

The Independence City Council met in regular session in the council chambers at 5:00 p.m., on Monday, March 14, 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 Hanna, second by Council Member Callahan to approve the agenda as presented for the regular meeting held March 14, 2022. Ayes: All.

Mayor Hill read a proclamation for Independence's 175th Anniversary.

CONSENT AGENDA

Motion by Council Member Kurtz, second by Council Member Huston to accept and approve the consent agenda the approves the following: 1) The minutes of the February 28, 2022, Regular Meeting. Ayes: All.

FINANCIALS

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

ADVANCE AUTO PARTS	Vehicle-A	\$ 34.46
AMAZON CAPITAL SERVICES	Supplies-A	\$ 123.16
BEATTY, ROBERT	Phone Allowance	\$ 45.00
BERGANKDV	FY2021 Audit-CH	\$ 6,300.00
BERGEN, DANIEL	Reimburse-A	\$ 100.00
BROWN SUPPLY COMPANY	Supplies-W	\$ 325.00
BUCHANAN COUNTY AUDITOR	FY22 Dispatch-PD	\$ 125,657.00
BUCHANAN COUNTY ECONOMIC	Training-CH	\$ 70.00
CARD SERVICES-VISA	Misc Exp-FD,PR,CH,PD	\$ 1,902.64
CITY LAUNDERING CO INC	Bldg Maint-W	\$ 677.45
CONSOLIDATED ENERGY CO	Fuel-All	\$ 7,051.45
CORBETT, LUCAS	Phone Allowance	\$ 45.00
CRAWFORD ENGINEERING & SU	Engineering-CH	\$ 7,937.00
CURTIS ARCHITECTURE	Services-CH	\$ 25,464.38
CY & CHARLEY'S FIRESTONE	Services-PD,ST,W	\$ 46.38
DIAMOND VOGEL PAINTS	Supplies-ST	\$ 3,377.78
ELECTRICAL ENGINEERING &	Supplies-FD	\$ 42.23
ESCH, BRAD	Phone Allowance	\$ 45.00
FAHR BEVERAGE INC	Supplies-PR	\$ 373.96
FIRE SERVICE TRAINING BUR	Training-FD	\$ 100.00
FIREBALL SOFTBALL ACADEMY	Tourney Fees-PR	\$ 300.00
FOLEY, TRAVIS	Phone Allowance	\$ 45.00
FRONTLINE WARNING SYSTEMS	Services-F	\$ 1,000.00
GROUP SERVICES INC	ADMIN FEE - ALL	\$ 336.00
HANNA, DEB	Reimburse-CH	\$ 48.98
HARDWARE HANK	Supplies-ST	\$ 167.33
HAYWARD, BLAKE	Phone Allowance	\$ 45.00
HILL, ROBERT	Phone Allowance	\$ 100.00
HUNTER'S AUTO CENTER	Storage-PD	\$ 955.00
HYDRITE CHEMICAL CO	Supplies-W	\$ 2,316.68
IA DEPT OF AGRICULTURE	Dues-A	\$ 9.00
IA DEPT OF REVENUE	Sales Tax-W	\$ 3,633.56

INDEPENDENCE LIGHT & POWE	Utilities-All	\$ 34,892.55
INTERNAL REVENUE SERVICE	FED/FICA TAX	\$ 22,566.52
KEYSTONE LABORATORIES INC	Lab Analysis-W	\$ 99.75
KILER, ANGELA	Phone Allowance	\$ 45.00
LAU, BRIAN	Phone Allowance	\$ 45.00
M&T BANK- 305533	ICMA-RC \$	\$ 1,665.65
MANCHESTER KIDS LEAGUE-SB	Tourney Fees-PR	\$ 550.00
MARATHON EQUIPMENT INC.	Repair-ST	\$ 4,092.96
MIDWEST BREATHING AIR L.L	Testing-FD	\$ 207.70
MILLER MECHANICAL SPECIAL	Repair-W	\$ 1,974.61
MORRIS, SCOTT	Reimburse-A	\$ 214.99
MOUNT VERNON SOFTBALL	Tourney Fees-PR	\$ 550.00
MYBSA	Baseball Fees-PR	\$ 700.00
NAPA AUTO PARTS	Supplies-	\$ 1,300.85
NEWTON, DICK	Phone Allowance	\$ 45.00
NORTHEAST IA REGIONAL LEA	Dues-CH	\$ 25.00
OELWEIN PUBLISHING COMPAN	Publicat-CH	\$ 793.39
OFFICE TOWNE INC	Supplies-PD	\$ 17.29
P & N CORPORATION	Reimburse-A	\$ 715.20
PAYROLL CHECKS	TOTAL PAYROLL CHECKS	\$ 70,719.62
PEPSI-COLA GEN. BOT. IN	Concession-PR	\$ 477.14
PITNEY BOWES GLOBAL FINAN	Equip Lease-CH	\$ 315.48
PIZZA RANCH	Concessions-PR	\$ 73.58
RECK, BRENT	Phone Allowance	\$ 45.00
RODER, ALBERT W.	Phone Allowance	\$ 100.00
RYAN EXTERMINATING INC	Pest Control-PR	\$ 55.00
SCHADEY, RODNEY	Reimburse-A	\$ 100.00
SIGNS & MORE	Printing-PD	\$ 547.90
SPAHN & ROSE LUMBER COMPA	Supplies-ST,PR,FD	\$ 2,991.65
SUPERB CLEANING SERVICES	Bldg Maint-PR	\$ 315.00
SUPERIOR CLEANING SERVICE	Bldg Maint-PR	\$ 2,520.64
SWISHER & COHRT	Prof Service-CH	\$ 18.50
TASC	FLEX MEDICAL	\$ 1,188.19
TBT SPORTS	Supplies-PR	\$ 360.00
TERRY-DURIN CO	Equip-ST	\$ 10,611.00
TESTAMERICA LABORATORIES	Lab Analysis-W	\$ 1,319.32
TITAN MACHINERY	Veh Maint-ST	\$ 187.00
TOM'S AUTO TRIM	Repair-PR	\$ 100.00
TRIPLE BAGGER BASEBALL	Tourney Fees-PR	\$ 2,800.00
TRUE VALUE HARDWARE	Supplies-ST,W,PR,FD	\$ 648.56
ULINE	Supplies-ST	\$ 520.45
US CELLULAR	Phone-PD	\$ 801.33
VERIZON WIRELESS	Utility-CH,PD,PR	\$ 169.60
V-S CLUB SOFTBALL	Softball Fees-PR	\$ 200.00
WALMART COMMUNITY	Supplies-ST,W,PR,PD	\$ 678.59
WASTE MANAGEMENT	Garbage-ALL	\$ 43,219.59
WENDLING, SAWYER	FALL BALL-PR	\$ 33.00
WINTHROP NEWS, THE	Publicat-CH	\$ 1,368.19
YEAROUS, BO	Training-W	\$ 60.00

CLAIMS TOTAL \$401,720.23; General \$273,443.28; Library \$8,923.83; Street Dept-Road Use \$40,028.05; Economic Development \$26,034.38; Cap Proj-Street Improve \$4,174.11; Cap Proj-Visioning Proj \$1,966.08; Cap Proj-Airport \$914.99; Cap Outlay Savings/LOST \$1,414.26; Cap Proj Highway 150 \$1,518.00; Water \$12,372.57; Sewer Utility \$30,594.68; Self Insurance \$288.00; Self Insurance-Enterprise \$48.00.

REVENUES MONTH TO DATE TOTAL \$258,946.75; General \$54,091.88; Library \$244.19; Hotel-Motel Tax \$29,409.96; Employee Benefits \$1,870.48; Local Option Sales Tax \$58,103.34; Water \$41,731.39; Sewer

\$66,780.02; Storm Water \$6,778.49.

The February 2022 bank reconciliation and the revenues and expenses by department to date were available for council review and discussion.

PETITIONS FROM THE PUBLIC

Council Member Kurtz with a motion to approve the civil defense siren request from S. Zimdar, second by Council Member Huston. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Kurtz, Prusator, O'Loughlin, Jensen, and Callahan.

Council Member O'Loughlin with a motion to approve the Second Saturday Series at the Farmers Market for the designated dates in the application, second by Council Member Callahan. The roll being called the following Council Members voted: Ayes: Hanna, Kurtz, Prusator, O'Loughlin, Jensen, Callahan, and Huston.

HEARINGS & ORDINANCES

Council Member O'Loughlin with a motion to receive and file proof of publication of notice of public hearing for the Code Section 17.02(8) Powers and Duties amendment, second by Council Member Hanna. Ayes: All. Council Member Callahan with a motion to hold the public hearing, second by Council Member O'Loughlin. Ayes: All. Mayor Hill explained the amendment is a change to the council operations to have the regular committee of the whole meeting instead of three-person committee meetings. The regular committee of the whole meeting allows for all Council Members to hear firsthand information regarding topics. If a specific topic would require further research, the Mayor could appoint a committee of the Council. Council Member O'Loughlin recommended an ordinance to replace the current ordinance to create guidelines. Council Member Hanna was under the impression that the Government, Performance, Finance Committee would still meet on the first Monday of each month. City Manager Roder explained that it is not required for the Committee to come in and review financial records, but they can come in at any time. City Manager Roder did share that transfer entries and bank reconciliation are put on the appropriate meeting agendas for council review. Accounts Payable claims are double-checked by the Mayor as an additional step that was approved by Auditors. Council Member Hanna asked about the proposed March Public Safety/Works Committee that was not held to discuss the Fire Chief's job description. City Manager Roder responded that since the committee structure was going to be removed, the Mayor would appoint a special task force to review the job description. At this time, the Mayor has not created the task force to look at that topic. Council Member Callahan with a motion to close the public hearing, second by Council Member O'Loughlin. Ayes: All. Discussion was held regarding if an amendment needed to be made to change the wording of the ordinance amendment. City Manager Roder said he would work with the City Attorney's office to work on the proposed amendment. Council Member O'Loughlin with a motion to table the first reading to the next council meeting, second by Council Member Hanna. The roll being called the following Council Members voted: Ayes: Kurtz, Prusator, O'Loughlin, Jensen, and Hanna. Nays: Callahan and Huston.

