



CITY OF INDIANOLA COUNCIL MEETING

August 15, 2022

6:00 PM

City Council Chamber

110 N 1st Street

Minutes

Call to Order

The Indianola City Council met in regular session at 6:00 PM on August 15, 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, Steve Richardson. Absent: Christina Beach.

Public Comment

Rhonda Crouse, Crouse Café, 115 E Salem spoke regarding handicap spots near the Café.

Kathy Stanfield, 407 W Ashland, commented on a desire for a handicap space on southwest corner of the Square.

Consent Agenda:

Agenda Item 5B, Approval of Claims, was pulled from the consent agenda on a request by Council Member Hulen. Agenda Items 5G - Resolution approving Payment Application Number 13 in the amount of \$502,727.03 and Changer Order Number 8 in the amount of \$21,034.50 from Absolute Concrete for the Square Reconstruction Project and 5H - Resolution approving Change Order Number 2 and Payment Application Number 4 in the amount of \$114,990.16 to Absolute Concrete for the 2022 Infrastructure Improvements Project were pulled from the consent agenda on a request by Council Member Richardson.

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

- Approval of Agenda
- Resolution 2022-156 approving Fiscal Year 23 monthly transfers for August 2022
- Approval of Minutes of the prior council meetings
- Resolution 2022-157 fixing a date (September 6, 2022 at 6 PM) for a meeting on the authorization of a loan agreement and the issuance of not to exceed \$3,500,000 general obligation capital loan notes of the City of Indianola, State of Iowa (for essential corporate urban renewal purposes), and providing for publication of notice thereof.
- Resolution 2022-158 setting a public hearing for September 6, 2022 at 6 PM regarding an application for an exemption of sign code at 1103 N Jefferson Way, Indianola, Iowa.
- Approval of a renewal liquor license for The Zoo.
- Approval of a renewal liquor license for The Village, A Wesley Active Life Community, pending final approval by staff.
- Approval of a temporary liquor license for Willow Moon Apothecary.
- Approval of an amended liquor license for Fiestas Jalepenos Mexican Restaurant.

- Approval of an event application for the Public Safety Open House to be held on October 13, 2022 at City Hall.
- Approval of Payment Application Number 26 in the amount of \$489,485.29 to Williams Brothers Construction for the Water Resource Recovery Facility project.
- Resolution 2022-161 approving a Professional Services Agreement with Dependable Drain and Plumbing for the Sewer Manhole Rehabilitation Project.
- Third consideration and approval of an ordinance to rezone property adjacent to 2110 Country Club Road from A-1 (Agricultural Zoning District) to R-1 (Single-Family Residential Detached Zoning District).
- Resolution 2022-162 approving an engagement agreement with Ahlers and Cooney in connection with a development agreement with Indianola Industrial Park, LLC in the Hillcrest/Downtown Unified Urban Renewal Area.
- Resolution 2022-163 approving a three-party engineering services agreement for Indianola Industrial Park 3.
- Resolution 2022-164 accepting easements and approving the final plat of Wadle Subdivision.
- Resolution 2022-165 authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against property.
- Approval of the submission of the second quarter 2022 utility write-offs to the State Offset Program for collection.
- Approval of a new retail permit for cigarette/tobacco/nicotine/vapor for ABC Smoke.
- Resolution 2022-166 approving a settlement agreement and mutual release by and between the City of Indianola and Dennis Lee Moser.
- Resolution 2022-167 approving salaries.

Council Member Parker moved to approve 5B - Claims and Schroder seconded it. On roll call, the vote was AYES: Parker, Dalby, Schroder, Richardson. NAYS: None. ABSTAIN: Hulen. Whereas the Mayor declared the motion carried unanimously.

Council Member Schroder moved to approve 5G - Resolution 2022-159 approving Payment Application Number 13 in the amount of \$502,727.03 and Change Order Number 8 in the amount of \$21,034.50 from Absolute Concrete for the Square Reconstruction Project. Council Member Parker seconded it. In discussion, Charlie Dissell, Community and Economic Development Director, explained the sequence of events that led to a change order, noting that the City will receive an engineering credit back on some of the items. Council discussed the change order and the city's responsibility to pay for it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder. NAYS: Richardson. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved to approve Resolution 2022-160 approving Change Order Number 2 (no change to contract amount) and Payment Application Number 4 in the amount of \$114,990.61 to Absolute Concrete for the 2022 Infrastructure Improvements Project (Boston Avenue). Council Member Dalby seconded it. In discussion, Public Works Director Akhilesh Pal explained the change order, and the progress and timeline of the project. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Reports

Council Member Hulen moved to receive and file the July 2022 Treasurer's Report and Dalby seconded it. In discussion, City Treasurer Doug Shull noted a transfer of LOST funds brought the balance down from a year ago. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

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

Council Member Richardson moved to approve the appointment of Heather Sinclair to the Hometown Pride Committee for a term beginning July 1, 2022 and ending July 1, 2023 and Dalby seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved to table the appointment of Joan Overton to the Sustainability Committee until staff can formalize and create the parameters of the committee. Council Member Richardson seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Mayor's Report

Mayor Erickson noted that with the beginning of the school year, the Mayor's Youth Council will meet again. She also stated Council had toured the Water Resource Recovery Facility.

Mayor Erickson read a Proclamation declaring August 21 - 27, 2022 as Water and Wastewater Workers of Iowa week.

Old Business

Asst City Manager/CFO Andrew Lent presented a review of Fiscal Year 22. Highlights of the presentation included: FY22 Revenue Recap; Building Permit Growth; FY24 and Concerns; and the FY24 Budget Calendar.

New Business

Council Member Parker moved to approve Resolution 2022-168 approving a Major Site Plan application for retail sales (Pharmacy/Drug Store) at 2105 North 3rd Lane. Council Member Hulen seconded it. In discussion, Dissell shared the site plan with the Council, noting that the plan has less glass than the code requires due to the nature of the business. The Planning and Zoning Commission recommends approval. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Richardson moved to approve Resolution 2022-169 approving a Plat of Survey for Kevin Halterman, located adjacent to 2110 Country Club Boulevard and Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Richardson moved to approve the first consideration of an Ordinance amending Chapter 71.04 of the Code of Ordinances of the City of Indianola and Dalby seconded it. In discussion, City Manager Ben Reeves stated the ordinance will allow the Chief of Police to issue an overnight parking permit to authorized county personnel. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Dalby moved to approve the first consideration of an Ordinance amending Chapter 71.02 of the Code of Ordinances, City of Indianola, Iowa and Richardson seconded it.

In Public Comments, Brian Endrizal, 1000 N 9th St., spoke in favor of a four-way stop at the intersection. Mayor Erickson read an email from Christina Liebsch, 1001 N 9th St. in favor of a four-way stop at the intersection.

In discussion, staff noted that the intersection does not meet federal standards and regulations for a four-way stop. The Council discussed the benefits and drawbacks of a four-way stop at that intersection and requested that staff conduct a traffic study. Council Member Dalby rescinded his motion. Council Member Parker moved to continue the first consideration to the September 6 City Council meeting and Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Richardson. NAYS: None. Whereas, the Mayor declared the motion carried unanimously.

Other Business

In the City Manager's Report, Reeves provided an update to the Crow's Nest Campground storm water utility question from the previous Council meeting. He then thanked City and IMU staff for their work on construction projects, noting that Charlie Dissell is a tremendous asset to our organization. Reeves stated there will be a joint meeting with the IMU Board of Trustees on August 22 to discuss capital improvement plans.

Council Member Hulen moved to enter into closed session at 7:22 p.m. 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, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Mayor Erickson left the meeting at 7:24 p.m.

Council Member Parker moved to exit the closed session at 7:54 p.m. and Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Parker moved to enter into closed session at 7:55 p.m. 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 Schroder seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Parker moved to exit the closed session at 8:23 p.m. and Schroder seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

No action was taken on items discussed in the closed sessions.

Adjourn

The meeting was adjourned at 8:24 p.m. on a motion by Council Member Parker and seconded by Dalby. Question was called for and on voice vote the Mayor Pro Tem declared the motion carried unanimously.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk