



**CITY OF INDIANOLA COUNCIL
MEETING**

December 20, 2021

6:00 PM

City Council

Chambers Minutes

The Indianola City Council met in regular session at 6:00 p.m. on December 20, 2021 in the City Hall Council Chambers. Mayor Pam Pepper called the meeting to order and on roll call the following members were present: John Parker, Bob Kling, Gwen Schroder, Greta Southall, Greg Marchant. Absent: Heather Hulen.

Mayor Pepper recognized out-going Council Members Bob Kling, Greta Southall and Greg Marchant for their service. Out-going Mayor Pam Pepper was recognized for her service by Council Member Greta Southall.

In public comment, Monica Thompson, 303 W Salem, asked for a traffic and pedestrian study at the intersection of B Street and Salem Avenue to determine if a four-way stop is needed.

Agenda item 5B - Approval of Claims was pulled from the consent agenda. Council Member Kling moved to approve the Consent Agenda and Southall seconded it. On roll call, the vote was AYES: Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

- Approval of Agenda
- Resolution approving monthly transfers.
- Approval of Minutes of the prior council meetings
- Setting dates for future public hearings
 - Resolution setting a public hearing on the vacation of a 20' and a 42' storm sewer easement.
 - Resolution setting a public hearing regarding a request to rezone property located at 404 South Jefferson Way.
- Approval of Applications
 - Approval of a renewal liquor license for the Indianola Country Club.
 - Approval of a renewal liquor license for Ohio Martinez, LLC dba Fiesta Jalepenos Mexican Restaurant.
 - Approval of Payment Application Number 5 from Vanderpool Construction for the South Plant Lift Station Improvements project in the amount of \$259,621.61.
 - Approval of Payment Application Number 18 from Williams Brothers Construction, Inc for the Water Resource Recovery Facility in the amount of \$891,145.50.
 - Approval of Payment Application Number 6 from Absolute Concrete for the Streetscape Project in the amount of \$140,251.48
- Resolution approving the purchase of a forklift for the Water Resource Recovery Department.
- Resolution approving a Professional Services Agreement with ACCO Unlimited Corporation for sand filter media replacement.

- Resolution approving the purchase of a wheel loader for the Public Works Department.
- Resolution authorizing the Mayor to execute the Iowa Opioid Allocation Memorandum of Understanding on behalf of the City of Indianola.
- Approval of refuse hauling rates for 2022.
- Approval of utility write-offs for April - September 2021.
- Third 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.
- Third consideration of an Ordinance amending recycling rates.
- Resolution approving salaries.

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

Doug Shull presented the Treasurer's Report for November 2021, stating the fund investments grew due to the Square, South K St and Hillcrest Ave projects. Council Member Southall moved to approve the Treasurer's Report for November and Kling seconded it. On roll call, the vote was AYES: Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Councilman Kling stated the Metro Advisory Committee had received reports from congressional delegates and Polk County. Future topics will include firework ordinances and civil discourse in metro communities.

Council Member Schroder moved to approve the appointment of Bob Kling to the Indianola Public Arts Commission to fill a vacant seat for a term effective January 1, 2022 - July 1, 2023. Council Member Parker seconded it. On roll call, the vote was AYES: Parker, Schroder, Southall, and Marchant. NAYS: None. ABSTAIN: Kling. Whereas the Mayor declared the motion passed.

Council Member Southall moved to approve the appointment of Cortney Marmon to the Planning and Zoning Commission to fill a vacant seat for a term beginning July 1, 2021 and ending July 1, 2026. Council Member Schroder seconded it. On roll call, the vote was AYES: Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Schroder moved to approve the appointment of Mimi Kelly-Meyer to the Planning and Zoning Commission to fill a vacant seat for a term beginning July 1, 2021 and ending July 1, 2026. Council Member Parker seconded it. On roll call, the vote was AYES: Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Kling moved to approve the re-appointment of Josh Rabe to the Planning and Zoning Commission for a term beginning February 1, 2022 and ending July 1, 2022. Council Member Southall seconded it. On roll call, the vote was AYES: Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Kling moved to approve the re-appointment of Josh Rabe to the Planning and Zoning Commission for a term beginning July 1, 2022 and ending July 1, 2027. Council Member Schroder seconded it. On roll call, the vote was AYES: Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Mayor Pepper thanked the outgoing Council Members for their service and welcomed the new members. She then stated she is rescinding her request to have Adam Voigts and Mike Rozga removed from the IMU Board of Trustees and listed her concerns with the organization.

Council Member Parker moved to open the Public Hearing on the proposal to enter into a Development Agreement with DeYarman Properties, LLC and DeYarman Ford Indianola, Inc. Council Member Southall seconded it. On roll call, the vote was AYES: Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Community and Economic Development Director/Interim City Manager Charlie Dissell explained the improvements and the items in the Development Agreement. No other comments were offered.

Council Member Marchant moved, and Parker seconded to close the Public Hearing. On roll call, the vote was AYES: Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Kling moved to approve Resolution 2021-293 approving and authorizing execution of a Development Agreement by and among the City of Indianola, DeYarman Properties, LLC and DeYarman Ford Indianola, Inc. Council Member Southall seconded it. On roll call, the vote was AYES: Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Southall moved to approve 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. Council Member Schroder seconded it. In discussion, Dissell reviewed the timeline of the request, noting that an adjacent property owner does not support the request. He recommended denying the third consideration and referring the request back to staff to work with the requester, who is aware of this issue. On roll call, the vote was AYES: None. NAYS: Parker, Kling, Schroder, Southall, and Marchant. Whereas the Mayor declared the motion failed.

Council Member Kling moved to approve the first consideration of an Ordinance amending the City Code of the City of Indianola, Iowa to amend noise regulations section 48.06. Council Member Southall seconded it. In discussion, Jackie Raffety, Asst. Finance Dir/City Clerk stated the amendment to the Ordinance allows for noise permit applications to be submitted in a timely manner rather than at least 10 days before the event. On roll call, the vote was AYES: 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 to amend Peddlers, Solicitors and Transient Merchants Section 122. Council Member Southall seconded it. In discussion, Raffety stated the biggest change is regulating ice cream vendors in the same manner as mobile food vendors. On roll call, the vote was AYES: Parker, Kling, Schroder, Southall, and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Kling moved to approve Resolution 2021-294 setting a public hearing and letting dates for wayfinding and placemaking monuments as part of the City Square Reconstruction Project (Streetscape Project). Council Member Parker seconded it. In discussion, Dissell explained a component of the Streetscape Project includes wayfinding and placemaking monuments. The original bid came in high because the contractor was unable to secure a subcontractor. Rebidding this will allow the City to find a contractor that will most likely be within the estimates. This resolution only sets a public hearing and letting date. The February 7th meeting will include more action items. On roll call, the vote was AYES: Parker, Council Member Kling, Council Member Schroder, Council Member Southall, Council Member Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Schroder moved to receive and file correspondence from the December 3, 2021 weekly update from interim City Manager, Charlie Dissell. Southall seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Council Member Southall moved to adjourn at 6:40 p.m. Council Member Marchant seconded it. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

City Clerk Jackie Raffety administered the Oath of Office to incoming Council Members Ron Dalby, Christina Beach, and Steve Richardson. Judge Kevin Parker administered the Oath of Office to Mayor-elect Stephanie Erickson. The four will take office on January 1, 2022.

Pam Pepper, Mayor

ATTEST:

Jackie Raffety, City Clerk