



CITY OF INDIANOLA COUNCIL MEETING

September 7, 2021

6:00 PM

Minutes

Mayor Pepper called the meeting to order at 6:00 p.m. On roll call the following members were present: Heather Hulen, John Parker, Greta Southall, Greg Marchant. Absent: Bob Kling, Gwen Schroder.

Mayor Pepper gave the Oath of Office to Police Officer Treyton Nixon.

In Open Forum, no public comments were offered.

Council Member Schroder joined the meeting at 6:03 p.m. via Zoom due to a personal emergency.

Council Members Hulen and Parker requested that claims be pulled from the consent agenda. Council Member Marchant moved to approve the Consent Agenda with item B pulled. Southall seconded it. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. The consent agenda was as follows:

- Approval of agenda
- Approval of Minutes of the prior council meeting
- Resolution 2021-203 setting a public hearing on an application for exemption of sign code at 110 N 1st Street, Indianola, Iowa.
- Approval of an event application from the Indianola Public Library for Trunk or Treat to be held on October 30, 2021.
- Approval of an event application from Warren County Historical Society to hold the Log Cabin Day Parade on September 25, 2021.
- Approval of an event application from Indianola High School for the Homecoming Parade to be held on Thursday, September 23, 2021.
- Approval of Urban Revitalization Designations.
- Approval of Payment Application Number 5 from Langman Construction for the WRRF Trunk Sewer and Outfall Sewer Improvements project in an amount not to exceed \$241,929.90.
- Third consideration of an Ordinance amending the City Code of the City of Indianola, Iowa amending Stormwater Management Fees.
- Second consideration of 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.
- Approval of the Civil Service Commission list of applicants certified eligible for the position of Police Officer.
- Approval of an Excessive Usage Claim.
- Receive and file the Fiscal Year 2023 Environmental Scan Memorandum.
- Resolution 2021-204 approving salaries.

Council Member Marchant moved to approve Item 6B, Approval of Claims. Southall seconded it. On roll call, the vote was AYES: Schroder, Southall, Marchant. NAYS: None. ABSTAIN: Hulen and Parker due to a conflict of interest.

City Manager Ryan Waller highlighted some of the items on the consent agenda, noting that a public hearing was set for the new sign for City Hall, event applications for activities in our community, the approval of the Civil Service Commission listing and approval of an excessive usage claim.

Council Member Hulen moved to receive and file the EMS Billing Activity Report for July 2021. Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

In the Mayor's Report, Mayor Pepper relayed the IPAC Piano Project unveiling would be on September 10 at 3:30 in front of Pageturners Bookstore; a new fire truck will arrive this week; and that the Water Resource Recovery Department was featured in a magazine for the improvements they have made to our city.

Mayor Pepper then announced that the State Appeal Board unanimously voted in the City's favor on the budget amendment. City Manager Waller explained project costs are adjusted as design specifications become clearer. He explained that political, economic and other types of projects available to contractors also have an effect on bids. He stated current projects have not had an impact on our property tax debt levy, which remains lower than many other metro communities.

Mayor Pepper read a proclamation declaring September as Library Card Sign-up Month in the City of Indianola.

Council Member Southall moved to approve the third 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 a Human Relations Commission. Council Member Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. Mayor Pepper thanked members of the community who helped create the Ordinance.

Council Member Marchant moved to approve Resolution 2021-205 approving an agreement with the Iowa Civil Rights Commission. Council Member Southall seconded it. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Southall moved to approve Resolution 2021-206 approving and authorizing a form of Loan and Disbursement Agreement by and between the City of Indianola, Iowa, and the Iowa Finance Authority, and authorizing and providing for the issuance and securing the payment of \$16,345,000 Taxable General Obligation Capital Loan Notes, Series 2021, and providing for a method of payment of said Notes. Council Member Hulen seconded it. In discussion, Andrew Lent, City Clerk/CFO, stated this is the third bond note and an SRF loan for the Water Resource Recovery Facility, to be repaid with LOST funds. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Marchant moved to approve Resolution 2021-207 appointing BOKF, N.A. of Lincoln, Nebraska, to serve as paying agent, note registrar, and transfer agent, approving the paying agent and note registrar and transfer agent agreement and authorizing the execution of the agreement. Council Member Parker seconded it. In discussion, Lent explained these notes are for improvements on South K Street and Hillcrest. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved to approve Resolution approving and authorizing a form of loan agreement and authorizing and providing for the issuance of \$6,840,000 General Obligation Capital Loan Notes, Series 2021, and amending the levy of taxes to pay said Notes; approval of the tax exemption certificate and continuing disclosure certificate. Council Member Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the

motion carried unanimously. City Manager Waller said the engineering work is currently being done and construction will begin in the next fiscal year.

Council Member Marchant moved to open the Public Hearing to determine if a nuisance exists at 1500 W Third Avenue. Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Community and Economic Development Director Charlie Dissell provided the history of the complaint and the finding of a nuisance. He recommended finding a nuisance no longer exists. There were no other speakers for the Public Hearing.

Council Member Parker moved to close the Public Hearing and Southall seconded. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved to approve Resolution 2021-209 determining a nuisance does not exist at the property located at 1500 W Third Avenue. Council Member Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Marchant moved to open the Public Hearing 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). Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Dissell stated rezoning needs to occur before Community Development can approve this land as a subdivision. The surrounding area does have residential lots and the comprehensive plan shows this area as a low-density residential area. No other public comments were offered.

Council Member Marchant moved and Parker seconded to close the Public Hearing. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Hulen moved to approve the first consideration of an Ordinance approving the rezoning of property located at 1308 South G Street from A-1 (Agricultural/Open Space Zoning District) to R-1 (Single-Family Residential Detached Zoning District). Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Marchant moved to continue the first consideration of an Ordinance amending the City Code of the City of Indianola, Iowa amending regulations for all-terrain vehicles and snowmobiles and creating regulations for golf carts to the September 20 meeting. Council Member Southall seconded it. In discussion, Marchant stated the council needed more time to research the issue. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Southall moved to approve Resolution 2021-210 authorizing the purchase of three thermal imaging cameras from Sandry Fire Supply in an amount not to exceed \$20,892.00. Council Member Marchant seconded it. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved to approve consideration of resolution 2021-211 authorizing the City's participation in the Central Iowa Code Consortium. Council Member Hulen seconded it. In discussion, City

Manager Waller noted the city has participated in the past in order to bring building and fire codes update and to create uniform codes in the metro communities.

Council Member Hulen moved to receive and file correspondence from August 13, 20 and 27, 2021 from City Manager, Ryan Waller. Council Member Southall seconded it. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

At 6:44 p.m. Council Member Marchant 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, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

At 6:56 p.m., Council Member Marchant moved, and Parker seconded to exit the closed session. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

No action was taken on matters discussed in the closed session.

Council Member Southall moved to adjourn and Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Schroder, Southall, Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

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Pam Pepper, Mayor

ATTEST:

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Andrew Lent, City Clerk/CFO