

The Independence City Council met in regular session in the council chambers at 5:00 p.m., on Monday, September 30, 2024.

OPENING/ROLL CALL

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

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

APPROVE THE AGENDA

Motion by Council Member O’Loughlin, second by Council Member Moore to approve the agenda as presented for the regular meeting held September 30, 2024. Ayes: All.

CONSENT AGENDA

Motion by Council Member Jensen, second by Council Member O’Loughlin to accept and approve the consent agenda that approves the following: 1) The minutes of the September 9, 2024, Regular Meeting. 2) Bow hunting request from Kent Young for the 2024-2025 bow hunting season. 3) Bow hunting request from Daniel Young for the 2024-2025 bow hunting season. Ayes: All.

FINANCIALS

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

ACCESS SYSTEMS LEASING	EQUIP CONTRACT-ALL	\$ 1,528.41
ACCO	CHEMICALS-PR	\$ 2,446.80
ADP	PAYROLL CHECKS	\$ 122,926.78
ADVANCE AUTO PARTS	SUPPLIES-PD,A,W	\$ 335.82
AMAZON CAPITAL SERVICES	SUPPLIES-L	\$ 1,482.80
ARMOR EQUIPMENT	EQUIP-W	\$ 685.00
ASPRO INC	SERVICES-ST	\$ 3,271.14
ASSURITY LIFE INSURANCE	ASSUR CRIT ILL	\$ 461.34
AVFUEL CORPORATION	EQUIP RENTAL-A	\$ 20.00
BAKER & TAYLOR ENTERTAINM	BOOKS-L	\$ 102.84
BEAM INSURANCE ADMIN LLC	VSP-BEAM PRETAX	\$ 443.17
BKC PROPERTIES, LLC	REFUND-CH	\$ 240,000.00
BLACKSTONE PUBLISHING	SUPPLIES-L	\$ 89.99
BOLTON & MENK, INC.	SERVICES-A	\$ 1,899.00
BOWKER MECHANICAL	EQUIPMENT-L	\$ 24,950.00
BRODART CO	SUPPLIES-L	\$ 600.68
BRUENING ROCK PRODUCTS IN	ROAD ROCK-PR	\$ 1,825.62
BUCHANAN COUNTY HEALTH CE	SERVICES-CH,W	\$ 11,320.00
BULS, JANET L	INSTRUCTOR-PR	\$ 86.25
CABELL, TRENTON	UMPIRE-PR	\$ 30.00
CANINE DEVELOOPMENTAL GRO	DUES-PD	\$ 140.00
CARD SERVICES-LIBRARY	MISC EXP-L	\$ 774.37
CARD SERVICES-VISA	MISC EXP-CH,B,PR,PD,F,W	\$ 5,003.09
CEDAR BEND HUMANE SOCIETY	SERVICES-AC	\$ 54.00
CENTER POINT LARGE PRINT	SUPPLIES-L	\$ 29.37
CHRISTIAN, BRYCE	UMPIRE-PR	\$ 170.00
CITY LAUNDERING CO INC	BLDG MAINT-PD,ST	\$ 154.14
CLEAN AGAIN SERVICES	GROUND MAINT-PR	\$ 175.00
CLINTON, CHAR	HOST-PR	\$ 600.00
CONSOLIDATED ENERGY CO	FUEL-ALL	\$ 7,825.44
CULLIGAN TOTAL WATER MONT	COMMERCIAL SALT-A	\$ 33.00
CY & CHARLEY'S FIRESTONE	SERVICES-PD	\$ 665.55

