

The Independence City Council met in regular session in the council chambers at 5:00 p.m., on Monday, September 9, 2024.

**OPENING/ROLL CALL**

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

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 Prusator, second by Council Member Moore to approve the agenda as amended by moving item #22 moving the second meeting in September to be after the financials for the regular meeting held September 9, 2024. Ayes: All. Absent: Huston.

**CONSENT AGENDA**

Motion by Council Member Weber, second by Council Member Hanna to accept and approve the consent agenda that approves the following: 1) The minutes of the August 26, 2024, Regular Meeting. 2) Independence Area Chamber of Commerce Special Event Application for Jingle on Main to be held on Friday, December 6, 2024. 3) Heartland Acres Agribition Center Class C Retail Alcohol License renewal that includes outdoor service effective September 1, 2024, through August 31, 2025. Ayes: All. Absent: Huston.

**FINANCIALS**

Motion by Council Member O’Loughlin, second by Council Member Moore to approve the following bills for payment. Ayes: All. Absent: Huston.

ACCESS SYSTEMS LEASING	EQUIP CONTRACT-ALL	\$ 1,528.41
ACCO	CHEMICALS-PR	\$ 1,601.80
ACE HARDWARE	SUPPLIES-PD,PR,ST,F,W	\$ 2,583.07
ADP	PAYROLL CHECKS	\$ 121,027.80
AMAZON CAPITAL SERVICES	SUPPLIES-PD,F,PR,CH	\$ 909.43
ARMOR EQUIPMENT	EQUIP-W	\$ 156,241.00
ASPRO INC	SERVICES-ST,W	\$ 2,444.16
ASSURITY LIFE INSURANCE	EE SHARE 63	\$ 461.34
BARE, CRYSTAL	SWIM COACH-PR	\$ 117.00
BEAM INSURANCE ADMIN LLC	VSP-BEAM GROUP IA00505	\$ 452.64
BEATTY, ROBERT	PHONE ALLOWANCE	\$ 50.00
BLEICHNER, BRAD	PHONE ALLOWANCE	\$ 100.00
BODENSTEINER IMPLEMENT 01	VEH REPAIR-A	\$ 83.82
BRUENING ROCK PRODUCTS IN	ROAD ROCK-PR	\$ 2,713.44
BUCHANAN COUNTY RECORDER	FEES-CH	\$ 17.00
BUCHANAN COUNTY TREASURER	PROPERTY TAX-W	\$ 662.00
BUTLER, JOHN R	PHONE ALLOWANCE	\$ 50.00
CABELL, TRENTON	PHONE ALLOWANCE	\$ 50.00
CITY LAUNDERING CO INC	BLDG MAINT-W,ST	\$ 115.60
CONTROLWORX INC	EQUIP REPAIR-W	\$ 9,024.40
CORKERYS WELDING & REPAIR	SERVICES-ST	\$ 113.75
CRAWFORD ENGINEERING & SU	SERVICES-SW	\$ 1,798.00
CY & CHARLEY'S FIRESTONE	SERVICES-PD,ST,W,PR,B	\$ 1,574.70
DAKOTA SUPPLY GROUP	EQUIP-ST	\$ 270.65
DON'S TRUCK SALES INC	VEH MAINT-ST	\$ 725.05
DUNLAP MOTORS INC	VEH MAINT-PR	\$ 560.81
ELITE LAND IMPROVEMENT	SERVICES-W	\$ 3,566.63
EMPLOYEE BENEFIT SYSTEMS	SAFE-T FUND-ALL	\$ 4,274.40
ESCH, BRAD	PHONE ALLOWANCE	\$ 50.00
FAREWAY STORES INC	SUPPLIES-PR	\$ 676.78

FELD FIRE	EQUIPMENT-F	\$ 430.00
FOLEY, TRAVIS	PHONE ALLOWANCE	\$ 50.00
GPM	SERVICES-W	\$ 2,520.00
HAWKINS, INC.	CHEMICALS-W	\$ 1,722.00
HAYWARD, BLAKE	PHONE ALLOWANCE	\$ 50.00
HUPKE, BEN	UMPIRE-PR	\$ 450.00
HUPKE, DEWEY	UMPIRE-PR	\$ 420.00
IA LAW ENFORCEMENT ACADEM	TRAINING-PD	\$ 400.00
JOHN DEERE FINANCIAL	SUPPLIES-W,PR,ST,A,F	\$ 1,728.94
JOHNSON PLBG HEATING & AI	SERVICES-PR	\$ 3,599.50
KILER, ANGELA	PHONE ALLOWANCE	\$ 50.00
KUENNEN, GABE	UMPIRE-PR	\$ 445.00
LAGRANGE, AARON	SWIM COACH-PR	\$ 79.00
LAU, BRIAN	PHONE ALLOWANCE	\$ 50.00
LEHS, JESSICA	SWIM COACH-PR	\$ 117.00
LUMBER RIDGE HOME SOURCE	SUPPLIES-PR	\$ 62.25
LYNCH DALLAS, PC	LEGAL EXP-CH	\$ 1,768.06
MANATT'S INC	CEMENT-PR	\$ 2,436.94
MEIKE, CAIDEN	UMPIRE-PR	\$ 130.00
MERGEN, BLAINE	UMPIRE-PR	\$ 110.00
METLIFE	EE SHARE 52	\$ 1,299.96
MULFORD, JAKE	UMPIRE-PR	\$ 110.00
MUNICIPAL EMERGENCY SERV	REPAIR-F	\$ 2,057.90
MYERS-COX CO	CONCESSIONS-PR	\$ 5,420.51
NAPA AUTO PARTS	SUPPLIES-W,ST	\$ 1,332.62
NEJDL, MICHELLE	PHONE ALLOWANCE	\$ 50.00
OFFICE TOWNE INC	SUPPLIES-PR	\$ 172.63
P & N CORPORATION	FUEL PROFITS-A	\$ 2,847.29
PAULSEN ELECTRIC CO	SERVICES-W	\$ 336.85
PENNER, KALEB	SWIM COACH-PR	\$ 79.00
PETROLEUM MARKETERS MANAG	INSURE-A	\$ 1,594.00
PRECISION PLUMBING, HEATI	SERVICES-PR	\$ 517.97
RECK, BRENT	PHONE ALLOWANCE	\$ 50.00
RYAN EXTERMINATING INC	PEST CONTROL-PR	\$ 69.85
S & K COLLECTIBLES	SHIPPING-W	\$ 36.00
SATCO	EQUIPMENT-F	\$ 1,050.00
SCHMITZ, MATTHEW	PHONE ALLOWANCE	\$ 100.00
SECRETARY OF STATE	DUES-CH	\$ 30.00
SIGNS & MORE	SUPPLIES-PR	\$ 19.50
SILL, ALEXANDRA	SWIM COACH-PR	\$ 79.00
SILL, CHERYL	SWIM COACH-PR	\$ 79.00
SOUKUP, BRETT	PHONE ALLOWANCE	\$ 50.00
SPAHN & ROSE LUMBER COMPA	SUPPLIES-PR,PD,W	\$ 723.76
STATE STREET BANK & TRUST	MISSIONSQUARE ICMA RC BENEFIT	\$ 5,925.11
SUPERB CLEANING SERVICES	BLDG MAINT-PR	\$ 2,652.50
TASC	FLEX MED/DEP	\$ 1,276.71
TEAM SERVICES	SERVICES-W	\$ 7,676.00
TERRACON CONSULTANTS, INC	SERVICES-B	\$ 1,900.00
TESTAMERICA LABORATORIES	LAB ANALYSIS-W	\$ 2,329.14
TSCHIGGFRIE EXCAVATING IN	SERVICES-W	\$ 1,730.38
USA BLUE BOOK	SUPPLIES-W	\$ 997.18
VERIZON WIRELESS	PHONE-CH,PD,PR,F	\$ 7.02
VESSCO INC	EQUIPMENT-W	\$ 3,243.65
WALMART COMMUNITY	SUPPLIES-PR	\$ 74.36

**CLAIMS TOTAL \$376,380.26;** General Fund \$117,244.73; Library \$10,462.34; Streets Dept-Road Use



\$15,842.30; Employee Benefits \$8,734.55; Cap Outlay Savings/LOST \$5,869.44; Water Fund \$16,792.20; Sewer Utility Fund \$195,362.30; Storm Water Projects \$1,798.00; Self Insurance \$4,088.73; Self Insurance-Enterprise \$185.67.

