

The Independence City Council met in regular session in the council chambers at 5:00 p.m., on Monday, May 8, 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 hosted electronically on Microsoft Teams. The meeting was not broadcast on the local access channel due to technical difficulties.

APPROVE THE AGENDA

Motion by Council Member Prusator, second by Council Member O’Loughlin to approve the agenda as presented for the regular meeting held May 8, 2023. Ayes: All. Absent: Callahan.

Mayor Bleichner read a proclamation declaring May 19-20, 2023, as Poppy Days.

Mayor Bleichner read a proclamation declaring May 14-20, 2023, as National Police Memorial Week.

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 April 24, 2023, Regular Meeting. 2) Special Event Application for Independence BrewBQ August 26, 2023. 3) Special Event Application for Meet Me on Main August 11, 2023. Ayes: All. Absent: Callahan.

FINANCIALS

Motion by Council Member Prusator, second by Council Member O’Loughlin to approve the following bills for payment. Council Member Huston asked about the amount being paid to Office Towne. Police Chief Niedert responded the majority of the amount belongs to the Police Department for items for the new Police Station. Ayes: All. Absent: Callahan.

ALLEN OCCUPATIONAL HEALTH	SERVICES-ST	\$ 132.00
AMAZON CAPITAL SERVICES	SUPPLIES-CH,PD,F	\$ 3,163.63
AVFUEL CORPORATION	EQUIP RENTAL-A	\$ 20.00
BEATTY, ROBERT	PHONE ALLOWANCE	\$ 45.00
BLEICHNER, BRAD	PHONE ALLOWANCE	\$ 100.00
BODENSTEINER IMPLEMENT 01	VEH REPAIR-ST	\$ 58.65
CABELL, TRENTON	PHONE ALLOWANCE	\$ 45.00
CITY LAUNDERING CO INC	BLDG MAINT-A,PR,CH,PD,W	\$ 514.66
CIVICPLUS	ANNUAL FEE-CH	\$ 6,287.73
CODE 4 PUBLIC SAFETY EMBL	SUPPLIES-PD	\$ 296.00
CRAWFORD ENGINEERING & SU	SERVICES-ST	\$ 14,909.50
CURTIS ARCHITECTURE	SERVICES-CH	\$ 4,830.00
CY & CHARLEY'S FIRESTONE	SERVICES-W	\$ 269.21
DAKOTA SUPPLY GROUP	SUPPLIES-W	\$ 121.04
ELECTRIC PUMP INC	EQUIP REPAIR-W	\$ 5,579.04
EMPLOYEE BENEFIT SYSTEMS	SAFE-T FUND-ALL	\$ 16,406.53
ESCH, BRAD	PHONE ALLOWANCE	\$ 45.00
FASCO INC.	EQUIPMENT-PD	\$ 12,533.00
FIRE SERVICE TRAINING BUR	TRAINING-FD	\$ 390.00
FOLEY, TRAVIS	REIMBURSE-W	\$ 195.00
HARDWARE HANK	SUPPLIES-A,W	\$ 197.17
HAWKEYE FIRE & SAFETY COM	MAINTENANCE-L	\$ 30.40
HAYWARD, BLAKE	PHONE ALLOWANCE	\$ 45.00
HOLIDAY INN	LODGING-CH	\$ 112.00
IA POLICE CHIEFS ASSOC.	CONF REG-PD	\$ 300.00
INDEPENDENCE PLUMBING HEA	BLDG MAINT-CH	\$ 342.40
INTERNAL REVENUE SERVICE	FED/FICA TAX	\$ 23,383.85

J & R SUPPLY INC	EQUIPMENT-W	\$ 575.00
KEYSTONE LABORATORIES INC	LAB ANALYSIS-W	\$ 184.00
KILER, ANGELA	PHONE ALLOWANCE	\$ 45.00
KRIVACHECK JANITORIAL SUP	SUPPLIES-ST,W	\$ 488.47
LARSON CONSTRUCTION CO IN	SERVICES-PD	\$ 233,825.36
LAU, BRIAN	PHONE ALLOWANCE	\$ 45.00
LIFE TIME FENCE COMPANY	EQUIPMENT-PR	\$ 1,121.64
LYNCH DALLAS, PC	LEGAL EXP-CH	\$ 1,962.84
NAPA AUTO PARTS	SUPPLIES-ST	\$ 157.41
NORTHERN ESCROW, INC.	SERVICES-CH	\$ 69,493.91
OELWEIN PUBLISHING COMPAN	PUBLICAT-CH,ST,W	\$ 407.20
OFFICE TOWNE INC	SUPPLIES-PD,CH	\$ 62,984.42
P & N CORPORATION	FUEL PROFITS-A	\$ 25.45
PAYROLL CHECKS	TOTAL PAYROLL CHECKS	\$ 70,601.15
PITNEY BOWES GLOBAL FINAN	EQUIP LEASE-PR	\$ 167.64
PRECISION PLUMBING, HEATI	EQUIPMENT-W	\$ 1,825.00
RACOM CORPORATION	EQUIPMENT-PD	\$ 18,263.71
RAY O'HERRON CO.	UNIFORM-PD	\$ 361.91
RECK, BRENT	PHONE ALLOWANCE	\$ 45.00
RJS WELDING LLC	SERVICES-ST	\$ 673.75
RYAN EXTERMINATING INC	PEST CONTROL-CH	\$ 55.00
S & K COLLECTIBLES	SHIPPING-PD,W	\$ 27.92
SCHMITZ, MATTHEW	PHONE ALLOWANCE	\$ 100.00
SPAHN & ROSE LUMBER COMPA	SUPPLIES-A,PD,ST	\$ 113.68
STATE STREET BANK & TRUST	ICMA-RC \$ PRE	\$ 5,281.90
STRAND ASSOCIATES	SERVICES-W	\$ 27,570.00
TASC	FLEX MEDICAL	\$ 1,259.81
VERIZON WIRELESS	UTILITY-F	\$ 7.02
WASTE MANAGEMENT	GARBAGE-ALL	\$ 43,876.30
WINTHROP NEWS, THE	PUBLICAT-CH,A,W,ST	\$ 767.76
ZIMMER & FRANCESCON INC	SUPPLIES-W	\$ 1,625.55