LOAN AGREEMENTS

Council Member Huston with a motion to receive and file proof of publication of notice of public hearing for the Urban Renewal Loan Agreement, second by Council Member Hanna. Ayes: All. Council Member Callahan with a motion to hold the public hearing, second by Council Member Huston. Ayes: All. City Manager Roder explained that this is a local borrowing with BankIowa. There are two separate loans and each requires a hearing based upon the usage of the loan proceeds. Both loans would amount to the \$900,000. Bond counsel did identify that these are not tax-exempt loans, and the interest rate did increase but there is no penalty for early payments. The amount being borrowed is for the City's share of the Downtown Façade Projects, two catalyst projects, the second story housing project, and the architecture costs. It was noted that this is a private placement loan, which does result in lower attorney fees for the City. Council Member Callahan with a motion to close the public hearing, second by Council Member Jensen. Ayes: All.

Council Member Hanna with a motion to receive and file proof of publication of notice of public hearing for the General Purpose Loan Agreement, second by Council Member Callahan. Ayes: All. Council Member Callahan with a motion to hold the public hearing, second by Council Member Huston. Ayes: All. Council Member Hanna with a motion to close the public hearing, second by Council Member Huston. Ayes: All.

Council Member Hanna with a motion to approve a resolution taking additional action on proposals to enter into General Obligation Loan Agreements and combining Loan Agreements, second by Council Member Callahan. 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. 2022-57 in the Official Book of Resolutions.

HUMMINGBIRD II URBAN RENEWAL AREA

Council Member Hanna with a motion to approve an ordinance providing for the division of taxes levied on taxable property in the Hummingbird II Housing Urban Renewal Area, pursuant to Section 403.19 of the Code of Iowa for the third and final passage for adoption, second by Council Member Callahan. The roll being called the following Council Members voted: Ayes: Jensen, Callahan, Huston, Hanna, Kurtz, Prusator, and O'Loughlin.

Ordinance adopted and upon approval by Mayor assigned No. 2022-555 in the Official Book of Ordinances.

Council Member Huston with a motion to receive and file proof of publication of notice of public hearing for the proposed development agreement with Steve Gee Construction, Inc., second by Council Member Hanna. Ayes: All. Council Member Hanna with a motion to hold the public hearing, second by Council Member Callahan. Ayes: All. City Manager spoke on the proposed development area and the details of the development agreement with the City. Council Member Kurtz shared his concerns on the access and egress in the new development based upon the plat drawing. City Manager Roder did share that it does have a cul-de-sac corner but does show plans for a future street to connect to Juniper Drive. Mayor Hill asked if gravel could be put in as a temporary roadway to connect to an existing street to allow for another additional entrance/exit in the event of an emergency situation. Council Member O'Loughlin 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 approving a development agreement with Steve Gee Construction, Inc., authorizing annual appropriation tax increment payments and pledging certain tax increment revenues to the payment of the agreement, second by Council Member Jensen. 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. 2022-58 in the Official Book of Resolutions.

CDBG DOWNTOWN FAÇADE PROJECT

Council Member Huston with a motion to enter into a contract with Hawkeye Environmental for Asbestos Inspection for the CDBG Downtown Revitalization Phase I Project, second by Council Member Hanna. City Manager Roder explained that it is required for the project to have contractor complete the asbestos testing. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Kurtz, Prusator, O'Loughlin, Jensen, and Callahan.

Council Member Callahan with a motion to enter into a contract with Hawkeye Environmental for Asbestos Inspection for the CDBG Downtown Revitalization COVID-19 Project, second by Council Member Hanna. Council Member Hanna asked what the difference was between this contract and the previous contract just approved. City Manager Roder shared this is for the different facades in the other Downtown Façade Project. The roll being called the following Council Members voted: Ayes: Hanna, Kurtz, Prusator, O'Loughlin, Jensen, Callahan, and Huston.

City Manager Roder shared that work is being done on the individual project scopes for each façade in the Phase 1 project. It should be done in time to award the bid at the March 28th meeting. Work for both projects will start this summer. There will be interruptions to the sidewalk traffic given the work to be done.

