



CITY OF INDIANOLA COUNCIL MEETING

September 20, 2021

6:00 PM

City Council Chambers

Minutes

The Indianola City Council met in regular session on September 20, 2021 in the City Hall Council Chambers. Mayor Pam Pepper called the meeting to order and 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.

No public comments were offered in the Open Forum.

Council Member Hulen requested claims be pulled from the consent agenda.

Council Member Marchant moved to approve the Consent Agenda and 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. The Consent Agenda was as follows:

- Approval of Agenda.
- Approval of Claims.
- Resolution 2021-212 approving monthly transfers.
- Approval of Minutes of the prior council meeting.
- Approval of a renewal liquor license for Bush's Place LLC, located at 204 E Clinton Avenue.
- Approval of a renewal liquor license for St. Thomas Aquinas Church, located at 210 South Wesley Street.
- Approval of a renewal liquor license for Los Padrinos, LLC dba El Padrino Mexican Restaurant, located at 200 South Jefferson Way.
- Approval of a renewal liquor license for The Local Vine, located at 126 West Ashland.
- Approval of Urban Revitalization Designations.
- Approval of a new liquor license for Pete's Pizza, located at 118 North Howard Street.
- Resolution 2021-213 Approving Change Order Number 3 and Pay Application Number 3 for the Square Reconstruction Project.
- Approval of Payment Application 15 from Williams Brothers Construction for the Water Resource Recovery Facility in an amount not to exceed \$2,150,084.18.
- Second consideration of an Ordinance approving the rezoning of property located 1308 South G Street from A-1 (Agricultural/Open Space Zoning District) to R-1 (Single-Family Residential Detached Zoning District).

- Third 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.
- Resolution 2021-214 accepting public improvements and four-year maintenance bonds for sanitary sewer, storm sewer, water and streets, accepting street lots, accepting easements and approving the final plat for Ashton Park Plat 7.
- Resolution 2021-215 approving a Plat of Survey for Marywood Farms Inc. located within two miles of the City of Indianola.
- Resolution 2021-216 approving a Plat of Survey for Tim Phillips located within two miles of the City of Indianola.
- Approval of utility write-offs to be submitted to the State Income Offset Program.
- Resolution 2021-217 approving salaries.

Council Member Southall moved to approve Item 5B - Claims. Council Member Parker seconded it. On roll call, the vote was AYES: Parker, Kling, Schroder, Southall, Marchant. NAYS: None. ABSTAIN: Hulen, due to a conflict of interest.

Jim Stockberger, National Balloon Classic President, provided information on Knotfest, noting there will be a lot of visitors that will have a positive impact on the local economy. Rich Ramos, site manager and director of operations for the event, explained the traffic route. He stated they have worked with the Chamber to notify businesses of the event.

Mike Bethke, Indianola YMCA Board Chair, and Leisha Barcus, President and CEO of YMCA of Greater Des Moines, gave the annual YMCA presentation. Highlights of the presentation included creating an enhanced family membership program; the financial position of the Indianola branch and the YMCA of Greater Des Moines; community support; and plans to do a community assessment of Indianola.

City Treasurer Doug Shull presented the August 2021 Treasurer's Report. Council Member Marchant moved to approve the Treasurer's Report and Parker seconded it. Question was called for, and on voice vote, the Mayor declared the motion carried unanimously.

In the Mayor's Report, Mayor Pepper stated she toured the Police Department with the Mayor's Youth Council. She also reminded the public that volunteers are needed on boards and commissions; East Valley Place is under construction; and concrete has been poured for the streets on Phase 1 of the Streetscape Project.

Mayor Pepper read a Proclamation declaring September 21, 2021 as a Day of Peace throughout the City of Indianola.

Mayor Pepper read a Proclamation declaring September 19-25, 2021 as Water and Wastewater Workers of Iowa Week in Indianola.

Council Member Schroder moved to approve 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. Council Member Kling seconded it.

In discussion, Community and Economic Development Director Dissell outlined what the proposed Ordinance includes and the types of restrictions the City is allowed to include. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved to open the Public Hearing on an application for an exemption of the sign code at 110 North 1st Street, Indianola. Council Member Marchant seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. Dissell explained an exemption application was submitted because the sign is larger and not set back as far as code allows. It is replacing the current sign and will be in the same location.

Council Member Marchant moved to close the Public Hearing on an application for an exemption of the sign code at 110 North 1st Street, Indianola. Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Kling moved to approve Resolution 2021-218 approving an application for an exemption of sign code at 110 North 1st Street, Indianola. Council Member Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Southall moved to approve Resolution 2021-219 approving a revised Preliminary Plat for Fox Run Plat 2. Council Member Marchant seconded it. In discussion, Dissell reported the developer has revised the plat to decrease the number of units and increase the amount of park land donated to the City. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Schroder moved to open the Public Hearing on proposed amendment Number 5 to the Hillcrest/Downtown Unified Urban Renewal Plan for an urban renewal area in the City of Indianola. Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Dissell stated that Amendment 5 puts property back into the plan that Amendment 4 removed, plus additional property to allow the use of TIF funds in that area.

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

Council Member Kling moved to approve Resolution 2021-220 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 Amendment No. 5 to the Hillcrest/Downtown Unified Urban Renewal Plan. Council Member Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Hulen moved to approve the First Consideration of an ordinance amending ordinance nos. 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, 1613, 1616, and 1668, providing that general property taxes levied and collected each year on a portion of the property located within the amended Hillcrest/Downtown Unified Urban Renewal Area, in City of Indianola, County of Warren State of Iowa, by and for the benefit of the State of Iowa, City of Indianola, County of Warren, Indianola Community School District, and other taxing districts, be paid to a special fund for payment of principal and interest on loans, monies advanced to and indebtedness, including bonds issued or to be issued, incurred by the City in connection with the amended Hillcrest/Downtown Unified Urban Renewal Area. Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Marchant moved to approve Resolution 2021-221 authorizing the submission of nominations to the Small Town America Civic Volunteer Award Program. Council Member Kling seconded it. In discussion, Deputy Clerk Jackie Raffety stated staff recommends the nomination of the Streetscape and Comprehensive Plan Steering Committees. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Southall moved to approve Resolution 2021-222 authorizing the purchase of two vehicles for the Water Resource Recovery Department. Council Member Marchant seconded it. In discussion, Water Resource Recovery Director Rick Graves explained how the new vehicles will be used, noting they are part of the CIP budget. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Hulen moved to approve Resolution 2021-223 waiving the applicable provisions of the City's purchasing policy to allow for another biosolids removal and disposal vendor to be secured in a timely manner. Council Member Southall seconded it. In discussion, Graves reported the current vendor terminated the contract. The City will go out for bids for a new vendor. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

In the City Manager's report, City Manager Ryan Waller asked for direction on a traffic speed study on North Jefferson Way north of Circle B. Council directed staff to request a study from IDOT. Councilman Parker asked about the LIHWAP program that IMU recently signed an agreement on with IMPACT. City Clerk/CFO Andrew Lent explained a contract with the City is not necessary.

Council Member Marchant moved to receive and file correspondence from September 3 and 10, 2021 weekly updates from City Manager, Ryan Waller. Council Member Parker seconded it. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

Council Member Marchant moved to adjourn at 7:08 p.m. Council Member Parker seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO