

The Independence City Council met in regular session in the council chambers at 5:00 p.m., on Monday, March 28, 2022.

OPENING/ROLL CALL

Mayor Hill 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 Callahan, second by Council Member Hanna to approve the agenda as presented for the regular meeting held March 28, 2022. Ayes: All.

CONSENT AGENDA

Motion by Council Member Prusator, second by Council Member Callahan to accept and approve the consent agenda that approves the following: 1) The minutes of the March 14, 2022, Special Meeting. 2) The minutes of the March 14, 2022, Regular Meeting. 3) Addition of streetlights at the following locations: 13th Ave NE (\$177.62) and 14th Ave SE (\$909.36). 4) The Trendy Tulip Liquor License renewal, Class B Native Wine Permit and Sunday Sales, April 15, 2022, through April 14, 2023. 5) Special Event Application - Allerton Brewing April 23, 2022. 6) Special Event Application - Chalk it Up June 11-12, 2022. 7) Special Event Application - Allerton Brewing Co. Outdoor Celebration July 1 - 5, 2022. 8) Special Event Application - 175th Anniversary July 1, 2022. 9) Special Event Application - 4th of July Parade July 4, 2022. 10) Special Event Application - BrewBQ 2022 August 27, 2022. Ayes: All.

FINANCIALS

Motion by Council Member Kurtz, second by Council Member Huston to approve the following bills for payment. Ayes: All.

ACCESS SYSTEMS	Equip Contract-ALL	\$ 1,471.25
AFLAC	AFLAC PRE-TAX	\$ 301.36
ALLEN OCCUPATIONAL HEALTH	Fees-A,B,F,ST,W	\$ 81.00
AMAZON CAPITAL SERVICES	Capital Equip-CH	\$ 8,192.18
AUDITOR OF STATE	File Fee-CH	\$ 625.00
AVFUEL CORPORATION	Equip Rental-A	\$ 20.00
BLACKSTONE PUBLISHING	Supplies-L	\$ 457.45
BOLTON & MENK, INC.	Engineering-A	\$ 14,425.50
BOUBIN TIRE & AUTOMOTIVE	Supplies-W	\$ 267.84
BRODART CO	Supplies-L	\$ 705.07
BROWN SUPPLY COMPANY	Supplies-W	\$ 1,035.00
BUCHANAN COUNTY AUDITOR	Election-CH	\$ 2,959.48
BUCHANAN COUNTY HEALTH CE	Amb Svc-CH	\$ 6,875.00
CARD SERVICES-LIBRARY	Misc Exp-L	\$ 307.21
CENGAGE LEARNING	Maintenance-L	\$ 124.10
COLONIAL LIFE & ACCIDENT	COLONIALPRETAX	\$ 622.16
COMPASS MINERALS AMERICA	Snow Maint-ST	\$ 6,085.18
CY & CHARLEY'S FIRESTONE	Services-PD,ST,W	\$ 156.24
DELTA DENTAL OF IOWA	DENTAL BENEFIT	\$ 3,242.18
DEMCO	Supplies-L	\$ 169.55
DSC BASEBALL	Tourneys-PR	\$ 275.00
EAST-CENTRAL IOWA R.E.C.	Utility-A,PR,ST,W	\$ 2,770.20
ELECTRICAL ENGINEERING &	Supplies-ST	\$ 623.20
FAREWAY STORES INC	Supplies-PR	\$ 198.94
GRAINGER INC	Supplies-W	\$ 98.13
GROUP SERVICES INC	\$afe-T Fund-All	\$ 16,010.11
HACH COMPANY	Chemicals-W	\$ 554.51
HANNA, DEB	Reimburse-CH	\$ 24.49

