

The Independence City Council met in regular session in the council chambers at 5:00 p.m., on Monday, December 11, 2023.

**OPENING/ROLL CALL**

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

This meeting was available for public attendance. The meeting was also broadcast on the local access channel.

**APPROVE THE AGENDA**

Motion by Council Member Prusator, second by Council Member Moore to approve the agenda as presented for the regular meeting held December 11, 2023. Ayes: All.

**OATH OF OFFICE**

Mayor Bleichner issued the oaths of office to the council members with terms effective January 1, 2024.

**CONSENT AGENDA**

Motion by Council Member O’Loughlin, second by Council Member Callahan to accept and approve the consent agenda that approves the following: 1) The minutes of the November 27, 2023, Regular Meeting. Ayes: All.

**FINANCIALS**

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

AIR SERVICES INC	REPAIR-F	\$ 220.00
ALLEN OCCUPATIONAL HEALTH	SERVICES-PD	\$ 127.00
AMAZON CAPITAL SERVICES	SUPPLIES-PD	\$ 607.56
AVFUEL CORPORATION	EQUIP/FUEL-A	\$ 29,673.94
BANK IOWA	BOND PAYMENT	\$ 25,530.16
BEATTY, ROBERT	PHONE ALLOWANCE	\$ 45.00
BERGANKDV	SERVICES-CH	\$ 20,000.00
BLEICHNER, BRAD	PHONE ALLOWANCE	\$ 100.00
BUCHANAN COUNTY AUDITOR	DISPATCH SVC-PD	\$ 82,304.50
CABELL, TRENTON	PHONE ALLOWANCE	\$ 45.00
CARD SERVICES-VISA	MISC EXP-PR,PD,F,W,A,CH	\$ 6,042.55
CEDAR BEND HUMANE SOCIETY	SERVICES-AC	\$ 54.00
CITY LAUNDERING CO INC	BLDG MAINT-W,PD	\$ 240.13
CONSOLIDATED ENERGY CO	FUEL-ALL	\$ 7,282.47
CRAWFORD ENGINEERING & SU	SERVICES-PR,ST,SW	\$ 35,507.96
CULLIGAN TOTAL WATER MONT	SUPPLIES-A	\$ 31.50
CY & CHARLEY’S FIRESTONE	SERVICES-PD,W	\$ 863.82
DANKO EMERGENCY EQUIPMENT	EQUIPMENT-F	\$ 225.00
DAVE SCHMITT CONSTRUCTION	SERVICES-W	\$ 786.25
DUNLAP MOTORS INC	VEH MAINT-F,ST	\$ 1,241.92
EASTERN IOWA EXCAVATING	SERVICES-PR	\$ 158,766.61
ELECTRIC PUMP INC	EQUIP REPAIR-W	\$ 3,675.11
EMPLOYEE BENEFIT SYSTEMS	SAFE-T FUND-ALL	\$ 9,111.83
ESCH, BRAD	PHONE ALLOWANCE	\$ 45.00
FAREWAY STORES INC	SUPPLIES-PR	\$ 488.35
FELD FIRE	EQUIPMENT-F	\$ 763.00
FOLEY, TRAVIS	PHONE ALLOWANCE	\$ 45.00
FOUR FARMERS LLC	SERVICES-W	\$ 10,287.20
GREEN PRO SOLUTIONS	SUPPLIES-ST	\$ 2,473.63
HARDWARE HANK	SUPPLIES-F,W,ST,PR	\$ 282.83
HAWKINS, INC.	CHEMICALS-W	\$ 459.00

