CITY OF INDIANOLA COUNCIL MEETING
January 17, 2023
7:00 PM
City Council Chambers
110 N 1st St, Indianola
Minutes

Call to Order
The Indianola City Council met in regular session at 7:00 PM on January 17, 2023 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, Christina Beach, Steve Richardson. Absent: Gwen Schroder.

Oath of Office
Mayor Erickson issued the Oath of Office to Fire Captains Chuck Cross, Eric Wallace and Thad White and Police Lieutenants Rick Largess and Justin Keller.

Proclamations
Mayor Erickson read a Proclamation for Slavery and Human Trafficking Prevention Month and a Proclamation for George Washington Carver Day.

Public Comment
Elodie Opstad, 510 W Ashland Ave, spoke in favor of the Downtown Facade Program and a dedicated historic district in Downtown Indianola.

Consent Agenda:
Council Member Hulen requested that Item 7B - Approval of Claims be pulled from the consent agenda. Council Member Richardson moved to approve the Consent Agenda and Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Beach, Richardson. NAYS: None. The consent agenda was as follows:

- Approval of Agenda
- Approval of Claims
- Resolution 2023-011 approving monthly transfers.
- Approval of Minutes of the prior council meetings
- Resolution 2023-012 setting February 21, 2023 for a hearing on the maximum property tax dollars for the City of Indianola Fiscal Year 24 budget.
- Consideration of the approval of an amendment to the liquor license for Hy-Vee Fast and Fresh.
- Consideration of the approval of an amendment to the liquor license for Hy-Vee Food Store.
- Consideration of the approval of an amendment to the liquor license for Hy-Vee Market Cafe.
- Consideration of the approval of a renewal liquor license for the Indianola Country Club.

- Consideration of the approval of Payment Application Number 31 in the amount of $217,610.48 to Williams Brothers Construction for the Water Resource Recovery Facility Project.
- Resolution 2023-013 approving Change Order Number 1, Pay Application Number 2, Substantial Completion and Release of Retainage for the Quail Meadows Sidewalk Connector Project.
- Resolution 2023-014 approving Payment Application Number 9 in the amount of $76,980.69 and Change Order Number 8 in the amount of ($66,232.90) from Absolute Concrete for the 2022 Infrastructure Improvements Projects - Boston Avenue.
- Receive and file the Planning & Zoning Commission Annual Report for 2022.
- Resolution 2023-015 approving the Downtown Design Guidelines.
- Resolution 2023-016 approving the 2023 Downtown Façade and Interior Improvement Program.
- Resolution 2023-017 approving and accepting a Right-of-Way Acquisition and Easements for the Indianola Industrial Park 3 Infrastructure Project.
- First consideration of an ordinance amending Chapter 31, Sustainability Committee.
- Second 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.
- Third 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.
- Third 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.
- Resolution 2023-018 waiving the right to review a Plat of Survey submitted by Chad Daniels, on behalf of Ivan Archer, for a property located at 9600 Highway 92 and within two miles of the City of Indianola, but outside a Priority Growth Area.
- Resolution 2023-019 waiving the right to review a Plat of Survey submitted by Chad Daniels, on behalf of the Douglas and Diane Gladson Trust, for a property adjacent to 11640 160th Avenue and within two miles of the City of Indianola, but outside a Priority Growth Area.
- Resolution 2023-020 approving salaries.

Council Reports
Council Member Steve Richardson gave the Metro Advisory Committee Report and Des Moines Partnership Legislative Event Report.

The Council made no changes to the appointments of Council Members to certain boards and commissions.

Council Member Richardson moved to approve Resolution 2023-021 appointing the City of Indianola representation to the Des Moines Metropolitan Planning Organization and Central Iowa Regional Transportation Planning Alliance and Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Hulen moved to approve the appointment of Paige Wardell to serve on the

Hometown Pride Committee for a term beginning immediately and ending July 1, 2024, and Dalby seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

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

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

Mayor's Report
The Mayor invited the public to George Washington Carver Day activities on February 1 throughout the community and provided an update on the Mayor’s Youth Council, the Chamber’s annual awards dinner and the YMCA annual giving campaign.

Council Member Parker moved to approve the appointment of Jess Tom to serve on the Veterans Memorial Building Commission for a term beginning immediately (to fill a vacancy) and expiring on July 1, 2025. Council Member Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Old Business
Council Member Parker moved to open the public hearing regarding a request for a modification to The Village, A Wesley Life Community, Planned Unit Development (PUD) and Richardson seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Community and Economic Development Director Charlie Dissell stated the Planning and Zoning Commission remanded the application back to the applicant and will reconsider the modification on Jan 24, then send a recommendation to Council. Dissell explained the PUD request.

The public hearing was continued to the February 6 City Council meeting at 7:00 p.m.

Council Member Parker moved to open the public hearing regarding a request for approval of the Missouri Valley JATC Planned Unit Development and Dalby seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Dissell explained the planned unit development concept. Polly Wright, 1715 E Iowa, requested information on the project's timeline.

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

Council Member Beach moved to approve the first consideration of an ordinance approving a rezoning from Light Industrial (M-1) and Agricultural (A-1) zoning district to the Planned Unit Development (PUD) zoning district for land located at and adjacent to 1600 E Iowa Avenue and approving the Missouri Valley JATC Planned Unit Development (PUD). Council Member Parker seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

New Business
Council Member Beach moved to approve Resolution 2023-022 approving a major site plan application for a day care center at 1010 North Jefferson Way and Parker seconded it. In discussion, Dissell presented the site plan application. On roll call, the vote was AYES: Hulen, Parker, Dalby, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Other Business
IMU Finance/HR Director Chris Longer presented the IMU FY22 annual report.

IMU General Manager Chris Des Planques presented the IMU concept for cost allocation for utility billing services. City Manager Ben Reeves presented a revenue model to figure the cost allocation. The Council agreed the city contribution needs to increase and directed city staff to share the information in the presentations with the respective boards. They also asked IMU staff to provide long-term projections of the proposed allocation models.

HR Director Courtney Silliman presented the GovHR compensation study recommendations to the council; staff was directed to adopt all recommendations.

Adjourn
The meeting was adjourned at 9:10 p.m. on a motion by Parker and seconded by Hulen. 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