CITY OF INDIANOLA COUNCIL MEETING
November 21, 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 November 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 (via phone), John Parker, Ron Dalby, Gwen Schroder, Christina Beach, Steve Richardson. Absent: None.

Oath of Office
Mayor Erickson administered the Oath of Office to career Firefighters/Paramedics Jill Burrell, Mark Butcher and Reed Smith.

Public Comment
Brandy Werner, Willow Moon Apothecary, provided statistics on the Wine, Witches and Brews event on the Square on October 28, 2022.

Consent Agenda:
Council Member Schroder moved to approve the Consent Agenda 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. The Consent Agenda was as follows:

- Approval of Agenda
- Approval of Claims
- Resolution 2022-235 approving monthly transfers.
- Approval of Minutes of the prior council meetings
- Resolution 2022-236 setting a public hearing on December 19, 2022, to consider the request from Becky Niccum for rezoning from Highway Commercial (C-2) zoning district to the Single-Family Residential Attached (R-2) zoning district for land located at 902 West 3rd Avenue.
- Consideration of the approval of a renewal liquor license for Hy-Vee Market Cafe.
- Consideration of the approval of a renewal liquor license for Indianola Lodge No 2814, Benevolent and Protective Order of Elks of the United States of America.
- Consideration of the approval of Payment Application Number 16 in the amount of $251,033.56 to Absolute Concrete for the Square Reconstruction Project.
- Consideration of the approval of Payment Application Number 29 to Williams Brothers Construction in the amount of $626,899.95 for the Water Resource Recovery Facility project.
- Resolution 2022-237 approving Payment Application Number 7 and Change Order Number 6 for the 2022 Infrastructure Improvements Project (Boston Avenue).
- Third consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa for fireworks sales locations.
- Second consideration of an ordinance regarding the use of fireworks, by removing July 5 and modifying the allowable times for July 4.

- Approve Annual Urban Renewal Report for Fiscal Year 2022.

- Resolution 2022-238 approving the Fiscal Year 24 Tax Increment Financing (TIF) Certifications.
- Receive and file the Fiscal Year 22 Annual Financial Report.
- Resolution 2022-239 approving a lease agreement for parking with the First Baptist Church of Indianola and the Trinity United Presbyterian Church of Indianola.
- Approval of the Civil Service Commission's list of applicants certified as eligible for the position of Career Fire Captain.
- Resolution 2022-240 authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against property.
- Resolution 2022-241 approving salaries.

Council Reports
Robert Endriss, Denman and Company, presented the Fiscal Year 22 Audit findings.

Council Member Beach moved to receive and file the October 2022 Treasurer's Report and Schroder seconded it. In discussion, Treasurer Doug Shull noted changes in funds were due to receipt of property taxes and bond proceeds. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

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

Indianola Chamber of Commerce President/CEO Amanda Zwanziger and Board Member Pritesh Patel updated the council on the tourism website. Council Member Schroder moved to approve a claim from the Indianola Chamber of Commerce 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 appointment of Marvin Gribbins to the Downtown Square Commission for a term beginning immediately and ending June 30, 2025, 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.

Mayor's Report
Mayor Erickson reported on recent meetings and events she has attended.

Old Business
Council Member Richardson moved to open the public hearing regarding an application for exemption of sign code at 1010 North Jefferson Way, Indianola, Iowa 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.

Community and Economic Development Director Charlie Dissell stated the current code requires an exemption to sign code to be approved by Council. No other public comments were offered.

Parker moved and Richardson 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 Richardson moved to approve Resolution 2022-242 approving an application for exemption of sign code at 1010 North Jefferson Way, Indianola, Iowa 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 Parker moved to open the public hearing regarding an application for exemption of sign code at 102 North Jefferson Way, Indianola, Iowa 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.

Dissell stated the exemption is regarding the location requirement. There were no other public comments offered.

Schroder 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 Dalby moved to approve Resolution 2022-243 approving an application for exemption of sign code at 102 North Jefferson Way, Indianola, Iowa. 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 Parker moved to approve Resolution 2022-244 approving a major site plan application for a drive-through restaurant at 102 North Jefferson Way. Council Member Schroder seconded it. In discussion, Dissell reviewed the site plan. 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 Chapter 165 by adding a sign code and deleting Chapter 167. Council Member 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.

Chris Shires, Confluence, highlighted the significant changes in the sign code ordinance amendment. No other public comments were offered. Parker moved to close the public hearing 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 Richardson moved to approve the first consideration of an ordinance amending Chapter 165 by adding a sign code and deleting Chapter 167, changing the electronic sign minimum dwell time from 30 to 10 seconds. Council Member 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 the sale of real property located at 1206 West 2nd Avenue 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.

Dissell stated the City received an offer from The Overland Group to purchase property located at 1206 W 2nd in the amount of $257,732 less half of the broker fees of $15,463.92. The Warren County Historical Society (WCHS) has also submitted an offer of $260,000. The Council can accept either offer or allow both parties to submit their final and best offer.

Letters were received from the Warren Co Fair Association/Warren County Agricultural Association, Fareway and representatives from the Historical Society in support of WCHS purchasing the property.

The following spoke in favor of the WCHS purchasing the property: Deb Taylor, WCHS; Kathy Stanfield, 407 W Ashland; Benjamin Clark, Churchville Iowa; and Elodie Opstad, 510 W Ashland. There were no other comments offered.
Parker moved to close the public hearing 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.

The Council discussed the offers received on the property. Council Member Beach moved to approve the intent to accept WCHS offer subject to 30-day notice for the following stated reasons:

1. It was the highest financial offer
2. It assists in the preservation of history in Warren County
3. It has an overall economic benefit to tourism in Warren County
4. It supports Warren County as a whole
5. It has the support of local neighbors
6. It preserves the green space on the property
7. It provides additional parking to both the Warren County Fair and the Historical Society
8. The historical society has the ability to close in a more timely fashion
9. It was a cash offer
10. It has a guarantee to close
11. In short, selling to the Historic Society brings an overall benefit to the community and the region

Dalby seconded the motion. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach. ABSTAIN: Richardson, due to a conflict of interst. NAYS: None. Whereas the Mayor declared the motion passed.

Council Member Beach moved to approve Resolution 2022-246 approving a preliminary plat for Indianola Industrial Park 3 and Richardson seconded it. In discussion, Dissell stated the development plans. 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 open the public hearing regarding the proposal to enter into an Infrastructure Agreement with Indianola Industrial Park, LLC 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.

Dissell explained the proposed agreement and outlined the construction project timeline. No other public comments were offered.

Parker moved and Schroder 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 2022-247 approving and authorizing execution of an Infrastructure Agreement by and between the City of Indianola and Indianola Industrial Park LLC. Council Member 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.

New Business

Council Member Dalby moved to approve Resolution 2022-248 approving a preliminary plat for Heritage Hills 12 and Parker seconded it. In discussion, Dissell described the preliminary plat. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Other Business

City Manager Ben Reeves provided an update on the Water Resource Recovery Facility and old sewer plant.

Council Member Beach moved to enter into closed session at 9:09 p.m. 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 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.

Richardson moved to exit the closed session at 9:29 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. No action was taken on items discussed in closed session.

Adjourn
The meeting was adjourned at 9:29 p.m. on a motion by Richardson and seconded by Schroder. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

____
Stephanie Erickson, Mayor

ATTEST:

____
Jackie Raffety, City Clerk