



CITY OF INDIANOLA COUNCIL MEETING

October 4, 2021

6:00 PM

City Council Chambers

Minutes

The Indianola City Council met in regular session at 6:00 PM on October 4, 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, and Greg Marchant. Absent: None.

No public comments were offered.

Claims were pulled from the consent agenda on a request by Council Member Hulen. Council Member Kling moved to approve the Consent Agenda. 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. The consent agenda was as follows:

- Approval of Agenda
- Approval of Minutes of the prior council meetings
- Approval of Urban Revitalization Designations.
- Approval of a renewal refuse hauling permit application from T.R.M. Disposal.
- Approval of an event application from The Next Mile for the Hillbilly Hike to be held on November 6, 2021.
- Approval of an event application from the Indianola Fire Department for the Public Safety Open House on to be held on October 7, 2021.
- Approval of Payment Application Number 6 to Langman Construction for the Water Resource Recovery Facility influent trunk and sewer outfall project in an amount not to exceed \$703,859.92.
- Approval of Payment Application Number 1 to TK Concrete for the Valley Place Reconstruction Project in an amount not to exceed \$26,110.99.
- Resolution 2021-224 approving an engagement letter with Ahlers & Cooney, P.C. regarding Amendment No. 6 to the Unified Hillcrest/Downtown Urban Renewal Plan and related commercial development agreements.
- Resolution 2021-225 approving Fiscal Year 2021 Street Finance Report.
- Resolution 2021-226 approving a Professional Services Agreement with CIT Sewer Solutions for the sewer main and lateral lining project in an amount not to exceed \$201,143.00.
- Resolution 2021-227 approving a contract with Oxford Tree Service for Ash Tree Removal in an amount not to exceed \$43,920.00.

- Resolution 2021-228 approving a supplemental agreement with RediTech.
- Third 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).
- Second 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.
- Second 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.
- Resolution 2021-229 approving salaries.

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

Mayor Pepper and City Manager Ryan Waller then highlighted items approved on the consent agenda. It was noted that the Street Finance Report showed approximately three million dollars were spent on city streets in Fiscal Year 21.

Indianola Municipal Utilities General Manager Chris DesPlanques presented an overview of the eLation conversion to the Council. Highlights of the presentation included: why IMU needed to convert to eLation and the costs of the billing and financial program; the ending of many of the shared services with the City and staff hired due to this. Council questioned the amount of savings, the need for closed sessions to discuss the conversion, and the segregation of duties.

Council Member Kling informed Council that Bravo has awarded grants, including two for Indianola non-profits – Des Moines Metro Opera and Carousel Theatre. They will also be restarting their Kids and Culture program.

Mayor Pepper invited the public to attend the public safety fundraiser at Fareway and the Public Safety Open House at City Hall on October 7th, the citywide cleanup event on October 16th at the Brush Facility, the city council and school board forums this week, and Halloween events on October 30th. Mayor Pepper is interviewing freshman applicants to serve on the Mayor's Youth Council.

Interim Police Chief Brian Sher stated the Police Department is selling pink police patches for \$15 each in order to raise money for the Pink Tractor Foundation, a Warren County based non-profit that helps local families affected by cancer.

Mayor Pepper read a proclamation declaring October 3-9, 2021 as Fire Prevention Week in Indianola. She then invited the public to attend the Public Safety Open House at City Hall on October 7 from 6-8 p.m.

Mayor Pepper read a proclamation declaring October 11, 2021 as Steve Spray Day in Indianola.

City Clerk/CFO Andrew Lent explained an amendment to the SRF loan agreement is needed for the \$1.7 million sponsored grant that was awarded to the City by the Iowa Finance Authority for stormwater improvements on the Square Infrastructure Improvement Project. The Council needs to set the date for the public hearing for the loan amendment and consider a resolution to reimburse the City for funds already spent and will be spent by December when the City will close on the amendment. The resolution in the packet has \$750,000 stated as this reimbursement amount, but the amount will be closer to \$450,000.

Council Member Southall moved to approve Resolution 2021-230 fixing a date for a meeting on the proposition to authorize a Loan and Disbursement Agreement and the issuance of Notes to evidence the obligations of the City thereunder. 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 Hulen moved to approve Resolution 2021-231 declaring an official intent under Treasury Regulation 1.150-2 to issue debt to reimburse the City for certain original expenditures paid in connection with specified Projects amending the reimbursement amount to \$450,000. 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 2021-232 referring a rezoning application for about 80 acres of land generally located at 1909 South K Street to the Planning and Zoning Commission. Council Member Kling seconded it. In discussion, Community and Economic Development Director Charlie Dissell stated referring applications to the Commission is a new process intended to create transparency. 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 receive and file correspondence from September 17 and 24, 2021 weekly updates 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.

In other business, Council Member Marchant clarified to the public that city taxes have not increased due to street projects; they are already included in the budget. The last time taxes were increased, it was to hire more public safety and library personnel.

Steve Richardson, 611 North 6th Street Place, asked about other effects on the tax rates that are outside of the City's control, noting that what the city receives is based on the tax rate in addition to rollbacks and assessments. City Manager Waller explained that the City creates the budget which sets the tax rate instead of setting a tax rate and creating a budget around it.

Council Member Marchant moved to adjourn at 7:16 p.m. and Parker seconded it. Question was called for and on voice vote the Mayor declared the meeting adjourned.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO