

The Independence City Council met in regular session in the council chambers at 5:00 p.m., on Monday, November 13, 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 Hanna, second by Council Member Moore to approve the agenda as modified with the removal of the Oath of Office for the regular meeting held November 13, 2023. Mayor Bleichner stated the Buchanan County Supervisors will be certifying the election results at their meeting tomorrow morning. Ayes: All.

CONSENT AGENDA

Motion by Council Member Jensen, second by Council Member Hanna to accept and approve the consent agenda that approves the following: 1) The minutes of the October 23, 2023, Regular Meeting. 2) El Mazatlan Authentic Mexican Restaurant new Class C Retail Alcohol License effective September 1, 2023, through August 31, 2024. 3) The Brick Kitchen new Special Class C Retail Alcohol License effective November 1, 2023, through October 31, 2024. Ayes: All.

FINANCIALS

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

ACCESS SYSTEMS	SUPPLIES-A	\$ 86.31
ADB SAFEGATE AMERICAS LLC	MAINT-A	\$ 334.06
AHERN	SERVICES-PR	\$ 1,193.00
AMAZON CAPITAL SERVICES	SUPPLIES-PD,CH,F,B	\$ 993.66
AVFUEL CORPORATION	EQUIP RENTAL-A	\$ 20.00
B & F FASTENER SUPPLY CO	SUPPLIES-W	\$ 11.36
BEATTY, JACKSON	UMPIRE-PR	\$ 247.00
BEATTY, ROBERT	PHONE ALLOWANCE	\$ 45.00
BEENBLOSUM, NATHAN	VOLUNTEER-F	\$ 183.33
BLAD, CHRISTIAN	VOLUNTEER-F	\$ 855.56
BLEICHNER, BRAD	PHONE ALLOWANCE	\$ 100.00
BOLAND RECREATION	EQUIP-PR	\$ 80,635.00
BOWMAN, RICHARD	VOLUNTEER-F	\$ 244.44
BRUENING ROCK PRODUCTS IN	ROAD ROCK-PR	\$ 4,539.01
BUCHANAN COUNTY TOURISM B	DUES-CH	\$ 250.00
BULS, JANET L	INSTRUCTOR-PR	\$ 172.50
CABELL, TRENTON	PHONE ALLOWANCE	\$ 45.00
CARD SERVICES-ADMIN	MISC EXP-CH	\$ 2,587.90
CARD SERVICES-AIRPORT	MISC EXP-A	\$ 99.86
CARD SERVICES-PARKS & REC	MISC EXP-PR	\$ 1,359.90
CARD SERVICES-POLICE	MISC EXP-PD	\$ 1,092.80
CARD SERVICES-STREET	MISC EXP-ST	\$ 35.07
CARD SERVICES-UTILITIES	MISC EXP-W	\$ 1,759.23
CARD SERVICES-VISA	MISC EXP-A	\$ 969.39
CARROT-TOP INDUSTRIES,	FLAGS-CH	\$ 430.47
CC'S FLOORS & MORE LLC	BLDG MAINT-PR	\$ 175.00
CHRISTIANSSEN, DIANA	SERVICES-W	\$ 225.00
CITY LAUNDERING CO INC	BLDG MAINT-PD,W,ST,B	\$ 490.87
CIVICPLUS	SOFTWARE-B	\$ 4,432.42
CONSOLIDATED ENERGY CO	FUEL-ALL	\$ 6,184.39
CORNWELL, GRADY	UMPIRE-PR	\$ 130.00

