

The Independence City Council met in regular session in the council chambers at 5:00 p.m., on Monday, January 22, 2024.

OPENING/ROLL CALL

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

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 Moore to approve the agenda as presented for the regular meeting held January 22, 2024. Ayes: All.

EMPLOYEE AWARD

Recognition of Police Chief Niedert and the Independence Police Department as a Patriotic Employer presented by Officer Logan Flack.

CONSENT AGENDA

Motion by Council Member Jensen, second by Council Member Weber to accept and approve the consent agenda that approves the following: 1) The minutes of the January 8, 2024, Regular Meeting. 2) Gedney Bakery & Coffeehouse Class C Retail Alcohol License effective December 1, 2023, through November 30, 2024. 3) The Spot Smoke Shop Class E Retail Alcohol License effective February 1, 2024, through January 31, 2025. 4) River’sEDGE Sport & Fitness Special Class C Retail Alcohol License effective February 2, 2024, through February 1, 2025. Ayes: All.

FINANCIALS

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

ACCESS SYSTEMS LEASING	EQUIP CONTRACT-ALL	\$ 1,528.41
AMAZON CAPITAL SERVICES	SUPPLIES-L,PD	\$ 2,617.61
AUDITOR OF STATE	FILING FEE-CH	\$ 625.00
BEATTY, ROBERT	PHONE ALLOWANCE	\$ 45.00
BLACKSTONE PUBLISHING	SUPPLIES-L	\$ 247.80
BLEICHNER, BRAD	PHONE ALLOWANCE	\$ 100.00
BODENSTEINER IMPLEMENT 01	VEH REPAIR-A,PR	\$ 601.73
BREEDLOVE SPORTING GOODS	EQUIPMENT-PR	\$ 1,516.00
BRODART CO	SUPPLIES-L	\$ 979.82
BSN SPORTS, INC.	SUPPLIES-PR	\$ 488.23
BUCHANAN COUNTY HEALTH CE	AMB SVC-CH	\$ 11,271.00
BUCHANAN COUNTY WILDLIFE	TRAINING-PD	\$ 800.00
CABELL, TRENTON	PHONE ALLOWANCE	\$ 45.00
CARD SERVICES-LIBRARY	MISC EXP-L	\$ 333.47
CARD SERVICES-VISA	MISC EXP-A,B,CH,F,PD.PR,ST,W	\$ 5,861.97
CENGAGE LEARNING	BOOKS-L	\$ 94.46
CENTER POINT LARGE PRINT	SUPPLIES-L	\$ 47.25
CONSOLIDATED ENERGY CO	FUEL-ALL	\$ 5,887.69
CORE & MAIN LP	SUPPLIES-W	\$ 593.08
CRAWFORD ENGINEERING & SU	SERVICES-B,PR,ST,SW	\$ 32,630.50
DAKOTA SUPPLY GROUP	SUPPLIES-W	\$ 176.77
DELTA DENTAL OF IOWA	DENTAL INSURANCE-CH	\$ 41.86
DORSEY & WHITNEY LLP	SERVICES-ST	\$ 7,774.50
EAST-CENTRAL IOWA R.E.C.	UTILITY-A,PR,ST,W,CH	\$ 3,425.72
EMPLOYEE BENEFIT SYSTEMS	SAFE-T FUND-ALL	\$ 10,768.93
ESCH, BRAD	PHONE ALLOWANCE	\$ 45.00
ESCHEN'S CLOTHING	UNIFORM-W	\$ 84.95

