

The Independence City Council met in regular session in the council chambers at 5:00 p.m., on Monday, November 27, 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 Moore, second by Council Member Prusator to approve the agenda as presented for the regular meeting held November 27, 2023. Ayes: All.

PUBLIC COMMENT

Ken Mayer with Independence Foods LLC introduced Omar Amador-Tupy, Operations Manager, Jereb Pape, Plant Manager, and Mike Loecke, Maintenance Manager. The facility plans on manufacturing pet products and USDA products. The main headquarters plans on the facility operating for the long term as witnessed by other businesses they own and operate in other states.

OATH OF OFFICE

Mayor Bleichner issued the oath of office to Ralph Moore to finish the term of the At-Large Council seat with a term expiring on December 31, 2025.

CONSENT AGENDA

Motion by Council Member Huston, second by Council Member Hanna to accept and approve the consent agenda that approves the following: 1) The minutes of the November 13, 2023, Regular Meeting. 2) Elm Tree Special Class B Retail Native Wine License renewal effective November 30, 2023, through November 29, 2024. Ayes: All.

FINANCIALS

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

ACCESS SYSTEMS LEASING	EQUIP CONTRACT-ALL	\$ 1,528.41
ADVANCE AUTO PARTS	SUPPLIES-PR,B	\$ 133.28
AFLAC	AFLAC PRE-TAX	\$ 287.46
AIR SERVICES INC	RQUIP REPAIR-W	\$ 844.00
ALLEN OCCUPATIONAL HEALTH	SERVICES-F,W	\$ 132.00
AMAZON CAPITAL SERVICES	MISC EXP-A,CH,F,L,PD,PR	\$ 1,918.50
ASPRO INC	REPAIR-ST	\$ 490.00
BEAM INSURANCE ADMIN LLC	VISION PRETAX	\$ 372.04
BEATTY, ROBERT L.	BLDG REPAIR-ST	\$ 75.00
BLACKSTONE PUBLISHING	SUPPLIES-L	\$ 279.98
BOLTON & MENK, INC.	SERVICES-A	\$ 31,986.50
BRODART CO	SUPPLIES-L	\$ 1,219.38
BRUNKAN EQUIPMENT	EQUIP REPAIR-ST	\$ 1,033.41
BUCHANAN COUNTY EXTENSION	TRAINING-ST,PR	\$ 90.00
BUCHANAN COUNTY HEALTH CE	SERVICES-CH,F,W	\$ 15,129.39
BULS, JANET L	INSTRUCTOR-PR	\$ 251.50
CARD SERVICES-LIBRARY	MISC EXP-L	\$ 392.53
CASS LASER ENGRAVING	SUPPLIES-PD	\$ 71.00
CEDAR BEND HUMANE SOCIETY	SERVICES-AC	\$ 54.00
CENGAGE LEARNING	BOOKS-L	\$ 145.44
CENTER POINT LARGE PRINT	BOOKS-L	\$ 103.89
CLINTON, CHAR	HOST-PR	\$ 750.00
COLONIAL LIFE & ACCIDENT	COLONIALPRETAX	\$ 640.68