HAYWARD, BLAKE	PHONE ALLOWANCE	\$ 45.00
IA DNR	DUES-A	\$ 130.00
IA LAW ENFORCEMENT ACADEM	TRAINING-PD	\$ 625.00
IMWCA	AUDIT PREMIUM-ALL	\$ 12,311.00
INDEPENDENCE CELEBRATIONS	FIREWORKS-CH	\$ 5,000.00
INTERNAL REVENUE SERVICE	FED/FICA TAX	\$ 25,446.75
IOWA FINANCE	BOND PAYMENT	\$ 12,980.00
KARL EMERGENCY VEHICLES	EQUIPMENT-PD	\$ 27,089.98
KEYSTONE LABORATORIES INC	LAB ANALYSIS-W	\$ 108.50
KILER, ANGELA	PHONE ALLOWANCE	\$ 45.00
LAU, BRIAN	PHONE ALLOWANCE	\$ 45.00
MARTIN GARDNER ARCHITECT	SERVICES-F	\$ 388.06
MICROSOFT CORPORATION	DUES-ALL	\$ 8,250.00
NAPA AUTO PARTS	SUPPLIES-ST,PR,A,W	\$ 835.86
NEJDL, MICHELLE	PHONE ALLOWANCE	\$ 45.00
OELWEIN PUBLISHING COMPAN	PUBLICAT-CH,ST	\$ 349.37
OFFICE TOWNE INC	SUPPLIES-PD,W,F	\$ 217.55
P & N CORPORATION	FUEL PROFITS-A	\$ 1,169.16
PAYROLL CHECKS	PAYROLL CHECKS	\$ 79,108.43
PITNEY BOWES GLOBAL FINAN	EQUIP LEASE-CH	\$ 315.48
PRECISION PLUMBING, HEATI	EQUIP REPAIR-A,W	\$ 762.18
PREMIER ANIMAL WELLNESS	SERVICES-AC	\$ 36.00
RECK, BRENT	PHONE ALLOWANCE	\$ 45.00
RIVER PALACE HOLDINGS INC	GRANT REIMBURSE-CH	\$ 60,000.00
RYDELL AUTO GROUP	VEH MAINT-PD	\$ 1,519.93
SCHMITZ, MATTHEW	PHONE ALLOWANCE	\$ 100.00
SIGNS & MORE	MISC EXP-CH,ST	\$ 353.87
SOUKUP, BRETT	PHONE ALLOWANCE	\$ 45.00
SPAHN & ROSE LUMBER COMPA	SUPPLIES-PD,PR	\$ 5,651.38
STATE STREET BANK & TRUST	ICMA-RC \$ PRE	\$ 4,428.20
T & W GRINDING & COMPOST	SERVICES-ST	\$ 8,143.00
TASC	FLEX MEDICAL	\$ 1,259.81
TESTAMERICA LABORATORIES	LAB ANALYSIS-W	\$ 1,243.09
TRUE VALUE HARDWARE	SUPPLIES-PR,W,ST,F	\$ 410.77
TSCHIGGFRIE EXCAVATING IN	SERVICES-W	\$ 5,393.00
UMB BANK NA	BOND PAYMENT	\$ 161,952.91
US CELLULAR	PHONE-F	\$ 200.88
USA BLUE BOOK	SUPPLIES-W	\$ 597.82
VERIZON WIRELESS	UTILITY-CH,PR,F,PD	\$ 172.70
WASTE MANAGEMENT	GARBAGE-A,PR,W,CH	\$ 49,337.95
WINTHROP NEWS, THE	PUBLICAT-B,CH,ST	\$ 619.08

**CLAIMS TOTAL \$874,104.03;** General Fund \$386,615.96; Library \$9,984.31; Hotel-Motel \$5,000.00; Streets Dept-Road Use \$18,154.15; Employee Benefits \$13,043.47; Economic Development \$60,000.00; Debt Service \$177,849.57; Cap Project-Street Improvement \$13,727.25; Parks & Rec Projects \$77,925.61; Cap Outlay Savings/LOST \$34,098.99; Cap Project Highway 150 \$1,842.00; Water Fund \$11,595.13; Water Revenue Bond \$6,597.50; Sewer Utility Fund \$31,544.30; Sewer SRF Sinking Fund \$12,980.00; Sewer Sinking Revenue Bond \$3,036.00; Storm Water Dept \$997.96; Self Insurance \$9,061.83; Self Insurance-Enterprise \$50.00.

**REVENUES MONTH TO DATE TOTAL \$139,112.00;** General Fund \$36,591.93; Employee Benefits \$734.69; Economic Development \$60,000.00; Parks & Rec Projects \$3,000.00; Water Fund \$12,398.86; Sewer Utility \$15,695.13; Storm Water \$1,899.56; Self Insurance \$8,781.83; Self Insurance-Enterprise \$10.00.

The November 2023 bank reconciliation and the revenues and expenses by department to date were available for council review and discussion.

**PETITIONS FROM THE PUBLIC**

Dustin Opatz, BerganKDV, presented the Fiscal Year 2023 final audit report.

#### **2024 STREET REHABILITATION PROJECT**

Council Member Hanna with a motion to approve and authorize the Mayor to sign the preliminary resolution pursuant to Section 384.42 of the Iowa Code covering the 2024 Street Rehabilitation Project, second by Council Member Callahan. Council Member O'Loughlin asked if this project should not be done based on the City's budget situation. City Clerk/Treasurer Lampe stated funding for this project was included in the bond proceeds received earlier this year. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Moore, Prusator, O'Loughlin, Jensen, and Callahan.

