CITY OF INDIANOLA COUNCIL MEETING
January 3, 2023
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 January 3, 2023, in the City Hall Council Chambers. Mayor Pro Tem Steve Richardson called the meeting to order and on roll call the following members were present: Heather Hulen, John Parker, Ron Dalby, Gwen Schroder, (via Zoom) Christina Beach, Steve Richardson. Absent: Mayor Stephanie Erickson.

Oath of Office
Mayor Pro Tem Richardson administered the Oath of Office to Police Captain Rob Hawkins.

Public Comment
There were no public comments offered.

Consent Agenda:
Council Member Hulen 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 Pro Tem declared the motion carried unanimously. The consent agenda was as follows:

- Approval of Agenda
- Approval of Claims
- Approval of Minutes of the prior council meetings
- Resolution setting a public hearing for 7 P.M. on January 17, 2023 regarding the request for a modification to The Village, A Wesley Life Community, Planned Unit Development (PUD)
- Resolution setting public hearing for 7 P.M. on January 17, 2023 regarding the request for approval of the Missouri Valley JATC Planned Unit Development (PUD)
- Consideration of the approval of Payment Application Number 17 to Langman Construction Inc. in the amount of $47,899.95 for the Water Resource Recovery Facility
- Second consideration of an ordinance amending the Municipal Code of the City of Indianola, Iowa, for change of zoning district boundaries from the Highway Commercial (C-2) Zoning District to the Single-Family Residential Attached (R-2) Zoning District for land located at 902 W 3rd Avenue
- Second consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending Chapter 95, Sanitary Sewer System, pertaining to service outside city limits
- Third consideration of an Ordinance to increase monthly residential recycling fees
- Third consideration of a proposed Ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by adding provisions pertaining to a new Chapter for a Sustainability Committee
- Approval of the proposed by-laws for the Sustainability Committee
- Receive and file a listing of the current Board and Commission memberships
- Consideration of the approval of the Civil Service Commission’s list of applicants certified as eligible for the position of Police Lieutenant
- Resolution approving salaries

Council Reports
Council Member Hulen gave the Warren County Economic Development Corporation Committee Report.

Council Member Parker moved to receive and file the November 2022 EMS Billing Activity Report and Dalby seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Mayor's Report
Council Member Hulen moved to appoint Anita Christensen to the Sustainability Committee for a term beginning immediately and ending July 1, 2026 and Beach seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Beach moved to appoint Rita Bresnan to the Sustainability Committee for a term beginning immediately and ending July 1, 2026 and Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Dalby moved to appoint Bill Howard to the Sustainability Committee for a term beginning immediately and ending July 1, 2026 and Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Parker moved to appoint Jon Vernon to the Sustainability Committee for a term beginning immediately and ending July 1, 2025 and Dalby seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Beach moved to appoint Kathie Farris to the Sustainability Committee for a term beginning immediately and ending July 1, 2025 and Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Old Business
Council Member Hulen moved to open the public hearing regarding the plans, specifications, form of contract and estimate of costs for the Indianola Industrial Park Plat 3 Infrastructure Project and Beach seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Community and Economic Development Director Charlie Dissell provided a brief overview of the project. There were no other comments offered.

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

Council Member Parker moved to approve Resolution 2023-004 approving the plans, specifications, form of contract and estimate of costs for the Indianola Industrial Park Plat 3 Infrastructure Project. Council Member Dalby seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Parker moved to approve Resolution 2023-005 awarding a contract to Sandstone Management LTD for the Indianola Industrial Park Plat 3 Infrastructure Project. Council Member Dalby seconded it. In discussion, Dissell noted that 12 bids were received, and Sandstone Management's bid was under the cost estimate. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None.

Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Beach moved to open the public hearing on the request from Warren County Historical Society for rezoning from the Single-Family Residential Detached (R-1) and Single- Family Residential Attached (R-2) zoning district to the Highway Commercial (C-2) zoning district for land located at 1206 and 1300 W 2nd Avenue. Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Dissell explained the need for rezoning and recommended rezoning the east side of the property from low-density residential to a C-2 designation. Kathy Stanfield, 407 W Ashland, spoke in favor of rezoning. There were no other public comments offered.

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

Council Member Beach moved to approve the first consideration for the request from Warren County Historical Society for rezoning from the Single-Family Residential Detached (R-1) and Single-Family Residential Attached (R-2) zoning district to the Highway Commercial (C-2) zoning district for land located at 1206 and 1300 W 2nd Avenue and Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Hulen moved to open the public hearing regarding the proposal to enter into an Offer to Buy Real Estate with the Warren County Historical Society related to property within the Hillcrest/Downtown Unified Urban Renewal Plan Area, which includes the potential sale of the City's interest in real property. Council Member Dalby seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Dissell stated that at the Nov 21, 2022 meeting, council declared their intent to accept the offer. He explained the addendum to the offer to combine the two offers from the WCHS. No other comments were offered.

Dalby 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 Pro Tem declared the motion carried unanimously.

Council Member Beach moved to approve Resolution 2023-006 making final determination on the potential sale of interest in real property and approving and authorizing execution of an Offer to Buy Real Estate by and between the City of Indianola and the Warren County Historical Society within the Hillcrest/Downtown Unified Urban Renewal Area. Council Member Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Hulen moved to approve Resolution 2023-007 approving and authorizing the execution of an Addendum to an Offer to Buy Real Estate by and between the City of Indianola and the Warren County Historical Society. Council Member Beach seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Parker moved to open the public hearing regarding the request from Steve Darr for a modification to the Deer Run Planned Unit Development (PUD) and Beach seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardsonn. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Dissell stated that the request is to include the allowance of single family attached dwellings. He discussed the letter of opposition received and the individual who spoke in favor of the modification during the P&Z Commission meeting. There were no other comments offered.

It was moved by Parker and seconded by Beach to close the public hearing. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas, the Mayor Pro Tem declared the motion carried unanimously.

Council Member Beach moved to approve Resolution 2023-008 approving the request from Steve Darr for a modification to the Deer Run Planned Unit Development (PUD) and Dalby seconded it. On roll call, the vote was AYES: Hulen, Parker, Beach, Richardson. NAYS: Dalby, Schroder. Whereas the Mayor Pro Tem declared the motion passed.

Council Member Dalby moved to open the public hearing regarding the Comprehensive Plan Amendment for the 6th Street Sub-Area Plan and Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Shawn O'Shea, MSA Project Manager for the 6th St Sub Area Plan, reviewed the final plan. The Council expressed their support for the plan. There were no other comments offered.

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 Pro Tem declared the motion carried unanimously.

Council Member Parker moved to approve Resolution 2023-009 approving the Comprehensive Plan Amendment for the 6th Street Sub-Area Plan and Dalby seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

New Business
Council Member Parker moved to approve Resolution 2023-010 approving a contract with MSA for a Parks and Open Spaces Master Plan and Beach seconded it. In discussion, Parks and Recreation Director Doug Bylund discussed that the 2018 Strategic Plan called for an update to the 1998 Parks and Open Spaces Master Plan. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Other Business
City Manager Ben Reeves explained the "What do you love about Indianola" monthly photo contest.

Adjourn
The meeting was adjourned at 7:55 p.m. on a motion by Dalby and seconded by Parker. 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