CLAIMS TOTAL \$634,290.61; General Fund \$126,366.71; Library \$10,025.23; Hotel-Motel Tax \$6,287.73; Streets Dept-Road Use \$11,736.70; Economic Development \$74,323.91; Cap Project-Street Improvement \$720.00; Cap Project-Bridges \$13,340.87; Cap Project-City Buildings \$233,825.36; Cap Project-Airport \$26.15; Cap Outlay Savings/LOST \$84,543.79; Cap Project Highway 150 \$914.00; Water Fund \$9,054.22; Sewer Utility Fund \$46,719.41; Self Insurance \$16,312.83; Self Insurance-Enterprise \$93.70.

REVENUES MONTH TO DATE TOTAL \$223,129.82; General Fund \$73,393.31; Library \$316.95; Employee Benefits \$800.11; Cap Outlay Savings/LOST \$27,192. Water Fund \$37,501.97; Sewer Utility \$60,618.05; Storm Water \$6,580.03; Self Insurance \$16,592.83; Self Insurance-Enterprise \$133.70.

The revenues and expenses by department to date were available for council review and discussion.

HEARINGS & ORDINANCES

Mayor Bleichner stated, pursuant to the agenda, he will now convene a public hearing for Fiscal Year 2023 Budget Amendment #2. City Clerk Lampe stated no written comments were received. Council Member O'Loughlin asked for a brief overview of what was being amended. City Clerk Lampe stated additional spending authority in the amount of \$994,880 between Public Safety, Public Works, Culture and Recreation, Community and Economic Development, Capital Projects, and Business Type/Enterprise. Additional revenues of \$1,272,552 covers this additional spending authority. This does not change the levy. Council Member O'Loughlin stated he understood that Parks and Recreation needs additional assistance for this time of year, but he wasn't aware that the other departments needed an amendment as well. City Clerk Lampe responded that the other departments normally do not need amended, but departments received grant and insurance monies for unbudgeted expenses. Mayor Bleichner closed the public hearing and stated City Clerk Lampe will note all comments in the record.

2023 2ND ST SW BRIDGE & 8TH AVE SW PEDESTRIAN BRIDGE REHAB PROJECT

Mayor Bleichner stated, pursuant to the agenda, he will now convene a public hearing for the 2023 2nd Street SW

Bridge and 8th Avenue SW Pedestrian Bridge Rehabilitation Project. City Clerk Lampe stated no written comments were received. Mayor Bleichner shared he reached out to Buchanan County Engineer Brian Keierleber for his opinion on the plans and bids that were received as he feels Mr. Keierleber has the most experience with bridges. Mayor Bleichner closed the public hearing and stated City Clerk Lampe will note all comments in the record.

Council Member Jensen with a motion to approve a resolution finally approving and confirming plans, specifications, form of contract and estimate of cost for the 2023 2nd Street SW Bridge and 8th Avenue SW Pedestrian Bridge Rehabilitation Project, second by Council Member Moore. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Moore, Prusator, O'Loughlin, and Jensen. Absent: Callahan.

Resolution adopted and upon approval by Mayor assigned No. 2023-48 in the Official Book of Resolutions.

Mayor Bleichner stated bids were opened at 11:00 am on May 4, 2023. Crawford Engineering took the two bids back for formal review and sent their recommendation letter with the bid tabulation.