D & K PRODUCTS	SUPPLIES-PR,W	\$ 1,282.30
D & S PORTABLES INC	SERVICES-PR	\$ 2,375.00
DELTA DENTAL OF IOWA	DENTAL INSURANCE ER SHARE	\$ 4,126.08
DEMCO	SUPPLIES-L	\$ 138.59
DEN HERDER VET HOSPITAL	SERVICES-PD	\$ 101.51
DICK'S PETROLEUM COMPANY	SUPPLIES-A	\$ 3,422.55
DON'S TRUCK SALES INC	VEH MAINT-PR	\$ 659.24
DUNLAP MOTORS INC	MISC EXP-B,CH,PR	\$ 64,665.93
EAST-CENTRAL IOWA R.E.C.	UTILITY-A,PR,ST,W,CH	\$ 2,449.02
ELECTRIC PUMP INC	EQUIP REPAIR-W	\$ 11,535.62
EMPLOYEE BENEFIT SYSTEMS	SAFE-T FUND-ALL	\$ 9,480.00
EPIC CLEAN, LLC	BLDG MAINT-L	\$ 1,400.00
FAHR BEVERAGE INC	SUPPLIES-PR	\$ 361.15
FAREWAY STORES INC	SUPPLIES-PR	\$ 358.48
GALLS INC	UNIFORM-F	\$ 154.97
GENERAL TRAFFIC CONTROLS	EQUIP REPAIR-ST	\$ 433.00
GROESBECK, ALAN	REIMBURSE-PR	\$ 21.78
HAWKINS, INC.	CHEMICALS-W	\$ 1,701.50
HISTORY'S MYSTERIES, LLC	SERVICES-PR	\$ 350.00
HOPKINS, KATIE	PROGRAM-L	\$ 200.00
HUPKE, BEN	UMPIRE-PR	\$ 1,200.00
HUPKE, DEWEY	UMPIRE-PR	\$ 90.00
HY-VEE ACCOUNTS RECEIVABLE	SUPPLIES-PR	\$ 254.37
IA DEPT OF REVENUE	SALES TAX-PR	\$ 8,974.86
IA DNR	DUES-W	\$ 115.00
ICAP	INSURANCE-W	\$ 616.00
INDEPENDENCE LIGHT & POWE	UTILITIES-ALL	\$ 37,588.30
INDEPENDENCE PLUMBING HEA	SERVICES-PR	\$ 284.01
INFOGROUP	SUPPLIES-L	\$ 355.00
IOWA WALL SAWING SERVICES	SERVICES-W	\$ 400.00
J & R SUPPLY INC	SUPPLIES-W	\$ 7,312.00
JOHN DEERE FINANCIAL	SUPPLIES-W,PR,ST,F,A	\$ 1,272.49
KAY PARK REC CORP	SUPPLIES-PR	\$ 221.00
KEYSTONE LABORATORIES INC	LAB ANALYSIS-W	\$ 182.25
KLUESNER CONSTRUCTION INC	SERVICES-PR	\$ 10,640.00
KOBLINSKA, BOBBY	UMPIRE-PR	\$ 820.00
KUENNEN, GABE	UMPIRE-PR	\$ 820.00
LAGRANGE, AARON	SWIM COACH-PR	\$ 1,100.00
LEGALSHIELD	IND IDENTITY	\$ 125.70
LIFE TIME FENCE COMPANY	EQUIP-PR	\$ 963.87
LL PELLING COMPANY	SERVICES-ST	\$ 837.90
LYNCH DALLAS, PC	LEGAL EXP-CH	\$ 1,753.18
LYON, DANE	UMPIRE-PR	\$ 250.00
MAIN, TIMOTHY E	INSTRUCTOR-PR	\$ 157.50
MANATT'S INC	CEMENT-W,ST	\$ 6,487.13
MARTIN GARDNER ARCHITECT	SERVICES-F	\$ 1,255.28
MCGRAW, AMY	REIMBURSE-L	\$ 32.16
MERGEN, BLAINE	UMPIRE-PR	\$ 630.00
METLIFE	LIFE-LTD-AD&D	\$ 1,410.46
MEYER, CHRISTOPHER	UMPIRE-PR	\$ 220.00
MIDAMERICAN ENERGY COMPAN	UTILITY-ALL	\$ 2,696.21
MIDWEST BREATHING AIR L.L	SERVICES-F	\$ 938.33
MULFORD, JAKE	UMPIRE-PR	\$ 420.00
MYERS-COX CO	CONCESSIONS-PR	\$ 1,816.59
NUTRIEN AG SOLUTIONS	SUPPLIES-PR	\$ 182.48
OELWEIN PUBLISHING COMPAN	PUBLICAT-B,CH,W	\$ 721.21

