CITY OF INDIANOLA COUNCIL MEETING

October 17, 2022
7:00 PM
City Council Chambers
110 N 1st Street
Minutes

Call to Order
The Indianola City Council met in regular session at 7:00 PM on October 17, 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, Christina Beach, Steve Richardson. Absent: None.

Public Comment
There were no public comments offered.

Consent Agenda:
Agenda Item 5B, Approval of Claims, was pulled from the consent agenda on a request by Council Member Richardson. Council Member Schroder moved to approve the Consent Agenda and Dalby 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. The consent agenda was as follows:

- Approval of Agenda
- Resolution 2022-205 to Approve Monthly Transfers for October 2022
- Approval of Minutes of the prior council meetings
- Resolution 2022-206 setting a public hearing on November 21, 2022, at 7:00 PM regarding an amendment to Chapter 165 adding a sign code and deleting Chapter 167.
- Resolution 2022-207 (1) approving the competitive criteria and procedures for disposition of certain property located within the Hillcrest/Downtown Unified Urban Renewal Plan Area; (2) determining that the proposal submitted by The Overland Group, LLC satisfies the offering requirements and declaring the intent of the City to convey the property to The Overland Group, LLC in the event that no competing proposals are submitted; (3) ordering publication of a Notice of Competitive Bidding and soliciting competing proposals; and (4) fixing date for a public hearing at 7:00 P.M. at the Council meeting on November 21, 2022, on the proposal to enter into a Purchase and Sale Contract with The Overland Group, LLC related to the conveyance or property in the Hillcrest/Downtown Unified Urban Renewal Plan Area
- Consideration of the approval of a renewal liquor license for Brightman/Brown Enterprises, LLC dba Mojo's.
- Consideration of the approval of a renewal liquor license for C & S Food Services, LLC, dba Pete's Pizza.
- Consideration of the approval of Urban Revitalization Designations.
- Consideration of the approval of Payment Application Number 15 in the amount of $419,750.14 from Absolute Concrete for the Square Reconstruction Project.
- Consideration of the approval of Payment Application Number 28 in the amount of $727,741.72

from Williams Brothers Construction for the Water Resource Recovery Facility Project.

- Second consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa by amending provisions pertaining to alcoholic beverage control.
- Resolution 2022-208 authorizing the purchase of a Jet/Vac Truck for the Water Resource Recovery Department.
- Resolution 2022-209 approving a minor amendment to the Summercrest Planned Unit Development (PUD).
- Resolution 2022-210 accepting public improvements, accepting four-year maintenance bonds for sanitary sewer, storm sewer, water and streets, accepting easements, accepting street lots, and approving the final plat for Summercrest Plat 1.
- Resolution 2022-211 accepting easements and street lots and approving the final plat for the Robinson Subdivision.
- Resolution 2022-212 approving a plat of survey for Joseph Greubel, located within two miles of the City of Indianola.
- Resolution 2022-213 approving a plat of survey for William and Kathryn Thayer, located within two miles of the City of Indianola.
- Resolution 2022-214 approving the Fiscal Year 22 Street Finance Report.
- Resolution 2022-215 authorizing the purchase and replacement of crack sealer equipment for the Public Works Department from Logan Contractors in the amount of $60,115.00.
- Resolution 2022-216 approving Change Order Number 4 in the amount of $2,916.50 and Payment Application Number 6 in the amount of $364,971.00 for the 2022 Infrastructure Improvements Project (Boston Avenue).
- Resolution 2022-217 approving salaries.

Council Member Dalby moved to approve Claims and Parker seconded it. On roll call, the vote was AYES: Parker, Dalby, Schroder, Beach. NAYS: None. ABSTAIN: Hulen, Richardson, due to a conflict of interest. Whereas the Mayor declared the motion passed.

Council Reports

Council Member Hulen moved to receive and file the August 2022 Treasurer's Report and Dalby seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Council Member Schroder moved to receive and file the September 2022 Treasurer's Report and Richardson seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Council Member Parker moved to receive and file the September 2022 EMS Billing Activity Report and Schroder seconded it. It was noted that EMS calls have increased over the last several months. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Council Member Richardson provided information on upcoming legislative items to be aware of.

Mayor's Report

Mayor Erickson reported on community events she has attended as well as an update on the Mayor's Youth Council.

Old Business

Council Member Schroder moved to open the public hearing regarding an amendment to the 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.

Asst City Manager/CFO Andrew Lent explained the items included in the amendment. There were no other public comments offered.

Council Member Parker moved to close the public hearing and Dalby 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 Hulen moved to approve Resolution 2022-218 approving an amendment to the Fiscal Year 23 Budget and Schroder 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 Schroder moved to open the public hearing regarding an amendment to the Indianola Code of Ordinances pertaining to fireworks sales locations and Dalby 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.

Community and Economic Development Director Charlie Dissell stated the amendment will bring the City into compliance with State Code by allowing fireworks sales in the C1 and C3 Zoning Districts. There were no other public comments offered.

Council Member Schroder moved, and Beach 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 the first consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa for fireworks sales locations and 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 Richardson moved to approve the first consideration of an Ordinance amending the use of fireworks (banning them) in the City of Indianola and Beach seconded it. In discussion, staff recommended banning the use of fireworks due to safety issues and a petition with over 630 signatures requesting a ban. The Council discussed the merits of banning the use of fireworks or changing the days they are allowed to be used. On roll call, the vote was AYES: Hulen, Richardson. NAYS: Parker, Dalby, Schroder, Beach. Whereas the Mayor declared the motion failed. The Council directed staff to amend the current ordinance to remove the allowable use of fireworks on July 5th.

Council Member Parker moved to approve Resolution 2022-219 approving an agreement with the Iowa Department of Transportation for a Surface Transportation Block Grant Program federal aid swap project: Hillcrest Avenue Reconstruction Project. Council Member Schroder seconded it. In discussion, Public Works Director Akhilesh Pal stated the City must follow state standards in order to receive the STBG funding. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Director Pal reviewed proposed Change Order Number 5 for the 2022 Infrastructure Improvements Project (Boston Avenue). He stated Snyder & Assoc. redesigned at no cost to the City but the construction cost will be approximately $25,300. He requested direction from council in order to keep the project moving forward. Council advised staff to proceed with the change order.

Other Business

The Council directed City Manager Ben Reeves to plan a council retreat/planning session that includes reviewing the council's strategic plan.

Reeves informed the Council that Bird Rides is terminating their contract with the City of Indianola, effective November 14. Staff will notify the public.

Council Member Parker moved to enter into closed session at 7:53 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 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.

Hulen moved to exit the closed session at 8:09 p.m. 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. There was no action taken on items discussed in closed session.

Council Member Parker moved to enter into closed session at 8:10 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 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.

Council Member Schroder moved to exit the closed session at 8:26 p.m. 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. There was no action taken on items discussed in closed session.

Adjourn

The meeting was adjourned at 8:26 p.m. on a motion by Richardson and seconded by Parker. 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