

The Independence City Council met in regular session in the council chambers at 5:00 p.m., on Monday, March 27, 2023.

OPENING/ROLL CALL

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

This meeting was available for public attendance. The meeting was also broadcast on the local access channel in addition to being hosted electronically on Microsoft Teams.

APPROVE THE AGENDA

Motion by Council Member Hanna, second by Council Member Moore to approve the agenda as presented for the regular meeting held March 27, 2023. Ayes: All. Absent: Prusator.

Fire Chief Hayward presented awards to recognize Roger Kremer for 29 years of service and John Butler for 30 years of service with the Independence Fire Department. Iowa Firefighters Association Board Member Roger Carr also presented service awards to Roger Kremer and John Butler.

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 March 13, 2023, Special Meeting. 2) The minutes of the March 13, 2023, Regular Meeting. Ayes: All. Absent: Prusator.

FINANCIALS

Motion by Council Member Callahan, second by Council Member Huston to approve the following bills for payment. Council Member Huston asked for clarification on the payment for Bolton & Menk. City Clerk/Treasurer Lampe stated Bolton & Menk are the Airport engineers for the current projects. City Manager Schmitz shared there are two projects being worked on right now. The Runway and Taxiway Light Project and the North Apron Expansion Project. Ayes: All. Absent: Prusator.

ACCESS SYSTEMS LEASING	EQUIP CONTRACT-ALL	\$ 1,572.70
ADB SAFEGATE AMERICAS LLC	SUPPLIES-A	\$ 1,657.88
ADVANCE AUTO PARTS	SUPPLIES-A	\$ 333.22
AFLAC	AFLAC PRE-TAX	\$ 287.46
ALLEN OCCUPATIONAL HEALTH	SERVICES-F	\$ 142.00
AMAZON CAPITAL SERVICES	Supplies-CH,L,W	\$ 1,715.33
AUDITOR OF STATE	FILING FEE-CH	\$ 625.00
AVFUEL CORPORATION	EQUIP RENTAL-A	\$ 20.00
BAKER & TAYLOR ENTERTAINM	BOOKS-L	\$ 64.93
BEAM INSURANCE ADMIN LLC	VISION PRETAX	\$ 362.57
BEATTY, ROBERT	REIMBURSE-PR	\$ 126.18
BLACKSTONE PUBLISHING	Supplies-L	\$ 306.23
BOLTON & MENK, INC.	SERVICES-A	\$ 43,974.00
BRODART CO	SUPPLIES-L	\$ 315.58
BUCHANAN COUNTY ABSTRACT	ABSTRACT-CH	\$ 250.00
BUCHANAN COUNTY HEALTH CE	SERVICES-CH	\$ 14,791.67
BURNS, JEFFERY	Volunteer Fire-FD	\$ 800.00
CARD SERVICES-LIBRARY	MISC EXP-L	\$ 1,001.39
CASS LASER ENGRAVING	CANINE PURCH-PD	\$ 843.00
CASS, CHRIS	REIMBURSE-PD	\$ 677.78
CENGAGE LEARNING	BOOKS-L	\$ 200.02
CENTER POINT LARGE PRINT	SUPPLIES-L	\$ 106.98
CHUBB	INSUR-PD	\$ 2,500.00
COLONIAL LIFE & ACCIDENT	COLONIALPRETAX	\$ 640.68
DAKOTA SUPPLY GROUP	SUPPLIES-W,ST	\$ 1,989.23
DECKER SPORTING GOODS	SUPPLIES-PR	\$ 800.85
DELTA DENTAL OF IOWA	DENTAL BENEFIT	\$ 4,092.24

