

The Independence City Council met in regular session in the council chambers at 5:00 p.m., on Monday, November 27, 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 Moore, second by Council Member Prusator to approve the agenda as presented for the regular meeting held November 27, 2023. Ayes: All.

PUBLIC COMMENT

Ken Mayer with Independence Foods LLC introduced Omar Amador-Tupy, Operations Manager, Jereb Pape, Plant Manager, and Mike Loecke, Maintenance Manager. The facility plans on manufacturing pet products and USDA products. The main headquarters plans on the facility operating for the long term as witnessed by other businesses they own and operate in other states.

OATH OF OFFICE

Mayor Bleichner issued the oath of office to Ralph Moore to finish the term of the At-Large Council seat with a term expiring on December 31, 2025.

CONSENT AGENDA

Motion by Council Member Huston, second by Council Member Hanna to accept and approve the consent agenda that approves the following: 1) The minutes of the November 13, 2023, Regular Meeting. 2) Elm Tree Special Class B Retail Native Wine License renewal effective November 30, 2023, through November 29, 2024. Ayes: All.

FINANCIALS

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

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| ACCESS SYSTEMS LEASING | EQUIP CONTRACT-ALL | \$ 1,528.41 |
| ADVANCE AUTO PARTS | SUPPLIES-PR,B | \$ 133.28 |
| AFLAC | AFLAC PRE-TAX | \$ 287.46 |
| AIR SERVICES INC | RQUIP REPAIR-W | \$ 844.00 |
| ALLEN OCCUPATIONAL HEALTH | SERVICES-F,W | \$ 132.00 |
| AMAZON CAPITAL SERVICES | MISC EXP-A,CH,F,L,PD,PR | \$ 1,918.50 |
| ASPRO INC | REPAIR-ST | \$ 490.00 |
| BEAM INSURANCE ADMIN LLC | VISION PRETAX | \$ 372.04 |
| BEATTY, ROBERT L. | BLDG REPAIR-ST | \$ 75.00 |
| BLACKSTONE PUBLISHING | SUPPLIES-L | \$ 279.98 |
| BOLTON & MENK, INC. | SERVICES-A | \$ 31,986.50 |
| BRODART CO | SUPPLIES-L | \$ 1,219.38 |
| BRUNKAN EQUIPMENT | EQUIP REPAIR-ST | \$ 1,033.41 |
| BUCHANAN COUNTY EXTENSION | TRAINING-ST,PR | \$ 90.00 |
| BUCHANAN COUNTY HEALTH CE | SERVICES-CH,F,W | \$ 15,129.39 |
| BULS, JANET L | INSTRUCTOR-PR | \$ 251.50 |
| CARD SERVICES-LIBRARY | MISC EXP-L | \$ 392.53 |
| CASS LASER ENGRAVING | SUPPLIES-PD | \$ 71.00 |
| CEDAR BEND HUMANE SOCIETY | SERVICES-AC | \$ 54.00 |
| CENGAGE LEARNING | BOOKS-L | \$ 145.44 |
| CENTER POINT LARGE PRINT | BOOKS-L | \$ 103.89 |
| CLINTON, CHAR | HOST-PR | \$ 750.00 |
| COLONIAL LIFE & ACCIDENT | COLONIALPRETAX | \$ 640.68 |

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| CONCRETE POLYFIX | CONCRETE-PR | \$ 600.00 |
| CUMMINS SALES AND SERVICE | VEH REPAIR-F | \$ 4,875.64 |
| CUSTOM CONCRETE LLC | CONCRETE-SW | \$ 2,581.00 |
| CY & CHARLEY'S FIRESTONE | SERVICES-PD | \$ 53.63 |
| DELTA DENTAL OF IOWA | DENTAL BENEFIT | \$ 4,177.16 |
| DEMCO | SUPPLIES-L | \$ 177.90 |
| DENNY'S PUNKIN' PATCH | SUPPLIES-L | \$ 62.50 |
| DORSEY & WHITNEY LLP | SERVICES-PD,PR,ST,SW | \$ 27,841.00 |
| EAST-CENTRAL IOWA R.E.C. | UTILITY-A,PR,ST,W,CH | \$ 2,613.07 |
| ELECTRIC PUMP INC | EQUIP REPAIR-W | \$ 1,205.00 |
| EMPLOYEE BENEFIT SYSTEMS | SAFE-T FUND-ALL | \$ 10,718.02 |
| ESCHEN'S CLOTHING | UNIFORM-ST,W | \$ 740.00 |
| FELD FIRE | SAFETY EQUIP-F | \$ 1,040.00 |
| GALLS INC | UNIFORM-F | \$ 172.95 |
| GEATER MANUFACTURING | TIF REBATE-CH | \$ 2,557.00 |
| GRAINGER INC | SUPPLIES-W | \$ 63.65 |
| GWORKS | ANNUAL FEES-CH | \$ 13,584.00 |
| HAWKINS, INC. | CHEMICALS-W | \$ 70.00 |
| HEARTLAND MECHANICAL LLC | EQUIP MAINT-L | \$ 200.00 |
| IA DEPT OF REVENUE | SALES TAX-PR,W | \$ 7,816.46 |
| IA DNR | DUES-W | \$ 115.00 |
| IA POETRY ASSOCIATION | BOOKS-L | \$ 12.75 |
| IA RURAL WATER ASSOCIATIO | DUES-W | \$ 455.00 |
| INDEPENDENCE CONSTRUCTION | TIF REBATE-CH | \$ 14,425.09 |
| INDEPENDENCE LIGHT & POWE | UTILITIES-ALL | \$ 25,788.06 |
| INGRAM LIBRARY SERVICES | BOOKS-L | \$ 702.94 |
| INRCOG | SERVICES-CH | \$ 547.32 |
| INTERNAL REVENUE SERVICE | FED/FICA TAX | \$ 24,671.26 |
| IPERS | IPERS-PROTECTIV | \$ 33,300.31 |
| JOHN DEERE FINANCIAL | SUPPLIES-PR,W,ST,B, | \$ 839.41 |
| LUMBER RIDGE HOME SOURCE | SUPPLIES-PR | \$ 369.16 |
| LYNCH DALLAS, PC | LEGAL EXP-A,B,CH | \$ 2,384.98 |
| MAIN, TIMOTHY E | INSTRUCTOR-PR | \$ 934.67 |
| MAVERICK POWERSPORTS | REPAIR-A | \$ 72.00 |
| MCGRAW'S CARPETS | SERVICES-PR | \$ 7,793.40 |
| MED COMPASS | SUPPLIES-FD | \$ 1,730.00 |
| MIDAMERICAN ENERGY COMPAN | UTILITY-CH,PD,PR,ST,W | \$ 2,829.04 |
| MILLER QUARRY | ROCK-PR | \$ 193.98 |
| MURPHY TRACTOR & EQUIPMEN | VEH REPAIR-ST | \$ 91.11 |
| NAPA AUTO PARTS | SUPPLIES-ST | \$ 90.24 |
| NORTHERN ESCROW, INC. | SERVICES-CH | \$ 103,844.43 |
| OFFICE TOWNE INC | SUPPIES-PD,PR | \$ 1,394.44 |
| P & N CORPORATION | FUEL PROFITS-A | \$ 297.09 |
| PAYROLL CHECKS | PAYROLL CHECKS | \$ 78,450.56 |
| PERMANENT ROOFING SPECIAL | SERVICES-L | \$ 4,000.00 |
| PINNACLE PLUMBING HOLDING | SERVICES-L | \$ 7,332.54 |
| PRECISION PLUMBING, HEATI | SERVICES-PR | \$ 1,259.75 |
| PRINT EXPRESS | SUPPLIES-PD | \$ 490.89 |
| PUSH-PEDAL-PULL INC | EQUIP MAINT-PR | \$ 468.79 |
| REXCO EQUIPMENT, INC | VEH REPAIR-PR | \$ 83.93 |
| S & K COLLECTIBLES | SHIPPING-W | \$ 30.00 |
| SCHOLASTIC LIBRARY | BOOKS-L | \$ 302.96 |
| SIGNS & MORE | SUPPLIES-PR | \$ 490.82 |
| SPEER FINANCIAL INC | SERVICES-CH | \$ 375.00 |
| STAR EQUIPMENT, LTD | EQUIPMENT-ST | \$ 1,152.00 |
| STATE FARM | BENEFITS-CH,ST,W | \$ 63.65 |

