

The Independence City Council met in regular session in the council chambers at 5:00 p.m., on Monday, January 23, 2023.

#### OPENING/ROLL CALL

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

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

#### APPROVE THE AGENDA

Motion by Council Member Jensen, second by Council Member Moore to approve the agenda as presented for the regular meeting held January 23, 2023. Ayes: All.

#### OATH OF OFFICE

Mayor Bleichner issued the Oath of Office to Matthew R. Schmitz the incoming City Manager.

#### CONSENT AGENDA

Motion by Council Member Callahan, second by Council Member O'Loughlin to accept and approve the consent agenda that approves the following: 1) The minutes of the January 9, 2023, Regular Meeting. 2) River'sEDGE Sport & Fitness Special Class C Retail Alcohol License renewal effective February 2, 2023, through February 1, 2024. 3) Kwik Star #717 liquor license ownership amendment. Ayes: All.

#### FINANCIALS

Motion by Council Member Huston, second by Council Member Moore to approve the following bills for payment. Ayes: All. Council Member Hanna asked for clarification on the claims payable to Northern Escrow, Inc. and Diligent.

ACCESS SYSTEMS	EQUIP CONTRACT-ALL	\$ 1,429.73
ALLEN OCCUPATIONAL HEALTH	SERVICES-PD	\$ 148.00
AMAZON CAPITAL SERVICES	SUPPLIES-L,PD,F	\$ 1,472.47
BEATTY, ROBERT	PHONE ALLOWANCE	\$ 45.00
BLEICHNER, BRAD	PHONE ALLOWANCE	\$ 100.00
BOLTON & MENK, INC.	ENGINEERING-A	\$ 1,105.00
BOWKER MECHANICAL	REPAIR-L	\$ 2,770.05
BRODART CO	SUPPLIES-L	\$ 1,341.27
BSN SPORTS, INC.	SUPPLIES-PR	\$ 250.70
BUCHANAN CO GENEALOGICAL	SUPPLIES-B	\$ 230.00
BUCHANAN COUNTY HEALTH CE	AMB. SVC-CH	\$ 14,791.67
BUCHANAN COUNTY HISTORICA	SERVICES-B	\$ 200.00
BUCHANAN COUNTY RECORDER	FEES-CH	\$ 12.00
C23 GRAPHIC DESIGN	PRINTING-PR	\$ 163.29
CABELL, TRENTON	PHONE ALLOWANCE	\$ 45.00
CARD SERVICES-LIBRARY	MISC EXP-L	\$ 194.05
CAVENDISH SQUARE	SUPPLIES-L	\$ 204.44
CDW GOVERNMENT INC	EQUIPMENT-L	\$ 2,251.52
CENGAGE LEARNING	BOOKS-L	\$ 199.87
COLONIAL LIFE & ACCIDENT	SERVICES-CH	\$ 79.33
DEMCO	SUPPLIES-L	\$ 241.83
DILIGENT	DUES-CH	\$ 3,000.00
EAST-CENTRAL IOWA R.E.C.	Utility-A,PR,ST,W,CH	\$ 4,035.15
EBSCO	DUES-L	\$ 528.99
ELITE K-9, INC	CANINE PURCH-PD	\$ 477.38
EMPLOYEE BENEFIT SYSTEMS	SAFE-T FUND-ALL	\$ 2,904.26
ESCH, BRAD	PHONE ALLOWANCE	\$ 45.00
FELD FIRE	EQUIPMENT-F	\$ 2,640.00

FOLEY, TRAVIS	PHONE ALLOWANCE	\$ 45.00
GALLS INC	UNIFORM-PD	\$ 217.15
GRAINGER INC	SUPPLIES-A	\$ 334.93
HAWKEYE ALARM SIGNAL COMP	Bldg Maint-PR,CH	\$ 2,300.00
HAWKINS, INC.	CHEMICALS-W	\$ 800.00
HAYWARD, BLAKE	PHONE ALLOWANCE	\$ 45.00
HITECH COMMUNICATIONS	EQUIP-L	\$ 565.00
IA CHAPTER OF IAPMO	DUES-B	\$ 30.00
IA DEPT OF REVENUE	Sales Tax-W	\$ 8,965.06
IA LIBRARY ASSOCIATION	DUES-L	\$ 370.00
IDALS	DUES-PD	\$ 75.00
INDEPENDENCE LIGHT & POWE	UTILITIES-ALL	\$ 35,103.88
INDEPENDENCE PLUMBING HEA	REPAIR-A	\$ 25.90
INDEPENDENCE ROTARY CLUB	DUES-CH	\$ 139.00
INRCOG	SERVICES-CH	\$ 6,109.01
INTERNAL REVENUE SERVICE	FED/FICA TAX	\$ 26,727.75
IOWA D.A.R.E. ASSOCIATION	DUES-PD	\$ 100.00
KEYSTONE LABORATORIES INC	LAB ANALYSIS-W	\$ 15.50
KIECK'S CAREER APPAREL	UNIFORM-PD	\$ 285.00
KILER, ANGELA	PHONE ALLOWANCE	\$ 45.00
LAU, BRIAN	PHONE ALLOWANCE	\$ 45.00
MAVERICK POWERSPORTS	REPAIR-PR	\$ 1,329.73
MIDAMERICAN ENERGY COMPAN	UTILITY-W,PR,ST,CH,PD,L	\$ 11,592.45
MIDWEST BREATHING AIR L.L	REPAIR-F	\$ 182.70
MUNICIPAL EMERGENCY SERV	REPAIR-F	\$ 71.00
MYERS POLARIS	VEH OPER-F	\$ 39.99
NAPA AUTO PARTS	SUPPLIES-PR,ST,W,PD	\$ 866.13
NISSAN, THOMAS	PROGRAMS-L	\$ 858.90
NORTHERN ESCROW, INC.	SERVICES-CH	\$ 187,030.35
NUTRI-JECT SYSTEMS, INC.	LAB ANALYSIS-W	\$ 295.93
OELWEIN PUBLISHING COMPAN	PUBLICAT-CH	\$ 651.92
OFFICE TOWNE INC	SUPPLIES-CH,PR,PD,W,B	\$ 2,176.48
P & N CORPORATION	FUEL PROFITS-A	\$ 53.41
PALMER, CARTER	SNOW REMOVAL-L	\$ 200.00
PAYROLL CHECKS	TOTAL PAYROLL CHECKS	\$ 78,631.97
PENGUIN RANDOM HOUSE LLC	BOOKS-L	\$ 23.25
PRICE ELECTRIC	REPAIRS-W	\$ 457.67
PURCHASE POWER	POSTAGE-B,CH,PR,W	\$ 327.46
R & E REAL ESTATE, LLC	RENT-PD	\$ 2,700.00
RECK, BRENT	PHONE ALLOWANCE	\$ 45.00
RYAN EXTERMINATING INC	PEST CONTROL-PR	\$ 55.00
RYDELL AUTO GROUP	VEH MAINT-PD	\$ 282.25
S & K COLLECTIBLES	SHIPPING-W	\$ 58.87
SIGNS & MORE	MISC EXP-PD,PR	\$ 2,814.24
STATE STREET BANK & TRUST	ICMA-RC \$ PRE	\$ 5,266.44
STOREY KENWORTHY - MATT P	SUPPLIES-L	\$ 185.38
SUPERB CLEANING SERVICES	BLDG MAINT-L,PR	\$ 2,117.50
TASC	FLEX MEDICAL	\$ 1,132.79
THREE OAKS GREENHOUSE	MAINT-PR	\$ 1,200.00
TRUE VALUE HARDWARE	SUPPLIES-L,PR,ST	\$ 1,204.43
US CELLULAR	PHONE-L,F,PD,B	\$ 869.77
USA BLUE BOOK	SUPPLIES-W	\$ 558.62
UTILITY EQUIPMENT COMPANY	SUPPLIES-W	\$ 952.25
VESSCO INC	EQUIP REPAIR-W	\$ 5,176.87
VESTED INTEREST IN K9S	CANINE PURCH-PD	\$ 560.56
WALMART COMMUNITY	SUPPLIES-L	\$ 310.59

WASTE MANAGEMENT	GARBAGE-A,W,PR	\$ 1,295.97
WEBER, JOE	REIMBURSE-B	\$ 100.00
WELLMARK BCBS	INSURANCE-CH	\$ 229.90
WRH, INC.	SERVICES-W	\$ 1,073.00
ZERO9 SOLUTIONS	CANINE PURCHASE-PD	\$ 174.35

**CLAIMS TOTAL \$436,402.30;** General Fund \$131,029.32; Library \$20,385.42; Streets Dept-Road Use \$24,084.41; Employee Benefits \$229.90; Urban Renewal-LMI Housing \$350.00; Economic Development \$192,789.36; Cap Project-Airport \$1,105.00; Cap Outlay Savings/LOST \$11,764.07; Water Fund \$17,700.03; Sewer Utility Fund \$34,060.53; Self Insurance \$2,899.26; Self Insurance-Enterprise \$5.00.

**REVENUES MONTH TO DATE TOTAL \$1,186,086.14;** General Fund \$134,897.78; Library \$31,258.20; Streets Dept-Road Use \$60,058.41; Employee Benefits \$30,191.04; Emergency Levy \$1,793.35; Tax Increment Financing \$30,437.34; Economic Development \$15,282.98; Debt Service \$26,467.33; Debt-Special Assessment \$1,978.00; Cap Outlay Savings/LOST \$1,126.58; Cap Project-Highway 150 \$674,886.31; Water Fund \$49,202.85; Water Revenue Bond \$7,429.83/ Sewer Utility \$76,506.45; Sewer SRF Sinking Fund \$15,893.33; Sewer Sinking Revenue Bond \$16,266.67; Storm Water \$6,589.15; Self Insurance \$5,746.13; Self Insurance-Enterprise \$74.41.

The January 2023 budgeted monthly transfers and the revenues and expenses by department to date were available for council review and discussion.

