

The Independence City Council met in regular session in the council chambers at 5:00 p.m., on Monday, July 24, 2023.

OPENING/ROLL CALL

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

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 Hanna to approve the agenda as presented for the regular meeting held July 24, 2023. Ayes: All. Absent: Callahan.

PUBLIC COMMENT

Leanne Harrison, 514 5th Ave SW, came to promote Independence as a historian. Thanked the City for how well Oakwood Cemetery looked for the annual tour. The Underground Tour will be held on August 19, 2023. Spoke on a recent bus tour that stopped and Council Member Moore visiting with the tour members.

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 10, 2023, Regular Meeting. Ayes: All. Absent: Callahan.

FINANCIALS

Motion by Council Member O'Loughlin, second by Council Member Jensen to approve the following bills for payment as amended. Mayor Bleichner stated the claim for Hog Slat was removed as those invoices were paid with a credit card. Ayes: All. Absent: Callahan.

ACCESS SYSTEMS LEASING	EQUIP CONTRACT-ALL	\$ 1,429.73
ALLEN OCCUPATIONAL HEALTH	SERVICES-ST,W	\$ 132.00
ALTORFER INC	EQUIP MAINT-W	\$ 5,747.00
AMAZON CAPITAL SERVICES	SUPPLIES-CH,F,L,PD	\$ 1,839.69
AUDIO IMPLEMENTS/GKC	UNIFORM-PD	\$ 63.17
AUDUBON COUNTY SHERIFF	TRAINING-PD	\$ 4,498.10
AVFUEL CORPORATION	FUEL-A	\$ 32,870.51
BEATTY, DREW	UMPIRE-PR	\$ 240.00
BEATTY, JUSTIN	UMPIRE-PR	\$ 120.00
BEATTY, MARCUS	UMPIRE-PR	\$ 390.00
BEATTY, ROBERT	PHONE ALLOWANCE	\$ 45.00
BENTON'S READY MIXED CONC	REPAIRS-W	\$ 40.00
BERNARD, AIDEN	UMPIRE-PR	\$ 20.00
BLACKSTONE PUBLISHING	SUPPLIES-L	\$ 428.59
BLAD, CHRISTIAN	REIMBURSE-FD	\$ 968.75
BLEICHNER, BRAD	PHONE ALLOWANCE	\$ 100.00
BOWMAN, RICHARD	REIMBURSE-FD	\$ 343.75
BRANDENBURG, ADESSA	UMPIRE-PR	\$ 360.00
BRODART CO	SUPPLIES-L	\$ 652.76
BUCHANAN COUNTY AUDITOR	DISPATCH SVC-PD	\$ 82,124.50
BUCHANAN COUNTY ECONOMIC	DUES-CH	\$ 17,585.60
BUCHANAN COUNTY HEALTH CE	AMB SVC-CH	\$ 15,008.33
BUCHANAN COUNTY HISTORICA	COMM REHAB-CH	\$ 5,000.00
BULS, JANET L	INSTRUCTOR-PR	\$ 247.50
BURNS, JEFFERY	REIMBURSE-FD	\$ 46.88
CABELL, TRENTON	PHONE ALLOWANCE	\$ 45.00
CARD SERVICES-LIBRARY	Misc Exp-L	\$ 755.24
CENGAGE LEARNING	BOOKS-L	\$ 155.14
CENTER POINT LARGE PRINT	SUPPLIES-L	\$ 53.84

