to order with Council Members Callahan, 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 O’Loughlin, second by Council Member Jensen to approve the agenda as presented for the regular meeting held September 25, 2023. Ayes: All.

PUBLIC COMMENT

Police Chief Niedert introduced Kimberly Mattoon as the Buchanan County Law Enforcement Crisis Liaison.

Mayor Bleichner read a proclamation in honor of the Independence Public Library’s 150th Anniversary.

CONSENT AGENDA

Motion by Council Member Huston, second by Council Member O’Loughlin to accept and approve the consent agenda that approves the following: 1) The minutes of the September 11, 2023, Regular Meeting. 2) Fareway Stores, Inc. #479 Class E Trail Alcohol License effective November 16, 2023, through November 15, 2024. 3) Allerton Brewing Company Class C Retail Alcohol License with outdoor service effective October 17, 2023, through October 16, 2024. Ayes: All.

FINANCIALS

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

ACCESS SYSTEMS LEASING	EQUIP CONTRACT-ALL	\$ 1,429.73
ADVANCE AUTO PARTS	SUPPLIES-A,PR,PD	\$ 40.15
AFLAC	AFLAC PRE-TAX	\$ 287.46
AMAZON CAPITAL SERVICES	SUPPLIES-B,CH,L	\$ 2,130.54
AMERICAN COLOR IMAGING	SIGNAGE-L	\$ 99.86
BEAM INSURANCE ADMIN LLC	VISION PRETAX	\$ 372.04
BOLTON & MENK, INC.	SERVICES-A	\$ 10,498.50
BRODART CO	SUPPLIES-L	\$ 514.64
BUCHANAN COUNTY HEALTH CE	AMB SVC-CH	\$ 15,008.33
CARD SERVICES-GENERAL USE	MISC EXP-CH	\$ 341.04
CARD SERVICES-LIBRARY	MISC EXP-L	\$ 1,147.76
CENGAGE LEARNING	BOOKS-L	\$ 272.41
CENTER POINT LARGE PRINT	SUPPLIES-L	\$ 30.37
CHRISTIE DOOR CO, INC.	SERVICES-F	\$ 175.00
CIVICPLUS	WEBSITE-CH	\$ 56.06
COLONIAL LIFE & ACCIDENT	COLONIALPRETAX	\$ 640.68
CY & CHARLEY'S FIRESTONE	SERVICES-PD	\$ 360.11
D & S PORTABLES INC	SERVICES-PR	\$ 1,550.00
DELTA DENTAL OF IOWA	DENTAL BENEFIT	\$ 4,092.24
DEMCO	SUPPLIES-L	\$ 248.72
DIAMOND VOGEL PAINTS	SUPPLIES-ST	\$ 251.53
EAST-CENTRAL IOWA R.E.C.	UTILITY-A,PR,ST,W,CH	\$ 2,383.69
EASTERN IOWA EXCAVATING	SERVICES-ST	\$ 173,095.87
EASTERN IOWA MONUMENT CO.	SERVICES-PR	\$ 260.00
EMPLOYEE BENEFIT SYSTEMS	SAFE-T FUND-ALL	\$ 7,617.03
ERICKSON-DALE, TANNER	REIMBURSE-ST	\$ 150.00
FAREWAY STORES INC	SUPPLIES-PR	\$ 129.80

FARONICS TECHNOLOGIES USA	SUB RENEWAL-L	\$ 1,185.00
HAWKINS, INC.	CHEMICALS-W	\$ 1,945.00
IA DEPT OF INSPECTIONS	DUES-CH	\$ 150.00
IA DEPT OF REVENUE	SALES TAX-PR,W	\$ 10,511.21
INDEPENDENCE LIGHT & POWE	UTILITIES-ALL	\$ 37,597.61
INDEPENDENCE PUBLIC LIBRA	PETTY CASH-L	\$ 74.98
INFOUSA MARKETING	BOOKS-L	\$ 355.00
INGRAM LIBRARY SERVICES	BOOKS-L	\$ 531.72
INRCOG	SERVICES-CH	\$ 923.55
INTERNAL REVENUE SERVICE	FED/FICA TAX	\$ 25,426.22
IPERS	IPERS-PROTECTIV	\$ 32,614.56
JOHN DEERE FINANCIAL	SUPPLIES-W,B,PR,F,ST	\$ 610.09
KEYSTONE LABORATORIES INC	LAB ANALYSIS-W	\$ 135.75
MANATT'S INC	CEMENT-W	\$ 1,718.50
MARTIN GARDNER ARCHITECT	SERVICES-F	\$ 3,699.72
MCCALL'S QUILTING	DUES-L	\$ 24.95
MIDAMERICAN ENERGY COMPAN	UTILITY-CH,L,PD,PR,ST,W	\$ 1,909.44
MIDWEST SAFETY COUNSELORS	SAFETY EQUIP-W	\$ 255.00
MSA PROFESSIONAL SERVICES	SERVICES-B,W,SW	\$ 693.75
MYERS POLARIS	SUPPLIES-W	\$ 130.99
NAPA AUTO PARTS	SUPPLIES-PR	\$ 54.36
OFFICE TOWNE INC	SUPPLIES-PR,F,PD	\$ 341.35
OLYMPIA LIGHTING, INC.	EQUIPMENT-PR	\$ 6,398.40
P & N CORPORATION	FUEL PROFITS-A	\$ 61.19
PAYROLL CHECKS	TOTAL PAYROLL CHECKS	\$ 81,400.33
PENGUIN RANDOM HOUSE LLC	SUPPLIES-L	\$ 45.75
PERB	UNION-PW & PD	\$ 42.00
PRECISION PLUMBING, HEATI	EQUIP-PD,PR	\$ 4,761.00
PROQUEST LLC	DUES-L	\$ 1,760.69
PURCHASE POWER	POSTAGE-B,CH,PR,W	\$ 270.99
RYAN EXTERMINATING INC	PEST CONTROL-CH	\$ 55.00
S & K COLLECTIBLES	SHIPPING-PD	\$ 30.74
SIGNS & MORE	SUPPLIES-CH,PR,ST	\$ 464.00
SPAHN & ROSE LUMBER COMPA	SUPPLIES-PR,ST	\$ 3,924.70
STATE FARM	BENEFITS-CH,ST,W	\$ 63.65
STATE STREET BANK & TRUST	ICMA-RC \$ PRE	\$ 4,778.20
STOREY KENWORTHY - MATT P	SUPPLIES-CH,L	\$ 766.17
STRAND ASSOCIATES	SERVICES-W	\$ 48,700.00
STREAMLIGHT	SUPPLIES-F	\$ 79.34
SUPERB CLEANING SERVICES	BLDG MAINT-L	\$ 1,850.00
TASC	FLEX MEDICAL	\$ 1,259.81
TREASURER-STATE OF IOWA	STATE TAX	\$ 7,507.78
TRI-TECH FORENSICS, INC	SUPPLIES-PD	\$ 311.78
TRUE VALUE HARDWARE	SUPPLIES-L	\$ 25.48
UNUM	LIFE/AD&D INS	\$ 1,018.82
US CELLULAR	PHONE-B,PD	\$ 532.96
USA BLUE BOOK	SUPPLIES-W	\$ 566.11
WALMART COMMUNITY	SUPPLIES-PR,PD	\$ 321.28
WASTE MANAGEMENT	GARBAGE-PR	\$ 421.46
WBC MECHANICAL INC	EQUIP REPAIR-W	\$ 543.93
WELLMARK BCBS	HEALTH BENEFIT	\$ 47,213.54
WESTON WOODS	AUDIO REC-L	\$ 32.95

CLAIMS TOTAL \$559,280.36; General Fund \$183,130.78; Library \$31,454.64; Streets Dept-Road Use \$24,304.29; Employee Benefits \$1,467.46; Economic Development \$923.55; Cap Project-Street Improvement \$173,095.87; Cap Project-Airport \$10,498.50; Cap Outlay Savings/LOST \$14,565.02; Water Fund \$25,299.19;

Sewer Utility Fund \$86,788.09; Storm Water \$135.94; Self Insurance \$7,592.03; Self Insurance-Enterprise \$25.00.

REVENUES MONTH TO DATE TOTAL \$1,051,770.14; General Fund \$319,209.24; Library \$33,323.13; Street Dept-Road Use \$94,741.29; Employee Benefits \$131,263.25; Emergency Levy \$6,993.38; Tax Increment Financing \$89,271.82; Debt Service \$94,276.94; Debt-Special Assessment \$15,715.50; Parks & Rec Projects \$36,600.00; ; Cap Outlay Savings/LOST \$3,496.68; Water Fund \$58,517.87; Water Revenue Bond \$7,824.58; Sewer Utility \$88,117.65; Sewer SRF Sinking \$7,996.67; Sewer Sinking Revenue Bond \$42,422.67; Storm Water \$7,669.37; Self Insurance \$14,170.10; Self Insurance-Enterprise \$160.00.

The August 2023 bank reconciliation, the September 2023 budgeted monthly transfers, and the revenues and expenses by department to date were available for council review and discussion.

HEARINGS & ORDINANCES

Mayor Bleichner stated, pursuant to the agenda, he will now convene a public hearing for the Fiscal Year 2024 Budget Amendment #1. City Clerk Lampe stated she received no comments regarding the Fiscal Year 2024 Budget Amendment #1. Mayor Bleichner closed the public hearing and stated City Clerk Lampe will note all comments in the record.