**REVENUES MONTH TO DATE TOTAL \$37,076.20;** General Fund \$9,626.39; Water Fund \$9,014.92; Sewer Utility \$13,222.28; Storm Water \$1,297.81; Self Insurance \$3,774.08; Self Insurance-Enterprise \$140.72.

The August 2024 bank reconciliation and the revenues and expenses by department to date were available for council review and discussion.

### OTHER BUSINESS

Council Member Weber with a motion to reschedule the September 23, 2024, City Council Meeting for September 30, 2024, at the same time and place, second by Council Member Moore. The roll being called the following Council Members voted: Ayes: Jensen, Weber, Hanna, Moore, Prusator, and O'Loughlin. Absent: Huston.

### HEARINGS & ORDINANCES

Council Member Moore with a motion to approve the second reading of an ordinance that amends provisions pertaining to the Fines and Fees Schedule 1.15 for water and sewer fees, second by Council Member Jensen. City Manager Schmitz said commercial users have inquired if rates for BOD, TSS, and ammonia rates could be kept the same or if those need to be increased. He has been talking to Maggie Burger with Speer Financial about the potential financial impacts if these rates stay the same or if they are increased. If there are any changes to these rates where they stay the same or the increase is a different percentage, an additional ordinance amendment will need to be done to address those rates specifically. The roll being called the following Council Members voted: Ayes: Weber, Hanna, Moore, Prusator, O'Loughlin, and Jensen. Absent: Huston.

### RESOLUTIONS

Council Member O'Loughlin with a motion to approve and authorize the Mayor to sign the resolution accepting and approving the preliminary plat of Henderson First Addition within the city limits of the City of Independence, Iowa, second by Council Member Prusator. Council Member Moore reached out to City Manager Schmitz earlier in the day about what the impact of adding 55 homes would be to the existing water and sewer lines in the area. Council Member O'Loughlin asked if there was a duplication of street names in this preliminary plat with existing streets/avenues within Independence. Police Chief Neidert said Mr. Henderson reached out to him regarding the potential street names in the proposed addition and names will be double checked before final plans are done. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Jensen, and Weber. Absent: Huston.

#### **Resolution adopted and upon approval by Mayor assigned No. 2024-58 in the Official Book of Resolutions.**

Council Member Jensen with a motion to set a public hearing for September 30, 2024, at 5:00 pm for consideration of a rezoning request from A-1 Agriculture to R-1 Residential within the City of Independence, Buchanan County, Iowa, second by Council Member Moore. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Jensen, and Weber. Absent: Huston.

#### **Resolution adopted and upon approval by Mayor assigned No. 2024-59 in the Official Book of Resolutions.**

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

#### **Resolution adopted and upon approval by Mayor assigned No. 2024-60 in the Official Book of Resolutions.**

Council Member Jensen with a motion to approve and authorize the Mayor to sign the attached resolution to accept the work covering the 2024 Street Rehabilitation Project, second by Council Member O'Loughlin. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Weber, Hanna, and Moore. Absent: Huston.

#### **Resolution adopted and upon approval by Mayor assigned No. 2024-61 in the Official Book of Resolutions.**

Council Member O'Loughlin with a motion to approve and authorize the Mayor to sign the attached resolution confirming and levying the special assessments directing that the same be certified to the Buchanan County Treasurer and directing publication and mailing of notice, at the interest rate of 4%, all as required by Section 384.60 of the Code of Iowa, second by Council Member Jensen. The roll being called the following Council Members



voted: Ayes: O'Loughlin, Jensen, Weber, Hanna, Moore, and Prusator. Absent: Huston.

**Resolution adopted and upon approval by Mayor assigned No. 2024-62 in the Official Book of Resolutions.**

Council Member Hanna with a motion to approve and authorize the Mayor to sign the resolution to approve a Homeowner/Agency Repair Program Project according to the Independence TIF LMI Set-Aside Administrative Plan for a project at 808 8<sup>th</sup> Street NE, second by Council Member Weber. The roll being called the following Council Members voted: Ayes: Jensen, Weber, Hanna, Moore, Prusator, and O'Loughlin. Absent: Huston.