HAWKEYE ALARM SIGNAL COMP	Services-ST	\$ 3,185.00
HAWKEYE FIRE & SAFETY COM	Equipment-A	\$ 644.25
HAWKINS, INC.	Chemicals-W	\$ 1,587.30
IA DEPT OF PUBLIC SAFETY	Dues-PD	\$ 600.00
IA LAW ENFORCEMENT ACADEM	Training-PD	\$ 1,250.00
IA PRISON INDUSTRIES	Name Plate-CH	\$ 17.80
IMFOA	Training-CH	\$ 370.00
INDEPENDENCE LIGHT & POWE	Utilities-All	\$ 2,516.38
INGRAM LIBRARY SERVICES	Supplies-L	\$ 154.87
INRCOG	Services-CH	\$ 931.12
INRTC	Dues-CH	\$ 2,500.00
INTERNAL REVENUE SERVICE	FED/FICA TAX	\$ 22,035.84
INTERSTATE ALL BATTERY CE	Supplies-W	\$ 1,053.00
IPERS	IPERS-PROTECTIV	\$ 29,318.15
JOHN DEERE FINANCIAL	Supplies-ST,W,PR	\$ 651.26
KEYSTONE LABORATORIES INC	Lab Analysis-W	\$ 15.50
LL PELLING COMPANY	Repair-ST	\$ 726.53
LYNCH DALLAS, PC	Legal Exp-CH	\$ 1,252.34
M&T BANK- 305533	ICMA-RC \$	\$ 1,665.65
MAVERICK POWERSPORTS	Repairs-PR	\$ 66.94
MCCARDLE, CINDY	Reimburse-W	\$ 21.98
METERING & TECHNOLOGY SOL	Supplies-W	\$ 1,900.49
MIDAMERICAN ENERGY COMPAN	Utility-W	\$ 13,915.05
MOCIC	Membership Fee-PD	\$ 150.00
MULTIFORCE SYSTEMS CORP.	Services-CH	\$ 1,509.00
MYERS-COX CO	Concessions-PR	\$ 210.24
OFFICE TOWNE INC	Supplies-ST	\$ 574.17
P & N CORPORATION	Fuel Profits-A	\$ 329.62
PALMER, CARTER	Maintenance-L	\$ 40.00
PAYROLL CHECKS	PAYROLL CHECKS	\$ 71,221.17
PENGUIN RANDOM HOUSE LLC	Supplies-L	\$ 44.25
PENWORTHY COMPANY, THE	Books-L	\$ 284.75
PEPSI-COLA GEN. BOT. IN	Concession-L	\$ 68.28
PRECISION PLUMBING, HEATI	Cap Equipment-FD	\$ 534.14
PURCHASE POWER	Postage-B,CH,PR,W	\$ 270.99
PUSH-PEDAL-PULL INC	Equip Maint-PR	\$ 253.10
R & E REAL ESTATE, LLC	Rent-PD	\$ 2,700.00
RYAN EXTERMINATING INC	Pest Control-CH	\$ 47.00
S & K COLLECTIBLES	Shipping-W	\$ 55.98
SIGNS & MORE	Supplies-PD	\$ 55.80
STAR EQUIPMENT, LTD	Maint/Repair-ST	\$ 180.38
STOREY KENWORTHY - MATT P	Supplies-PD	\$ 342.17
STRAND ASSOCIATES	SERVICES-W	\$ 2,810.00
SUNSET LAW ENFORCEMENT	Training-PD	\$ 1,008.00
SUPERB CLEANING SERVICES	Bldg Maint-L	\$ 1,750.00
TAKE A SHOT LLC	Training-PD	\$ 1,000.00
TASC	FLEX MEDICAL	\$ 1,188.19
TREASURER-STATE OF IOWA	STATE TAXES	\$ 7,343.00
TSCHIGGFRIE EXCAVATING IN	Services-W	\$ 11,212.64
UNUM	LIFE/AD&D INS	\$ 924.04
USA BLUE BOOK	Supplies-W	\$ 664.47
VISION SERVICE PLAN	VISION PRETAX	\$ 293.14
WALMART COMMUNITY	Supplies-L	\$ 339.18
WELLMARK BCBS	HEALTH BENEFIT	\$ 48,256.90
WINTHROP NEWS, THE	Publicat-L	\$ 32.50

CLAIMS TOTAL \$310,749.88; General Fund \$162,838.87; Library \$25,654.41; Streets Dept-Road Use \$32,147.55; Employee Benefits \$1,389.75; Economic Development \$931.12; Cap Proj-Airport Fund \$14,425.50; Cap Outlay Savings/LOST \$543.23; Water Fund \$22,512.04; Sewer Utility Fund \$34,297.30; Self Insurance \$15,853.01; Self Insurance-Enterprise \$157.10.