BASEBALL/SOFTBALL COMPLEX FIELD TURF PROJECT PROCEEDINGS

Mayor Bleichner stated, pursuant to the agenda, he will now convene a public hearing on the proposed plans, specifications, form of contract and estimate of cost for the Baseball/Softball Complex Field Turf Project. City Clerk Lampe stated she received no comments regarding the Baseball/Softball Complex Field Turf Project. Mayor Bleichner closed the public hearing and stated City Clerk Lampe will note all comments in the record.

Council Member O'Loughlin with a motion to approve a resolution to finally approve and confirm the plans, specifications, form of contract, and estimate of cost for the Baseball/Softball Complex Field Turf Project, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Moore, Prusator, O'Loughlin, Jensen, and Callahan.

Resolution adopted and upon approval by Mayor assigned No. 2023-79 in the Official Book of Resolutions.

Mayor Bleichner stated bids were received on September 20, 2023, until 11:00 a.m., on that same day and time, such bids were opened and read and now is the time for the bids to be considered. Crawford Engineering prepared the plans and reviewed the bids received to make sure they are within the project's scope. The bids ranged from \$733,368 to \$896,497.

Council Member Jensen with a motion to approve the resolution awarding the contract for the Baseball/Softball Complex Field Turf Project to Eastern Iowa Excavating and Concrete in the amount of \$733,368.30, second by Council Member Huston. Council Member O'Loughlin asked if this was significantly lower than what was estimated. City Manager Schmitz replied it was and there may be other projects that can be done at the complex. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Jensen, Callahan, and Huston.

Resolution adopted and upon approval by Mayor assigned No. 2023-80 in the Official Book of Resolutions.

RESOLUTIONS

Council Member O'Loughlin with a motion to approve the Fiscal Year 2023 Street Finance Report resolution, authorizes the City Clerk/Treasurer to submit the report to the Iowa DOT, and authorizes the Mayor to sign the resolution, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Moore, Prusator, O'Loughlin, Jensen, Callahan, Huston, and Hanna.

Resolution adopted and upon approval by Mayor assigned No. 2023-81 in the Official Book of Resolutions.

Council Member Moore with a motion to approve a resolution that approves the Fiscal Year 2023 Annual Urban Renewal Report, authorizing the City Clerk/Treasurer to submit the report to the Department of Management by December 1, 2023, and authorizes the Mayor to sign the resolution, second by Council Member Jensen. Council Member O'Loughlin asked if this was the agency that sets the amount that needs to be put aside for LMI. City Clerk/Treasurer Lampe wasn't sure if this agency sets the LMI percentage. This reports shows how Tax Increment Finance and Low-to-Moderate Income funds were used in the previous fiscal year. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Callahan, Huston, Hanna, and Moore.

Resolution adopted and upon approval by Mayor assigned No. 2023-82 in the Official Book of Resolutions.

Council Member Hanna with a motion to approve a resolution to file the Fiscal Year 2023 Annual Financial Report and authorizes the Mayor to sign the resolution, second by Council Member O'Loughlin. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Callahan, Huston, Hanna, Moore, and Prusator.

Resolution adopted and upon approval by Mayor assigned No. 2023-83 in the Official Book of Resolutions.

Council Member O'Loughlin with a motion to approve a resolution to assess property owner(s) for Chapter 52 Mowing of Properties – Failure to Comply and authorizes the Mayor to sign the resolution, second by Council Member Moore. The roll being called the following Council Members voted: Ayes: Jensen, Callahan, Huston, Hanna, Moore, Prusator, and O'Loughlin.

Resolution adopted and upon approval by Mayor assigned No. 2023-84 in the Official Book of Resolutions.

Council Member Huston with a motion to approve a resolution to request the assistance of staff at INRCOG and authorizes the Mayor to sign the resolution, second by Council Member Moore. The roll being called the following Council Members voted: Ayes: Callahan, Huston, Hanna, Moore, Prusator, O'Loughlin, and Jensen.

Resolution adopted and upon approval by Mayor assigned No. 2023-85 in the Official Book of Resolutions.

Council Member O'Loughlin with a motion to approve a resolution to approve the agreement with Buchanan County for Bridge Inspection and Load Rating services and authorizes the Mayor to sign the resolution and the City Manager to sign the contract, second by Council Member Hanna. Mayor Bleichner reminded Council Members a proposal was received to do the work for \$10,000. A discussion was held with the Buchanan County Engineer's office to do the same work for \$2,500. Council Member O'Loughlin extended his thanks to Buchanan County Engineer Brian Keierleber. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Moore, Prusator, O'Loughlin, Jensen, and Callahan.

Resolution adopted and upon approval by Mayor assigned No. 2023-86 in the Official Book of Resolutions.