CRAWFORD ENGINEERING & SU	SERVICES-PR,ST	\$ 10,321.00
CY & CHARLEY'S FIRESTONE	SERVICES-F,ST	\$ 2,677.00
DAKOTA SUPPLY GROUP	SUPPLIES-W	\$ 486.46
DANKO EMERGENCY EQUIPMENT	EQUIPMENT-F	\$ 2,272.36
DECKER, JASON	VOLUNTEER-F	\$ 264.81
DELGADO-CONNOR, TONY	VOLUNTEER-F	\$ 346.30
DETCO	SUPPLIES-PR,W	\$ 748.62
DICK'S PETROLEUM COMPANY	MAINTENANCE-A	\$ 1,852.18
DON'S TRUCK SALES INC	VEH REPAIRS-F	\$ 3,474.08
DOUBLE A ARMORY	SUPPLIES-PD	\$ 129.00
DUGGER, BENJAMIN	VOLUNTEER-F	\$ 142.59
DUNLAP MOTORS INC	TRUCK-F	\$ 48,077.45
EASTERN IOWA EXCAVATING	SERVICES-PR	\$ 87,908.49
ELECTRIC PUMP INC	EQUIP REPAIR-W	\$ 1,425.00
EMPLOYEE BENEFIT SYSTEMS	SAFE-T FUND-ALL	\$ 18,272.00
ERICKSON-DALE, TANNER	VOLUNTEER-F	\$ 325.93
ESCH, BRAD	PHONE ALLOWANCE	\$ 45.00
FELD FIRE	SAFETY EQUIP-F	\$ 130.00
FENNER, GORDY	VOLUNTEER-F	\$ 142.59
FERGUSON ENTERPRISES LLC	SUPPLIES-W	\$ 81.00
FOLEY, TRAVIS	PHONE ALLOWANCE	\$ 45.00
FUELLING, DAWSON	UMPIRE-PR	\$ 52.00
GALENA CHRYSLER	VEHICLE-PD	\$ 34,601.00
GALLS INC	UNIFORM-PD	\$ 451.09
GIERKE-ROBINSON CO	REPAIR-ST	\$ 1,503.87
HARDIGG INDUSTRIES, LLC	CANINE PURCH-PD	\$ 388.98
HARDWARE HANK	SUPPLIES-PR,B,ST,W,A	\$ 616.54
HAUSERS WATER SYSTEMS INC	SALT-ST	\$ 10.95
HAWKEYE FIRE & SAFETY COM	SUPPLIES-F	\$ 32.20
HAWKINS, INC.	CHEMICALS-W	\$ 442.50
HAYWARD, BLAKE	PHONE ALLOWANCE	\$ 45.00
HOLIDAY INN	LODGING-CH	\$ 224.00
HOOKEM, WES	VOLUNTEER-F	\$ 407.41
HUNTER'S AUTO CENTER	VEH REPAIR-PD	\$ 349.65
INDEPENDENCE BULLETIN-JOU	SUBSCRIPTION-ST	\$ 99.00
INDEPENDENCE LIGHT & POWE	SERVICES-A,CH,L	\$ 3,636.12
INTEGRATE AVL	EQUIP MAINT-CH	\$ 824.50
INTERNAL REVENUE SERVICE	FED/FICA TAX	\$ 25,424.89
IRAETA, INIGO	UMPIRE-PR	\$ 182.00
JACOBS, MORGAN	VOLUNTEER-F	\$ 305.56
JOHN DEERE FINANCIAL	SUPPLIES-PR,ST,W,F,A	\$ 1,240.41
JOHNSON, LUKE	UMPIRE-PR	\$ 143.00
KEYSTONE LABORATORIES INC	LAB ANALYSIS-W	\$ 125.50
KIECK'S CAREER APPAREL	UNIFORM-PD	\$ 250.00
KILER, ANGELA	PHONE ALLOWANCE	\$ 45.00
KILER, CHASE	UMPIRE-PR	\$ 182.00
KITNER, ALAN	UMPIRE-PR	\$ 91.00
KOBLINSKA, BOBBY	UMPIRE-PR	\$ 52.00
KREMER, KADEN	UMPIRE-PR	\$ 234.00
KREMER, KAMERON	UMPIRE-PR	\$ 221.00
KRIVACHEK JANITORIAL SUP	SUPPLIES-B	\$ 80.00
KUENNEN, GABE	UMPIRE-PR	\$ 299.00
LAMPARTER CONSTRUCTION	COMPLEX-PR	\$ 6,810.00
LATWESSEN, OWEN	UMPIRE-PR	\$ 143.00
LAU, BRIAN	PHONE ALLOWANCE	\$ 45.00
LYNCH ROOFING INC	BLDG REPAIR-F	\$ 1,488.00

