CITY OF INDIANOLA COUNCIL MEETING
December 6, 2021
6:00 PM
City Council Chambers
Minutes

The Indianola City Council met in regular session at 6:00 p.m. on December 6, 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 (via Zoom due to a personal issue), and Greg Marchant. Absent: None.

In public comment, Mayor Pepper noted there were four members of the Mayor's Youth Council in attendance. Deb White, 1406 South G Street, spoke about her disappointment in the removal of public comment from the November 29 meeting in which Council heard presentations from recruitment firms, and in the request for IMU Board Members Voigts and Rozga to step down or be removed.

Agenda items 5B and 5I were 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.

- Approval of Agenda
- Approval of Minutes of the prior council meetings
- Resolution fixing date for a Public Hearing on the proposal to enter into a Development Agreement with DeYarman Properties, LLC and DeYarman Ford Indianola, Inc.
- Approval of a renewal liquor license for The Sports Page.
- Approval of a renewal liquor license for The Brickhouse.
- Approval of a renewal liquor license for the Benevolent and Protective Order of Elks.
- Approval of Payment Application Number 8 to Langman Construction for the WRRF Trunk Sewer and Outfall Sewer Improvements in the amount of $260,993.49.
- Approval of Urban Revitalization Designations.
- Approval of a Home Base Iowa Initiative Application from Nicole Dowling and authorization of a handwritten warrant in the amount of $1500.00.
- Resolution approving a one-year farm lease.
- Resolution approving the granting of a Public Utility Easement on 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 approving Amendment Number 1 to the Agreement with Snyder and Associates for the Hillcrest Avenue Pavement Reconstruction Project.
- Second 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.
- Second consideration of an Ordinance amending recycling rates.
- Resolution approving salaries.

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

Council Member Parker moved to continue the third 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 to the December 20, 2021 Council Meeting. 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 Kling reported the Metro Advisory Committee has received updates from Polk County on COVID-19; from Central Iowa Shelter Services on the homeless population; and from Invest Des Moines on how they work to strengthen neighborhoods.

Council Member Parker reported the Greater Des Moines Convention and Visitor's Bureau FY21 audit was clean and reported on goals for FY22.

Council Member Parker moved to approve the re-appointment of Kathy Turnball to the Parks and Recreation Commission for a term beginning January 1, 2022 and ending July 1, 2022. 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 re-appointment of Kathy Turnball to serve on the Parks and Recreation Commission for a term beginning July 1, 2022 and ending July 1, 2025. 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.

Mayor Pepper reminded citizens to shop and dine locally and asked that they consider joining a City Board or Commission and supporting local holiday activities and needs.

Mayor Pepper read a proclamation declaring December 10 as Human Rights Day in Indianola.

Council Member Marchant moved to approve the appointment of Nia Chiaramonte to the Human Relations Commission for a term beginning immediately and ending July 1, 2022. Council Member Hulen seconded it. In discussion, Council Member Parker stated he is not in favor of this candidate because they do not live within the city limits. Council Member Marchant clarified that the ordinance allows for members outside of the city limits if there are no other candidates. On roll call, the vote was AYES: Hulen, Kling, Southall, and Marchant. NAYS: Parker and Schroder.

Council Member Marchant moved to approve the appointment of Tara Elcock to the Human Relations Commission for a term beginning immediately and ending July 1, 2023. Council Member Hulen seconded it. On roll call, the vote was AYES: Hulen, Kling, Southall, and Marchant. NAYS: Parker and Schroder.

Council Member Marchant moved to approve the appointment of Nick Mahlstadt to serve on the Human Relations for a term beginning immediately and ending July 1, 2024. Council Member Southall seconded it. On roll call, the vote was AYES: Hulen, Kling, Southall, and Marchant. NAYS: Council Member Parker and Schroder.

Council Member Parker moved to open the Public Hearing regarding amendments to Chapter 3 regarding ward and precinct boundaries within the City as required by law in response to the change of population realized from the 2020 US Census. 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.

Interim City Manager/Community and Economic Development Director Charlie Dissell explained the need to re-precinct and the updated boundaries for Wards and Precincts. He also recommended waiving the second and third readings in order to comply with State submission deadlines. There were no other comments offered.

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 Schroder moved to approve the first consideration of an amendment to Chapter 3 regarding ward and precinct boundaries within the City as required by law in response to the change of population realized from the 2020 US Census. 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 open the Public Hearing on a proposal to enter into a Development Agreement with T.S. Investments Limited Liability Company, and Phillips' Floors, Inc. 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 stated the development agreement will help Phillips' Floors offset the utility and permit costs for relocation. The City will provide them with a one-year TIF rebate. There were no other public comments offered.

Council Member Kling 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 2021-282 approving and authorizing execution of a Development Agreement by and among the City of Indianola, T.S. Investments Limited Liability Company and Phillips' Floors, Inc. 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 Marchant moved to approve Resolution 2021-283 approving an agreement with Snyder and Associates for a Stormwater GIS Attribute Survey. Council Member Schroder seconded it. In discussion, Public Works Director Akhilesh Pal explained the survey is needed because the current database is inaccurate and incomplete. 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 2021-284 approving a contract with GovHR for city manager recruitment. Council Member Kling seconded it. In discussion, legal counsel stated they had no issues with any of the proposed contracts. Council Members explained why they preferred GovHR over other firms. Mayor Pepper noted that hiring a city manager is a multi-month process and should not be delayed. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Interim City Manager Dissell stated receiving and filing weekly updates would be on the next agenda.

At 6:43 p.m. Council Member Schroder moved to enter into closed session in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government. 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.

At 6:57 p.m. Council Member Parker moved to exit the closed session, and 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 Parker moved at 6:57 p.m. 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. 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.

At 7:03 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 Schroder moved to adjourn the meeting at 7:03 p.m. Council Member Hulen seconded it. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

Pam Pepper, Mayor

ATTEST:

Jackie Raffety, City Clerk