#### **PETITION FROM THE PUBLIC**

Curtis Cooksley submitted a request to bow hunt in a designated area within the city limits of Independence for the 2023-2024 bow hunting season. Council Member Prusator with a motion to allow C. Cooksley's request to bow hunt in the designated area within Independence for the 2023-2024 bow hunting season contingent on him obtaining written consent, second by Council Member Moore. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Moore, Prusator, O'Loughlin, Jensen, and Callahan.

#### **HEARINGS & ORDINANCES**

Council Member Moore with a motion to set a public hearing on February 13, 2023, at 5:00 p.m., on the status of funded activities for the Independence CV Downtown Revitalization Project, second by Council Member Callahan. Mayor Bleichner explained this is a part of the grant process to give an update of the project and speak on the funds released so far. Ayes: All.

Council Member Callahan with a motion to set a public hearing on February 13, 2023, at 5:00 p.m., on the status of funded activities for the Independence Downtown Revitalization Project, second by Council Member Jensen. Mayor Bleichner explained this is similar to the previous item, but for the regular façade project. Ayes: All.

Council Member Prusator with a motion to set February 13, 2023, at 5:00 p.m. as a Public Hearing on the Maximum Property Tax Dollars and authorize the City Clerk to publish the Maximum Levy Hearing Notice, second by Council Member O'Loughlin. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Jensen, Callahan, and Huston.

#### **PERPETUAL EASEMENT**

Mayor Bleichner stated that pursuant to the agenda, he convened a public hearing for the purposed granting of a perpetual easement. Mayor Bleichner stated this is regarding a boat dock across from the owner's home and work was done with the City Attorney to determine that a perpetual easement was the best action to take. Mayor Bleichner reviewed provisions of the agreement for Council Members. Council Member O'Loughlin asked if this was transferable. City Clerk/Treasurer Lampe stated no comments were received prior to the public hearing. Mayor Bleichner closed the public hearing and stated the City Clerk shall note all comments in the record.

Council Member Hanna asked if the history of the boat dock was looked at if it was allowed to be built. Mayor Bleichner responded that the history was not looked at, but the dock was built whether permission was given. Right now, the boat dock is on City property and the City is held liable for anyone that could get injured.

Council Member Prusator with a motion to approve a resolution that approves the Easement Agreement, second by Council Member O'Loughlin. Council Member Moore asked what this could do for current docks or for future docks being built. Mayor Bleichner responded that it will need to be addressed on a case-by-case basis as the property lines are different for everyone along the river. Council Member Moore asked if the boat dock has been there for several years, why wasn't this addressed then? Mayor Bleichner answered that he couldn't answer why it wasn't taken care of when the dock was built. Discussion was held on why this is being addressed now because the house is for sale and needs to be resolved with a perpetual easement. The roll being called the following Council

Members voted: Ayes: Prusator, O'Loughlin, Jensen, Callahan, and Huston. Nays: Moore and Hanna.

**Resolution adopted and upon approval by Mayor assigned No. 2023-18 in the Official Book of Resolutions.**

#### **OTHER BUSINESS**

Brian Crawford, Crawford Engineering, spoke on the 12<sup>th</sup> Street NE Storm Water Improvements Project, the West Side Storm Sewer Study, and the 2023 Street Rehabilitation Project.

Council Member Callahan with a motion to approve the updated Professional Services Agreement with MSA, second by Council Member Prusator. Council Member O'Loughlin stated this is not an extension of the original contract and some of the promised services have not been done. Council Member O'Loughlin with a motion to table the item until further discussion can be held at the February 6, 2023, Committee of the Whole meeting, second by Council Member Prusator. Ayes: All.

Council Member Moore with a motion to approve a Police Academy Reimbursement Agreement for the hiring of a new certified police officer, second by Council Member Jensen. Police Chief Niedert shared the reimbursement amount will be paid to the City of Jesup. He did share the savings incurred by not having to send an uncertified officer to the Law Enforcement Academy. This agreement is for Officer Graves, and he will be sworn in this coming Wednesday at 1 pm. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Callahan, Huston, Hanna, Moore, and Prusator.

Fire Chief Hayward presented the 2022 Annual Fire report to Council Members.

#### **REPORTS**

The following comments were heard from Council and Staff: Jensen-reminder to those on the Visioning Committee that there is a meeting this Thursday at City Hall at 5 pm. Prusator-thank you to all safety personnel and the Street crews for removing snow from the recent snow fall. Wanted to talk about parking spaces downtown behind businesses at the next Committee of the Whole meeting. Moore-stopped by the Street Department to thank them for their work. Spoke on recent communications he has had with Waste Management. Huston-all is well. Mayor-spoke on the work being done at the new Police Station. Speaking to the ICAP insurance broker to see what can be done to reduce premiums. Provided an update from the quarterly meeting with AMR. Police-attended the Police Station project meeting earlier today and gave an update. Spoke on the last snow emergency issued and less tickets were issued than the first one.

#### **ADJOURNMENT**

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

Whereupon Mayor Bleichner declared the meeting adjourned at 5:41 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