MAIN, TIMOTHY E	INSTRUCTOR-PR	\$ 71.25
MANATT'S INC	CEMENT-PR,ST	\$ 5,622.38
MARTIN GARDNER ARCHITECT	SERVICES-F	\$ 1,414.38
MAVERICK POWERSPORTS	VEH REPAIR-B,PR	\$ 711.56
MAYNER, MATTHEW	VOLUNTEER-F	\$ 162.96
MEIKE, CAIDEN	UMPIRE-PR	\$ 273.00
MESTAD, GAVIN	UMPIRE-PR	\$ 208.00
MEYER, CHRISTOPHER	UMPIRE-PR	\$ 104.00
MOBOTREX	EQUIP MAINT-ST	\$ 840.00
MSA PROFESSIONAL SERVICES	SERVICES-B,W,SW	\$ 202.50
NAPA AUTO PARTS	SUPPLIES-ST,F,PR	\$ 1,468.31
NEJDL, MICHELLE	REIMBURSE-CH	\$ 384.36
NICOLAS, ROY	VOLUNTEER-F	\$ 366.67
NORTHEAST IOWA RC&D	DUES-SW	\$ 4,400.00
OELWEIN PUBLISHING COMPAN	PUBLICAT-CH,W	\$ 766.00
OFFICE TOWNE INC	SUPPLIES-A,CH,PD,PR,W	\$ 175.68
P & N CORPORATION	FUEL PROFITS-A	\$ 1,139.98
PATHWAYS	DUES-CH	\$ 1,000.00
PAYROLL CHECKS	TOTAL PAYROLL CHECKS	\$ 80,724.08
PEPSI-COLA GEN. BOT. IN	CONCESSION-PR	\$ 556.15
PITNEY BOWES GLOBAL FINAN	EQUIP LEASE-PR	\$ 167.64
PLATINUM PEST SERVICES	SERVICES-PD	\$ 175.00
PRICE, TRAVIS	VOLUNTEER-F	\$ 61.11
PUFFETT, JACOB	UMPIRE-PR	\$ 273.00
PURCHASE POWER	POSTAGE-PR,B	\$ 208.99
PUSH-PEDAL-PULL INC	EQUIP MAINT-PR	\$ 8,385.00
RATCHFORD, DANIEL	VOLUNTEER-F	\$ 366.67
RECK, BRENT	PHONE ALLOWANCE	\$ 45.00
REED, RANGER	UMPIRE-PR	\$ 52.00
REICKS, DREW	VOLUNTEER-F	\$ 142.59
RJS WELDING LLC	MISC EXP-ST,W	\$ 445.00
ROBINSON, TRENT	UMPIRE-PR	\$ 143.00
RUMMEL, CARSON	UMPIRE-PR	\$ 273.00
S & K COLLECTIBLES	SHIPPING-W	\$ 245.04
SCHAFERS IRON & METAL	METAL-ST	\$ 250.00
SCHMITZ, MATTHEW	PHONE ALLOWANCE	\$ 100.00
SIGNS & MORE	MISC EXP-F,PD,PR	\$ 1,835.18
SIMMONS, JENNIFER	VOLUNTEER-F	\$ 285.19
SIMMONS, TAYLOR	VOLUNTEER-F	\$ 122.22
SOUKUP, BRETT	PHONE ALLOWANCE	\$ 45.00
SPAHN & ROSE LUMBER COMPA	SUPPLIES-PR,F,ST,PD	\$ 4,070.12
STATE HYGIENIC LABORATORY	LAB ANALYSIS-PR	\$ 14.50
STATE STREET BANK & TRUST	ICMA-RC \$ PRE	\$ 4,478.20
SUPERB CLEANING SERVICES	BLDG MAINT-PR	\$ 2,410.00
T & W GRINDING & COMPOST	SERVICES-ST	\$ 4,000.00
TASC	FLEX MEDICAL	\$ 1,259.81
TESTAMERICA LABORATORIES	LAB ANALYSIS-W	\$ 1,906.92
TILL, BRODY	VOLUNTEER-F	\$ 162.96
TRUE VALUE HARDWARE	SUPPLIES-CH,PR,ST,A	\$ 1,088.50
UMB BANK NA	BOND PAYMENTS	\$ 600.00
US CELLULAR	PHONE-B,F,PD	\$ 819.06
USA BLUE BOOK	SUPPLIES-W	\$ 28.25
UTILITY EQUIPMENT COMPANY	EQUIPMENT-ST	\$ 185.07
VERIZON WIRELESS	UTILITY-CH,PR,F,PD	\$ 172.70
VOGEL CROP SERVICES	SUPPLIES-W	\$ 182.50
WALMART COMMUNITY	SUPPLIES-P,ST,B,PR	\$ 617.28

WASTE MANAGEMENT	GARBAGE-ALL	\$ 49,271.05
WINTHROP NEWS, THE	SERVICES-B,W,SW	\$ 438.46
WOLF, JACOB	VOLUNTEER-F	\$ 244.44
WULFEKUHLE, JORDON	VOLUNTEER-F	\$ 264.81
ZIMMERLY, MIKE	VOLUNTEER-F	\$ 101.85

CLAIMS TOTAL \$556,668.93; General Fund \$272,033.69; Library \$10,677.83; Hotel/Motel Tax \$680.47; Streets Dept-Road Use \$16,128.42; Debt Service \$600.00; Cap Project-Street Improvement \$906.00; Parks & Rec Project \$97,323.49; Cap Project-Airport \$1,110.96; Cap Outlay Savings/LOST \$107,991.69; Water Fund \$7,669.94; Sewer Utility Fund \$18,683.75; Storm Water \$4,590.69; Self Insurance \$11,469.46; Self Insurance-Enterprise \$6,802.54.