CONCRETE POLYFIX	CONCRETE-PR	\$ 600.00
CUMMINS SALES AND SERVICE	VEH REPAIR-F	\$ 4,875.64
CUSTOM CONCRETE LLC	CONCRETE-SW	\$ 2,581.00
CY & CHARLEY'S FIRESTONE	SERVICES-PD	\$ 53.63
DELTA DENTAL OF IOWA	DENTAL BENEFIT	\$ 4,177.16
DEMCO	SUPPLIES-L	\$ 177.90
DENNY'S PUNKIN' PATCH	SUPPLIES-L	\$ 62.50
DORSEY & WHITNEY LLP	SERVICES-PD,PR,ST,SW	\$ 27,841.00
EAST-CENTRAL IOWA R.E.C.	UTILITY-A,PR,ST,W,CH	\$ 2,613.07
ELECTRIC PUMP INC	EQUIP REPAIR-W	\$ 1,205.00
EMPLOYEE BENEFIT SYSTEMS	SAFE-T FUND-ALL	\$ 10,718.02
ESCHEN'S CLOTHING	UNIFORM-ST,W	\$ 740.00
FELD FIRE	SAFETY EQUIP-F	\$ 1,040.00
GALLS INC	UNIFORM-F	\$ 172.95
GEATER MANUFACTURING	TIF REBATE-CH	\$ 2,557.00
GRAINGER INC	SUPPLIES-W	\$ 63.65
GWORKS	ANNUAL FEES-CH	\$ 13,584.00
HAWKINS, INC.	CHEMICALS-W	\$ 70.00
HEARTLAND MECHANICAL LLC	EQUIP MAINT-L	\$ 200.00
IA DEPT OF REVENUE	SALES TAX-PR,W	\$ 7,816.46
IA DNR	DUES-W	\$ 115.00
IA POETRY ASSOCIATION	BOOKS-L	\$ 12.75
IA RURAL WATER ASSOCIATIO	DUES-W	\$ 455.00
INDEPENDENCE CONSTRUCTION	TIF REBATE-CH	\$ 14,425.09
INDEPENDENCE LIGHT & POWE	UTILITIES-ALL	\$ 25,788.06
INGRAM LIBRARY SERVICES	BOOKS-L	\$ 702.94
INRCOG	SERVICES-CH	\$ 547.32
INTERNAL REVENUE SERVICE	FED/FICA TAX	\$ 24,671.26
IPERS	IPERS-PROTECTIV	\$ 33,300.31
JOHN DEERE FINANCIAL	SUPPLIES-PR,W,ST,B,	\$ 839.41
LUMBER RIDGE HOME SOURCE	SUPPLIES-PR	\$ 369.16
LYNCH DALLAS, PC	LEGAL EXP-A,B,CH	\$ 2,384.98
MAIN, TIMOTHY E	INSTRUCTOR-PR	\$ 934.67
MAVERICK POWERSPORTS	REPAIR-A	\$ 72.00
MCGRAW'S CARPETS	SERVICES-PR	\$ 7,793.40
MED COMPASS	SUPPLIES-FD	\$ 1,730.00
MIDAMERICAN ENERGY COMPAN	UTILITY-CH,PD,PR,ST,W	\$ 2,829.04
MILLER QUARRY	ROCK-PR	\$ 193.98
MURPHY TRACTOR & EQUIPMEN	VEH REPAIR-ST	\$ 91.11
NAPA AUTO PARTS	SUPPLIES-ST	\$ 90.24
NORTHERN ESCROW, INC.	SERVICES-CH	\$ 103,844.43
OFFICE TOWNE INC	SUPPLIES-PD,PR	\$ 1,394.44
P & N CORPORATION	FUEL PROFITS-A	\$ 297.09
PAYROLL CHECKS	PAYROLL CHECKS	\$ 78,450.56
PERMANENT ROOFING SPECIAL	SERVICES-L	\$ 4,000.00
PINNACLE PLUMBING HOLDING	SERVICES-L	\$ 7,332.54
PRECISION PLUMBING, HEATI	SERVICES-PR	\$ 1,259.75
PRINT EXPRESS	SUPPLIES-PD	\$ 490.89
PUSH-PEDAL-PULL INC	EQUIP MAINT-PR	\$ 468.79
REXCO EQUIPMENT, INC	VEH REPAIR-PR	\$ 83.93
S & K COLLECTIBLES	SHIPPING-W	\$ 30.00
SCHOLASTIC LIBRARY	BOOKS-L	\$ 302.96
SIGNS & MORE	SUPPLIES-PR	\$ 490.82
SPEER FINANCIAL INC	SERVICES-CH	\$ 375.00
STAR EQUIPMENT, LTD	EQUIPMENT-ST	\$ 1,152.00
STATE FARM	BENEFITS-CH,ST,W	\$ 63.65