DON'S TRUCK SALES INC	VEH MAINT-ST	\$ 194.54
EAST-CENTRAL IOWA R.E.C.	UTILITY-A,PR,ST,W,CH	\$ 3,158.70
EMPLOYEE BENEFIT SYSTEMS	SAFE-T FUND-ALL	\$ 6,036.48
FUTURE LINE LLC	VEH REPAIR-A	\$ 550.16
GALLS INC	UNIFORM-PD	\$ 143.99
HANSEN, CHRIS	SERVICES-W	\$ 335.00
HARDWARE HANK	SUPPLIES-PD	\$ 80.93
HAWKEYE FIRE & SAFETY COM	SAFETY EQUIP-W,F,A,PD	\$ 721.60
HAWKINS, INC.	CHEMICALS-W	\$ 60.00
IA ALCOHOLIC BEVERAGES DI	Dues-PR	\$ 585.00
IA DEPT.OF PUBLIC SAFETY	DUES-PD	\$ 300.00
IA DEPT OF REVENUE	Sales Tax-PR,W	\$ 9,323.79
IAMU	DUES-W	\$ 592.00
ICAP	Insur Renewal-ALL	\$ 180,737.00
INDEPENDENCE LIGHT & POWE	UTILITIES-ALL	\$ 33,550.71
INDEPENDENCE ROTARY CLUB	DUES-L	\$ 139.00
INGRAM LIBRARY SERVICES	BOOKS-L	\$ 898.66
INRCOG	SERVICES-CH	\$ 2,885.20
INRTC	DUES-CH	\$ 2,500.00
INTERNAL REVENUE SERVICE	FED/FICA TAX	\$ 23,447.20
IPERS	IPERS-PROTECTIV	\$ 31,264.98
J. ROBERT HOPSON INC.	SERVICES-CH	\$ 550.00
JACOBS, MORGAN	REIMBURSE-W	\$ 22.04
JOHN DEERE FINANCIAL	SUPPLIES-W,ST,PR,B,PD,A	\$ 547.54
JOHNSON PLBG HEATING & AI	LMI REHAB-CH	\$ 738.97
LOCKSPERTS, INC	SERVICES-A	\$ 61.31
MCDONALD, CONNIE	UNIFORM-PD	\$ 15.00
MCGARVEY, MARK	SUPPLIES-PD	\$ 150.00
MIDAMERICAN ENERGY COMPAN	UTILITY-CH,L,PD,PR,ST,W	\$ 7,458.56
MIDWEST BREATHING AIR L.L	SERVICES-F	\$ 189.00
MORKEL, JAMES	SERVICES-W	\$ 115.20
MULTIFORCE SYSTEMS CORP.	FUEL SYSTEM-ALL	\$ 1,749.00
MUNICIPAL EMERGENCY SERV	FIN CHRG-F	\$ 4.15
MURPHY TRACTOR & EQUIPMEN	VEH REPAIR-ST	\$ 23.02
NBS CALIBRATIONS INC	LAB ANALYSIS-W	\$ 150.00
NORTHERN ESCROW, INC.	SERVICES-CH	\$ 64,172.67
OFFICE TOWNE INC	SUPPLIES-B,CH,PD,PR	\$ 7,020.93
P & N CORPORATION	FUEL PROFITS-A	\$ 92.19
PALMER, CARTER	MAINT-L	\$ 40.00
PAYROLL CHECKS	TOTAL PAYROLL CHECKS	\$ 75,845.66
PURCHASE POWER	POSTAGE-B,CH,PR,W	\$ 270.99
R & E REAL ESTATE, LLC	RENT-PD	\$ 2,700.00
RYAN EXTERMINATING INC	PEST CONTROL-PD	\$ 48.00
S & K COLLECTIBLES	SHIPPING-W	\$ 28.12
SOUKUP, BRETT	REIMBIRSE-A	\$ 175.00
STATE STREET BANK & TRUST	ICMA-RC \$ PRE	\$ 5,529.12
STOREY KENWORTHY - MATT P	SUPPLIES-L	\$ 333.26
STRAND ASSOCIATES	SERVICES-W	\$ 42,180.00
SUPERB CLEANING SERVICES	BLDG MAINT-L	\$ 1,750.00
TASC	FLEX MEDICAL	\$ 1,259.81
THE BLOWHARD COMPANY	SUPPLIES-F	\$ 1,296.00
TREASURER-STATE OF IOWA	STATE TAXES	\$ 6,736.12
TRUE VALUE HARDWARE	SUPPLIES-L	\$ 10.58
UNUM	LIFE/AD&D INS	\$ 946.40
US CELLULAR	PHONE-B,L,PD	\$ 785.67
VESSCO INC	EQUIP REPAIR-W	\$ 468.81