REVENUES MONTH TO DATE TOTAL \$839,591.00; General Fund \$197,843.81; Library \$29,002.06; Hotel-Motel Tax \$29,409.96; Streets Dept-Road Use \$37,871.40; Employee Benefits \$35,586.47; Emergency Levy \$1,828.58; LOST \$116,206.68; Tax Increment Financing \$26,528.16; Debt Service \$26,904.66; Debt-Special Assessment \$122.00; Cap Outlay Savings/LOST \$4,335.28; Water Fund \$97,006.57; Sewer Utility \$194,552.96; Sewer Sinking Revenue Bond \$13,161.50; Storm Water \$12,868.80; Self Insurance \$16,157.01; Self Insurance-Enterprise-\$205.10.

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

RESOLUTIONS

Council Member Jensen with a motion to approve a resolution that expresses intent to provide economic development support to US Freedom Farms, Inc., second by Council Member Callahan. Bill Ludwig, Waterloo, IA, presented to the Council on his proposal on turning hemp into an industrial product to be processed at a plant in Independence. He discussed the possible uses for hemp in various products. There is an agreement to purchase the old Monsanto plant and the surrounding land. Mr. Ludwig spoke of the future production and workforce plans for the plant. City Manager Roder informed Council that the resolution shows the City's support for the US Freedom Farms' application to the State of Iowa. The resolution does mention a development agreement that is similar to previous agreements the City has been involved with. 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. 2022-64 in the Official Book of Resolutions.

Council Member Kurtz with a motion to approve a resolution providing for private placement and issuance of taxable General Obligation Corporate Purpose Bonds, Series 2022 and providing for the levy of taxes to pay the same, second by Council Member Jensen. Maggie Burger, Speer Financial, recommended the private placement of the taxable bonds be with BankIowa. She did explain the structuring of the bonds and the reasoning for the taxable classification. 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. 2022-65 in the Official Book of Resolutions.

Council Member Hanna with a motion to approve a resolution setting April 11, 2022, at 5:00 p.m. for a public hearing and additional action on proposal to enter into General Obligation Loan Agreement and to borrow money thereunder, second by Council Member Kurtz. Council Member O'Loughlin asked if this was for the \$700,000 bonds. City Manager Roder explained this is for using \$50,000 from the 2021 Bonds to reclassify the funds from Essential Purpose to General Purpose. Previous discussion had been held on reclassifying the funds at the last work session. Discussion was held on the original amount of the 2021 Bond proceeds that were designated for the Liberty Trail project and the proposed project plans. City Attorney Leidinger reminded Council that there are long discussions when there is a resolution just setting a public hearing date. No action can be done when setting the public hearing. The discussions need to be held at the meeting during the designated public hearing for the topic. The roll being called the following Council Members voted: Ayes: Kurtz, Prusator, Jensen, Callahan, and Huston. Nays: O'Loughlin and Hanna.

Resolution adopted and upon approval by Mayor assigned No. 2022-66 in the Official Book of Resolutions.

Council Member Kurtz with a motion to approve a resolution that authorizes the closure of a specified portion of Iowa Highway 150, second by Council Member Prusator. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Callahan, Huston, Hanna, and Kurtz.

Resolution adopted and upon approval by Mayor assigned No. 2022-67 in the Official Book of Resolutions.

Council Member Kurtz with a motion to approve a resolution that assesses a property owner for Chapter 136.03 Removal of Snow, Ice and Accumulations failure to comply, second by Council Member Callahan. Council Member Hanna asked about all the properties that had been assessed for snow removal. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Callahan, Huston, Hanna, Kurtz, and Prusator.