CERAS, JOSHUA	REIMBURSE-FD	\$ 46.88
CIVICPLUS	SOFTWARE-B	\$ 4,450.00
CLINTON, CHAR	HOST-PR	\$ 500.00
COPENHAVER, NATE	UMPIRE-PR	\$ 345.00
CORNWELL, GRADY	UMPIRE-PR	\$ 35.00
CY & CHARLEY'S FIRESTONE	VEH MAINT-B,PD	\$ 932.07
DAVE SCHMITT CONSTRUCTION	SERVICES-W	\$ 220.25
DECKER, JASON	REIMBURSE-FD	\$ 234.38
DELGADO-CONNOR, TONY	REIMBURSE-FD	\$ 390.63
DELTA DENTAL OF IOWA	DENTAL INSURANCE-CH	\$ 41.04
DEMCO	SUPPLIES-L	\$ 152.45
DIAMOND VOGEL PAINTS	SUPPLIES-ST	\$ 1,885.00
DITCH WITCH	EQUIP REPAIR-W	\$ 283.25
EAST-CENTRAL IOWA R.E.C.	UTILITY-A,PR,ST,W,CH	\$ 2,605.36
EASTERN IOWA EXCAVATING	SERVICES-ST	\$ 38,943.66
EISELE, DYLAN	UMPIRE-PR	\$ 90.00
EMPLOYEE BENEFIT SYSTEMS	SAFE-T FUND-ALL	\$ 16,251.26
ERICKSON-DALE, TANNER	REIMBURSE-FD	\$ 281.25
ESCH, BRAD	PHONE ALLOWANCE	\$ 45.00
ESCHEN'S CLOTHING	UNIFORM-W	\$ 173.95
ESRI	FEES-W	\$ 660.00
FENNER, GORDY	REIMBURSE-FD	\$ 171.88
FIRE SERVICE TRAINING BUR	TRAINING-FD	\$ 100.00
FOLEY, TRAVIS	PHONE ALLOWANCE	\$ 45.00
GREEN PRO SOLUTIONS	ST REPAIRS-ST	\$ 1,114.58
HAWKEYE COMMUNITY COLLEGE	TRAINING-F	\$ 349.00
HAWKINS, INC.	CHEMICALS-W	\$ 1,473.00
HAYWARD, BLAKE	PHONE ALLOWANCE	\$ 45.00
HOLMES, KIMBERLY	REFUND-PR	\$ 120.00
HOMAN, CARTER	UMPIRE-PR	\$ 270.00
HOOKEM, WES	REIMBURSE-FD	\$ 312.50
HOYLE PHOTOGRAPHY	PICTURES-PR	\$ 1,434.15
HUPKE, DEWEY	UMPIRE-PR	\$ 810.00
HYDRITE CHEMICAL CO	CHEMICALS-W	\$ 3,345.03
IA DEPT OF PUBLIC SAFETY	DUES-PD	\$ 900.00
IA DEPT OF REVENUE	SALES TAX-PR,W	\$ 9,879.77
INDEPENDENCE CHAMBER OF C	EVENTS-CH	\$ 3,500.00
INDEPENDENCE LIGHT & POWE	UTILITIES-ALL	\$ 103,218.72
INDEPENDENCE ROTARY CLUB	DUES-L	\$ 139.00
INGRAM LIBRARY SERVICES	BOOKS-L	\$ 372.32
INRCOG	SERVICES-CH	\$ 6,098.65
INTERNAL REVENUE SERVICE	FED/FICA TAX	\$ 26,986.70
IOWA WALL SAWING SERVICES	SERVICES-W	\$ 800.00
J & R SUPPLY INC	SUPPLIES-W	\$ 7,972.00
JACOBS, MORGAN	REIMBURSE-FD	\$ 375.00
KASCEL, RYLAND	UMPIRE-PR	\$ 365.00
KEYSTONE LABORATORIES INC	LAB ANALYSIS-W	\$ 176.50
KIECK'S CAREER APPAREL	UNIFORM-PD	\$ 1,417.00
KILER, ANGELA	PHONE ALLOWANCE	\$ 45.00
KIRKWOOD COMMUNITY COLLEG	TRAINING-PR	\$ 18.00
KOBLINSKA, BOBBY	UMPIRE-PR	\$ 195.00
KREMER, KADEN	UMPIRE-PR	\$ 230.00
KUENNEN, GABE	UMPIRE-PR	\$ 630.00
KURT, BRADY	UMPIRE-PR	\$ 325.00
LAU, BRIAN	PHONE ALLOWANCE	\$ 45.00
LIBRARY IDEAS LLC	AUDIO RECORDINGS-L	\$ 1,047.84

