

The Independence City Council met in regular session in the council chambers at 5:00 p.m., on Monday, October 24, 2022.

OPENING/ROLL CALL

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

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 Huston, second by Council Member Hanna to approve the agenda as presented for the regular meeting held October 24, 2022. Ayes: All.

CONSENT AGENDA

Motion by Council Member Prusator, second by Council Member Hanna to accept and approve the consent agenda that approves the following: 1) The minutes of the October 10, 2022, Regular Meeting. 2) Wal-Mart Supercenter #750 Class E Liquor License renewal that includes Class C Beer Permit, Class B Wine Permit, and Sunday Service, December 1, 2022, through November 30, 2023. 3) Approval of the bow hunting request from Kevin Sidles for the 2022 bow season. 4) Allerton Brewing Company Class B Beer Permit renewal that includes Class C Native Wine permit, Outdoor Service, and Sunday Service, October 18, 2022, through October 17, 2023. Ayes: All.

FINANCIALS

Motion by Council Member O'Loughlin, second by Council Member Jensen to approve the following bills for payment. Ayes: All.

13 FIFTY APPAREL	UNIFORM-PD	\$ 520.00
ACCESS SYSTEMS	EQUIP CONTRACT-ALL	\$ 1,429.73
AFLAC	AFLAC PRE-TAX	\$ 287.46
ALLEN OCCUPATIONAL HEALTH	SERVICES-F,ST,W	\$ 120.00
AMAZON CAPITAL SERVICES	Supplies-L	\$ 1,352.86
AVFUEL CORPORATION	EQUIP RENTAL-A	\$ 20.00
BBPCOM	BOOKS-L	\$ 75.00
BEATTY, DREW	UMPIRE-PR	\$ 100.00
BLAKER, LAURA	REIMBURSE-L	\$ 88.39
BOLTON & MENK, INC.	Engineering-A	\$ 12,844.00
BRODART CO	SUPPLIES-L	\$ 530.74
BUCHANAN COUNTY HEALTH CE	Services-CH,F,ST	\$ 20,722.04
BUCHANAN COUNTY RECORDER	Fees-CH	\$ 17.00
CARD SERVICES-LIBRARY	MISC EXP-L	\$ 473.59
CENGAGE LEARNING	BOOKS-L	\$ 302.53
CENTER POINT LARGE PRINT	Supplies-L	\$ 51.04
COLONIAL LIFE & ACCIDENT	COLONIALPRETAX	\$ 627.20
CONSOLIDATED ENERGY CO	FUEL-ALL	\$ 7,034.97
CORKERY, CLARK	SAFE-T FUND-CH	\$ 80.00
D & K PRODUCTS	SUPPLIES-PR	\$ 408.00
DECKER SPORTING GOODS	SUPPLIES-PR	\$ 34.00
DELTA DENTAL OF IOWA	DENTAL BENEFIT	\$ 3,126.62
DEMCO	SUPPLIES-L	\$ 80.31
DISCOUNT PLAYGROUND SUPPL	EQUIP-PR	\$ 12,765.12
EAST-CENTRAL IOWA R.E.C.	UTILITY-A,PR,ST,W	\$ 2,326.41
EMPLOYEE BENEFIT SYSTEMS	SAFE-T FUND-ALL	\$ 10,430.17
ESCHEN'S CLOTHING	UNIFORM-ST	\$ 628.00
FAREWAY STORES INC	SUPPLIES-PR	\$ 3,070.40
FREDERICK, MICHAEL MR.	BOOKS-L	\$ 78.00

GALLS INC	UNIFORM-PD	\$ 190.78
HANNA, DEB	REIMBURSE-CH	\$ 24.49
HAWKINS, INC.	CHEMICALS-W	\$ 1,728.50
IA DEPT OF REVENUE	Sales Tax-W	\$ 8,328.45
IA LEAGUE OF CITIES	TRAINING-CH	\$ 200.00
IAWEA01	TRAINING-W	\$ 105.00
INDEPENDENCE LIGHT & POWE	UTILITIES-All	\$ 32,178.90
INDEPENDENCE ROTARY CLUB	Dues-CH,L	\$ 278.00
INGRAM LIBRARY SERVICES	BOOKS-L	\$ 351.67
INRCOG	SERVICES-CH	\$ 3,416.48
INTERNAL REVENUE SERVICE	FED/FICA TAX	\$ 22,901.20
IOWA WALL SAWING SERVICES	SERVICES-ST	\$ 8,400.00
IPERS	IPERS-PROTECTIV	\$ 31,113.15
KEENE, MICHAEL	VIDEO REC-L	\$ 25.00
KING, MARY	SUPPLIES-PD	\$ 5.00
KOBLINSKA, BOBBY	UMPIRE-PR	\$ 325.00
KUENNEN, GABE	UMPIRE-PR	\$ 215.00
LAMPE, SUSI	REIMBURSE-CH	\$ 83.75
MACQUEEN EQUIPMENT	SUPPLIES-ST	\$ 37.39
MAIN, TIMOTHY E	INSTRUCTOR-PR	\$ 75.00
MCDONALD, CONNIE	UNIFORM-PD	\$ 20.00
MEIKE, CAIDEN	UMPIRE-PR	\$ 215.00
MIDAMERICAN ENERGY COMPAN	Utilities-L,PR,ST,W	\$ 4,017.19
MYERS-COX CO	CONCESSIONS-PR	\$ 1,021.91
MYERS-PETERSON, ROXIE	RV HOST-PR	\$ 250.00
NORTHEAST IA COMM COLLEG	TRAINING-F	\$ 30.00
OHL REAL ESTATE & INS	COMM. RESTORE-CH	\$ 1,665.00
PAYROLL CHECKS	TOTAL PAYROLL CHECKS	\$ 70,075.68
PEPSI-COLA GEN. BOT. IN	CONCESSION-PR	\$ 652.80
PRODIGY DISC INC	EQUIP-PR	\$ 3,860.00
PURCHASE POWER	Postage-B,CH,PR,W	\$ 818.36
PUSH-PEDAL-PULL INC	EQUIP MAINT-PR	\$ 225.00
R & E REAL ESTATE, LLC	RENT-PD	\$ 2,700.00
S & K COLLECTIBLES	SHIPPING-W	\$ 12.90
SCOTT'S ELECTRIC	HOME REHAB-CH	\$ 1,983.74
SIGNS & MORE	SUPPLIES-A	\$ 145.14
SIMMERING-CORY IA CODIFI	CODE UPDATES-CH	\$ 450.00
SKYLINE CONSTRUCTION, INC	SERVICES-PR	\$ 10,613.38
SPAHN & ROSE LUMBER COMPA	SUPPLIES-W,PR,ST	\$ 436.08
STATE STREET BANK & TRUST	ICMA-RC \$ PRE	\$ 4,721.84
STOREY KENWORTHY - MATT P	SUPPLIES-L	\$ 223.02
SUPERB CLEANING SERVICES	BLDG MAINT-L	\$ 1,750.00
SWISHER & COHRT	PROF SERVICE-CH	\$ 329.50
TASC	FLEX MEDICAL	\$ 1,078.57
THIELEN BROTHERS FLOOR CO	BLD MAINT-L	\$ 5,979.00
TREASURER-STATE OF IOWA	STATE TAXES	\$ 7,545.00
TRUE VALUE HARDWARE	Supplies-B,L,PD,PR	\$ 563.32
TSCHIGGFRIE EXCAVATING IN	SERVICES-W	\$ 38,050.00
UNUM	LIFE/AD&D INS	\$ 885.90
US CELLULAR	Utility-B,L,PD	\$ 634.53
USA BLUE BOOK	SUPPLIES-W	\$ 125.97
VISION SERVICE PLAN	VISION PRETAX	\$ 286.27
WALMART COMMUNITY	SUPPLIES-L	\$ 105.21
WASTE MANAGEMENT	Garbage-A,PR,W	\$ 1,864.72
WELLMARK BCBS	HEALTH BENEFIT	\$ 46,832.92
WILSON, KATHY J	PROGRAMMING-L	\$ 150.00

CLAIMS TOTAL \$399,924.29; General Fund \$191,427.26; Library \$25,995.44; Streets Dept-Road Use \$30,612.99; Employee Benefits \$2,579.92; Urban Renewal-LMI Housing \$1,983.74; Economic Development \$5,081.48; Cap Project-Visioning Project \$10,613.38; Cap Project-Airport \$12,844.00; Cap Outlay Savings/LOST \$9,839.00; Water Fund \$18,085.70; Sewer Utility Fund \$42,381.21; Storm Water Fund \$38,050.00; Self Insurance \$10,404.17; Self Insurance-Enterprise \$26.00.

REVENUES MONTH TO DATE TOTAL \$2,235,854.28; General Fund \$913,622.39; Library \$31,005.87; Streets Dept-Road Use \$69,846.31; Employee Benefits \$406,169.83; Emergency Levy \$24,799.70; Tax Increment Financing \$171,253.18; Debt Service \$338,357.75; Debt-Special Assessments \$47,973.28; Cap Outlay Savings/LOST \$21,837.61; Water Fund \$42,132.28; Water Revenue Bond \$7,429.83; Sewer Utility \$112,394.19; Sewer Sinking Revenue Bond \$16,266.67; Storm Water \$6,372.87; Self Insurance \$26,361.52; Self Insurance-Enterprise \$31.00.

The October 2022 budgeted monthly transfers and the revenues and expenses by department to date were available for council review and discussion.

GENERAL OBLIGATION BORROWING

Council Member Kurtz with a motion to receive and file proof of publication on the proposal to enter into a General Obligation Corporate Purpose Loan Agreement, second by Council Member Jensen. Ayes: All. Council Member O'Loughlin with a motion to hold the public hearing, second by Council Member Hanna. Ayes: All. Mayor Bleichner reported that nothing had been submitted prior to the meeting. Mayor Bleichner reviewed that the funds would be used to remodel the future home of the Police Department. Council Member Huston asked if there was an update regarding the purchasing of the old Medical Associates Building. Mayor Bleichner stated that things were moving forward and the transaction is expected to close next Monday. Council Member Huston with a motion to close the public hearing, second by Council Member Callahan. Ayes: All.

Council Member Kurtz with a motion to approve a resolution authorizing and approving a Loan Agreement, providing for the private placement and issuance of General Obligation Corporate Purpose Notes, Series 2022B and providing for the levy of taxes to pay the same, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Kurtz, Prusator, O'Loughlin, Jensen, and Callahan.

Resolution adopted and upon approval by Mayor assigned No. 2022-131 in the Official Book of Resolutions.

INDEPENDENCE URBAN RENEWAL AREA

Council Member O'Loughlin with a motion to receive and file proof of publication on the proposed amendment to the Independence Urban Renewal Area, second by Council Member Jensen. Ayes: All. Council Member Huston with a motion to hold the public hearing, second by Council Member Prusator. Ayes: All. Mayor Bleichner reported that no comments were submitted for this topic. City Clerk/Treasurer Lampe stated this was regarding the deletion and adding back in of Tyler Rasmussen's storage units and the addition of the gymnastics studio in the new Urban Renewal Area. The storage units parcel had to be deleted because that area was nearing its collection life and would not allow the City to be able to collect enough increment value to honor the purposed development agreement. Council Member O'Loughlin with a motion to close the public hearing, second by Council Member Callahan. Ayes: All.

Council Member Hanna with a motion to approve a resolution to declare necessity and establish an Urban Renewal Area, pursuant to Section 403.4 of the Code of Iowa and approve Urban Renewal Plan Amendment for the Independence Urban Renewal Area, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Hanna, Kurtz, Prusator, O'Loughlin, Jensen, Callahan, and Huston.

Resolution adopted and upon approval by Mayor assigned No. 2022-132 in the Official Book of Resolutions.

Council Member Hanna with a motion to approve the first reading of an ordinance providing for the division of taxes levied on taxable property in the October 2022 Addition to the Independence Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa, second by Council Member Callahan. The roll being called the following Council Members voted: Ayes: Kurtz, Prusator, O'Loughlin, Jensen, Callahan, Huston, and Hanna.

Council Member Huston with a motion to approve a resolution setting a date of November 14, 2022, at 5:00 p.m. at which it is proposed to approve a development agreement with Our Storage Units LLC, including annual appropriation tax increment payments, second by Council Member O'Loughlin. The roll being called the following Council Members voted: Ayes: Jensen, Callahan, Huston, Hanna, Kurtz, Prusator, and O'Loughlin.

Resolution adopted and upon approval by Mayor assigned No. 2022-133 in the Official Book of Resolutions.

Council Member Prusator with a motion to approve a resolution setting a date of November 28, 2022, at 5:00 p.m. at which it is proposed to approve a development agreement with Noa Marting Gymnastics LLC, including annual appropriation tax increment payments, second by Council Member Hanna. The roll being called the following Council Members voted: Ayes: Callahan, Huston, Hanna, Kurtz, Prusator, O'Loughlin, Jensen.

Resolution adopted and upon approval by Mayor assigned No. 2022-134 in the Official Book of Resolutions.

RESOLUTIONS

Council Member Callahan with a motion to approve a resolution that accepts the work covering the Liberty Trail South Extension Project, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Kurtz, Prusator, O'Loughlin, Jensen, and Callahan.

Resolution adopted and upon approval by Mayor assigned No. 2022-135 in the Official Book of Resolutions.

OTHER BUSINESS

Council Member Prusator with a motion to approve the Fire Department to dispose of the specified items, second by Council Member Hanna. Council Member Kurtz asked if there were other departments that could use any of the items. Fire Chief Hayward said he would reach out to departments that may be able to use items that can be used. The air bottles are expired and can't be given to another department. Ayes: All.

Brian Crawford, Crawford Engineering, spoke on the Highway 150 Reconstruction Phase 2 Project.

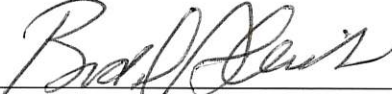
REPORTS

The following comments were heard from Council and Staff: Huston- Wants to discuss the speed cameras at the next Committee of the Whole Meeting. Prusator- Asked who is responsible for maintaining the Highway 150 South bridge. O'Loughlin- At the next Committee of the Whole Meeting, the storm water study will be discussed, and Crawford Engineering will give a presentation. Jensen- Independence Community Schools received a commendable accountability score for the Iowa School Performance Profiles. Mayor- Congratulations to Susi on her seven-year work anniversary. Gave an update on the Trees Forever Grant, City Manager search, and real estate transactions. Police- Three of the four thermal imaging cameras have been installed. The cameras were purchased with the Community Foundation grant. Fire- Reported the department was able to use estate trust monies to purchase the side-by-side and it has already been put into service.

ADJOURNMENT

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

Whereupon Mayor Bleichner declared the meeting adjourned at 5:34 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