Resolution adopted and upon approval by Mayor assigned No. 2022-68 in the Official Book of Resolutions.

Council Member Kurtz with a motion to approve a resolution that approves a wage adjustment for the associate

clerk effective April 11, 2022, second by Council Member Huston. 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. 2022-69 in the Official Book of Resolutions.

Council Member Kurtz with a motion to approve a resolution that approves an amendment to the TIF LMI Set-Aside Administrative Plan, second by Council Member Callahan. City Manager Roder explained this increases the maximum amount for rehabilitation projects and adds a provision to funding an agency for a project. Council Member O'Loughlin asked if down payment assistance will be offered again. City Manager Roder said it is in the plan already. The roll being called the following Council Members voted: Ayes: Callahan, Huston, Hanna, Kurtz, Prusator, O'Loughlin, and Jensen.

Resolution adopted and upon approval by Mayor assigned No. 2022-70 in the Official Book of Resolutions.

AWOS PROJECT

Council Member Callahan with a motion to approve a resolution that approves the professional services contract with Bolton & Menk for the Airport AWOS Project, second by Council Member Kurtz. 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. 2022-71 in the Official Book of Resolutions.

Council Member Hanna with a motion to receive and file proof of publication of notice of public hearing for the Airport AWOS Project, second by Council Member Callahan. Ayes: All. Council Member Hanna with a motion to hold the public hearing, second by Council Member Callahan. Ayes: All. Council Member O'Loughlin asked about the funding for this project. City Manager Roder shared this is a federally funded grant with a 90/10 split. The City's cost is approximately \$18,000. Council Member Callahan with a motion to close the public hearing, second by Council Member Huston. Ayes: All.

Council Member Kurtz with a motion to approve a resolution that finally approves and confirms the plans, specifications, form of contract, and estimate of cost for the Airport AWOS Project, 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. 2022-72 in the Official Book of Resolutions.

City Manager Roder shared that the attached documents include Bolton & Menk's letter of recommendation for Voltmer, Inc. as the low bidder which includes the base bid and bid alternate A. Voltmer is the preferred contractor as they have done the most AWOS replacement projects within the state.

Council Member Kurtz with a motion to approve a resolution that awards the contract for the Airport AWOS Project to Voltmer, Inc. in the amount of \$155,709.75, second by Council Member Callahan. The roll being called the following Council Members voted: Ayes: Kurtz, Prusator, O'Loughlin, Jensen, Callahan, Huston, and Hanna.

Resolution adopted and upon approval by Mayor assigned No. 2022-73 in the Official Book of Resolutions.

DOWNTOWN FAÇADE PROJECT

Council Member Kurtz with a motion to approve a resolution that awards the contract for the Downtown Façade Phase 1 Project to Cornerstone for the total bid amount of \$783,000, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Callahan, Huston, Hanna, and Kurtz.

Resolution adopted and upon approval by Mayor assigned No. 2022-74 in the Official Book of Resolutions.

Council Member Jensen with a motion to approve a resolution that awards the contract for the Downtown Façade COVID-19 Project to Cornerstone in the bid amount of \$634,069, second by Council Member Kurtz. Council Member O'Loughlin asked if this included ARPA money. City Manager Roder said ARPA money is not being used for this project. The \$700,000 bonds placed earlier are the City's contribution to this project. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Callahan, Huston, Hanna, Kurtz, and Prusator.

Resolution adopted and upon approval by Mayor assigned No. 2022-75 in the Official Book of Resolutions.

Council Member Kurtz with a motion to approve Change Order #1 for the Downtown Façade COVID-19 Project in a deduct amount of \$31,500.00, second by Council Member Jensen. City Manager Roder explained both change orders are for one property that work is to be taken out of the plans. The roll being called the following Council

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

Council Member Jensen with a motion to approve Change Order #2 for the Downtown Façade COVID-19 Project in a deduct amount of \$23,500.00, second by Council Member Callahan. The roll being called the following Council Members voted: Ayes: Callahan, Huston, Hanna, Kurtz, Prusator, O'Loughlin, and Jensen.