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| STATE STREET BANK & TRUST | ICMA-RC \$ PRE | \$ 4,478.20 |
| STEVE GEE CONSTRUCTION | TIF REBATE-CH | \$ 16,522.11 |
| STOREY KENWORTHY - MATT P | SUPPLIES-L | \$ 245.01 |
| STRAND ASSOCIATES | SERVICES-W | \$ 128,700.00 |
| SUPERB CLEANING SERVICES | BLDG MAINT-L | \$ 1,850.00 |
| TASC | FLEX MEDICAL | \$ 1,976.41 |
| TREASURER-STATE OF IOWA | STATE TAXES | \$ 7,502.28 |
| TRUE VALUE HARDWARE | SUPPLIES-L | \$ 7.98 |
| UNITED RENTALS (NORTH AME | SERVICES-PR | \$ 4,601.94 |
| UNUM | LIFE/AD&D INS | \$ 976.33 |
| WALMART COMMUNITY | SUPPLIES-L | \$ 138.01 |
| WASTE MANAGEMENT | GARBAGE-PR | \$ 420.54 |
| WELLMARK BCBS | HEALTH BENEFIT | \$ 48,780.80 |
| WILSON, KATHY J | PROGRAM-L | \$ 150.00 |
| WINTHROP BUILDING SUPPLY | SUPPLIES-ST | \$ 97.96 |
| ZARNOTH BRUSH WORKS INC | VEH REPAIRS-ST | \$ 1,175.95 |
| ZIKMUND, ERIN | REIMBURSE-L | \$ 104.03 |

CLAIMS TOTAL \$674,187.49; General Fund \$184,433.32; Library \$29,077.97; Streets Dept-Road Use \$32,044.17; Employee Benefits \$1,421.08; Tax Increment Financing \$33,504.20; Economic Development \$104,391.75; Cap Project-Street Improvement \$5,443.22; Cap Project-Bridges \$5,056.13; Parks & Rec Projects \$5,634.67; Cap Project-City Buildings \$6,500.00; Cap Project-Airport \$31,986.50; Cap Outlay Savings/LOST \$32,292.25; Water Fund \$19,626.73; Sewer Utility Fund \$164,269.50; Storm Water \$2,581.00; Storm Water Projects \$5,206.98; Self Insurance \$10,339.05; Self Insurance-Enterprise \$378.97.

REVENUES MONTH TO DATE TOTAL \$891,274.60; General Fund \$224,335.34; Library \$34,983.39; Streets Dept-Road Use \$67,123.01; Employee Benefits \$44,836.06; Emergency Levy \$2,355.54; Tax Increment Financing \$36,638.29; Economic Development \$45,471.00; Debt Service \$37,333.74; Debt-Special Assessment \$41,673.50; Parks & Rec Projects \$56,600.00; Cap Project-Airport \$15,435.00; Cap Outlay Savings/LOST \$1,177.78; Water Fund \$71,832.92; Water Revenue Bond \$7,824.58; Sewer Utility \$114,246.21; Sewer SRF Sinking \$7,996.67; Sewer Sinking Revenue Bond \$42,422.67; Storm Water \$9,998.88; Self Insurance \$21,808.51; Self Insurance-Enterprise \$7,181.51.

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

HEARINGS & ORDINANCES

Council Member Prusator with a motion to table provisions pertaining to Public Health and Safety-Discharging Weapons for further discussion at the January work session, second by Council Member Moore. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Moore, Prusator, O’Loughlin, Jensen, and Callahan.

RESOLUTIONS

Council Member Jensen with a motion to approve and authorize the Mayor to sign the resolution creating a Police Lieutenant position and promoting Sergeant Isley to the position, second by Council Member O’Loughlin. Council Member Huston asked about the number of officers within the Police Department. Chief Niedert answered there are 12 officers total, and this action will also follow the “Back the Blue” bill regarding investigation procedures for improper officer actions. This promotion will also be more in line with what Officer Isley is currently doing when he is on duty. Council Member O’Loughlin asked if he would also do internal affair investigations. Chief Niedert said he would be the start of the internal affair investigation process. Council Member Moore asked about the number of part-time officers. Chief Niedert said there are no part-time officers but there are four reserve officers. 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. 2023-103 in the Official Book of Resolutions.