LL PELLING COMPANY	REPAIR-ST	\$ 821.00
LOUVAR, BELLA	UMPIRE-PR	\$ 130.00
LYNCH DALLAS, PC	LEGAL EXP-CH	\$ 730.50
LYNCH, DAVE	SERVICES-ST	\$ 3,264.80
LYON, DANE	UMPIRE-PR	\$ 200.00
MAIN, TIMOTHY E	INSTRUCTOR-PR	\$ 836.32
MANATT'S INC	CEMENT-W	\$ 1,986.26
MAYNER, MATTHEW	REIMBURSE-FD	\$ 218.75
MEIKE, CAIDEN	UMPIRE-PR	\$ 630.00
MESTAD, GAVIN	UMPIRE-PR	\$ 20.00
MICROSOFT CORPORATION	OFFICE 365-ALL	\$ 360.00
MIDAMERICAN ENERGY COMPAN	UTILITY-CH,L,PD,PR,ST,W	\$ 1,739.31
MORONEY, CREIGHTON	SERVICES-ST	\$ 5,350.00
MYERS-COX CO	CONCESSIONS-PR	\$ 2,092.27
NICOLAS, ROY	REIMBURSE-FD	\$ 343.75
NORTHEAST IOWA RC&D	DUES-SW	\$ 600.00
OFFICE TOWNE INC	SUPPLIES-A,PD,PR	\$ 232.65
OVERDRIVE INC.	EBOOKS-L	\$ 1,573.44
PAYROLL CHECKS	PAYROLL CHECKS	\$ 92,479.49
PENGUIN RANDOM HOUSE LLC	SUPPLIES-L	\$ 90.75
PEPSI-COLA GEN. BOT. IN	CONCESSION-L	\$ 160.00
PINNACLE PLUMBING HOLDING	EQUIP REPAIR-L	\$ 2,859.68
PIZZA RANCH	CONCESSIONS-PR	\$ 2,604.00
PRAIRIE ROAD BUILDERS INC	SEAL COAT-ST	\$ 2,854.32
PRECISION PLUMBING, HEATI	SERVICES-L	\$ 122.60
PRINT EXPRESS	SUPPLIES-PR	\$ 237.55
PURCHASE POWER	POSTAGE-PR,CH,W	\$ 270.99
RECK, BRENT	PHONE ALLOWANCE	\$ 45.00
REED, RANGER	UMPIRE-PR	\$ 355.00
ROTTINGHAUS, ANDY	UMPIRE-PR	\$ 315.00
RUMMEL, CARSON	UMPIRE-PR	\$ 180.00
RYAN EXTERMINATING INC	PEST CONTROL-PR,CH	\$ 110.00
S & K COLLECTIBLES	SHIPPING-PD,W	\$ 146.45
SCHMITZ, MATTHEW	PHONE ALLOWANCE	\$ 100.00
SENSOURCE	SERVICES-L	\$ 216.00
SIDLES, JAKE	UMPIRE-PR	\$ 420.00
SIDLES, LUCAS	UMPIRE-PR	\$ 410.00
SIGNS & MORE	REFUND-PR	\$ 125.00
SIMMERING-CORY IA CODIFI	CODE UPDATES-CH	\$ 1,139.00
SIMMONS, JENNIFER	REIMBURSE-FD	\$ 171.88
SIMMONS, TAYLOR	REIMBURSE-FD	\$ 109.38
STATE FARM	REFUND-PR	\$ 188.65
STATE HYGIENIC LABORATORY	LAB ANALYSIS-W	\$ 27.00
STATE STREET BANK & TRUST	ICMA-RC \$ PRE	\$ 4,741.90
STOREY KENWORTHY - MATT P	SUPPLIES-L	\$ 226.35
SUPERB CLEANING SERVICES	BLDG MAINT-L	\$ 1,750.00
TASC	FLEX MEDICAL	\$ 1,259.81
TILL, BRODY	VOLUNTEER FIRE-FD	\$ 203.13
TRUE VALUE HARDWARE	SUPPLIES-PR,A,ST,CH,PD,	\$ 920.96
TUDOR, MATTHEW	UMPIRE-PR	\$ 835.00
UNUM	LTD-ALL	\$ 583.56
US CELLULAR	PHONE-PD,B,F	\$ 838.22
UTILITY SERVICE CO., INC.	EQUIPMENT-W	\$ 264,444.00
VISU-SEWER INC	SERVICES-W	\$ 7,992.58
WALMART COMMUNITY	SUPPLIES-PR,CH,PD,B,W	\$ 931.77
WASTE MANAGEMENT	GARBAGE-A,CH,PR,W	\$ 4,534.76

WELLMARK BCBS	INSURANCE-CH	\$	855.95
WILSON, DAVID	UMPIRE-PR	\$	945.00
WOLF, JACOB	VOLUNTEER FIRE-FD	\$	531.25
WULFEKUHLE, JORDON	VOLUNTEER FIRE-FD	\$	281.25
ZARNOTH BRUSH WORKS INC	VEH REPAIR-ST	\$	361.60
ZIMMERLY, MIKE	REIMBURSE-FD	\$	218.75

CLAIMS TOTAL \$833,526.78; General Fund \$292,952.26; Library \$20,933.50; Hotel-Motel Tax \$21,085.60; Streets Dept-Road Use \$23,129.76; Employee Benefits Fund \$1,382.20; Economic Development \$7,884.73; Cap Project-Street Improvement Project \$38,943.66; Cap Outlay Savings/LOST \$3,295.48; Water Fund \$326,837.46; Sewer Utility Fund \$80,230.87; Storm Water \$600.00; Self Insurance \$13,920.10; Self Insurance-Enterprise \$2,331.16.