HEARINGS & ORDINANCES

Council Member Kurtz with a motion to set a public hearing for April 11, 2022, at 5:00 p.m. to amend Code Section 167.05 Floodplain Management Standards, second by Council Member Callahan. Ayes: All.

Council Member Kurtz with a motion to set a public hearing for April 25, 2022, at 5:00 p.m. for the Fiscal Year 2022 Budget Amendment, second by Council Member Prusator. Ayes: All.

Council Member Kurtz with a motion to approve the first reading of the amendment to Code Section 17.02(8), second by Council Member Prusator. Council Member O'Loughlin asked what would be replacing this. City Manager Roder explained this repeals the code section that deals with council committees as City Code is not the appropriate place to deal with City Committee structure. Discussion was held that Committee of the Whole is in place for the entire Council and select department heads to meet each month. In the future, if Council wishes to do something with committees, it is advised to do something with a policy approved by resolution. City Attorney Leiding explained that repealing the code section sets the way to create the new committee structure that was implied at the last meeting. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Kurtz, Prusator, O'Loughlin, Jensen, and Callahan.

OTHER BUSINESS

Council Member Callahan with a motion to approve the Police Union MOU related to wages, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Hanna, Kurtz, Prusator, O'Loughlin, Jensen, Callahan, and Huston.

Council Member Kurtz with a motion to approve the Public Works Union MOU related to wages, second by Council Member Callahan. The roll being called the following Council Members voted: Ayes: Kurtz, Prusator, O'Loughlin, Jensen, Callahan, and Huston. Nays: Hanna.

Council Member Jensen with a motion to approve the Street Department to start the purchase the 2022 John Deere 544P Wheel Loader, second by Council Member Callahan. Council Member O'Loughlin asked if this was the best bid that was received for the equipment. Street Superintendent Esch said he was not involved in the initial steps but was familiar with the paperwork of all brands submitted. The department was able to have the 544P Loader and found it to be a superior machine than the Case Loader they currently have. The roll being called the following Council Members voted: Ayes: Prusator, Jensen, Callahan, Huston, Hanna, and Kurtz. Nays: O'Loughlin.

Council Member Callahan with a motion to approve the Police Department to start the process of obtaining a new K9, second by Council Member Huston. Police Chief Niedert explained there is enough in the K9 donation budget line item to purchase the new K9 and the work done with Mid-Michigan Kennels. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Callahan, Huston, Hanna, Kurtz, and Prusator.

Council Member Kurtz with a motion to approve the Police Department to start the process of ordering a new squad, second by Council Member O'Loughlin. Police Chief Niedert explained this allows the department to get their name on the list to receive a new squad if and when it comes in. The roll being called the following Council Members voted: Ayes: Jensen, Callahan, Huston, Hanna, Kurtz, Prusator, and O'Loughlin.

Brian Crawford, Crawford Engineering, spoke on the Highway 150 Reconstruction Phase 2 Project, the 6th Avenue SW Trail Project, and the March 17th meeting held at INRCOG.

REPORTS

The following comments were heard from Council and Staff: Huston- Mentioned to Council to be careful on raising fees to residents as there have been water, sewer, and cable fees increases already to residents. Kurtz- Todd Sherrets contacted him regarding potential stormwater projects within Independence and will be attending the April 2022 Wapsi Watershed meeting. O'Loughlin- Spoke about the resettlement of immigrants in the US and Ukraine refugee donation website to assist those in needs. Jensen- Had a resident contact her regarding a nearby dumpster. Inquired about any plans for a walking trail in the Northeast along Melone Creek. City Manager- The Northeast Iowa Regional League meeting for tomorrow has been postponed. Will notify Council when it has been rescheduled for anyone interested in attending. City Clerk- Reminded Council their signatures are needed so please stay a few minutes after the meeting is over.

ADJOURNMENT

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

Whereupon Mayor Hill declared the meeting adjourned at 6:18 p.m.

Robert E Hill

Robert Hill, Mayor of the City of Independence, Iowa

ATTEST:

Susi Lampe

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