Council Member Callahan with a motion to approve and authorize the Mayor to sign the resolution updating the fees for building permits for the City of Independence, Iowa, second by Council Member Jensen. Council Member O’Loughlin asked how long the current fees have been in place? City Manager Schmitz said he was unable to find out when the current fees were adopted, but they have been around for a long time. Council Member Jensen said it would be nice to have the fees all on one page instead of the other multi-page document that was included in the

packet. City Manager Schmitz said the multi-page document with the current fee schedule is just the building permit formula carried out. The same thing could be done with the proposed fee schedule in the resolution. Council Member Moore asked if these fees compare to other cities of similar size? City Manager Schmitz said the new fee schedule is identical to Oelwein's and when Oelwein updated their fees, they had done a lot of research. 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. 2023-104 in the Official Book of Resolutions.

Council Member Huston with a motion to approve and authorize the Mayor to sign the resolution of the City Council of the City of Independence, IA approving the application of Independence Foods LLC to the Iowa Economic Development Authority High Quality Jobs Program, second by Council Member Callahan. Council Member Hanna had received several calls from downtown businesses that are against this as they are unable to compete with the \$25.90 hourly wages. Council Member O'Loughlin said when the plant was open before, there were workers that drove here from Blackhawk County. Mayor Bleichner said the new plant will not be operating at full staff right away and the grant from Iowa Economic Development Authority set the number of employees and the wage amount. Ken Mayer stated the \$25.90 wage will be an aggregate across the plant. Council Member Moore reached out to ten businesses within Independence for their opinion of this opportunity and all were in favor of this. Mayor Bleichner said this was talked about at the work session, but there still needs to be discussion regarding the City's required match for this grant. The City is not planning on cutting a check for the full \$300,000, and would like to do in-kind services for as much as possible. Mayor Bleichner asked when things would be operational once the purchase has been completed. Ken Mayer said that in December, equipment and remodeling will be done. Operations will start in January 2024 but on a smaller scale. 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. 2023-105 in the Official Book of Resolutions.

OTHER BUSINESS

Council Member Jensen with a motion to award the Airport Farm Lease to Leon Bachman with a bid of \$320.00/acre and to authorize the City Manager to sign the lease, second by Council Member Hanna. Council Member O'Loughlin asked how long the lease was for? Mayor Bleichner said the lease was through February 2027. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Moore, Prusator, O'Loughlin, and Jensen. Nays: Callahan.

Council Member O'Loughlin with a motion to approve Change Order #20 for the Independence Façade Phase 1 project with no change to the contract amount and to authorize the City Manager to sign the Change Order, second by Council Member Huston. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Moore, Prusator, O'Loughlin, Jensen, and Callahan.

Council Member Callahan with a motion to approve Change Order #22 for the Independence Façade Phase 1 project with no change to the contract amount and to authorize the City Manager to sign the Change Order, 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.

REPORTS

The following comments were heard from Council and Staff: Huston – Hope everyone had a good Thanksgiving. Congrats to the Street Department for getting out and removing the snow. Hanna – Jingle on Main is this Friday and starts at 5:00 pm. O'Loughlin – Congrats to Independence Foods LLC on their purchase and we look forward to working with you. Jensen – Allerton Brewery is having an event about the 150th anniversary of the first fire in downtown Independence at 6:30 pm tonight. City Manager – The Santa Shack at Jingle on Main will be in the alley by the Malek. The City has put out information on the Rural Housing Survey on the City's Facebook page and hard copies are available at City Hall and the Library for citizens to fill out and submit. I have talked with the City Clerk about doing a strategic planning session in late January or early February because we should have a better understanding of projected revenues for Fiscal Year 2025. Mayor – Felt there was good discussion at the Joint Government meeting last week. The Gedney Bakery will be hosting the Santa phone during Jingle on Main.

ADJOURNMENT

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

Whereupon Mayor Bleichner declared the meeting adjourned at 5:32 p.m.

ATTEST: Brad Bleichner, Mayor of the City of Independence, Iowa

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

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