

The Independence City Council met in regular session in the council chambers at 5:00 p.m., on Monday, August 14, 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 Huston to approve the agenda as presented for the regular meeting held August 14, 2023. Ayes: All.

#### PROCLAMATION

Mayor Bleichner read a proclamation declaring August 25 – 26, 2023, as Poppy Days.

#### CONSENT AGENDA

Motion by Council Member Huston, second by Council Member Moore to accept and approve the consent agenda that approves the following: 1) The minutes of the July 24, 2023, Regular Meeting. 2) Miller hunting request. Ayes: All.

#### FINANCIALS

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

ACCO	CHEMICALS-PR	\$ 6,531.85
ADVANCE AUTO PARTS	VEH MAINT-PD	\$ 50.90
AFLAC	AFLAC PRE-TAX	\$ 287.46
ALTORFER INC	EQUIP MAINT-W	\$ 3,364.00
AMAZON CAPITAL SERVICES	SUPPLIES-CH,PD,F,W,PR	\$ 1,675.02
APPLIANCE PLUS OF INDEPEN	SUPPLIES-W	\$ 99.95
ASCAP	FEES-CH	\$ 438.75
ASPRO INC	SERVICES-W	\$ 1,639.14
AVFUEL CORPORATION	EQUIP/FUEL-A	\$ 23,265.65
BAGBY'S AUTOMOTIVE	VEH REPAIR-PR	\$ 1,005.00
BEAM INSURANCE ADMIN LLC	VISION PRETAX	\$ 381.51
BEATTY, ROBERT	PHONE ALLOWANCE	\$ 45.00
BENTON'S READY MIXED CONC	SUPPLIES-W	\$ 140.00
BLACK HAWK CO HEALTH DEPT	FEES-PR	\$ 418.00
BLEICHNER, BRAD	PHONE ALLOWANCE	\$ 100.00
BMC AGGREGATES L.C.	MATERIALS-PR	\$ 331.82
BODENSTEINER IMPLEMENT 01	VEH REPAIR-PR	\$ 460.72
BOLTON & MENK, INC.	SERVICES-A	\$ 6,027.50
BRITT AUTO SERVICE & TOWG	VEH REPAIR-PD	\$ 339.95
BRUENING ROCK PRODUCTS IN	ROAD ROCK-PR	\$ 108.19
BSN SPORTS, INC.	SUPPLIES-PR	\$ 1,243.08
CABELL, TRENTON	PHONE ALLOWANCE	\$ 45.00
CARD SERVICES-VISA	MISC EXP-CH,PD,PR,ST,W	\$ 2,412.42
CASS LASER ENGRAVING	SIGNAGE-PD	\$ 1,565.00
CC'S FLOORS & MORE LLC	BLDG MAINT-PR	\$ 2,592.89
CISCO, CODY	REIMBURSE-PR	\$ 80.00
CITY LAUNDERING CO INC	BLDG MAINT-W,PD	\$ 252.31
CIVICPLUS	WEBSITE-CH	\$ 320.00
CLERK OF DISTRICT COURT	FEES-PD	\$ 380.00
CLINTON, CHAR	HOST-PR	\$ 250.00