STATE STREET BANK & TRUST	ICMA-RC \$ PRE	\$ 4,478.20
STEVE GEE CONSTRUCTION	TIF REBATE-CH	\$ 16,522.11
STOREY KENWORTHY - MATT P	SUPPLIES-L	\$ 245.01
STRAND ASSOCIATES	SERVICES-W	\$ 128,700.00
SUPERB CLEANING SERVICES	BLDG MAINT-L	\$ 1,850.00
TASC	FLEX MEDICAL	\$ 1,976.41
TREASURER-STATE OF IOWA	STATE TAXES	\$ 7,502.28
TRUE VALUE HARDWARE	SUPPLIES-L	\$ 7.98
UNITED RENTALS (NORTH AME	SERVICES-PR	\$ 4,601.94
UNUM	LIFE/AD&D INS	\$ 976.33
WALMART COMMUNITY	SUPPLIES-L	\$ 138.01
WASTE MANAGEMENT	GARBAGE-PR	\$ 420.54
WELLMARK BCBS	HEALTH BENEFIT	\$ 48,780.80
WILSON, KATHY J	PROGRAM-L	\$ 150.00
WINTHROP BUILDING SUPPLY	SUPPLIES-ST	\$ 97.96
ZARNOTH BRUSH WORKS INC	VEH REPAIRS-ST	\$ 1,175.95
ZIKMUND, ERIN	REIMBURSE-L	\$ 104.03

CLAIMS TOTAL \$674,187.49; General Fund \$184,433.32; Library \$29,077.97; Streets Dept-Road Use \$32,044.17; Employee Benefits \$1,421.08; Tax Increment Financing \$33,504.20; Economic Development \$104,391.75; Cap Project-Street Improvement \$5,443.22; Cap Project-Bridges \$5,056.13; Parks & Rec Projects \$5,634.67; Cap Project-City Buildings \$6,500.00; Cap Project-Airport \$31,986.50; Cap Outlay Savings/LOST \$32,292.25; Water Fund \$19,626.73; Sewer Utility Fund \$164,269.50; Storm Water \$2,581.00; Storm Water Projects \$5,206.98; Self Insurance \$10,339.05; Self Insurance-Enterprise \$378.97.

REVENUES MONTH TO DATE TOTAL \$891,274.60; General Fund \$224,335.34; Library \$34,983.39; Streets Dept-Road Use \$67,123.01; Employee Benefits \$44,836.06; Emergency Levy \$2,355.54; Tax Increment Financing \$36,638.29; Economic Development \$45,471.00; Debt Service \$37,333.74; Debt-Special Assessment \$41,673.50; Parks & Rec Projects \$56,600.00; Cap Project-Airport \$15,435.00; Cap Outlay Savings/LOST \$1,177.78; Water Fund \$71,832.92; Water Revenue Bond \$7,824.58; Sewer Utility \$114,246.21; Sewer SRF Sinking \$7,996.67; Sewer Sinking Revenue Bond \$42,422.67; Storm Water \$9,998.88; Self Insurance \$21,808.51; Self Insurance-Enterprise \$7,181.51.

The November 2023 budgeted monthly transfers and the revenues and expenses by department to date were available for council review and discussion.

HEARINGS & ORDINANCES

Council Member Prusator with a motion to table provisions pertaining to Public Health and Safety-Discharging Weapons for further discussion at the January work session, second by Council Member Moore. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Moore, Prusator, O’Loughlin, Jensen, and Callahan.

RESOLUTIONS

Council Member Jensen with a motion to approve and authorize the Mayor to sign the resolution creating a Police Lieutenant position and promoting Sergeant Isley to the position, second by Council Member O’Loughlin. Council Member Huston asked about the number of officers within the Police Department. Chief Niedert answered there are 12 officers total, and this action will also follow the “Back the Blue” bill regarding investigation procedures for improper officer actions. This promotion will also be more in line with what Officer Isley is currently doing when he is on duty. Council Member O’Loughlin asked if he would also do internal affair investigations. Chief Niedert said he would be the start of the internal affair investigation process. Council Member Moore asked about the number of part-time officers. Chief Niedert said there are no part-time officers but there are four reserve officers. 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. 2023-103 in the Official Book of Resolutions.