**Resolution adopted and upon approval by Mayor assigned No. 2023-106 in the Official Book of Resolutions.**

Council Member Prusator with a motion to approve and authorize the Mayor to sign the resolution approving and adopting the preliminary plans and specification, estimate of cost, and plat and schedule, second by Council Member Hanna. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Jensen, Callahan, and Huston.

**Resolution adopted and upon approval by Mayor assigned No. 2023-107 in the Official Book of Resolutions.**

Council Member Callahan with a motion to approve and authorize the Mayor to sign a resolution that sets a public hearing date of January 22, 2024, at 5:00 pm for the proposed resolution of necessity, second by Council Member Jensen. Council Member O'Loughlin asked if the estimated cost exceeds the bond funding, then the number of streets get reduced. City Manager Schmitz said he met with City Clerk/Treasurer Lampe, Brian Crawford, and Mark Crawford to discuss the project and found a solution to fund the project adequately. The roll being called the following Council Members voted: Ayes: Moore, Prusator, O'Loughlin, Jensen, Callahan, Huston, Hanna.

**Resolution adopted and upon approval by Mayor assigned No. 2023-108 in the Official Book of Resolutions.**

Council Member Moore with a motion to approve and authorize the Mayor to sign the resolution to provide for a notice of hearing on the proposed plans, specifications, form of contract, and estimate of cost for the 2024 Street Rehabilitation Project, and the taking of bids therefor, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Callahan, Huston, Hanna, and Moore.

**Resolution adopted and upon approval by Mayor assigned No. 2023-109 in the Official Book of Resolutions.**

#### **RESOLUTIONS**

Council Member Jensen with a motion to approve and authorize the Mayor to sign the resolution accepting and approving the plat of Maryville within the two miles of the city limits of the City of Independence, Iowa, second by Council Member Moore. Mayor Bleichner explained this is a proposed development that is in the county but two miles from the city limits. When this occurs, the Planning & Zoning Commission reviews the plat and makes a recommendation to the City Council for approval. Council Member Jensen asked if someone could describe in better detail where this was. City Manager Schmitz replied this is near Denali's and located next to an existing subdivision. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Callahan, Huston, Hanna, Moore, and Prusator.

**Resolution adopted and upon approval by Mayor assigned No. 2023-110 in the Official Book of Resolutions.**

Council Member Jensen with a motion to approve and authorize the Mayor to sign the resolution authorizing and approving the amended bridge agreement with Buchanan County and to authorize the City Manager to sign the agreement, second by Council Member Moore. Mayor Bleichner reminded Council the agreement was already approved, but there were insurance concerns in the original agreement. Revisions were made to address those concerns and the Buchanan County Supervisors approved the amended agreement this morning at their meeting. The roll being called the following Council Members voted: Ayes: Jensen, Callahan, Huston, Hanna, Moore, Prusator, and O'Loughlin.

**Resolution adopted and upon approval by Mayor assigned No. 2023-111 in the Official Book of Resolutions.**

Council Member O'Loughlin with a motion to approve and authorize the Mayor to sign the resolution re-appointing Mike Lenius to the Independence Light and Power Board of Trustees, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Callahan, Huston, Hanna, Moore, Prusator, O'Loughlin, and Jensen.

**Resolution adopted and upon approval by Mayor assigned No. 2023-112 in the Official Book of Resolutions.**

Council Member Hanna with a motion to approve and authorize the Mayor to sign the resolution re-appointing Amber Hunt to the Independence Light and Power Board of Trustees, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Moore, Prusator, O'Loughlin, Jensen, and Callahan.

**Resolution adopted and upon approval by Mayor assigned No. 2023-113 in the Official Book of Resolutions.**

Council Member Hanna with a motion to approve and authorize the Mayor to sign the resolution re-appointing Jane Leaven to the Planning and Zoning Commission, second by Council Member Callahan. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Jensen, Callahan, and Huston.

**Resolution adopted and upon approval by Mayor assigned No. 2023-114 in the Official Book of Resolutions.**

Council Member Hanna with a motion to approve and authorize the Mayor to sign the resolution re-appointing Tami Fenner to the Planning and Zoning Commission, second by Council Member Callahan. The roll being called the following Council Members voted: Ayes: Moore, Prusator, O'Loughlin, Jensen, Callahan, Huston, and Hanna.

**Resolution adopted and upon approval by Mayor assigned No. 2023-115 in the Official Book of Resolutions.**

Council Member Hanna with a motion to approve and authorize the Mayor to sign the resolution re-appointing Larry Karsten to the Planning and Zoning Commission, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Callahan, Huston, Hanna, and Moore.