FAIRCHILD FEED & SUPPLY	CHEMICALS-W	\$ 549.98
FERGUSON ENTERPRISES LLC	SUPPLIES-W	\$ 115.50
FIRE SERVICE TRAINING BUR	TRAINING-FD	\$ 100.00
FLETCHER-REINHARDT CO	EQUIPMENT-F	\$ 1,902.00
FOLEY, TRAVIS	PHONE ALLOWANCE	\$ 45.00
GALLS INC	SUPPLIES-PD	\$ 129.72
GRAHAM, VICTORIA	REFUND-PR	\$ 120.00
GREEN PRO SOLUTIONS	SUPPLIES-ST	\$ 2,473.63
HAUSERS WATER SYSTEMS INC	SUPPLIES-ST	\$ 10.95
HAWKEYE ALARM SIGNAL COMP	SERVICES-PR	\$ 180.00
HAWKINS, INC.	CHEMICALS-W	\$ 2,017.77
HAYWARD, BLAKE	PHONE ALLOWANCE	\$ 45.00
IA DEPT OF REVENUE	SALES TAX-PR,W	\$ 8,353.01
IA DNR	CERTIFICATION-W	\$ 400.00
IA LEAGUE OF CITIES	TRAINING-CH	\$ 220.00
IA LIBRARY ASSOCIATION	BOOKS-L	\$ 370.00
IA STATE UNIVERSITY	TRAINING-CH	\$ 128.00
IACP	DUES-PD	\$ 380.00
IDALS	LICENSE-AC	\$ 75.00
INDEPENDENCE LIGHT & POWE	UTILITIES-ALL	\$ 28,773.22
INDEPENDENCE PLUMBING HEA	SERVICES-PR	\$ 234.39
INDEPENDENCE ROTARY CLUB	DUES-L	\$ 152.00
INGRAM LIBRARY SERVICES	BOOKS-L	\$ 138.90
INTERNAL REVENUE SERVICE	FED/FICA TAX	\$ 24,880.53
KEYSTONE LABORATORIES INC	LAB ANALYSIS-W	\$ 17.00
KILER, ANGELA	PHONE ALLOWANCE	\$ 45.00
LAU, BRIAN	PHONE ALLOWANCE	\$ 45.00
LOVELESS, MIKE	REIMBURSE-FD	\$ 150.00
LYNCH DALLAS, PC	LEGAL EXP-CH	\$ 2,003.64
MARTIN GARDNER ARCHITECT	SERVICES-F	\$ 730.00
MIDAMERICAN ENERGY COMPAN	UTILITY-L	\$ 25.46
MOCIC	MEMBERSHIP-PD	\$ 150.00
NAPA AUTO PARTS	SUPPLIES-F,W,ST,PR	\$ 213.87
NEJDL, MICHELLE	PHONE ALLOWANCE	\$ 45.00
OELWEIN PUBLISHING COMPAN	PUBLICAT-CH	\$ 364.08
OFFICE TOWNE INC	SUPPLIES-CH,L,PR	\$ 190.41
P & N CORPORATION	FUEL PROFITS-A	\$ 284.95
PAYROLL CHECKS	TOTAL PAYROLL CHECKS	\$ 77,648.41
PENWORTHY COMPANY, THE	BOOKS-L	\$ 209.63
PERMA-BOUND	BOOKS-L	\$ 38.48
PINNACLE PLUMBING HOLDING	SERVICES-L	\$ 748.00
PURCHASE POWER	POSTAGE-B,CH.PR,W	\$ 270.99
QUILL CORPORATION	SUPPLIES-CH,ST,W	\$ 319.92
RECK, BRENT	PHONE ALLOWANCE	\$ 45.00
RYAN EXTERMINATING INC	PEST CONTROL-CH	\$ 55.00
S & K COLLECTIBLES	SHIPPING-W	\$ 175.64
SCHMITZ, MATTHEW	PHONE ALLOWANCE	\$ 100.00
SIGNS & MORE	SUPPLIES-PR	\$ 324.43
SOUKUP, BRETT	PHONE ALLOWANCE	\$ 45.00
STATE STREET BANK & TRUST	ICMA-RC \$ PRE	\$ 7,261.58
STOREY KENWORTHY - MATT P	SUPPLIES-L	\$ 228.40
SUPERB CLEANING SERVICES	BLDG MAINT-L	\$ 1,850.00
T MOBILE	PHONE-PD,F	\$ 2,813.42
TASC	FLEX MEDICAL	\$ 1,479.78
TRUE VALUE HARDWARE	SUPPLIES- PR,F,ST	\$ 401.70
US CELLULAR	PHONE-B,F,L,PD	\$ 1,054.94

VERIZON WIRELESS	PHONE-CH,PD,PR	\$ 165.68
WALMART COMMUNITY	SUPPLIES-L	\$ 167.52
WASTE MANAGEMENT	GARBAGE-PR,A,W,	\$ 1,879.04
WELLMARK BCBS	INSURANCE-CH	\$ 1,200.21

CLAIMS TOTAL \$263,173.53; General Fund \$127,825.94; Library \$18,654.08; Streets Dept-Road Use \$19,961.28; Employee Benefits \$842.07; Cap Project-Street Improvement \$25,554.50; Parks & Rec Projects \$12,827.50; Cap Outlay Savings/LOST \$4,561.29; Water Fund \$18,429.47; Sewer Utility Fund \$23,675.47; Storm Water Dept \$323.00; Self Insurance \$10,277.85; Self Insurance-Enterprise \$241.08.

REVENUES MONTH TO DATE TOTAL \$432,768.12; General Fund \$70,983.03; Library \$34,798.55; Streets Dept-Road Use \$70,988.81; Employee Benefits \$7,234.42; Emergency Levy \$341.27; Tax Increment Finance \$8,668.78; Economic Development \$16,472.75; Debt Service \$10,651.68 Debt-Special Assessments \$216.00; Parks & Rec Projects \$8,600.00; Cap Proj-Airport \$19,084.70; Cap Outlay Savings/LOST \$170.64; Water Fund \$43,028.58; Water Revenue Bond \$7,824.58; Sewer Utility \$66,221.46; Sewer SRF Sinking Fund \$7,996.67; Sewer Sinking Revenue Bond \$42,422.67; Storm Water \$6,544.60; Self Insurance \$10,277.85; Self Insurance-Enterprise \$241.08.

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

PETITIONS FROM THE PUBLIC

Council Member Jensen with a motion to approve the DeBuhr catalyst grant pre-application, second by Council Member Huston. Council Member Jensen asked if the back entrance issue had been resolved yet? Mayor Bleichner stated it is still being worked on, but nothing has been finalized between the two parties. Council Member O’Loughlin asked if the TIF funding may not be guaranteed? City Manager Schmitz stated that is correct as TIF is not guaranteed as there needs to be enough valuation increase for the amount requested to be collected by the County. Council Member O’Loughlin asked if the TIF didn’t come through, would there be enough in the general fund to fulfill the match? City Manager Schmitz stated that is a decision Council will need to make. Council Member Moore asked what was the City’s match for the grant? Mayor Bleichner replied the match was \$100,000. Discussion was held on the TIF reconciliation reports that are supposed to be provided to the City on a yearly basis. The TIF reconciliation report is done on a calendar year, but the certification request is for a fiscal year. Discussion was held about the TIF monies received in fiscal year 2023 and that monies can only be collected with the proper taxing authority and conditions. Council Member Jensen wanted to clarify that this is just an application to see if the application gets through to the next step. Lisa Kremer, Buchanan County Economic Development, said the pre-application will get submitted and then reviewed to see if it is eligible to move on in the grant process. She also stated if the City should find out the match is unable to be funded, the application could be pulled. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Moore, Prusator, O’Loughlin, Jensen, and Weber.

2024 STREET REHABILITATION PROJECT

Mayor Bleichner stated this was the time and place set for a hearing upon the proposed resolution of necessity covering the 2024 Street Rehabilitation Project. All written objections heretofore filed, and all written or oral objections filed or made during the hearing will be considered by the City Council. David Kress, 809 6th St NW, asked if this was a common practice with a street rehab project and how the assessment process worked? Mayor Bleichner gave a history of how the street rehabilitation projects are done and scheduled. Brian Crawford, Crawford Engineering, spoke on how the assessment calculations are figured for an applicable project. City Manager Schmitz asked if the \$30.00 per linear foot was based upon a 50/50 split? Brian Crawford said it was originally done to try and have it cover about 25% for the residents’ share. Discussion was held on when it is time for the final assessment notices to be mailed and the options the residents have to pay the final assessment amount. Council Member Moore had a resident contact him about a previous street project that residents did not want, and a petition being done and then the project was not done. Discussion was held about the 2022 Street Rehabilitation when a petition was received from citizens not in favor of being specially assessed for the work. The council at that time, decided to scrap the entire project as there was enough citizen opposition. City Clerk/Treasurer Lampe stated no written objections were received prior to the public hearing. Mayor Bleichner closed the public hearing as there were no further objections or remonstrances.

Council Member O’Loughlin with a motion to approve the resolution of necessity for the 2024 Street Rehabilitation Project, second by Council Member Weber. 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. 2024-05 in the Official Book of Resolutions.

Council Member Huston with a motion to approve the resolution ratifying the preparation of detailed plans, specifications, notice of hearing, notice to bidders, and form of contract, second by Council Member Moore. 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. 2024-06 in the Official Book of Resolutions.

RESOLUTIONS

Council Member Moore with a motion to approve the resolution outlining changes to vacation award, accrual, and carryover, second by Council Member Prusator. Council Member O'Loughlin said there is no increase to the amount being received, but it is just the manner of how/when it is earned. City Manager Schmitz said there is a minor increase just due to rounding of when the time is earned by an employee. 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. 2024-07 in the Official Book of Resolutions.

Council Member Prusator with a motion to approve and authorize the Mayor to sign the resolution that accepts the work covering the Independence COVID Façade Project and to authorize the City Manager to sign the Certificate of Substantial Completion, second by Council Member Jensen. 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. 2024-08 in the Official Book of Resolutions.

Council Member Jensen with a motion to approve and authorize the Mayor to sign the resolution that repeals and replaces resolution 2022-97 that was a resolution approving a development agreement, 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. 2024-09 in the Official Book of Resolutions.

REPORTS

The following comments were heard from Council and Staff: O'Loughlin – Wasn't aware of the lack of TIF reporting from the County and would want a request to be submitted to get those reports. Huston – Shout out to the Street Department about snow removal. City Manager – On January 25th, there will be a meeting about applying for a State Revolving Fund loan. He was asked about the rust on the railing on the Melone Creek Bridge. He will reach out to Street Superintendent Esch to see what can be done before it needs to be fully replaced. The requests for proposals for the IPF Storm Water Project and insurance services are out Mayor – The Community Visioning group will be meeting on January 31st at 1:00 pm.

POTENTIAL CLOSED SESSION PER IOWA CODE 21.5(1)(i)

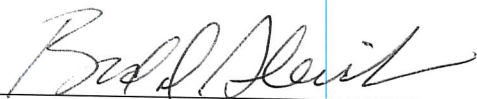
City Clerk/Treasurer Lampe had confirmed with the City Attorney about the request of the closed session earlier in the day. City Attorney Herman stated it is appropriate to go into closed session. Council Member O'Loughlin with a motion to enter closed session per Iowa Code 21.5(1)(i); to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session at 5:38 p.m., second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Moore, Prusator, O'Loughlin, Jensen, and Weber. Those invited into the closed session were the following: Council Member Weber, Council Member Huston, Council Member Hanna, City Manager Schmitz, Mayor Bleichner, City Clerk/Treasurer Lampe, Council Member Moore, Council Member Prusator, Council Member O'Loughlin, and Council Member Jensen.

At 6:08 p.m., Council Member O'Loughlin made a motion to enter back into open session, second by Council Member Prusator. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Jensen, Weber, and Huston.

ADJOURNMENT

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

Whereupon Mayor Bleichner declared the meeting adjourned at 6:09 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