COLONIAL LIFE & ACCIDENT	COLONIALPRETAX	\$ 640.68
CONSOLIDATED ENERGY CO	FUEL-ALL	\$ 7,031.13
CORE & MAIN LP	SUPPLIES-W	\$ 303.96
CRAWFORD ENGINEERING & SU	SERVICES-PR,ST,SW	\$ 34,358.50
CUE RENTALS	EQUIPMENT-PR	\$ 2,575.00
CURTIS ARCHITECTURE	SERVICES-CH	\$ 5,820.00
CY & CHARLEY'S FIRESTONE	SERVICES-PD,PR,W	\$ 1,463.19
D & K PRODUCTS	SUPPLIES-PR	\$ 1,676.30
D & S PORTABLES INC	SERVICES-PR	\$ 2,215.00
DANKO EMERGENCY EQUIPMENT	EQUIPMENT-F	\$ 153.08
DAN'S OVERHEAD DOORS	EQUIP REPAIR-A	\$ 420.86
DELTA DENTAL OF IOWA	DENTAL BENEFIT	\$ 4,092.24
DIAMOND VOGEL PAINTS	SUPPLIES-ST	\$ 1,110.60
DUNLAP MOTORS INC	Vehicle-CH	\$ 36,129.09
EASTERN IOWA EXCAVATING	SERVICES-ST	\$ 118,963.61
EMPLOYEE BENEFIT SYSTEMS	SAFE-T FUND-ALL	\$ 4,879.47
ESCH, BRAD	PHONE ALLOWANCE	\$ 45.00
ESCHEN'S CLOTHING	UNIFORM-PD,PR,W	\$ 267.40
FELD FIRE	REPAIR-F	\$ 289.50
FERGUSON ENTERPRISES LLC	SUPPLIES-W	\$ 189.50
FIRE SERVICE TRAINING BUR	TRAINING-FD	\$ 100.00
FOLEY, TRAVIS	PHONE ALLOWANCE	\$ 45.00
GALLS INC	UNIFORM-PD	\$ 182.10
GREEN PRO SOLUTIONS	SUPPLIES-ST	\$ 977.54
GREINER, SARAH	REIMBURSE-PR	\$ 52.88
HARDWARE HANK	SUPPLIES-W,F,PR,A,ST	\$ 12,284.80
HAUSERS WATER SYSTEMS INC	SUPPLIES-ST	\$ 10.95
HAWKEYE ALARM SIGNAL COMP	SERVICES-PR	\$ 190.00
HAWKINS, INC.	CHEMICALS-W	\$ 1,895.50
HAYWARD, BLAKE	SUPPLIES-PR	\$ 395.00
HILLTOP MOTORS INC	VEH REPAIR-PD	\$ 283.25
IA DNR	FEES-W	\$ 1,275.00
INDEPENDENCE PLUMBING HEA	BLDG REPAIR-PR	\$ 406.69
INTERNAL REVENUE SERVICE	FED/FICA TAX	\$ 53,406.58
IPERS	IPERS-PROTECTIV	\$ 32,511.09
JOHN DEERE FINANCIAL	SUPPLIES-A,PR,W,ST	\$ 1,035.56
JOHNSON PLBG HEATING & AI	BLDG REPAIR-PR	\$ 852.40
KEYSTONE LABORATORIES INC	LAB ANALYSIS-W	\$ 17.00
KILER, ANGELA	PHONE ALLOWANCE	\$ 45.00
LAGRANGE, AARON	COACHES-PR	\$ 1,392.00
LAU, BRIAN	PHONE ALLOWANCE	\$ 45.00
LORENZEN, LISA	REIMBURSE-CH	\$ 335.24
LYNCH DALLAS, PC	SERVICES-CH	\$ 1,351.50
LYNCH, DAVE	SERVICES-ST	\$ 4,664.00
LYON, DANE	UMPIRE-PR	\$ 90.00
MACQUEEN EQUIPMENT	SUPPLIES-ST	\$ 4,365.62
MANATT'S INC	CEMENT-W	\$ 5,541.00
MAVERICK POWERSPORTS	SERVICES-PR	\$ 692.88
METERING & TECHNOLOGY SOL	SUPPLIES-W	\$ 24.04
MIDAMERICAN ENERGY COMPAN	UTILITY-PR	\$ 776.10
MIDWEST ALKOTA	SUPPLIES-A	\$ 995.97
MIDWEST BREATHING AIR L.L	SERVICES-F	\$ 189.00
MSA PROFESSIONAL SERVICES	SERVICES-B,W,SW	\$ 2,372.50
MURPHY TRACTOR & EQUIPMEN	VEH REPAIR-ST	\$ 611.72
MYERS-COX CO	CONCESSIONS-PR	\$ 3,445.99
NAPA AUTO PARTS	SUPPLIES-ST,PR	\$ 594.85

