

The Indianola City Council met in regular session at 6:00 PM on August 16, 2021 in the City Hall Council Chambers. On roll call the following members were present: Heather Hulen, John Parker, Bob Kling, Gwen Schroder, Greta Southall, Greg Marchant and Mayor Pepper. Absent:None.

The Mayor administered the oath of office to Police Officers Drew Stever and Jonathon Scott.

Mayor Pepper presented a plaque and certificate of recognition to Jill Burrell upon becoming the first full-time female career firefighter/paramedic for the City of Indianola.

No public comments were offered in open forum.

Council Member Southall moved to approve the Consent Agenda. Council Member Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. The consent agenda was as follows:

- Approval of agenda
- Approval of Claims
- Resolution 2021-185 approving monthly transfers.
- Approval of Minutes of the prior council meeting
- Receive and file a letter from Christine Gravelle, 1500 W Third Ave, requesting a hearing to determine if a nuisance exists, and setting a Public Hearing on the request for September 7, 2021 at 6:00 p.m. (Resolution 2021-186)
- Resolution 2021-187 setting a Public Hearing on September 7, 2021, regarding a request from TeaMc, LLC to rezone property located at 1308 South G Street from A-1 (Agricultural/Open Space Zoning District) to R-1 (Single-Family Residential Detached Zoning District).
- Approval of a renewal liquor license for Fareway Stores, Inc., located at 1309 West 2nd Avenue.
- Approval of a new liquor license for Wesley Retirement Services, Inc dba The Village, located at 1203 North E Street.
- Approval of a renewal liquor license for The Zoo, located at 102 West Ashland Avenue.
- Approval of an event application for the 2021 Children's Costume Party to be held on Saturday, October 30, 2021.
- Approval of Pay Application Number 14 to Williams Brother's Construction for the Water Resource Recovery Facility in the amount of \$2,910,168.19.
- Resolution 2021-188 approving Change Order Number 2 and Payment Application Number 2 for the Square Reconstruction Project.
- Resolution 2021-189 approving Change Order Number 4 and Payment Application Number 4 for the East Iowa Avenue Paving Project.
- Approval of utility accounts to be written off and submitted to the state offset program.

- Resolution 2021-190 approving an amended and restated employment agreement.
- Resolution 2021-191 approving an agreement with Eagle Sign Company
- Resolution 2021-192 authorizing a five-year agreement with Axon for an amount not to exceed \$90,870.01.
- Resolution 2021-193 approving a contract with Allender Butzke for geotechnical engineering services on Heritage Hills Plat 11.
- Resolution 2021-194 approving an agreement with RediTech.
- Second consideration of an Ordinance amending the City Code of the City of Indianola, Iowa amending Stormwater Management Fees.
- Second consideration of a proposed Ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by adding provisions pertaining to a new Chapter on Human Relations Commission.
- Resolution 2021-195 approving the labor contract agreement between the City of Indianola and the International Brotherhood of Teamsters, Local Union 238 and Police Unit.
- Resolution 2021-196 approving salaries.

Doug Shull presented the Treasurer's Report for July 2021, noting the City's bond rating is very good and has saved the city a few million dollars. City Manager Ryan Waller stated the city had projected to receive 1.5 million dollars in LOST revenue for Fiscal Year 22 but the state estimate just came in at over two million. Council Member Marchant moved to receive and file the July 2021 Treasurer's Report. Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Marchant moved to receive and file the EMS Billing Activity Report for June 2021. Council Member Southall seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Council Member Bob Kling reported the Metro Advisory group heard updates on DART and the Polk County Housing Authority at their recent meeting.

In the Mayor's report, Mayor Pepper reminded the public the next Council meeting will be held on Tuesday, September 7, due to the Labor Day holiday and that the Valley Place Reconstruction Project will begin on August 30.

Mayor Pepper read a proclamation declaring August 26 as Women's Equality Day in Indianola.

Council Member Kling moved to approve the appointment of George Green to serve on the Veterans Memorial Building Commission for a term beginning immediately and ending June 30, 2024. Council Member Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Schroder moved to approve the second consideration of an Ordinance repealing Chapter 145 - Manufactured and Mobile Homes, Chapter 146 – Mobile Home Parks, and Chapter 164 – Small Wind Energy Conversion Systems. Council Member Hulen seconded it. In discussion, Community and Economic Development Director Charlie Dissell stated staff recommends waiving the third reading. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Schroder moved and Kling seconded to waive the third reading of the Ordinance. In discussion, City Manager Waller noted these regulations exist in the new code; this is just removing duplicates and cleaning up the current code. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereupon the Mayor declared the motion passed.

Parker moved to open the Public Hearing and Southall seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. In discussion, Dissell stated Amendments 4 and 5 are necessary to complete development agreements with businesses to get them in the TIF area. Southall moved and Marchant seconded to close the Public Hearing. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Kling moved to approve Resolution 2021-197 determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 4 to the Hillcrest/Downtown Unified Urban Renewal Plan. Council Member Southall seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Southall moved to approve an Ordinance to revise the collection of tax increment revenues within the Urban Renewal Area, as amended and as part of adopting amendment Number 4 to the Hillcrest/Downtown Unified Urban Renewal Plan for an urban renewal area in the City of Indianola. Council Member Schroder seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Kling moved to approve Resolution 2021-198 setting dates of a consultation and a Public Hearing on a proposed Amendment Number 5 to the Hillcrest/Downtown Unified Urban Renewal Plan in the City of Indianola, State of Iowa. Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall,

Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Kling moved to open the Public Hearing on proposed Amendment Number 1 to the Amended and Restated 1998 Citywide Urban Revitalization Plan. Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. Community and Economic Development Director Dissell said this amendment is needed to follow state code in removing the multi-property tax assessment classification.

Council Member Marchant moved to close the Public Hearing on proposed Amendment Number 1 to the Amended and Restated 1998 Citywide Urban Revitalization Plan. Council Member Schroder seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Southall moved to approve Resolution 2021-199 adopting Amendment Number 1 to the Amended and Restated 1998 Citywide Urban Revitalization Plan. Council Member Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Marchant moved to approve Resolution 2021-200 approving a development agreement with the Indianola Country Club. Council Member Kling seconded it. In discussion, City Manager Waller noted this topic had been discussed with prior councils when the Country Club requested this agreement. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Southall moved to approve Resolution 2021-201 directing the acceptance of a proposal to purchase \$6,740,000 General Obligation Capital Loan Notes, Series 2021. Council Member Kling seconded it. In discussion, Mike Maloney, with DA Davidson, informed the Council the interest rate would be 1.10% and is so low because the City has an extremely high bond rating due to excellent financial management. He also reviewed the timeline for the remaining items to complete the loan. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Kling moved to approve Resolution 2021-202 approving an agreement for the Fiscal Year 22 Manhole Lining project. Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

In Other Business, Deputy Clerk Jackie Raffety provided an update regarding the transition to Civic Clerk.

Council Member Parker moved to receive and file correspondence from July 30 and August 6, 2021 weekly updates from City Manager, Ryan Waller. Council Member Hulen seconded it. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

At 6:37 p.m., Council Member Kling moved to enter into closed session in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government. Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

At 6:51 p.m., Council Member Marchant moved to exit the closed the session and Parker seconded. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved to adjourn the meeting and Southall seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

