



CITY OF INDIANOLA COUNCIL MEETING

November 1, 2021

6:00 PM

City Council Chambers

Minutes

The Indianola City Council met in regular session on November 1, 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.

In public comment, Interim Police Chief Sher and Fire Chief Chia presented City Manager Ryan Waller with a plaque to thank him for the improvements he has made to the public safety departments.

City Manager Waller noted that an additional application was added to the approval of applications. He also recommended continuing the consideration of appointments to the Human Relations Commission to a future meeting in order to follow the procedure for the processing of applications.

Council Member Kling moved to approve the Consent Agenda and Southall 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 consisted of the following:

- Approval of Agenda
- Approval of Claims
- Approval of Minutes of the prior council meetings
- Resolution 2021-246 fixing a date for a Public Hearing on the proposal to enter into a Development Agreement with Cemen Tech, Inc.
- Approval of Applications.
 - Approval of a renewal liquor license for Hy-Vee Market Grille.
 - Approval of a Home Base Iowa Initiative Application from James Camp and authorization of a handwritten warrant in the amount of \$1500.
 - Approval of Payment Application Number 7 from Langman Construction for the WRRF Trunk Sewer and Outfall Sewer Improvements in an amount not to exceed \$252,217.68.
 - Approval of Urban Revitalization Designations
 - Approval of an amended liquor license application for Pete's Pizza to include an additional owner.
- Second consideration of an Ordinance amending provisions of City of Indianola Code Section 135.14, relating to driveway standards.
- Second 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.
- Resolution 2021-247 approving Change Order Number 1 and Payment Application Number 2 in an amount not to exceed \$160,673.26 to T.K. Concrete for the Valley Place Reconstruction Project.
- Resolution 2021-248 approving salaries.

City Treasurer Doug Shull presented the September Treasurer's Report, noting an increase in funds is due to bonds and ARP funding. Council Member Marchant moved to receive and file the Treasurer's Report and Schroder seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Council Member Hulen moved to approve the EMS Billing Activity Report for August and September 2021. Council Member Schroder 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.

Parks and Recreation Director Doug Bylund presented their annual report. Highlights of the report include department goals, addressing COVID challenges, upcoming projects and vehicle needs and community collaboration.

Greg Edwards presented Council with the Catch Des Moines annual update. Highlights of the presentation included the effect of COVID-19 on tourism; recovery efforts; events and partners in Indianola; outlook for 2021 and beyond; and strategies.

In the Mayor's Report, Mayor Pepper thanked the Parks & Rec and Library staffs for hosting Halloween events. She also reminded citizens to vote.

Mayor Pepper read a proclamation declaring November 11 as Veteran's Day in Indianola.

Council Member Parker moved to continue the consideration of the appointments of Nia Chiaramonte, Tara Elcock and Nick Mahlstadt to the Human Relations Commission to the December 6 meeting. 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 Schroder moved to approve Resolution 2021-249 approving Payment Application Number 5 - Final and Retainage for the East Iowa Avenue Paving Project. Council Member Parker seconded it. In discussion, it was noted that the resolution also includes a retainage to be paid in 30 days if no claims are made on the project. 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 approve Resolution 2021-250 accepting the East Iowa Paving project. Council Member Kling 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 2021-251 ordering preparation of final plat and schedule of assessments for the East Iowa Avenue Paving Project. Council Member Schroder 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 Schroder moved and Hulen seconded to continue to the next meeting the resolution adopting and levying final schedule of assessments and providing for the payment thereof for the East Iowa Avenue Paving Project.

Council Member Marchant moved to open the Public Hearing 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. 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.

In Public Comment, Community and Economic Development Director Charlie Dissell stated Justin Kappelman of JK Management has requested the right-of-way and conveyance of a portion of the alley in order to build a shed on the property. The adjacent property owners have agreed. The Council will need to approve a public utility easement to the City before the conveyance is complete. No other public comments were offered.

Marchant moved and Parker 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 Parker moved to approve the first consideration of an Ordinance 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. Council Member Southall 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 the Ordinance Amendments due to State of Iowa Legislative changes. 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 Ordinances are as follows:

- First consideration of an Ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by adding provisions pertaining to failure to assist.
- First consideration of an Ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to interference with official acts.
- First consideration of an Ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to peddlers, solicitors, and transient merchants.
- First consideration of an Ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to public disorder.
- First consideration of an Ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by adding provisions pertaining to low-speed electric bicycles and fully controlled-access facilities.
- First consideration of an Ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to abandoned vehicles.
- First consideration of an Ordinance amending the Code of Ordinances of the City of Indianola, Iowa by amending provisions pertaining to alcoholic beverage control.
- First consideration of an Ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to elections.

Council Member Marchant moved to waive the second and third readings of Ordinance Amendments due to State of Iowa Legislative changes. Council Member Schroder 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 Parker moved to approve Resolution 2021-252 adopting Council Policy for Hotel/Motel Tax Funding for Community and External Organizations Council Member Southall seconded it. In discussion, City Clerk/CFO Andrew Lent said the City was advised by the auditor and asked by Council to create a policy to better address hotel/motel tax funding for community and external organizations that clearly shows public purpose. 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 2021-253 amending the snow and ice removal policy to add snow routes. Council Member Parker seconded it. In discussion, Public Works Director Akhilesh Pal stated the policy has updated snow route maps and equipment lists. 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 explained the staff is in the process of reprecincting the City and will ask Council to set a Public Hearing at the next meeting. He also noted that rollback percentages are decreasing, which will have a big impact on city budgets.

Council Member Marchant moved to receive and file correspondence from October 15 and 22, 2021 weekly updates from City Manager, Ryan Waller. Council Member Schroder seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Council Member Marchant moved, at 6:50 p.m. to enter into closed session in accordance with Iowa Code Section 21.5 (1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. 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.

At 7:31 p.m. Council Member Marchant moved, and Parker seconded to exit the closed session. No action was taken on items discussed in the closed session.

Council Member Parker moved to adjourn at 7:31 p.m. Council Member Marchant 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