**Resolution adopted and upon approval by Mayor assigned No. 2024-63 in the Official Book of Resolutions.**

Council Member Moore with a motion to approve and authorize the Mayor to sign the resolution to approve a Homeowner/Agency Repair Program Project according to the Independence TIF LMI Set-Aside Administrative Plan for a project at 812 8<sup>th</sup> Avenue SW, second by Council Member Hanna. The roll being called the following Council Members voted: Ayes: Weber, Hanna, Moore, Prusator, O'Loughlin, and Jensen. Absent: Huston.

**Resolution adopted and upon approval by Mayor assigned No. 2024-64 in the Official Book of Resolutions.**

Council Member Jensen with a motion to approve and authorize the Mayor to sign the resolution to approve a Homeowner/Agency Repair Program Project according to the Independence TIF LMI Set-Aside Administrative Plan for a project at 812 8<sup>th</sup> Avenue SW, second by Council Member Moore. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Jensen, and Weber. Absent: Huston.

**Resolution adopted and upon approval by Mayor assigned No. 2024-65 in the Official Book of Resolutions.**

Council Member Hanna with a motion to approve and authorize the Mayor to sign the resolution to approve a Homeowner/Agency Repair Program Project according to the Independence TIF LMI Set-Aside Administrative Plan for a project at 815 1<sup>st</sup> Avenue NE, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Jensen, and Weber. Absent: Huston.

**Resolution adopted and upon approval by Mayor assigned No. 2024-66 in the Official Book of Resolutions.**

Council Member Weber with a motion to approve and authorize the Mayor to sign the resolution to approve a Homeowner/Agency Repair Program Project according to the Independence TIF LMI Set-Aside Administrative Plan for a project at 805 7<sup>th</sup> Avenue SW, second by Council Member Hanna. The roll being called the following Council Members voted: Ayes: Moore, Prusator, O'Loughlin, Jensen, Weber, and Hanna. Absent: Huston.

**Resolution adopted and upon approval by Mayor assigned No. 2024-67 in the Official Book of Resolutions.**

**OTHER BUSINESS**

Council Member Moore with a motion to authorize the City Manager to sign the attached North Aircraft Parking Apron – Addendum No. 1, which adds the SWPPP to the scope of work for this project, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Weber, Hanna, and Moore. Absent: Huston.

Council Member Moore with a motion to approve the Commercial Restoration Rehab Grant Application with Independence NAPA in the amount of \$6,824.84, second by Council Member O'Loughlin. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Weber, Hanna, Moore, and Prusator. Absent: Huston.

**REPORTS**

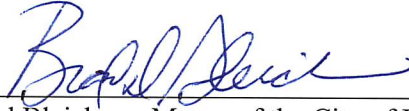
The following comments were heard from Council and Staff: Police – Police Chief Neidert reviewed the statistics report attached to the meeting agenda and spoke of current things happening in the department. Fire – Fire Chief Hayward reviewed the statistics report attached to the meeting agenda and spoke of current things happening in the department. Building/Code – Building Inspector/Code Enforcement Chesmore reviewed the building permits and property violations attached to the meeting agenda. Hanna – There is a 9/11 ceremony at the Buchanan County Courthouse this Wednesday at 9:00 am. Jensen – Thanked the Mayor for writing the article in the paper to help people understand what is going on. Mayor – This Saturday at the Gedney Bakery there will be a historical presentation on the Gedney Hotel. There will be a Chocolate Walk on September 26<sup>th</sup>. City Manager – The claim from Armor Equipment was for the televising camera for the Utility Department. Gave an update about having a sidewalk to get to the new dock that will be installed at Triangle Pond to be ADA compliant. The dock is anticipated to be delivered in September. There was nothing related to the 1<sup>st</sup> Street West project on tonight's agenda as it was moved to the October 7, 2024, work session. The work for the Library's roof will be done between September 11 – 25, 2024. The west parking lot will be closed during this time, but the east parking lot by the Lee Mansion will be

available to the public. Programs will still be going on while construction is happening.

**ADJOURNMENT**

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

Whereupon Mayor Bleichner declared the meeting adjourned at 6:11 p.m.



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Brad Bleichner, Mayor of the City of Independence, Iowa

ATTEST:



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