NEJDL, MICHELLE	REIMBURSE-CH	\$ 181.79
NEMMERS, RACHEL	REFUND-PR	\$ 25.00
NORTHERN ESCROW, INC.	SERVICES-CH	\$ 146,879.02
NUTRIEN AG SOLUTIONS	MAINT-PR	\$ 212.45
OELWEIN PUBLISHING COMPAN	PUBLICAT-CH,PR	\$ 631.70
OFFICE TOWNE INC	SUPPLIES-PR,CH	\$ 1,448.59
P & N CORPORATION	FUEL PROFITS-A	\$ 1,781.18
PAYROLL CHECKS	PAYROLL CHECKS	\$ 183,489.59
PENNER, KALEB	COACHES-PR	\$ 1,155.00
PEPSI-COLA GEN. BOT. IN	CONCESSION-PR	\$ 678.51
PITNEY BOWES GLOBAL FINAN	EQUIP LEASE-PR	\$ 167.64
PRECISION PLUMBING, HEATI	BLDG REPAIR-PR	\$ 776.33
PRINT EXPRESS	SUPPLIES-CH	\$ 1,305.00
PURCHASE POWER	POSTAGE-B,PR	\$ 208.99
PUSH-PEDAL-PULL INC	EQUIP MAINT-PR	\$ 609.95
QUILL CORPORATION	SUPPLIES-CH	\$ 239.94
RACOM CORPORATION	RQUIP MAINT-PD	\$ 426.50
RAY O'HERRON CO.	UNIFORM-PD	\$ 201.90
RECK, BRENT	PHONE ALLOWANCE	\$ 45.00
REEG, JON	COACHES-PR	\$ 95.00
RYDELL AUTO GROUP	VEH MAINT-PD	\$ 133.70
S & K COLLECTIBLES	SHIPPING-PD,W	\$ 53.08
SCHMITZ, MATTHEW	PHONE ALLOWANCE	\$ 100.00
SIGNS & MORE	SERVICES-CH,PD,PR	\$ 2,909.44
SILL, ALEXANDRA	COACHES-PR	\$ 1,100.00
SILL, CHERYL	COACHES-PR	\$ 158.00
SPAHN & ROSE LUMBER COMPA	SUPPLIES-PR,ST.F,CH	\$ 2,319.36
SPEER FINANCIAL INC	FY22 REPORTS-CH	\$ 500.00
STANFORD, SHANE	REIMBURSE-PR	\$ 205.00
STAR EQUIPMENT, LTD	SUPPLIES-ST	\$ 7.72
STATE HYGIENIC LABORATORY	LAB ANALYSIS-W	\$ 14.50
STATE STREET BANK & TRUST	ICMA-RC \$ PRE	\$ 9,515.80
STRAND ASSOCIATES	SERVICES-W	\$ 84,500.00
SUPERB CLEANING SERVICES	BLDG MAINT-PR	\$ 442.50
TAKE A SHOT LLC	TRAINING-PD	\$ 1,975.00
TASC	FLEX MEDICAL	\$ 2,519.62
TESTAMERICA LABORATORIES	LAB ANALYSIS-W	\$ 1,537.01
TITAN MACHINERY	VEH MAINT-ST	\$ 1,358.87
TREASURER-STATE OF IOWA	STATE TAXES	\$ 7,350.21
TROTT TROPHIES	AWARDS-PR	\$ 244.00
TRUE VALUE HARDWARE	SUPPLIES-PR,W	\$ 335.62
UMB BANK NA	BOND FEE-CH,W	\$ 1,200.00
UNUM	LIFE/AD&D INS	\$ 367.50
US CELLULAR	PHONE-F,PD,B	\$ 818.88
USA BLUE BOOK	SUPPLIES-W	\$ 295.04
UTILITY SERVICE CO., INC.	SERVICES-W	\$ 4,238.00
VERIZON WIRELESS	UTILITY-CH,PR,F,PD	\$ 172.26
WASTE MANAGEMENT	GARBAGE-A,CH,PR,W	\$ 46,867.84
WBC MECHANICAL INC	REPAIR-PR	\$ 3,730.63
WELLMARK BCBS	HEALTH BENEFIT	\$ 46,983.64
WHITED, WILL	COAHCES-PR	\$ 750.00
WINTHROP NEWS, THE	PUBLICAT-CH	\$ 402.60
YOUNGBLUT, BJ	REIMBURSE-PR	\$ 275.00
ZERO9 SOLUTIONS	UNIFORM-PD	\$ 64.45
ZIESER CONSTRUCTION	COMPLEX-PR	\$ 9,060.40

**CLAIMS TOTAL \$984,993.72;** General Fund \$372,199.76; Library \$30,898.36; Hotel-Motel Tax \$758.75; Streets Dept-Road Use \$36,088.58; Economic Development \$152,699.02; Debt Service \$600.00; Cap Proj-Street Improve \$139,943.61; Parks & Rec Projects \$7,931.00; Cap Project-Visioning Project \$708.00; Cap Project-Airport \$6,027.50; Cap Outlay Savings/LOST \$64,182.17; Water Fund \$37,426.25; Water Revenue Bond \$600.00; Sewer Utility Fund \$123,905.63; Storm Water Dept. \$1,438.12; Storm Water Projects \$4,739.50; Self Insurance \$4,783.47; Self Insurance-Enterprise \$64.00.

**REVENUES MONTH TO DATE TOTAL \$202,114.11;** General Fund \$92,183.88; Library \$352.70; Cap Outlay Savings/LOST \$52,687.32; Water Fund \$19,266.50; Sewer Utility \$29,913.27; Storm Water \$3,126.97; Self Insurance \$4,527.47; Self Insurance-Enterprise \$56.00.

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

## RESOLUTIONS

Council Member Moore with a motion to approve a resolution that approves the updated Rules of Procedure for Conduct of City Council Business, second by Council Member Callahan. Council Member Jensen asked for clarification on this change as she was absent from the August 7<sup>th</sup> Committee of the Whole Meeting. Mayor Bleichner responded Council Members used to sit on smaller committees and then report back at the Committee of the Whole Meeting. Since the smaller committees have been stopped, the meeting on the first Monday of each month is now a work session. 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. 2023-69 in the Official Book of Resolutions.**

Council Member Hanna with a motion to approve a homeowner/agency repair project at 815 1<sup>st</sup> Avenue NE, second by Council Member Prusator. Council Member O'Loughlin asked if there were other applicants that needed additional time. City Clerk/Treasurer Lampe stated this applicant applied late in the process and due to scheduling, was verified after July 1. There was another application that was approved, but no quotes were turned in. The two down payment assistance applicants are still looking for a house. Council Member Hanna asked if citizens could still apply for this project and how much was available in this fund. City Clerk/Treasurer Lampe said residents can apply when it is announced city-wide and there is \$227,926 available in the LMI fund. Projects were not budgeted during the Fiscal Year 2024 budget work sessions. There are still outstanding projects from Fiscal Year 2023 that need to be addressed and will need to be included in the budget amendment for Fiscal Year 2024. 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. 2023-70 in the Official Book of Resolutions.**

## OTHER BUSINESS

Council Member Prusator with a motion to approve the homeowner/agency repair project contract for 815 1<sup>st</sup> Avenue NE, 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 O'Loughlin with a motion to authorize the City Manager to place the Independence Airport Farm lease out for bids and to authorize the Airport Manager to notify the existing tenant of the City's intent to terminate the existing lease, second by Council Member Moore. Mayor Bleicher stated staff is recommending approval of this item and there is a copy of the existing lease attached. Council Member O'Loughlin stated the current price is \$253.00/acre. City Manager Schmitz asked if there were 4 parcels being rented. City Clerk/Treasurer Lampe stated in the current lease, only 3 parcels are identified, but 4 are being farmed on. Council Member O'Loughlin asked if the fourth parcel was being paid for or if it was free. City Clerk/Treasurer Lampe stated at this time it is being rented free as staff was not aware there were 4 parcels when this lease was put out for bid. The next lease will be updated to include the fourth parcel. The fourth parcel is located near the segmented circle. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Callahan, Huston, Hanna, and Moore.

Council Member O'Loughlin with a motion to approve the request to install a Private Septic Tank Sewage System at 401 14<sup>th</sup> Avenue SE, second by Council Member Hanna. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Callahan, Huston, Hanna, Moore, and Prusator.

A general discussion was held about recent Waste Management services, missed pickups, and the current contract with Waste Management.

**REPORTS**

The following comments were heard from Council and Staff: Jensen – Received information about monies available at the state level for a project. The Underground Tour is this Saturday, August 19, 2023. Received a phone call asking about regulations on single family housing and multiple families living in them. O'Loughlin – Reached out to Congressional representatives about grant opportunities for the upcoming Wastewater Treatment Plant project. Huston – Publicly apologized to Council Member Hanna about the dog waste being a problem on trails. He had reached out to citizens that walked on the Liberty Trail and they said dog waste is a concern. Congratulations to his youngest son getting married this weekend. City Manager – Had seen the information Council Member Jensen mentioned and there were developers interested in it but had backed out. The Parks & Recreation Department has an extra dog waste container that will be placed on the Liberty Trail so people can pick up after their dogs. He will be out of the office this Friday. Mayor – Asked Mark Crawford, Crawford Engineering, if there were any project updates or if things were under control. Mark Crawford stated current projects are under control. The Complex Turf Project is being worked on and there is a meeting planned with Crawford Engineering, Parks and Recreation Director Beatty, and City Manager Schmitz.

**ADJOURNMENT**

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

Whereupon Mayor Bleichner declared the meeting adjourned at 5:35 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