City Manager Roder shared that one façade in the COVID-19 project had additional items pointed out that falls outside of the project scope. The architect is talking to the property owner about this. Discussions should be done in time to award the bid for this project at the March 28th meeting.

RESOLUTIONS

Council Member Callahan with a motion to approve a resolution setting the Fiscal Year 2023 budget, CIP, and transfers, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Kurtz, Prusator, O'Loughlin, Jensen, Callahan, and Hanna. Nays: Huston.

Resolution adopted and upon approval by Mayor assigned No. 2022-59 in the Official Book of Resolutions.

Council Member Hanna with a motion to approve a resolution approving the contract and performance and/or payment bonds for the Liberty Trail South Extension Project, second by Council Member Prusator. Council Member O'Loughlin verified the funds for this were in the GO taken out last year. City Manager Roder shared that this fell into the General Purpose category of the bonds. At the next meeting there will be an action of setting a public hearing to repurpose funds from the 2021 bond from Essential Purpose to General Purpose. 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. 2022-60 in the Official Book of Resolutions.

Council Member Hanna with a motion to approve a resolution that assesses property owners for Chapter 136.03 Removal of Snow, Ice and Accumulations failure to comply, second by Council Member Callahan. 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. 2022-61 in the Official Book of Resolutions.

Council Member Hanna with a motion to approve a resolution that replaces and repeals Resolution 2020-82 that sets solid waste collections and environmental impact fees, second by Council Member Callahan. Mayor Hill reviewed that the fees for garbage and recycling are on a service fee system and there is a fuel surcharge fee if fuel costs reach a certain amount. Council Member O'Loughlin asked if the environmental impact fees are enough to cover the grinding costs. City Manager Roder explained that it doesn't currently cover the costs, but the City will continue to cover it. The increase for solid waste should help offset some of the grinding costs if possible. Council Member Hanna asked about the cameras at the brush dump catching people outside of the county dumping there. City Manager Roder shared that the cameras can't determine if a person dumping items are from outside of city limits. The cameras are there to try and catch illegal items being dumped. Discussion was held on a contractor doing work last year and contributing to the City to help with future grinding costs. 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. 2022-62 in the Official Book of Resolutions.

Council Member Kurtz with a motion to set a public hearing for March 28, 2022, at 5:00 p.m. in City Hall Council Chambers for the Airport AWOS project, second by Council Member Jensen. 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. 2022-63 in the Official Book of Resolutions.

OTHER BUSINESS

Council Member Kurtz with a motion to have an hourly wage of \$32.03 for the Building Inspector/Code Enforcement position but will not receive the July 1st raise of 3%, second by Council Member Callahan. The roll being called the following Council Members voted: Ayes: Huston, Kurtz, Prusator, Jensen, and Callahan. Nays: Hanna and O'Loughlin.

Council Member Hanna with a motion to retire K9 Tyton effective July 31, 2022, and allow Officer Cass to retain ownership, second by Council Member Callahan. The roll being called the following Council Members voted: Ayes: Hanna, Kurtz, Prusator, O'Loughlin, Jensen, Callahan, and Huston.

Council Member Callahan with a motion to approve the 2022 annual service contract with Frontline Warning Systems for the Fire Department, second by Council Member Prusator. The roll being called the following Council Members voted: Ayes: Kurtz, Prusator, O'Loughlin, Jensen, Callahan, Huston, and Hanna.

Council Member Callahan with a motion to approve the 2022-2023 Airport Operator's Liability Insurance quotation, second by Council Member Hanna. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Callahan, Huston, Hanna, and Kurtz.

Mark Crawford, Crawford Engineering, shared that once the Liberty Trail South Extension Project contract is signed and returned, a pre-construction meeting will be set up. The 2026 STBG grant applications have been turned in and there will be a meeting this Thursday for the review process of all applications. A meeting was held recently on the 6th Avenue SW Trail project and the remaining items that need to be done to finish the project.

REPORTS

The following comments were heard from Council and Staff: O'Loughlin- Happy St. Patrick's Day. City Clerk- Will finish up with budget steps for the approved budget and take the papers to the Courthouse later this week. Police- Shared they had received a bid of \$13,500 for the new K9 that includes the K9, training, and a three-year warranty. Equipment that can be re-used will be. Direction will be asked at the next meeting to proceed with getting a new K9. Discussed the illegal dumping at the brush dump and at Waste Management. City Manager- Encouraged everyone to look at the Fire Department office and bathroom to see the progress being done. Mayor- Read the thank you letter sent by the Buchanan County Historical Society for the funds to be used on the Lee Mansion restoration.

ADJOURNMENT

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

Whereupon Mayor Hill declared the meeting adjourned at 6:23 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