OFFICE TOWNE INC	SUPPLIES-PD,PR	\$ 324.38
PENNER, KALEB	SWIM COACH-PR	\$ 1,000.00
PEPSI-COLA GEN. BOT. IN	CONCESSION-PR	\$ 571.68
PERMANENT ROOFING SPECIAL	SERVICES-L	\$ 21,800.00
PURCHASE POWER	POSTAGE-PR	\$ 49.99
RADIO COMMUNICATIONS CO I	EQUIP-ST	\$ 1,093.96
RAY O'HERRON CO.	UNIFORM-PD	\$ 183.30
REED, RANGER	UMPIRE-PR	\$ 210.00
RINNIKER, AJ	UMPIRE-PR	\$ 660.00
ROBINSON, TRENT	UMPIRE-PR	\$ 100.00
ROTTINGHAUS, ANDY	UMPIRE-PR	\$ 370.00
RYAN EXTERMINATING INC	PEST CONTROL-CH	\$ 139.70
S & K COLLECTIBLES	SHIPPING-W	\$ 29.78
SIGNS & MORE	SUPPLIES-PR,PD	\$ 1,035.02
SILL, ALEXANDRA	SWIM COACH-PR	\$ 1,500.00
SITE ONE	SUPPLIES-PR	\$ 895.76
STAR EQUIPMENT, LTD	SUPPLIES-ST	\$ 405.58
STATE FARM	BENEFITS-CH,ST,W	\$ 32.72
STATE HYGIENIC LABORATORY	LAB ANALYSIS-PR	\$ 14.50
STATE STREET BANK & TRUST	DEFERRED COMP	\$ 5,925.11
STOREY KENWORTHY - MATT P	SUPPLIES-L	\$ 168.22
STRAND ASSOCIATES	SERVICES-W	\$ 62,940.00
T & W GRINDING & COMPOST	SERVICES-ST	\$ 8,143.00
T MOBILE	PHONE-PD,F,CH,B,PR	\$ 1,018.48
TASC	FLEX MEDICAL	\$ 1,276.71
TESTAMERICA LABORATORIES	LAB ANALYSIS-W	\$ 100.00
TITAN MACHINERY	VEH MAINT-ST	\$ 678.12
TRUE VALUE HARDWARE	SUPPLIES-PR,PD,W	\$ 358.48
USA BLUE BOOK	SUPPLIES-W	\$ 201.69
VOGEL CROP SERVICES	SUPPLIES-PR	\$ 19.88
WALMART COMMUNITY	SUPPLIES-PD,PR,W	\$ 927.73
WASTE MANAGEMENT	GARBAGE-ALL	\$ 49,499.38
WEBER, TREY	UMPIRE-PR	\$ 1,340.00
WELLMARK BCBS	BCBS ER SHARE	\$ 41,865.24
WILSON, DAVID	UMPIRE-PR	\$ 865.00
WYMORE, GAGE	UMPIRE-PR	\$ 100.00
YOUNGBLUT, DAX	UMPIRE-PR	\$ 700.00
ZIKMUND, ERIN	REIMBURSE-L	\$ 34.92
ZORO TOOLS, INC	EQUIP REPAIR-W	\$ 1,053.17

CLAIMS TOTAL \$836,121.10; General Fund \$227,817.92; Library \$17,730.90; Streets Dept-Road Use \$22,812.64; Employee Benefits \$43,773.99; Economic Development \$240,000.00; Parks & Rec Projects \$10,640.00; Cap Project-Airport \$1,899.00; Cap Outlay Savings/LOST \$112,863.87; Water Fund \$33,241.95; Sewer Utility Fund \$115,723.28; Storm Water Fund \$137.55; Self Insurance \$9,410.59; Self Insurance-Enterprise \$69.41.

REVENUES MONTH TO DATE TOTAL \$1,053,133.71; General Fund \$244,570.42; Library \$33,463.88; Hotel/Motel \$11,269.99; Streets Dept-Road Use \$96,334.17; Employee Benefits \$69,399.28; Local Option Sales Tax \$64,066.94; Tax Increment Financing \$63,236.48; Debt Service \$71,224.54; Debt-Special Assessment \$27,868.30; Parks & Rec Projects \$24,750.00; Water Fund \$84,004.33; Water Revenue Bond \$7,832.08; Sewer Utility \$178,702.85; Sewer SRF Sinking Fund \$7,996.66; Sewer Sinking Revenue Bond \$42,422.66; Storm Water \$12,254.71; Self Insurance \$13,481.34; Self Insurance-Enterprise \$255.08.

The September 2024 budgeted monthly transfers and the revenues and expenses by department to date were available for council review and discussion.

HEARINGS & ORDINANCES

Council Member O’Loughlin with a motion to approve the third and final reading of an ordinance amending

provisions pertaining to the Fines and Fees Schedule Section 1.15 for water and sewer fees, second by Council Member Moore. Council Member O'Loughlin said that if the cost of the plant doesn't reach what has been projected, then the rates will be looked at to see if they can be lowered going forward. City Manager Schmitz said rates will change once bids have been received and calculations have been looked at again to meet the debt requirements. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Jensen, and Weber. Nays: Huston.

