



CITY OF INDIANOLA COUNCIL MEETING

October 18, 2021

6:00 PM

City Council Chambers

Minutes

The Indianola City Council met in regular session on October 18, 2021 in the City Hall Council Chambers. Mayor Pam Pepper called the meeting to order at 6:00 p.m. and on roll call the following members were present: Heather Hulen, John Parker, Bob Kling, Gwen Schroder (via phone due to being out-of-town), Greta Southall, Greg Marchant and Mayor Pepper. 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 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. The consent agenda was as follows:

- Approval of Agenda
- Approval of Claims
- Resolution 2021-233 approving monthly transfers.
- Approval of Minutes of the prior council meetings
- Resolution 2021-234 setting a Public Hearing on November 1, 2021 regarding a request from JK Management LLC for a right-of-way vacation and conveyance of the portion of the north/south alley that lies west of Lots 15 and 16 of the Plat of Jones and Windles Addition to Indianola, Warren County, Iowa.
- Resolution 2021-235 setting a Public Hearing on November 15, 2021, regarding a request from Diligent Development to rezone property located at 1909 South K Street from A-1 (Agricultural/Open Space Zoning District) to R-1 (Single-Family Residential Detached Zoning District).
- Resolution 2021-236 setting dates of a consultation meeting and a public hearing on a proposed Amendment No. 6 to the Hillcrest/Downtown Unified Urban Renewal Plan in the City of Indianola, State of Iowa.
- Approval of a renewal liquor license for Hy-Vee Food Store.
- Approval of a renewal liquor license for Hy-Vee Gas Station.
- Approval of a renewal liquor license for Groggy Dog.
- Approval of a renewal liquor license for MoJo's.
- Approval of a Home Base Iowa Initiative Application from Lowell Hoff and authorization of a handwritten warrant in the amount of \$1500.00.
- Approval of a renewal liquor license for Pete's Pizza.
- Third 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.

- Third 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.
- Approval of Pay Application No 16 to Williams Brothers Construction for the Water Resource Recovery Facility in an amount not to exceed \$1,996,006.13.
- Approval of Pay Application No 3 to Vanderpool Construction for the South Plant Lift Station Improvements in an amount not to exceed \$187,122.82.
- Resolution 2021-237 approving Change Order No 4 and Pay Application No 4 for the Square Reconstruction Project.
- Resolution 2021-238 authorizing the purchase of a pickup for the Water Resource Recovery Department and the determination of property to be surplus and authorizing the sale of property.
- Resolution 2021-239 authorizing the purchase of a 2021 Ford Explorer for the Community Development Department.
- Resolution 2021-240 approving salaries.

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

Council Member Kling provided an update to Council on the October 12th meeting of Metro Advisory Committee.

Mayor Pepper thanked Fareway for hosting an event that raised money for the Fire and Police Departments and the public safety team for their successful open house. She also encouraged citizens to join the City's Boards and Commissions. Mayor Pepper thanked attendees and candidates for participating in the election forums and encouraged people to vote.

Mayor Pepper read a proclamation declaring October National Arts and Humanities Month in Indianola.

Council Member Marchant moved to open the Public Hearing on the matter of the proposed authorization of a loan and disbursement agreement and the issuance of not to exceed \$1,800,000 sewer revenue capital loan notes. 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.

Andrew Lent, City Clerk/CFO, stated the amendment to the current SRF loan reduces the interest rate in order to finance a clean water project on the Streetscape project. This program is through the Iowa Finance Authority. No other public comments were offered.

Council Member Southall moved and Hulen 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 2021-241 authorizing a loan and disbursement agreement and the issuance of not-to-exceed \$1,800,000 sewer revenue capital loan notes. 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 Resolution 2021-242 authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against property. Council Member Southall seconded it. In discussion, Community and Economic Development Director Charlie Dissell explained the nuisance abatement process. 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 2021-243 approving a contract with Kiya Koda for animal control services. Council Member Hulen seconded it. In discussion, Lent shared the monthly amount will be \$4,000 for Fiscal Year 22 and increase to \$4,250/month in FY 23 and \$4,500/month in FY 24. 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 2021-244 authorizing the purchase of a generator for the Wesley Lift Station. Council Member Southall seconded it. In discussion, City Manager Ryan Waller said the current generator is obsolete and parts are no longer available. As this is a critical piece of equipment, staff recommends approval of the purchase. 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 the first consideration of an Ordinance amending provisions of City of Indianola Code Section 135.14, relating to driveway standards. Council Member Hulen seconded it. In discussion, Akhilesh Pal, Public Works Director, stated the city does not currently have driveway standards. The proposed Ordinance creates uniform driveways for new and replacement driveways. The standards take into consideration the type of dwelling, frontage of property, driveway width and visibility and the road type. 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 the first consideration of an Ordinance amending the City Code of the City of Indianola, Iowa creating regulations related to a residential rental code and making certain related amendments to the Property Maintenance Code. Council Member Parker seconded it. In discussion, Dissell explained the proposed code. Council approved the proposed fees and language on the outstanding items. An update to the radon and locking devices portion of the Ordinance will be on the second and third considerations. 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 2021-245 approving a Plat of Survey for Robert and Elizabeth Freese, located at 603 East Hillcrest Avenue. Council Member Parker seconded it. In discussion, Dissell stated this creates more residential development opportunities in Indianola. 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, Waller corrected misinformation that was shared at a recent candidate forum. He stated a former employee was not fired nor asked to resign but chose to leave, on good terms, after faithfully serving the city, to pursue other opportunities.

Council Member Parker moved to receive and file correspondence from October 1 and 8, 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.

Council Member Parker moved to adjourn at 6:51 p.m. Council Member Southall 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