REVENUES MONTH TO DATE TOTAL \$149,443.70; General Fund \$53,288.23; Library \$184.84; Employee Benefits \$800.11; Economic Development \$45,471.00; Parks & Rec Projects \$600.00; Water Fund \$12,522.86; Sewer Utility \$16,774.12; Storm Water \$1,850.54; Self Insurance \$11,189.46; Self Insurance-Enterprise \$6,762.54.

The October 2023 bank reconciliation and the revenues and expenses by department to date were available for council review and discussion.

PETITIONS FROM THE PUBLIC

Maggie Burger, Speer Financial, presented the annual debt/TIF report.

Council Member O’Loughlin with a motion to approve the City partnering with the property owner to apply for a Catalyst Grant and to authorize the expenditure not to exceed \$100,000 for the City’s portion of the grant, second by Council Member Jensen. Lisa Kremer, Buchanan County Economic Development, and Laura DeBuhr, property owner, talked about the proposed work the catalyst grant would be funding. There would be upstairs housing with a one-bedroom apartment and a three-bedroom apartment available. Mayor Bleichner asked if the potential catalyst grant is just for the upstairs housing. Lisa replied it is for both the downstairs and upstairs for the three properties. The store fronts would also be renovated, and the empty location would try to house a new retailer. Mayor Bleichner said the proposed budget shows the proposed project is under \$300,000. Would this mean the City would have a lower match than the \$100,000? Lisa stated the proposal from the work session did not have all the quotes for all the work that is planned for the three properties. The remaining quotes will need to be collected before the catalyst pre-application can be turned into Iowa Economic Development by the January 29, 2024, deadline. Mayor Bleichner asked if there is proposed work to address the safety concerns in the back of the property? Lisa said this is an issue the property owners will be working on and hope to come to a joint resolution. Council Member Huston asked if this should wait until there is a resolution about the safety issues in the backs of the buildings. City Manager Schmitz stated the City is not obligated to pay the required match if the catalyst is not awarded from Iowa Economic Development Authority. Council Member Hanna asked if the other property owners are showing interest in working together. Laura said yes there is an interest in working together for the work needing to be done in the back of the building. Mayor Bleichner asked for clarification if any portion of the catalyst grant would be used to do repairs in the back of the building and if there are any plans for what repairs are needed? Lisa stated a portion of the grant could be used, but it would need to be worked out during the pre-application process. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, O’Loughlin, Jensen, and Callahan. Nays: Huston.

RESOLUTIONS

Council Member Hanna with a motion to approve a resolution to assess property owner(s) for Chapter 52 Mowing of Properties – Failure to Comply and to authorize the Mayor to sign the resolution, second by Council Member Moore. 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. 2023-99 in the Official Book of Resolutions.

Council Member Callahan with a motion to approve a resolution that approves the Fiscal Year 2025 Tax Increment Financing Indebtedness Certification and to authorize the Mayor to sign the resolution, second by Council Member O’Loughlin. City Manager Schmitz reported this report also includes the \$100,000 match for the potential catalyst grant approved earlier in the meeting. 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. 2023-100 in the Official Book of Resolutions.

Council Member Moore with a motion to approve a resolution affirming the existence and status of utilities and to authorize the Mayor to sign the resolution, second by Council Member Callahan. Mayor Bleichner shared this is being presented because of vendors working with the Light Plant and seeking clarification if the Light Plant is a

part of the City of Independence. 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. 2023-101 in the Official Book of Resolutions.

Council Member Prusator with a motion to approve a resolution to accept the Division 2 work covering the Highway 150 Reconstruction project, to authorize the Mayor to sign the resolution, and to authorize the City Manager to sign the remaining necessary paperwork, second by Council Member Hanna. 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. 2023-102 in the Official Book of Resolutions.