Council Member O'Loughlin with a motion to approve a resolution to endorse the Enterprise Drive Trail Phase II Project for the Federal Recreation Trails Program Requirements and authorizes the Mayor to sign the resolution, second by Council Member Jensen. Mayor Bleichner said a similar resolution was done, but it was for a State grant. Council Member O'Loughlin asked if this portion of the trail would extend from Casey's driveway and go to the West towards 6th Avenue SW. City Manager Schmitz stated this would be a portion of that proposed trail location. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Jensen, Callahan, and Huston.

Resolution adopted and upon approval by Mayor assigned No. 2023-87 in the Official Book of Resolutions.

Council Member Moore with a motion to approve a resolution setting a public hearing on October 9, 2023, at 5:00 pm regarding Signage Ordinance Amendments and authorizes the Mayor to sign the resolution and for the City Clerk to send the public hearing notice to the two official newspapers, second by Council Member Jensen. Mayor Bleichner reminded Council Members there has been discussion on changing the code of ordinances on signage within Independence. The roll being called the following Council Members voted: Ayes: Moore, Prusator, O'Loughlin, Jensen, Callahan, Huston, and Hanna.

Resolution adopted and upon approval by Mayor assigned No. 2023-88 in the Official Book of Resolutions.

Council Member Hanna with a motion to approve a resolution to accept the work covering the 2023 Street Rehabilitation Project and authorizes the Mayor to sign the resolution, second by Council Member O'Loughlin. Mayor Bleichner stated this resolution is related only to the construction portion of the project. There is still administrative work to be done related to the project. Mark Crawford, Crawford Engineering, stated this starts the 30-day countdown to release the retainage owed to the contractor. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Callahan, Huston, Hanna, and Moore.

Resolution adopted and upon approval by Mayor assigned No. 2023-89 in the Official Book of Resolutions.

OTHER BUSINESS

Council Member O'Loughlin with a motion to authorize the installation of a no-parking area from Bland Blvd. North along the east side of 6th Avenue SW to the private entrance to 1020 6th Avenue SW, second by Council Member Jensen. Mayor Bleichner spoke on the background of this item and the visibility concerns when vehicles are parked in the proposed no-parking area. Council Member Huston asked if there had been discussions about having no parking on the west side. City Manager Schmitz said this is already a no parking area and there are signs posted. Council Member Moore asked if the proposed area will be enough to help visibility at the intersection or if it needs to be extended further north. Mayor Bleichner said this should be sufficient, but it could be looked at in the

future if the no-parking needs to be extended. Council Member Hanna asked if the property owner had been contacted about this. City Manager Schmitz said the property owner had not been contacted about this. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Callahan, Huston, Hanna, Moore, and Prusator.

Council Member Hanna with a motion to approve the request by Steve Ohl to remove and replace a small house at 814 5th Avenue NE, second by Council Member O'Loughlin. City Manager Schmitz stated Steve Ohl submitted the request to Planning and Zoning, and they recommended it to City Council for approval. The current house is not in good condition and Mr. Ohl plans to tear down the existing house and bring in a new one. Council Member Hanna asked if the pole building would be staying. City Manager Schmitz said he is under the impression that it will be. The roll being called the following Council Members voted: Ayes: Jensen, Callahan, Huston, Hanna, Moore, Prusator, and O'Loughlin.

REPORTS

The following comments were heard from Council and Staff: Jensen – The Visioning Committee will be at the football game from 5:00 – 7:00 pm behind the home bleachers. Prusator – It sounded like the Chocolate and Wine event was successful. Mayor – Helped at the Gedney Bakery during the Chocolate and Wine walk, and 400 cookies were made and 50 were left. Construction at the bakery is going well. The drywall is going up this week. The anticipated opening is later this year, but it could be early January 2024. A childcare survey will be sent out October 1st to businesses, parents, and current childcare providers to assess the need for childcare services. Huston – Thank you to the Street and the Parks and Recreation Departments for their work on the Liberty trail and the MHI spur. Hanna – Asked if there were any updates about the new businesses in at the old Pop-A-Top and the old Pizza Hut. City Manager – The current owner of the old Pop-A-Top was to bring in a drawing of the parking lot related to his request to obtain the adjoining City's property. He has not brought in anything yet. The new restaurant at the old Pizza Hut is wanting to open around the middle of October. The audio/sound vendor will be coming to look at the sound issues in council chambers that are still occurring. The wall next to Brimmer Park is needing repairs but is being monitored by staff. He will put out an RFQ for engineering services to determine what repairs need to be done. Staff will see if there are grants available to fund any future repairs. He will be attending the Black Hawk Gaming gala this Thursday as the City received a \$25,000 grant for the Baseball/Softball Complex Project. There is a presentation at 9:00 am on Tuesday, September 26th at Rivers Edge about gravel road maintenance. Moore – Hartig Drug is having a grand opening on October 9th.

ADJOURNMENT

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

Whereupon Mayor Bleichner declared the meeting adjourned at 5:41 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