Council Member Callahan with a motion to approve and authorize the Mayor to sign the resolution updating the fees for building permits for the City of Independence, Iowa, second by Council Member Jensen. Council Member O’Loughlin asked how long the current fees have been in place? City Manager Schmitz said he was unable to find out when the current fees were adopted, but they have been around for a long time. Council Member Jensen said it would be nice to have the fees all on one page instead of the other multi-page document that was included in the

packet. City Manager Schmitz said the multi-page document with the current fee schedule is just the building permit formula carried out. The same thing could be done with the proposed fee schedule in the resolution. Council Member Moore asked if these fees compare to other cities of similar size? City Manager Schmitz said the new fee schedule is identical to Oelwein's and when Oelwein updated their fees, they had done a lot of research. 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. 2023-104 in the Official Book of Resolutions.

Council Member Huston with a motion to approve and authorize the Mayor to sign the resolution of the City Council of the City of Independence, IA approving the application of Independence Foods LLC to the Iowa Economic Development Authority High Quality Jobs Program, second by Council Member Callahan. Council Member Hanna had received several calls from downtown businesses that are against this as they are unable to compete with the \$25.90 hourly wages. Council Member O'Loughlin said when the plant was open before, there were workers that drove here from Blackhawk County. Mayor Bleichner said the new plant will not be operating at full staff right away and the grant from Iowa Economic Development Authority set the number of employees and the wage amount. Ken Mayer stated the \$25.90 wage will be an aggregate across the plant. Council Member Moore reached out to ten businesses within Independence for their opinion of this opportunity and all were in favor of this. Mayor Bleichner said this was talked about at the work session, but there still needs to be discussion regarding the City's required match for this grant. The City is not planning on cutting a check for the full \$300,000, and would like to do in-kind services for as much as possible. Mayor Bleichner asked when things would be operational once the purchase has been completed. Ken Mayer said that in December, equipment and remodeling will be done. Operations will start in January 2024 but on a smaller scale. 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. 2023-105 in the Official Book of Resolutions.

OTHER BUSINESS

Council Member Jensen with a motion to award the Airport Farm Lease to Leon Bachman with a bid of \$320.00/acre and to authorize the City Manager to sign the lease, second by Council Member Hanna. Council Member O'Loughlin asked how long the lease was for? Mayor Bleichner said the lease was through February 2027. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Moore, Prusator, O'Loughlin, and Jensen. Nays: Callahan.

Council Member O'Loughlin with a motion to approve Change Order #20 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 Huston. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Moore, Prusator, O'Loughlin, Jensen, and Callahan.

Council Member Callahan with a motion to approve Change Order #22 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: Hanna, Moore, Prusator, O'Loughlin, Jensen, Callahan, and Huston.

REPORTS

The following comments were heard from Council and Staff: Huston – Hope everyone had a good Thanksgiving. Congrats to the Street Department for getting out and removing the snow. Hanna – Jingle on Main is this Friday and starts at 5:00 pm. O'Loughlin – Congrats to Independence Foods LLC on their purchase and we look forward to working with you. Jensen – Allerton Brewery is having an event about the 150th anniversary of the first fire in downtown Independence at 6:30 pm tonight. City Manager – The Santa Shack at Jingle on Main will be in the alley by the Malek. The City has put out information on the Rural Housing Survey on the City's Facebook page and hard copies are available at City Hall and the Library for citizens to fill out and submit. I have talked with the City Clerk about doing a strategic planning session in late January or early February because we should have a better understanding of projected revenues for Fiscal Year 2025. Mayor – Felt there was good discussion at the Joint Government meeting last week. The Gedney Bakery will be hosting the Santa phone during Jingle on Main.

ADJOURNMENT

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

Whereupon Mayor Bleichner declared the meeting adjourned at 5:32 p.m.



ATTEST:

Brad Bleichner, Mayor of the City of Independence, Iowa

Susi Lampe

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