Ordinance adopted and upon approval by Mayor assigned No. 2024-595 in the Official Book of Ordinances.

Council Member Prusator with a motion to approve the first reading of an ordinance that amends provisions pertaining to Chapter 138-Street Grades, second by Council Member O'Loughlin. Council Member Hanna asked if this could be explained. Mark Crawford, Crawford Engineering, explained this is a supplemental instrument that confirms the street grade after it has been rehabilitated or reconstructed. This needs to be approved if a homeowner does a driveway or sidewalk project that meets the street, the grades can match appropriately. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Jensen, Weber, and Huston. Council Member Jensen with a motion that the statutory rule requiring an ordinance to be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, second by Council Member O'Loughlin. The roll being called the following Council Members voted: Ayes: Moore, Prusator, O'Loughlin, Jensen, Weber, Huston, and Hanna. Council Member Moore with a motion to have this ordinance that amends provisions pertaining to Chapter 138 – Street Grades be placed on its final passage for adoption pursuant to Iowa Code Section 380.3, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Weber, Huston, Hanna, and Moore.

Ordinance adopted and upon approval by Mayor assigned No. 2024-596 in the Official Book of Ordinances.

Mayor Bleichner stated, pursuant to the agenda, he will now convene a public hearing for a proposed rezoning request from Elliot Henderson. Assistant City Manager/City Clerk/Treasurer Lampe stated no written comments for or against the rezoning request were received. Mayor Bleichner closed the public hearing and stated City Clerk Lampe will note all comments in the record. Council Member O'Loughlin with a motion to approve the first reading of an ordinance that amends provisions pertaining to Chapter 170 – Zoning Regulations, second by Council Member Prusator. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Weber, Huston, Hanna, Moore, and Prusator. Council Member Moore with a motion that the statutory rule requiring an ordinance to be considered and voted on for passage at two Council meetings prior to the meeting at which it is to be finally passed be suspended, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Jensen, Weber, Huston, Moore, Prusator, and O'Loughlin. Nays: Hanna. Council Member Moore with a motion to have this ordinance that amends provisions pertaining to Chapter 170- Zoning Regulations be placed on its final passage for adoption pursuant to Iowa Code Section 380.3, second by Council Member Jensen. The roll being called the following Council Members voted: Ayes: Weber, Huston, Moore, Prusator, O'Loughlin, and Jensen. Nays: Hanna.

Ordinance adopted and upon approval by Mayor assigned No. 2024-597 in the Official Book of Ordinances.

RESOLUTIONS

Council Member O'Loughlin with a motion to approve and authorize the Mayor to sign the resolution to assess property owner(s) for Chapter 52, Mowing of Properties – Failure to Comply, second by Council Member Weber. The roll being called the following Council Members voted: Ayes: Huston, Hanna, Moore, Prusator, O'Loughlin, Jensen, and Weber.

Resolution adopted and upon approval by Mayor assigned No. 2024-68 in the Official Book of Resolutions.

Council Member Prusator with a motion to approve and authorize the Mayor to sign the Fiscal Year 2024 Street Finance Report resolution, and to authorize the Assistant City Manager/City Clerk/Treasurer to submit the report to the Iowa DOT, second by Council Member Jensen. Assistant City Manager/City Clerk/Treasurer Lampe explained this report shows where money was spent during the fiscal year within the Street Department and does include project information. Council Member O'Loughlin asked if this pays for the Street Department? Assistant City Manager/City Clerk/Treasurer Lampe stated the money received monthly for Road Use Tax pays for the regular operating expenses and salaries for the Street Department. The roll being called the following Council Members voted: Ayes: Hanna, Moore, Prusator, O'Loughlin, Jensen, Weber, and Huston.

Resolution adopted and upon approval by Mayor assigned No. 2024-69 in the Official Book of Resolutions.

Council Member O'Loughlin with a motion to approve and authorize the Mayor to sign the resolution to approve a homeowner/agency repair program project according to the Independence TIF LMI Set-Aside Administrative Plan, second by Council Member Hanna. The roll being called the following Council Members voted: Ayes: Moore, Prusator, O'Loughlin, Jensen, Weber, Huston, and Hanna.

Resolution adopted and upon approval by Mayor assigned No. 2024-70 in the Official Book of Resolutions.