REVENUES MONTH TO DATE TOTAL \$887,154.43; General Fund \$105,492.55; Library \$33,474.14; Street Dept-Road Use \$68,150.15; Employee Benefits \$6,814.20; Emergency Levy \$360.12; Tax Increment Financing \$2,800.00; Economic Development \$164,917.00; Debt Service \$10,883.37; Debt-Special Assessment \$4,175.10; Cap Project-Airport \$332,947.00; Cap Outlay Savings/LOST \$180.07; Water Fund \$31,610.19; Water Revenue Bond \$7,824.58; Sewer Utility \$45,002.99; Sewer SRF Sinking \$7,996.67; Sewer Sinking Revenue Bond \$42,422.67; Storm Water \$5,236.37; Self Insurance \$14,456.10; Self Insurance-Enterprise \$2,411.16.

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

The Fiscal Year 2023 Outstanding Debt Obligation report was presented to the Council.

PETITIONS FROM THE PUBLIC

Council Member Prusator with a motion to allow the City Manager to sign the architect agreement with Martin Gardner Architecture, second by Council Member Moore. Mayor Bleicher stated there was a need to have drawings and there is now a contract for approval that details the work to be done and a fixed cost of \$7,300.00. Council Member Huston asked where the firm was located at. Brian Stark, Martin Gardner Architecture, replied he works at the Oelwein office, but the headquarters is in Marion, Iowa. Council Member O'Loughlin asked what the timeline looks like. Mr. Stark said it will depend on everyone's schedules that is involved in the project and the amount of work done to prepare proper plans. Discussion was held on the work being done and the formatting of the plans. Council Member Prusator asked Fire Chief Hayward if he foresaw the need to make major changes to the current layout of the department or if this is more focused on the expansion of the department. Fire Chief Hayward replied that it will depend on what needs to be done once the work starts and things are discovered about the building. Council Member Huston asked about the origin of the firm's name. Mr. Stark explained it used to be two separate firms that had merged in 2009. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Moore, Prusator, O'Loughlin, and Jensen. Absent: Callahan.

NORTH AIRCRAFT PARKING APRON PROJECT

Council Member O'Loughlin with a motion to approve a resolution that finally approves and confirms the plans, specifications, form of contract and estimate of cost for the North Aircraft Parking Apron Project, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Jensen, and Huston. Absent: Callahan.

Resolution adopted and upon approval by Mayor assigned No. 2023-65 in the Official Book of Resolutions.

Mayor Bleicher stated five bids were opened at City Hall on July 19, 2023, at 3:00 pm. There was a base bid with bid alternates A through D. City Manager Schmitz spoke on the bid alternates and the two proposed recommendations identified in Bolton & Menk's recommendation letter. A conversation was held with the FAA about using the annual BIL funding that would allow the City to do the base bid and bid alternate B as opposed to the base bid and bid alternate C as originally discussed.

Council Member Jensen with a motion to award the contract for the North Aircraft Parking Apron Project to Eastern Iowa Excavating & Concrete, LLC in the amount of \$1,012,083.00, second by Council Member O'Loughlin. City Clerk Lampe reported to Council that the original motion in the packet was for the base bid with bid alternate C. The roll being called the following Council Members voted: Ayes: Moore, Prusator, O'Loughlin, Jensen, Huston, and Hanna. Absent: Callahan.

Resolution adopted and upon approval by Mayor assigned No. 2023-66 in the Official Book of Resolutions.

RESOLUTIONS

Council Member O'Loughlin with a motion to approve a 5% salary increase for the City Manager, second by Council Member Prusator. Mayor Bleichner stated he chose 5% as a starting point for tonight's discussion. He also shared he was involved in the original negotiations in December 2022, and the starting wage requested was higher than Council had authorized. It was negotiated that after a successful six-month review, a raise would be given if he met the required rating. His next review would be in January and then the next raise would fall in line when other City employees receive theirs, which is July 1st. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Huston, Hanna, and Moore. Absent: Callahan.

Resolution adopted and upon approval by Mayor assigned No. 2023-67 in the Official Book of Resolutions.

