



CITY OF INDIANOLA COUNCIL MEETING

March 21, 2022

6:00 PM

City Council Chambers

Minutes

The Indianola City Council met in regular session at 6:00 PM on March 21, 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, and Steve Richardson. Absent: None.

There were no public comments offered.

Agenda item 5E4 was pulled from the consent agenda on request by Council Member Richardson. Council Member Hulen moved to approve the Consent Agenda and Richardson seconded it. The Brickhouse Lease Agreement was discussed. Amanda Ripperger, owner of The Brickhouse, answered questions regarding the patio size and layout. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously. The consent agenda was as follows:

- Approval of Agenda
- Approval of Claims
- Resolution 2022-053 approving monthly transfers.
- Approval of Minutes of the prior council meetings
- Approval of a renewal liquor license for Casey's General Store, located at 1006 West Second Avenue.
- Approval of a renewal liquor license for Willow Moon Apothecary.
- Approval of a renewal refuse permit for Waste Management
- Approval of an agreement between The Sports Page Grill, Inc DBA The Brickhouse and the City of Indianola for a deck located at 107 North Buxton Street.
- Approval of a Sidewalk Use Agreement for The Local Vine, located at 126 West Ashland Avenue.
- Approval of a Sidewalk Use Agreement for West Hill Brewery, located at 219 West Salem Avenue.
- Third consideration and adoption of an ordinance amending the city code of the City of Indianola, Iowa to add the Downtown Square Commission.
- Approval of the submission of fourth quarter 2021 utility write-offs to the State Offset program for collection.
- Resolution 2022-054 approving the updated official zoning map.
- Resolution 2022-055 approving a Plat of Survey for Bruce and Susan Brockway, located within two miles of the City of Indianola.
- Resolution 2022-056 approving the City's annual fee schedule.
- Resolution 2022-057 approving salaries.

Council Member Parker moved to approve Payment Application Number 21 to Williams Brothers Construction in the amount of \$663,944.01 for the Water Resource Recovery Facility. Council Member Beach seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach. NAYS: Richardson. Whereas the Mayor declared the motion passed.

City Treasurer Doug Shull presented the Treasurer's Report. Beach moved to receive and file the February 2022 Treasurer's Report and Hulen seconded it. 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 February 2022 and Dalby seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Dalby moved to receive and file the Fire Department Annual Report and Parker seconded it. In discussion, Chief Chia highlighted the items in the report, noting that department improvements will affect the ISO rating. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Council Member Richardson reported the Metro Advisory Committee met on March 8 and discussed proposed legislation.

Council Member Richardson reported the CIRTPA meeting had been cancelled.

Interim City Manager Charlie Dissell stated the Mid-Iowa Planning Alliance is seeking a representative from each jurisdiction to their board. Council directed Dissell to serve on the board as Indianola's representative.

Mayor Erickson reported she had toured Hershel Manufacturing with Councilman Richardson. The Mayor has a statewide mayor's meeting and the Mayor's Youth Council meeting coming up. Council agreed to cancel the study session for March 22 regarding the Council Policy. It will be on a future agenda once a city manager is hired.

Council Member Richardson moved to open the Public Hearing regarding an ordinance amending the city code of the City of Indianola, Iowa creating an exception to nonconforming structures. Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Dissell explained the exception proposed in the ordinance amendment and recommended waiving the second and third readings so as not to hold up the sale of property. No other comments were offered.

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

Council Member Parker moved and Beach seconded to waive the second and third readings of the ordinance amending the city code of the City of Indianola, Iowa creating an exception to nonconforming structures. Richardson noted that readings are not normally waived but an exception should be made in this case. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS:

None. Whereas the Mayor declared the motion carried unanimously.

Council Member Hulen moved to open the Public Hearing on the proposed Fiscal Year 23 budget and Beach seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously. Indianola Chamber of Commerce representatives Brenda Easter and Pritesh Patel asked Council to consider increasing their funding for the Chamber in order for a tourism website to be developed. Kelly Shaw, 101 Phillips Place, asked how hotel/motel taxes are distributed and stated he believes fund balances are too high. Councilman Richardson said he believes there should be a cap on fund balances, but with uncertain economic times, a higher fund balance is necessary. Mayor Erickson stated the fund balance conversations would continue. Assistant City Manager/Finance Director Andy Lent presented key highlights of the Fiscal Year 23 budget. There was discussion on future budget amendments in regard to salaries. No other public comments were offered.

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

Council Member Parker moved to approve Resolution 2022-058 approving contributions from hotel-motel tax revenue and designating as a public purpose and adding \$11,500 to the Indianola Chamber of Commerce contribution, and Richardson seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Richardson moved to approve Resolution 2022-059 approving the Fiscal Year 23 budget. Council Member Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Dalby moved to approve Resolution 2022-060 approving an agreement and contract for fire protection and emergency response services between Greenfield Township, Warren County and the City of Indianola, Iowa. Council Member Beach seconded it. In discussion, WRRF Director Rick Graves explained that Indianola Fire Department should cover the WRRF, and the Greenfield Township agreed to the transition. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Beach moved to approve Resolution 2022-061 approving a Subaward Agreement between the Iowa Department of Homeland Security and Emergency Management and the City of Indianola for an Outdoor Warning Siren Replacement Project. Council Member Parker seconded it. In discussion, Lent stated the application was submitted a few years ago and funding just became available. Four sirens will be replaced. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Dalby moved to approve Resolution 2022-062 approving a contract with AVI Systems and Beach seconded it. In discussion, the terms of the contract were reviewed. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

The Council discussed selection criteria for the Downtown Square Commission. Dissell recommended the commission be comprised of the following: at least one building owner, one business owner, and one resident; a balance of business types; a business owner who leases their space; a property owner; and people from each area of the Square. Council Member Hulen noted that other communities have representation from people with disabilities, seniors, artists, musicians, designers, Parks & Rec, and historians. Council discussed the benefits of commissioners with

various skills, abilities and backgrounds.

Dissell shared the timeline and agenda for in-person interviews with three city manager candidates. He also noted Council will meet with HR Green in May, with OPN next week, and IMU in April. Dissell reported the County is in the process of exiting the 28E Agreement regarding joint fuel purchases.

Council Member Parker moved at 8:09 PM 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 Richardson seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Hulen moved at 8:28 PM to exit the closed session and Richardson seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved at 8:29 PM to enter into closed session in accordance with Iowa Code Section 21.5 (1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. Council Member Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Hulen moved at 8:41 PM to exit the closed session and Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Parker moved to adjourn at 8:41 PM and Dalby seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk