CITY OF INDIANOLA COUNCIL MEETING
February 7, 2022
6:00 PM
City Council Chambers
Minutes

The Indianola City Council met in regular session at 06:00 PM on February 7, 2022 in the City Hall Council Chambers. Mayor Stephanie Erickson called the meeting to order and on roll call the following members were present: Heather Hulen, John Parker, Ron Dalby, Gwen Schroder (via Zoom due to being out of town), Christina Beach, Steve Richardson and Mayor Erickson. Absent: None.

In public comment, Sue Wilson, 114 W. Hillcrest Dr. shared information about an incident in which four city employees quickly responded to and resolved.

Approval of the Agenda was pulled from the consent agenda on a request by Councilman Dalby in order to move the exempt session after the adjournment of the meeting. Council Member Richardson moved to approve the amended agenda and Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved to approve the Consent Agenda. Council Member Richardson seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously. The Consent Agenda was as follows:

- Approval of Claims
- Approval of Minutes of the prior council meetings
- Resolution 2022-021 setting a Public Hearing for February 22, 2022 at 6:00 p.m. for the Maximum Property Tax Dollars for Fiscal Year 23.
- Approval of a renewal liquor license for Z's Eatery and Draught Haus.
- Approval of Urban Revitalization Designation Applications.
- Approval of Payment Application No. 10 to Langman Construction in the amount of $567,811.98 for the Water Resource Recovery Facility (WRRF) Influent Trunk Sewer and Outfall Sewer Project.
- Second consideration of an ordinance amending the city code of the City of Indianola, Iowa regarding the requirement of sanitary disposal.
- Third consideration of an ordinance approving the vacation of a 20' and 42' storm sewer easement at 1010 North Jefferson Way.
- Resolution 2022-022 approving an agreement with Visual Labs for body worn cameras.
- Resolution 2022-023 approving certain amendments to City of Indianola Policies pertaining to Bravo appointments.
- Resolution 2022-024 approving Wastewater and Drinking Water Financial Assistance Program Grant Contract.
- Resolution 2022-025 approving salaries.

Council Member Richardson provided the January CIRTPA report.

Council Member Parker reported on the Greater Des Moines Convention and Visitor's Bureau January meeting.

Brenda Easter, Indianola Chamber of Commerce, and Pritesh Patel, Chamber Member and owner of Hotel Pommier, spoke regarding the Chamber's funding request for Fiscal Year 23. The funds would be used to create a tourism website for Indianola.

Rachel Gocken and Doug Shull spoke regarding the Warren County Economic Development Corporation's funding request for Fiscal Year 23, noting that the majority of the money would be used to hire another employee to assist with economic development.

Council Member Parker moved to approve the appointment of Lin Stecker to the Planning and Zoning Commission for a term beginning immediately and ending July 1, 2026. Council Member Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Hulen moved to approve Resolution 2021-026 appointing Bob Kling to the Bravo Commission. Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

In the Community Update, Mayor Erickson introduced Mayor's Youth Council Member Olivia Fuller; reported she had issued a proclamation declaring February 2 as Chris Street Day in Indianola; and said she would be touring the Harvest Academy, attending the Salem Lunch and Learn, and the Chamber of Commerce annual meeting.

Assistant City Manager/Finance Director Andrew Lent presented the draft of the proposed budget to the Council. Highlights of the presentation included assumptions, maximum property tax dollars, current fund expenditures and account balances, a proposed property tax levy of $13.55, civic requests, concerns and future decisions, and the next steps.

Mayor Erickson read a proclamation declaring February 6-12, 2022 as National Burn Awareness Week in the City of Indianola.

Council Member Parker moved to approve the appointment of Elizabeth Miller to serve on the Civil Service Commission for a term beginning immediately and ending April 1, 2023. Council Member Beach seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Richardson moved to open the Fiscal Year 22 Budget Amendment Public Hearing. Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Lent explained the reasons for the amendment, which included budgeting for development agreements, increased hotel/motel tax revenue, WRRF construction costs and the city manager search. No other public comments were offered.

Council Member Richardson moved to close the Public Hearing and Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Hulen moved to approve Resolution 2022-027 approving the FY22 Budget Amendment. Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Hulen moved to open the Public Hearing regarding the application for exemption of the Sign Code at 1201 North Jefferson Way, Indianola, Iowa. Council Member Beach seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Interim City Manager/Community and Economic Development Director Charlie Dissell explained the sign code allows the Council to approve exemptions in certain situations. No other public comments were offered.

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

Council Member Dalby moved to approve Resolution 2022-028 approving the application for exemption of the Sign Code at 1201 North Jefferson Way, Indianola, Iowa. Council Member Beach seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Richardson moved to open the Public Hearing regarding an application for a right-of-way vacation and conveyance of the portion of the north/south alley that lies west of Lot 14 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, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Dissell stated property owners have approved the vacation and conveyance. A public utility easement and shared access easement will be brought forward for approval at a future meeting. No other public comments were offered.

It was moved by Parker and seconded by Hulen to close the Public Hearing. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved to approve the first consideration of an ordinance vacating the portion of the north/south alley that lies west of Lot 14 of the Plat of Jones and Windles Addition to Indianola, Warren County, Iowa. Council Member Dalby seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved to open the Public Hearing regarding an application for a right- of-way vacation and conveyance of a portion of the north/south alley that lies between Lots 5 and 6 in Block 8 of the Original Town Plan of Indianola, Warren County, Iowa. Council Member Dalby seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Dissell stated the alley vacation is required for IMU's downtown electrical underground conversion project, which requires above-ground pedestals. The public would no longer be able to access the east/west alley from Boston Avenue between N Howard and N Buxton. No other public comments were offered.

Richardson moved and Parker seconded to close the Public Hearing. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved to approve the first consideration of an ordinance vacating a portion of the north/south alley that lies between Lots 5 and 6 in Block 8 of the Original Town Plan of Indianola, Warren County, Iowa. Council Member Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved to open the Public Hearing regarding an application to rezone property located at 2110 Country Club Road from A-1 (Agricultural Zoning District) to R-1 (Single-Family Residential Detached Zoning District). Council Member Beach seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Dissell stated the proposed single family dwelling on the property conforms to the planned use in the comprehensive plan. No other public comments were offered.

It was moved by Parker and seconded by Dalby to close the Public Hearing. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Hulen moved to approve the first consideration of an ordinance to rezone property located at 2110 Country Club Road from A-1 (Agricultural Zoning District) to R-1 (Single-Family Residential Detached Zoning District). Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Beach moved to open the Public Hearing regarding an application to rezone 60 acres of property generally located southwest of the intersection of East Hillcrest Avenue and 143rd Street from M-1 (Limited Industrial Zoning District) to M-2 (General Industrial Zoning District). Council Member Dalby seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Dissell explained the zoning change allows for all types of industrial uses and that the City is working on getting utilities to the property. No other public comments were offered.

Richardson moved and Parker seconded to close the Public Hearing. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved to approve the first consideration of an ordinance to rezone 60 acres of property generally located southwest of the intersection of East Hillcrest Avenue and 143rd Street from M-1 (Limited Industrial Zoning District) to M-2 (General Industrial Zoning District). Council Member Dalby seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

The Public Hearing of the proposed plans, specs, form of contract and estimate of cost for the City Downtown Monument Project was cancelled.

Council Member Richardson moved to approve Resolution 2022-029 approving Payment Application No. 6 and Change Order No. 1 for the South Plant Lift Station Improvement Project. Council Member Parker seconded it. In discussion, Water Resource Recovery Director Rick Graves stated the change order is to remove the old structure and replace a chain link fence. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and

Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Richardson moved to approve Resolution 2022-030 approving Change Order No. 5 for the Water Resource Recovery Facility Project. Council Member Parker seconded it. In discussion, Jim Rassmussen, HR Green, stated that overall, the change orders have reduced the cost of the project. The current change order increases the price by $21,749 and adds 22 days to the project. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, and Beach. NAYS: Richardson. Whereas the Mayor declared the motion passed.

Beach moved to approve Resolution 2022-031 supporting the new Des Moines Airport Terminal Project. Council Member Hulen seconded it. In discussion, the Council discussed the amount of money to contribute. Council Member Beach amended her motion to include $250,000 that will be spent on the project over 5 years and Hulen seconded it. The funds are slated to be paid using the state backfill payment. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved to approve a Letter of Agreement between the Des Moines Airport Authority and the City of Indianola. Council Member Dalby seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Richardson moved to approve Resolution 2022-032 naming depositories and setting depository limits. Council Member Hulen seconded it. In discussion, Lent stated this is an annual resolution and that under the state code, banks must hold collateral on the funds. On roll call, the vote was AYES: Hulen, Parker, Schroder, Beach, and Richardson. NAYS: None. ABSTAIN: Dalby due to a conflict of interest.

Council Member Dalby moved to approve Resolution 2022-033 approving an agreement with Central Pump and Motor for the McCord - Plainview Lift Station Piping Project. Council Member Parker seconded it. In discussion, Graves stated the project is needed to remove and replace discharge piping to reduce pump run times. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Parker moved to approve an excessive usage claim for 104 West 1st Avenue. Council Member Dalby seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Richardson moved to approve an excessive usage claim for 708 West 1st Avenue. Council Member Parker seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Council Member Parker moved to approve Resolution 2022-034 authorizing closing of the 2020 SRF Loan Amendment for the Streetscape Sponsored Project. Council Member Hulen seconded it. In discussion, Lent stated the amendment will reduce the interest on the loan so that more of the principal can be used on a storm water project for the Streetscape. The debt service cost will remain the same. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, and Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Interim City Manager Dissell stated plans are in the works to schedule a meeting between HR Green and the council, as well as a tour of WRRF; the oral arguments for the Kading Properties appeal is on Feb 8; and he provided an update on the city manager search.

The council directed staff to add a council policy review to a future study session agenda.

Richardson moved to adjourn at 8:40 PM and Beach seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Council then entered into an exempt session for a strategy meeting to discuss employment conditions. Council was in exempt session until 9:24 PM.

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Stephanie Erickson, Mayor

ATTEST:

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Jackie Raffety, City Clerk