**Resolution adopted and upon approval by Mayor assigned No. 2023-116 in the Official Book of Resolutions.**

Council Member Moore with a motion to approve and authorize the Mayor to sign the resolution re-appointing Bill Lake to the Planning and Zoning Commission, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Callahan, Huston, Hanna, Moore, and Prusator.

**Resolution adopted and upon approval by Mayor assigned No. 2023-117 in the Official Book of Resolutions.**

Council Member Callahan with a motion to approve and authorize the Mayor to sign the resolution re-appointing Stephanie Sailer to the Planning and Zoning Commission, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Jensen, Callahan, Huston, Hanna, Moore, Prusator, and O'Loughlin.

**Resolution adopted and upon approval by Mayor assigned No. 2023-118 in the Official Book of Resolutions.**

Council Member Moore with a motion to approve and authorize the Mayor to sign the resolution re-appointing Stephanie Berns to the Planning and Zoning Commission, second by Council Member Hanna. The roll being called the following Council Members voted: Ayes: Callahan, Huston, Hanna, Moore, Prusator, O'Loughlin, and Jensen.

**Resolution adopted and upon approval by Mayor assigned No. 2023-119 in the Official Book of Resolutions.**

Council Member Callahan with a motion to approve and authorize the Mayor to sign the resolution re-appointing Vicki Pilcher to the Airport Board, second by Council Member Huston. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Moore, Prusator, O'Loughlin, Jensen, and Callahan.

**Resolution adopted and upon approval by Mayor assigned No. 2023-120 in the Official Book of Resolutions.**

Council Member O'Loughlin with a motion to approve and authorize the Mayor to sign the resolution appointing Merritt Jones to the Airport Board, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Jensen, Callahan, and Huston.

**Resolution adopted and upon approval by Mayor assigned No. 2023-121 in the Official Book of Resolutions.**

**OTHER BUSINESS**

Council Member Moore with a motion to cancel the Tuesday, December 26, 2023, regularly scheduled City Council meeting, second by Council Member O'Loughlin. The roll being called the following Council Members voted: Ayes: Moore, Prusator, O'Loughlin, Jense, Callahan, and Hanna. Nays: Huston.

Council Member Moore with a motion to adopt the 2024 City Council meeting schedule, second by Council Member Hanna. Ayes: All.

Council Member Callahan with a motion to approve Change Order #10 for the Independence Façade COVID Project with a decrease to the contract in the amount of \$11,435.00 and to authorize the City Manager to sign the change

order, second by Council Member Moore. Mayor Bleichner stated the projects are getting close to being done and this will transfer the contingency funds back. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Callahan, Huston, Hanna, and Moore.

Council Member Moore with a motion to approve Change Order #11 for the Independence Façade COVID Project with a decrease to the contract in the amount of \$2,370.00 and to authorize the City Manager to sign the change order, second by Council Member Hanna. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Callahan, Huston, Hanna, Moore, and Prusator.

Council Member Prusator with a motion to approve Change Order #12 for the Independence Façade COVID Project with a decrease to the contract in the amount of \$7,833.00 and to authorize the City Manager to sign the change order, second by Council Member Hanna. Council Member O'Loughlin asked if this was the last change order. Discussion was held that change orders require the property owner to sign them first before they come to Council for approval and so there are some that are outstanding. The roll being called the following Council Members voted: Ayes: Jensen, Callahan, Huston, Hanna, Moore, Prusator, and O'Loughlin.

## REPORTS

The following comments were heard from Council and Staff: Callahan – Grateful for the experience she had being on council. Feel the group has done wonderful things during her term. The group is more cohesive now than when she first got on. She is proud of the façade projects, the Highway 150 project, and the Complex Turf project. She is excited to see what Bret will do and wishes everyone the best. Huston – Will miss Jen as she kept him in line and appreciated all of her work with the City. Hanna – Merry Christmas and Happy New Year to everyone. Moore – Wishes everyone a happy holiday season and to remember what the holiday is about. O'Loughlin – Reminded everyone to remember to support the young people at the school with sporting events. This helps to encourage their participation. Police – Encouraged Council to look at the attached Foundation report in the council packet. It is marked quarter one as it is the first quarter since the program started.

## ADJOURNMENT

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

Whereupon Mayor Bleichner declared the meeting adjourned at 5:43 p.m.

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Brad Bleichner, Mayor of the City of Independence, Iowa

ATTEST:

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