CITY OF INDIANOLA COUNCIL MEETING
February 22, 2022
6:00 PM
City Council Chambers
Minutes

The Indianola City Council met in regular session at 6:00 PM on February 22, 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 phone due to being out of town), Christina Beach, Steve Richardson and Mayor Erickson. Absent: None.

There were no public comments offered.

Council Member Parker moved to approve the Consent Agenda and Dalby seconded it. In discussion, Interim City Manager Charlie Dissell highlighted items on the consent agenda. 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 Agenda
- Approval of Claims
- Resolution 2022-035 approving monthly transfers.
- Approval of Minutes of the prior council meetings.
- Resolution 2022-036 setting a Public Hearing for March 21, 2022 at 6:00 p.m. regarding an amendment to Chapter 165, creating an exception to nonconforming structures.
- Approval of a renewal liquor license for Thorn Tree Development dba Deer Run Golf Club.
- Approval of a renewal liquor license for Dolgencorp, LLC, dba Dollar General Store #6777.
- Approval of a renewal application for Casey's General Store, located on Trailridge Avenue.
- Approval of a renewal liquor license for Deng's Garden.
- Approval of an amendment to Hy-Vee Food Store, Hy-Vee Gas and Hy- Vee Market Cafe's liquor license applications.
- Approval of a noise permit for the Warren County Speedway.
- Approval of Payment Application Number 20 to Williams Brothers Construction in the amount of $1,104,305.07 for the Water Resource Recovery Facility project.
- Approval of Payment Application Number 8 from Absolute Concrete in the amount of $34,667.78 for the Streetscape Project.
- Approval of Urban Revitalization Designations.
- Third consideration of an ordinance amending the city code of the City of Indianola, Iowa regarding the requirement of sanitary disposal.
- Second 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.
- Second 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).
- Second 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).
- Second consideration of an ordinance vacating 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.
- Resolution 2022-037 approving a contract with Dust Pros Janitorial.
- Resolution 2022-038 approving salaries.

City Treasurer Doug Shull presented the January 2022 Treasurer's Report. Council Member Parker moved to receive and file the Treasurer's Report and Hulen seconded it. The LOST fund balance was discussed. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Council Member Parker moved to receive and file the EMS Billing Activity Report for December 2021 and Schroder seconded it. In discussion, Dalby requested that future reports include run totals for the month. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Parker moved to receive and file the EMS Billing Activity Report for January 2022 and Richardson seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Council Member Richardson stated the Metro Advisory Committee discussed proposed legislation changes that may affect cities..

In the Community Update, Mayor Erickson introduced three Mayor's Youth Council members in attendance. She has also met with House and Senate leadership regarding a proposed bill.

Council Member Richardson moved to open the Public Hearing on the plans, specifications, form of contract and estimate of costs for the 2022 Infrastructure Improvements on West Boston Avenue, North F Street and West Clinton Avenue. 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.

Public Works Director, Akhilesh Pal reviewed the project plans and funding. Dave Moeller, Snyder and Assoc., discussed factors that may affect the project and how rapid inflation influenced the bid prices. There were no other public comments offered.

Parker moved and Hulen 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 Hulen moved to approve Resolution 2022-039 approving the plans, specifications, form of contract and estimate of cost for the 2022 Infrastructure Improvements on West Boston Avenue, North F Street, and West Clinton Avenue. 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.

Council Member Schroder moved to approve Resolution 2022-040 awarding a contract to Absolute Concrete for the 2022 Infrastructure Improvements Project. Council Member Richardson seconded it. In discussion, Pal stated that staff held a meeting for residents in the construction area and will be sending a notice of construction to all residents in the area after a pre-construction meeting with Absolute Concrete. 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 Maximum Property Tax Dollars Public Hearing. 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.

Assistant City Manager/Finance Director Andy Lent explained this Public Hearing and resolution is for all property tax dollars except the debt service levy. No other public comments were offered.

Hulen 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 Dalby moved to approve Resolution 2022-041 approving the Fiscal Year 2023 Maximum Property Tax Dollars. 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 Richardson moved to approve Resolution 2022-042 setting a Public Hearing for March 21, 2022 at 6:00 p.m. for the Fiscal Year 23 budget. 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 Richardson moved to approve the first consideration of an ordinance amending the city code of the City of Indianola, Iowa to add the Downtown Square Commission. Council Member Parker seconded it. In discussion, Interim City Manager/Community Development Director Charlie Dissell reviewed the proposed ordinance. Council members discussed membership requirements for commission members. 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 Resolution 2022-043 approving a termination certificate of the Development Agreement between the City of Indianola and Diligent Prairie Glynn, LLC and Jerry's Homes, Inc. Council Member Richardson seconded it. In discussion, Dissell explained the need for a termination certificate. 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 directed Lent to budget for the recommended civic organization requests, noting they would like to have a study session to discuss a matrix for deciding how this money is allocated in the future. They also directed him to not increase funding to Warren County Economic Development Corporation. Mayor Erickson will reach out to HIRTA representatives to meet with Council at their March 7 meeting. At that meeting, Council will provide direction on a FY23 contribution to HIRTA.

Pal introduced proposed changes to Brush Facility services and fees for 2022. Council directed staff to proceed with recommendations.

Dissell reminded the Council of upcoming special meetings to discuss city manager candidates and the Water Resource Recovery Facility.

In other business, Councilman Parker discussed the Civil Service Commission and the list of eligible applicants for the position of career firefighter/paramedic. Chief Chia explained the need to exhaust the list and repost the job opening with requirements necessary to fill the full-time position. Mayor Erickson stated she would reach out to Civil Service Commission members to set up a meeting time.

Council Member Hulen moved to enter into closed session at 7:37 PM 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 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.

At 7:52 PM Richardson moved, and Parker seconded to exit the closed session. 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 adjourn at 7:53 PM and Richardson seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

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Stephanie Erickson, Mayor

ATTEST:

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Jackie Raffety, City Clerk