OTHER BUSINESS

Council Member Moore with a motion to authorize the Independence FFA to obtain and keep poultry (livestock) on school property, second by Council Member Jensen. Michael Thomas, Independence FFA, asked if Council had any questions on the proposal in the agenda packet. Council Member O'Loughlin commended them for their proposal, but if Council opens the door, it is tough to close it. Michael explained the chickens are a learning opportunity for all students to learn to communicate with others about caring for the chickens. Council Member Hanna asked what the timeline is for having the chickens. Michael said they would have broilers for eight weeks in the spring. Students will be working in the gardens and will be able to work with the chickens at the same time. The proposed chicken coop will be located near the greenhouse that is already on the school's property. Council Member O'Loughlin asked if using land at the Manson farm in the county where livestock is already located was considered? Michael said it was thought about, but then there must be permission from the school to leave the school's property to care for them. It would be more convenient to have them on school property. Council Member Moore asked if the chickens would have an outside area. Michael stated broilers are lazy, and, in the future, there will be an outside area for the chickens. Council Member Moore stated he looked at this proposal and this is a new avenue for the FFA, this will be an educational experience for the students, and it gives the students hands-on experience for two months. The care for the chickens for the first year will all be inside of a building and he is in support of this. Michael stated they hope for this to be a community experience. Council Member Prusator asked if the school has already approved of this. Michael said they were informed they needed to get approval from the City Council as the school is within the City's jurisdiction. Mr. Haden is behind this project. Council Member Huston asked if they are committed to not having more than 30 chickens per year. Michael said they are committed to 30 as it is a nice small number for the students to manage. Council Member O'Loughlin asked if this will open the door for residents to come and ask to have chickens. Mayor Bleichner said it is possible, but this is for the educational experience and not to make money. The roll being called the following Council Members voted: Ayes: Jensen, Callahan, Huston, Hanna, Moore, and Prusator. Nays: O'Loughlin.

Council Member Jensen with a motion to authorize a claim in the amount of \$4,400.00 be added to the claims listing payable to Northeast Iowa RC&D, second by Council Member Prusator. Mayor Bleichner stated the funds are used for the coordinator position. Council Member Huston asked when the applications come in again, will the new request be for \$5,000? Mayor Bleichner said the City will be contributing a total of \$5,000 as \$600 was already authorized. Council Member Huston asked if in three months will the City receive a request for another \$5,000? City Clerk Lampe stated the request will be for Fiscal Year 2025. Council Member Huston asked if it is an unwritten rule that organizations put in their requests at certain times. City Clerk Lampe stated organizations are encouraged to submit their requests to City Hall by mid-December as most of the budget work will be done. The City Council can then decide on the actual amount to award to the organization at the first work session in January. All organizations will need to enter into a one-to-two-page contract with the City. The State Auditor's office is cracking down on this for all cities in Iowa. Council Member Huston shared his concern that other organizations will come to the City asking for more funds during the budget year. He is in support of the watershed but wants to make sure the City has the funds available. Council Member Moore asked why is Independence supporting more of the coordinator's wage compared to the rest of the entities in the same water shed? Mayor Bleichner stated Independence is in a major part of the watershed and it is a greater issue for Independence to deal with when it comes to flooding. The roll being called the following Council Members voted: Ayes: Callahan, Hanna, Moore, Prusator, O'Loughlin, and Jensen. Nays: Huston.

Council Member Prusator with a motion to approve the City Manager or Street Superintendent to sign the appropriate paperwork to place the order from Don's Truck Sales, second by Council Member O'Loughlin. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Moore, Prusator, O'Loughlin, Jensen, and Callahan.

Council Member O'Loughlin with a motion to approve Change Order #16 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 Prusator. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Jensen, Callahan, and Huston.

Council Member O'Loughlin with a motion to approve Change Order #17.1 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 Jensen. The roll being called the following Council Members voted: Ayes: Moore, Prusator, O'Loughlin, Jensen, Callahan, Huston, and Hanna.

Council Member Jensen with a motion to approve Change Order #17.2 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 Prusator. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Callahan, Huston, Hanna, and Moore.

Council Member Hanna with a motion to approve Change Order #18 for the Independence Façade Phase 1 Project with an increase to the contract in the amount of \$31.50 and to authorize the City Manager to sign the Change Order, second by Council Member Prusator. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Callahan, Huston, Hanna, Moore, and Prusator.

REPORTS

The following comments were heard from Council and Staff: Jensen – The City, County, and School meeting is scheduled for November 21, 2023, at 5:00 pm and will be held at the Independence Public Library. Congratulations to those that won in the election. Hanna – Asked if the meeting list for 2024 would be available. City Clerk – The 2024 meeting list will be discussed at the December 4, 2023, Work Session.

ADJOURNMENT

Motion by Council Member Moore, second by Council Member Jensen to adjourn. Ayes: All.

Whereupon Mayor Bleichner declared the meeting adjourned at 6:08 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