Council Member O'Loughlin with a motion to approve a resolution that approves the contract and performance and/or payment bonds for the Install Runway and Taxiway Lighting Project, second by Council Member Prusator. Council Member O'Loughlin asked if this was related to the North Aircraft Parking Apron Project. City Clerk Lampe stated this is an entirely separate project. The official contract and bonds have been received and now need Council's approval. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Huston, Hanna, Moore, and Prusator. Absent: Callahan.

Resolution adopted and upon approval by Mayor assigned No. 2023-68 in the Official Book of Resolutions.

OTHER BUSINESS

Council Member Prusator with a motion to approve the Catalyst Grant for River Palace Holdings LLC, second by Council Member O'Loughlin. Mayor Bleichner explained this is the catalyst grant for Gedney Bakery. Council Member O'Loughlin asked if the options for the City's contribution had been finalized yet. Mayor Bleichner stated the City will look at similar options that were done for previous catalyst grants. City Manager Schmitz reported what has been done for previous grants, such as providing dedicated parking, in-kind work, and cash contributions. The roll being called the following Council Members voted: Ayes: Jensen, Huston, Hanna, Moore, Prusator, and O'Loughlin. Absent: Callahan.

Council Member Moore with a motion to approve the Home Occupation Permit for Hilary and Bret Weber at 210 9th Ave SE, second by Council Member Prusator. Mayor Bleichner shared the business would provide pet services and has already been approved by Planning & Zoning. Council Member O'Loughlin said this is needed in Independence. Council Member Hanna said it is a good location. Council Member Moore said that the future plans for the business include boarding services. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Moore, Prusator, O'Loughlin, and Jensen. Absent: Callahan.

Council Member Moore with a motion to approve a Police Academy Reimbursement Agreement for the newly hired certified Police Officer and for the Audubon County Sheriff's Office invoice to be added to the claims for payment, second by Council Member O'Loughlin. Police Chief Neidert identified the invoice amount of \$4,498 is what is remaining of his contract to Audubon County Sheriff's Office. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Jensen, and Huston. Absent: Callahan.

REPORTS

The following comments were heard from Council and Staff: Jensen – Has received phone calls about people not cleaning up after their dogs on trails and there is a problem with deer and racoons in the SE part of town. O'Loughlin – Mentioned garage sale signs being placed in the right of way on other people's property and not being taken down after the sale is over. Prusator – Asked if there was an update about the private driveways and sidewalk replacement status on 5th Avenue. Mark Crawford, Crawford Engineering, spoke that all driveways that had a portion removed will be replaced to ensure proper drainage to the street. Moore – Shared his interaction with the recent bus tour that was mentioned in Public Comment. Wondered if there could be notice given about bus tours and to see if staff or Council could arrange a time to meet with the tours. Huston – Congratulations to his middle son about receiving his master's level for continuing education in dentistry. Asked if it was public knowledge about what was moving into the old Pizza Hut building. Asked about what was going to go in Hartig Drug after they moved. Asked if there would be any clarification about an email the City Manager had sent out last week. City Manager – He has spoken to Park and Recreation Department Head Beatty about having dog trash bags on trails, but the containers get destroyed. Asked that Council Members who get contacted about items related to a project to contact him as quickly as possible as the contractor may not be aware, and some items are time sensitive to get work completed. Asked Ms. Harrison to contact him about future bus tours and he would be happy to interact with the groups. A Mexican restaurant was going into the old Pizza Hut building, but the restaurant's name has not been disclosed. Full Circle will be moving into Hartig Drug. There will not be any clarification regarding the earlier email as more information is still being researched. In today's mail, he received a notice from the Iowa DNR about the work being done on 6th Ave SW. On July 19th, an ICAP representative came for a walk through and only identified one item for staff to address. He has been in contact with the Iowa DOT about the grass overgrowth on Highway 150. The AV system will be worked on this Wednesday. The Iowa Thriving Communities application has been submitted. Mayor – Gail

Hunter will be moving into the old Fusion Forward office on First Street East. City Clerk – Identified that code books were needed from Mayor and Council Members Prusator, Moore, and O'Loughlin. Reminder about the Iowa League of Cities Conference is September 20 – 22, 2023, in Cedar Rapids and to please respond by August 4th if interested in attending.

ADJOURNMENT

Motion by Council Member Huston, second by Council Member Prusator to adjourn. Ayes: All. Absent: Callahan.

Whereupon Mayor Bleichner declared the meeting adjourned at 5:54 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