**CITY OF INDIANOLA COUNCIL MEETING**
November 15, 2021
6:00 PM
City Council Chambers
Minutes

The Indianola City Council met in regular session at 6:00 p.m. on November 15, 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, Greta Southall, Greg Marchant and Mayor Pepper. Council Member Schroder was present via Zoom but unable to communicate due to technical difficulties with the equipment at City Hall. ABSENT: None.

Mayor Pepper read a resolution honoring the service of out-going City Manager Ryan Waller.

Council Member Schroder joined the meeting via phone at 6:05 p.m.

No public comments were offered.

Agenda item 5B, approval of claims, was pulled from the consent agenda. Council Member Marchant moved to approve the Consent Agenda. 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. The consent agenda was as follows:

- Approval of Agenda
- Resolution 2021-254 approving monthly transfers.
- Approval of Minutes of the prior council meetings
- Resolution 2021-255 setting a Public Hearing regarding an amendment to Chapter 3 of the Code of Ordinances of the City of Indianola, Iowa.
- Resolution 2021-256 fixing date for a public hearing on the proposal to enter into a Development Agreement with T.S. Investments Limited Liability Company, L.L.C. and Phillips' Floors, Inc.
- Approval of Payment Application Number 5 to Absolute Concrete for the Square Reconstruction Project in an amount not to exceed $282,664.45.
- Approval of Payment Application Number 17 to Williams Brothers Construction for the Water Resource Recovery Facility in an amount not to exceed $1,603,208.81.
- Approval of Payment Application Number 4 to Vanderpool Construction for the South Plant Lift Station Improvements in an amount not to exceed $136,307.82.
- Third consideration of an Ordinance amending provisions of City of Indianola Code Section 135.14, relating to driveway standards.
- Third 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.
- Second 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.
- Resolution 2021-257 approving the final plat for Warren Wonder Estates, located within two-miles of the City of Indianola.

- Resolution 2021-258 approving lease agreement for parking with the First Baptist Church of Indianola and the Trinity United Presbyterian Church of Indianola.
- Approve FY2021 Annual Urban Renewal Report
- Approval of Resolution 2021-259 Authorizing internal Loan to Fund Urban Renewal Project Costs in Connection with Square Streetscape Project
- Resolution 2021-260 to Approve TIF Debt Certifications for FY2023
- Resolution 2021-261 approving a Subordination Agreement regarding the Development Agreement between the City of Indianola, Iowa and Covered Bridges Coffee Company dba Cabin Coffee of Indianola and Randall D. Hanna and Rebecca S. Hanna, individually.
- Resolution 2021-262 approving Payment Application Number 3 and Change Order Number 2 for the Valley Place Reconstruction Project.
- Resolution 2021-263 approving the substantial completion and a supplemental contract with TK Concrete for the Valley Place Reconstruction Project
- Resolution 2021-264 approving an agreement with Allender Butzke Engineers Inc for geotechnical construction testing services on Heritage Hills Plat 11.
- Resolution 2021-265 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.

Robert Endriss, of Denman & Company LLP presented the FY21 audit. Highlights of the presentation were the audit report, financial information and internal controls and compliance. Mr. Endriss noted the audit went smoothly and there were no material weaknesses identified.

Council Member Schroder briefly left the meeting due to technical difficulties. City Treasurer Doug Shull presented the October Treasurer's Report. Council Member Parker moved to receive and file the October Treasurer's Report. Council Member Kling seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

The Metro Advisory Report and Greater Des Moines Convention & Visitors Bureau Report will be presented at the next meeting.

Council Member Southall moved to approve Resolution 2021-266 appointing an interim city manager. Council Member Marchant seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Hulen moved to approve Resolution 2021-267 appointing a city clerk. Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Schroder rejoined the meeting. In the community update, Mayor Pepper invited the public to attend the farewell party for Ryan Waller; read a list of notable contributions the late Charles Ginter, former library director, made during his tenure with the City; and shared the basis for her decision on requesting the removal of IMU Board Members Voigts and Rozga.

Mayor Pepper read a proclamation which proclaimed Tuesday, November 30, as Giving Tuesday Day in the City of Indianola.