WALMART COMMUNITY	SUPPLIES-PR,ST,CH,B,W	\$ 1,108.90
WELLMARK BCBS	HEALTH BENEFIT	\$ 47,212.64
ZARNOTH BRUSH WORKS INC	VEH REPAIR-ST	\$ 590.00

**CLAIMS TOTAL \$650,076.52;** General Fund \$281,586.46; Library \$37,684.16; Streets Dept-Road Use \$47,459.58; Employee Benefits \$2,046.53; Urban Renewal-LMI Housing \$738.97; Economic Development \$67,057.87; Cap Project-City Buildings \$2,650.00; Cap Project-Airport \$43,974.00; Cap Outlay Savings/LOST \$6,627.38; Water Fund \$28,353.01; Sewer Utility Fund \$125,686.32; Storm Water Fund \$175.76; Self Insurance \$6,031.48; Self Insurance-Enterprise \$5.00.

**REVENUES MONTH TO DATE TOTAL \$748,780.18;** General Fund \$185,993.30; Library \$30,985.36; Streets Dept-Road Use \$40,228.42; Employee Benefits \$33,231.65; Emergency Levy \$1,930.72; Tax Increment Financing \$17,458.09; Economic Development \$142,337.00; Debt Service \$26,807.29; Debt-Special Assessment \$1,705.16; Cap Project-Street Improvements \$19,533.73; Cap Outlay Savings/LOST \$1,425.20; Water Fund \$75,300.22; Water Revenue Bond \$7,429.84; Sewer Utility \$95,866.88; Sewer SRF Sinking Fund \$33,971.73; Sewer Sinking Revenue Bond \$16,266.66; Storm Water \$8,791.30; Self Insurance \$9,332.63; Self Insurance-Enterprise \$185.00.

The March 2023 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 Moore with a motion to approve the revisions to the catalyst grant application for Pete and Terry Gaumer, second by Council Member Callahan. Lisa Kremer, Buchanan County Economic Development Director, explained the revision was changing what businesses were going to go into 114 and 116 First Street East due to the purchase of 118 First Street East. Iowa Economic Development Authority has approved the revision and stated the City also needs to approve the application revision. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Moore, O'Loughlin, Jensen, and Callahan. Absent: Prusator.

#### HEARINGS & ORDINANCES

Council Member Callahan with a motion to approve the second reading of the Electric Transmission Franchise Ordinance, second by Council Member Huston. The roll being called the following Council Members voted: Ayes: Hanna, Moore, O'Loughlin, Jensen, Callahan, and Huston. Absent: Prusator. Council Member Callahan with a motion that the statutory rule requiring an ordinance to be considered and voted on for passage at three Council meetings prior to the meeting at which it is to be finally passed be suspended, second by Council Member Moore. The roll being called the following Council Members voted: Ayes: Moore, O'Loughlin, Jensen, and Callahan. Nays: Huston and Hanna. Absent: Prusator. Motion failed.

#### RESOLUTIONS

Council Member Hanna with a motion to approve a resolution setting the date of April 10, 2023, for the sale of General Obligation Corporate Purpose Bonds, Series 2023 and authorizing the use of a preliminary official statement in connection therewith, second by Council Member Huston. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Callahan, Huston, Hanna, and Moore. Absent: Prusator.

**Resolution adopted and upon approval by Mayor assigned No. 2023-38 in the Official Book of Resolutions.**

Council Member Callahan with a motion to approve a resolution ordering construction of the Install Runway and Taxiway Lighting Improvements Project at the Independence Municipal Airport and setting a public hearing for April 24, 2023, at 5:00 pm at City Hall on the proposed plans, specifications, form of contract, and estimated cost, second by Council Member Hanna. The roll being called the following Council Members voted: Ayes: Jensen, Callahan, Huston, Hanna, Moore, and O'Loughlin. Absent: Prusator.

**Resolution adopted and upon approval by Mayor assigned No. 2023-39 in the Official Book of Resolutions.**

#### 2023 STREET REHABILITATION PROJECT

Mayor Pro Tem O'Loughlin stated, pursuant to the agenda, he will now convene a public hearing for the proposed plans, specifications, form of contract and estimate of cost for the proposed 2023 Street Rehabilitation Project. City Clerk/Treasurer Lampe stated no written comments were received for this public hearing. Council Member Jensen asked about the comment received at a previous meeting. City Clerk/Treasurer Lampe stated that comment was related to the special assessment portion of the project. Mayor Pro Tem O'Loughlin closed the public hearing and stated City Clerk/Treasurer Lampe will note all comments in the record.

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

**Resolution adopted and upon approval by Mayor assigned No. 2023-40 in the Official Book of Resolutions.**

Mark Crawford, Crawford Engineering, reviewed the 4 bids received for the 2023 Street Rehabilitation Project. Council Member Moore asked for clarification on line 14 of the bid tabulation attachment as that amount seemed very low compared to the bids received. Mark Crawford explained how Crawford Engineering came up with that number based off of previous City projects. Council Member Jensen asked is the contractor held accountable for the costs put down in their bid. Mark explained how items may change as the plans are drafted in the early stages of the project and the contractor may have a different perspective on project items.

Council Member Moore with a motion to approve a resolution awarding the contract for the 2023 Street Rehabilitation Project to Eastern Iowa Excavating and Concrete LLC in the amount of \$335,804.83, second by Council Member Hanna. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Moore, O'Loughlin, Jensen, and Callahan. Absent: Prusator.

**Resolution adopted and upon approval by Mayor assigned No. 2023-41 in the Official Book of Resolutions.**

**OTHER BUSINESS**

Council Member Callahan with a motion to approve Change Order #1 for the Police Department Remodel Project in the deduct amount of \$15,741.21, second by Council Member Hanna. Police Chief Niedert reviewed Change Order #1 and highlighted the significant cost savings of changing the number of doors installed with the security system. The roll being called the following Council Members voted: Ayes: Hanna, Moore, O'Loughlin, Jensen, Callahan, and Huston. Absent: Prusator.

Council Member Jensen with a motion to approve Change Order #2 for the Police Department Remodel Project in the deduct amount of \$15,476.49, second by Council Member Huston. Police Chief Niedert reviewed Change Order #2 items for Council. The roll being called the following Council Members voted: Ayes: Moore, O'Loughlin, Jensen, Callahan, Huston, and Hanna. Absent: Prusator.

Council Member Callahan with a motion to approve Change Order #7 for the Independence Covid Façade Project with no contract cost changes, second by Council Member Hanna. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Callahan, Huston, Hanna, and Moore. Absent: Prusator.

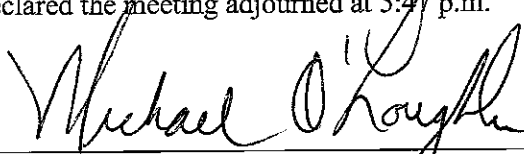
**REPORTS**

The following comments were heard from Council and Staff: Huston- Asked if in-house costs can be capitalized for projects for government accounting. Congratulations to the Iowa Women's Basketball Team. Moore- Asked about energy saving programs available in Iowa to help bring down energy expenses. Jensen- Spoke of personal experience of energy testing. Mentioned there was another train derailment in North Dakota. Saw that the National League of Cities is having a training on train safety and wondered if anyone from the City would be attending. Police- Energy savings were looked at for the remodel project, but it was hard to do as things weren't taken all the way down to the building's bones. City Manager- In-house costs could be capitalized for projects, but the contractor is generally paid when they show up to work on a project. Energy audits would be something the City could look into doing. The billboards on First Street West have been removed. City staff met with the insurance broker on the annual ICAP renewal to discuss possible premium reductions. ICAP has changed its policies based on recent disasters and therefore all participating City premiums will not be lowered. Independence Community Schools offered Cynthia Phillips the superintendent position. The City received the FAA grant for the Airport's lighting project and received congratulatory calls from the Iowa Senate and House of Representative members. He will be out of the office this Wednesday – Friday for the IMMI conference in Iowa City. Council Member Hanna, City Clerk/Treasurer Lampe, and he attended the Meals on Wheels event last Monday at Em's Coffee Company.

**ADJOURNMENT**

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

Whereupon Mayor Pro Tem O'Loughlin declared the meeting adjourned at 5:47 p.m.

  
Michael O'Loughlin, Mayor Pro Tem of the City of Independence, Iowa

ATTEST:

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