Council Member Moore with a motion to approve a resolution awarding the contract for the 2023 2nd Street SW Bridge and 8th Avenue SW Pedestrian Bridge Rehabilitation Project to Jasper Construction Services in the bid amount of \$415,068.00, second by Council Member Jensen. Mayor Bleichner shared the higher bid amount received was \$522,106.00. He shared there was a concern about the gap between the two bids and he consulted with Mr. Keierleber about this. Brian Crawford, Crawford Engineering, shared that Jasper Construction did work previously for the City of Independence on the 1st Street Bridge over the Wapsi. 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. 2023-49 in the Official Book of Resolutions.

RESOLUTIONS

Council Member O'Loughlin with a motion to approve a resolution that re-appoints R. Bleichner to the Library Board, second by Council Member Prusator. Mayor Bleichner did speak to Ms. Bleichner and Library Director Laura Blaker about the re-appointment. 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. 2023-50 in the Official Book of Resolutions.

Council Member Jensen with a motion to approve a resolution that re-appoints D. Clark to the Library Board, second by Council Member O'Loughlin. Mayor Bleichner did speak to Ms. Bleichner and Library Director Laura Blaker about the re-appointment. 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. 2023-51 in the Official Book of Resolutions.

OTHER BUSINESS

Council Member Hanna with a motion to approve the write-offs submitted by Independence Light & Power, second by Council Member O'Loughlin. Council Member Jensen asked if these were non-payees for various reasons. Mayor Bleichner stated some accounts went bankrupt, individuals passed away, or the account just became uncollectible. The council held a general discussion about the history of the amounts that had been written off in previous years on the document provided by Independence Light and Power. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Huston, Hanna, Moore, and Prusator. Absent: Callahan.

Council Member O'Loughlin with a motion to approve the income verification contract with INRCOG, second by Council Member Moore. Council Member O'Loughlin asked if this was for the LMI program. City Clerk Lampe stated another application was received for the LMI Home Rehab program and sent to INRCOG to be verified. It was discovered that the previous contract had expired and a new one was needed. This new contract does not appear to have an end date but has the potential to be terminated by either party at any time. 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 Commercial Restoration Rehab Grant for 200 1st Street East in the amount of \$10,000.00, second by Council Member Hanna. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Moore, Prusator, O'Loughlin, and Jensen. Absent: Callahan.

Council Member Huston with a motion to accept the removal of the awnings from the scope of the catalyst project for 200 1st Street East, second by Council Member Prusator. Mayor Bleichner stated the awnings were in terrible condition and the decision was made to just remove them. Discussion was held about the issues if new awnings were to be installed and window tinting was being looked at as an alternative. City Manager Schmitz stated Jim

Thompson with Iowa Economic Development Authority was aware of this change and approved it. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Jensen, and Huston. Absent: Callahan.

Council Member Huston with a motion to accept the assignment of proceeds of the Catalyst Grant upon issuance of Certificates of Occupancies for the residential units constructed under the grant program to Lincoln Savings Bank for the project at 200 1st Street East, second by Council Member Hanna. Mayor Bleichner shared that Mr. Sparrgrove is in the process of receiving a line of credit from his bank to complete the project. Iowa Economic Development Authority was contacted to make sure this would not violate any terms of the catalyst agreement. The roll being called the following Council Members voted: Ayes: Moore, Prusator, O'Loughlin, Jensen, Huston, and Hanna. Absent: Callahan.

Council Member Jensen with a motion to approve the addendum to the development agreement with Dominick Sparrgrove, second by Council Member Hanna. Mayor Bleichner gave a history of the addendums for the development agreement with Mr. Sparrgrove. The new addendum has a project completion date of June 10, 2023, as that is the same date provided by Iowa Economic Development Authority. Mr. Sparrgrove presented a timeline of the work remaining for the second story housing. Jim Thompson with Iowa Economic Development Authority will need to schedule a walk-through of the project to determine the project is substantially complete before releasing the remaining catalyst grant funds to the City. This gives the City authority to release the funds based upon the previous motion. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Huston, Hanna, and Moore. Absent: Callahan.

REPORTS

The following comments were heard from Council and Staff: O'Loughlin- Reminded everyone that June 10, 2023, is Waste Amnesty Day. Moore- Thanked Police Chief Niedert for the work for the new Police Department. Hanna- Asked when the tour will be for the new Police Department. Huston- At the end of April, the Independence Building and Trades completed a home project, and it is already rented out. Mayor- General Mills announced the closing of Blue Buffalo at the end of this year. This will impact approximately 250 employees. Buchanan County Economic Development will be hosting a Job Fair at Heartland Agribition Event Center on May 31st from 3-6 pm. City Manager- Something new for taking items to Waste Management is that trailers will not be allowed as there were many issues last year. General Mills has given the impression they will be selling the Blue Buffalo Building. The Library network experienced issues last Wednesday and the issues are ongoing. It has been brought up to look at upgrading the IT infrastructure for all City facilities. Police- There will be a potential tour for City Council the first or second week in June. An update of the work done and remaining was given. Gave credit to Mayor Bleichner for the Police Department being located in their own building.

ADJOURNMENT

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

Whereupon Mayor Bleichner declared the meeting adjourned at 5:55 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