Council Member Kling moved to open the Public Hearing on proposed Amendment Number 6 to the Hillcrest/Downtown Unified Urban Renewal Plan in the City of Indianola, State of 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.

In public comment, Community and Economic Development Director Charlie Dissell stated the amendment is needed due to development agreements with Cemen Tech and T.S. Investments. He noted that the other taxing jurisdictions did not attend the consultation meeting.

Council Member 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 Hulen moved to approve Resolution 2021-268 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 the Amendment No. 6 to the Hillcrest/Downtown Unified Urban Renewal Plan. 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 open a Public Hearing regarding a request to rezone property located at 1909 South K Street from the A-1 Zoning District to the R-1 Zoning District. 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, Dissell stated the rezoning is for approximately 80 acres. The proposed development will include a road; proper utilities are already in the area.

Council Member Southall 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 a request from Diligent Development to rezone property located at 1909 South K Street from A-1 Zoning District to R- 1 Zoning District. 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 Marchant moved to approve Resolution 2021-269 approving the updated fee schedule to include Residential Rental Inspections. Council Member Parker seconded it. In discussion, Dissell noted the fee schedule had been previously discussed with the Council. Now that the Ordinance is adopted, the fees need to be added to the City's fee schedule. 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 2021-270 amending Resolution No 2021- 251 by adopting a reduction in Assessable Costs for the East Iowa Avenue Paving Project. Council Member Southall seconded it. In discussion, Public Works Director Akhilesh Pal explained the final Council action items on this project and the procedure for receiving the assessment amounts from property owners. 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 2021-271 adopting and levying a final schedule of assessments and providing for the payment thereof for the East Iowa Avenue Paving Project. 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 open the Public Hearing regarding a Development Agreement with Cemen Tech. 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.

In public comment, City Manager Waller stated the proposed development agreement uses TIF funds to offset the costs of Cemen Tech's expansion project.

It was moved by Southall and seconded by Hulen 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 2021-272 approving a Development Agreement with Cemen Tech. 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 2021-273 approving an agreement with Iowa DOT for Maintenance and Repair of Primary Roads in Municipalities. Council Member Hulen seconded it. In discussion, Pal stated the agreement renews the previous agreement and does not change any party's responsibilities. 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 2021-274 approving an amendment to the residential recycling contract between Waste Management of Iowa and the City of Indianola. Council Member Southall seconded it. In discussion, Andrew Lent, City Clerk/CFO, recommended the extension of the contract. Ammon Taylor, of Waste Management, stated higher prices are due to supply chain constraints. 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 the first consideration of an Ordinance amending recycling rates. Council Member Hulen seconded it. In discussion, Lent noted there is an eleven-cent increase in recycling fees in our current contract with Waste Management that will be passed on to the customer. 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 2021-275 referring a rezoning application for 404 South Jefferson Way to the Planning and Zoning Commission. Council Member Parker seconded it. In discussion, Dissell stated the rezoning will help facilitate the sale of the property. 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 2021-276 amending a contract with Snyder & Associates for pavement improvements on West Boston Avenue, North F Street, and West Clinton Avenue. Council Member Southall seconded it. In discussion, Pal presented Snyder and Assoc. findings during the 30% design phase. Preliminary estimates, at this point in design, are around 2.3 million dollars, if all three street sections were repaired. When the project goes out to bid, Clinton Avenue will be an alternate in the bid packet to account for fluctuations in engineer's estimates and bids. 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 stated it has been a tremendous honor to serve as city manager and be a member of this community. He thanked the Council for their vision and leadership and his family for their support.

Council Member Southall moved to receive and file correspondence from October 29 and November 5, 2021 weekly updates from City Manager, Ryan Waller. Council Member Hulen seconded it. Question was called for and on voice vote, the Mayor declared the motion passed with one dissent from Council Member Kling.

Council Member Hulen moved to enter into closed session in accordance with Iowa Code Section 21.5 (1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property at 6:57 p.m. 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.

At 7:05 p.m., Council Member Marchant moved, and Parker seconded to exit the closed session. 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 adjourn at 7:05 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