OTHER BUSINESS

Council Member O'Loughlin with a motion to approve the Commercial Restoration Rehab Grant with STAN Development LLC, in the amount of \$10,658.31, second by Council Member Moore. Council Member O'Loughlin clarified that this grant was funded with Tax Increment Finance dollars. Council Member Jensen asked if the work done to the front of the building was a part of the downtown façade project or if it was something separate? Assistant City Manager/City Clerk/Treasurer Lampe replied that was separate from the downtown façade projects. The roll being called the following Council Members voted: Ayes: Prusator, O'Loughlin, Jensen, Weber, Huston, Hanna, and Moore.

Council Member O'Loughlin with a motion to approve the submittal of a Host Town Application to RAGBRAI for the 2025 event, indicating Yes Independence would like to be a Host Town, second by Council Member Moore. Council Member O'Loughlin received lots of calls from residents wanting to support this. City Manager Schmitz said he received the application packet on September 6th and forwarded it the Mayor but not the entire council. Council Member Moore wondered why there was such a short turn around for the deadline. City Manager Schmitz said that last year the application was due November 1st, and this year it is due October 1st. Nikki Barth, Independence Chamber Director, reached out to Waste Management to see how garbage would be handled. It was believed that in 2014, Waste Management services were done in-kind and containers were dropped off and picked up after. If Independence is selected for the 2025 route, it is believed that Waste Management would do something similar. City Manager Schmitz said that if the City was selected as a host town, more meeting will need to be held to discuss all the details. Discussion was held about the number of hotel rooms being needed and the people that would potentially use them. Fred Smock talked about how each city selected along the route always has something going on when RAGBRAI occurs. Discussion was held about the differences of being a host town, meet town, and a pass-through town. Ms. Barth reached out to Ottumwa and Atlantic to see what their expenses were for when they were involved in RAGBRAI and other useful information of things they did as a RAGBRAI city. Discussion was held about how things were done with RAGBRAI was last in Independence and how the funds raised during RAGBRAI were split between all the non-profit corporations that were involved. The roll being called the following Council Members voted: Ayes: O'Loughlin, Jensen, Weber, Huston, Hanna, and Moore. Nays: Prusator.

REPORTS

The following comments were heard from Council and Staff: Huston – Thanked the Mayor for welcoming him back. Hanna – Asked when will the City be taking bids for the 2025 Street Rehabilitation project? Moore – Attended the townhall meetings for the EMS levy at the Independence Public Library and Rowley. He said there an equal amount of people that attended both meetings. O'Loughlin – He received phone calls from people with concerns about the truck traffic on Bland Boulevard near the trail and people being potentially hit. Jensen – Was in Hawaii and spoke to two individuals that had heard of Independence as they participated in RABGRAI when it was last here. City Manager – There will be no bids for the 2025 Street Project as Council did not take out any debt to do a future project. The 2025 project was moved to 2027. Thanked the Street Department for their work of putting the sidewalks near Triangle Park. The asbestos removal for 812 10th St NE was awarded to Advanced Environmental in the amount of \$3,100. The Street Department is planning on doing the demolition the week of October 14th. There are some sanitary sewer issues along the north side of 1st Street East that the Utilities Department is working on. It has been discovered that some lines were connected to the line that were previously unknown. Another letter will be sent out for the lead service lines as only half have been received. There is a meeting this Thursday at the Emergency Management building to talk about the EMS levy. An update was provided about the damage to Engine 1 and an insurance adjuster will be coming tomorrow to look at it. The Parks Department received four downtown trash cans from the Jon Holland Fund. The cans are similar to what was identified in the community visioning report. There will need to be discussions on where the cans will be placed as they need to be bolted down. Today at 4:00 pm, an email was received that the traffic camera application was denied by the Iowa DOT. He will be out of the office this Friday, October 4th. Police – Chief Neidert is working with Sensys Gatso to appeal this denial as the law says shall approve for cameras installed before January 1, 2024. The traffic cameras will still collect data, but the enforcement piece has been turned off to comply with the state. Mayor – The meeting on the EMS levy will be hosted by the Buchanan County Supervisors and they have invited all Mayors and interested Council Members. He encouraged all the Council Members to attend if they are able. The focus of the meeting is if the levy fails, what are the next steps? Also on October 3, 2024, the Library is hosting a tree carving event from 5:00 – 5:45 pm.

ADJOURNMENT

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

Whereupon Mayor Bleichner declared the meeting adjourned at 6:04 p.m.

ATTEST:

Brad Bleichner, Mayor of the City of Independence, Iowa

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

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