CITY OF INDIANOLA COUNCIL MEETING
February 6, 2023
7:00 PM
City Council Chambers
110 N 1st St, Indianola, IA
Minutes

Call to Order
The Indianola City Council met in regular session at 7:00 PM on February 6, 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, Gwen Schroder, Christina Beach, Steve Richardson. Absent: None.

Public Comment
Police Chief Brian Sher informed the public that there are two designated parking spots on the south side of the building for safe exchange that are recorded 24 hours/day.

Melissa Wilhelmi, 1404 N 9th St, spoke in opposition of the appointment of the Planning & Zoning Commission nominee on the agenda.

Consent Agenda:
Councilman Richardson requested to pull Agenda Item 5B – Approval of Claims, and Councilwoman Beach requested to pull Agenda Items 5G - Resolution approving the recommendations in the compensation study and 5Q - Resolution approving salaries from the consent agenda.

Council Member Hulen moved to approve the Consent Agenda 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. The consent agenda was as follows:

- Approval of Agenda
- Approval of Minutes of the prior council meetings
- Approval of Urban Revitalization Designations
- Resolution 2023-023 approving Change Order Number 2 and Final Completion for the Water Resource Recovery Facility Influent Trunk Sewer and Outfall Sewer Improvements Project.
- Resolution 2023-024 approving a shared services agreement between the City of Indianola and Indianola Municipal Utilities.
- Resolution 2023-026 determining property to be surplus, authorizing sale of property, and approving the purchase of a Dodge Ram 1500 from Stew Hansen's Dodge.
- Second consideration of an ordinance amending Chapter 31, Sustainability Committee.
- Second 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).
- Third 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.

- Resolution 2023-027 waiving right to review a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola at 15717 Illinois Street.
- Resolution 2023-028 of Endorsement for the City of Indianola's grant application request to the Warren County Philanthropic Partnership High Impact Grant.
- Approval of the Civil Service Commission list of applicants certified eligible for the position of police officer.
- Approval of the Civil Service Commission list of applicants certified eligible for the position of career firefighter/paramedic.
- Receive and file notice of contractor change from Digitech for the GEMT services.

Council Member Schroder moved to approve 5G - Approval of Claims and Beach seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach. NAYS: None. ABSTAIN: Richardson, due to a conflict of interest. Whereas the Mayor declared the motion carried.

Council Member Parker moved to approve Resolution 2023-025 approving the recommendations in the compensation study and Hulen seconded it. In discussion, City Manager Ben Reeves stated approving the resolution will set compensation policies for non-bargaining employees. 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 2023-029 approving salaries and Richardson seconded it. In discussion, City Manager Reeves stated the recommendation of the compensation study was to bring staff to their minimum grade level and longevity, if needed. The budgetary impact was discussed. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Reports

Council Member Parker moved to approve the appointment of Carrie Woerdeman to the Planning and Zoning Commission for a term beginning immediately (to fill a vacancy) and expiring July 1, 2025 and Hulen seconded it. In discussion, Councilman Parker noted that all commission members are required to recuse themselves when a conflict of interest arises. On roll call, the vote was AYES: Hulen, Parker, Dalby, Richardson. NAYS: Schroder, Beach. Whereas the Mayor declared the motion carried.

Councilman Richardson gave the Central Iowa Regional Transportation Planning Alliance Report.

Mayor's Report

The Mayor updated the community on recent meetings she has attended and provided a Mayor's Youth Council update.

Mayor Erickson read a proclamation declaring February 2, 2023, as Chris Street Day in Indianola.

Old Business

The hearing regarding a request for a modification to The Village, A Wesley Life Community, Planned Unit Development was continued from the January 17, 2023, council meeting. Community and Economic Development Director Charlie Dissell compared the original and amended planned unit development proposals.

Naomi Larson, 1210 North E Street, commented on traffic concerns and requested a traffic study. Chief Sher will work with staff on a traffic count and monitoring the area. No other public comments were offered.

Council Member Richardson 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 declared the motion carried unanimously.

Council Member Dalby moved to approve the first consideration of an ordinance amending The Village, A Wesley Life Community, Planned Unit Development. 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 Hulen moved to open the public hearing on the proposal to enter into a Real Estate Purchase Agreement with the Warren County Historical Society related to property within the Hillcrest/ Downtown Unified Urban Renewal Area, which includes the potential sale of the City's interest in real 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.

Dissell noted the property is the north 170' of 1206 W 2nd Avenue. Sale of the property was advertised, and no competing offers were submitted. No other public comments were offered.

It was moved by Beach and seconded by Parker 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 Schroder moved to approve Resolution 2023-030 making final determination on the potential sale of interest in real property and approving and authorizing execution of a Real Estate Purchase Agreement by and between the City of Indianola and the Warren County Historical Society within the Hillcrest/Downtown Unified Urban Renewal Area. Council Member Dalby seconded it. On roll call, the vote was AYES: Hulen, Parker, Dalby, Schroder, Beach. NAYS: None. ABSTAIN: Richardson, due to a conflict of interest. Whereas the Mayor declared the motion carried.

New Business
Council Member Schroder moved to approve Resolution 2023-031 approving Change Order Number 6 for the Water Resource Recovery Facility Project and Beach seconded it. In discussion, Jim Rasmussen, HR Green, gave an update on the project. City Manager Reeves stated the change order was for value added items, staff requests, weather delays and specification changes on products. 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 Reeves clarified items on the consent agenda, noting that Item N – Civil Service List of applicants certified eligible for a position, is for a police sergeant, not officer and gave the cost implementation of the compensation plan.

Adjourn
The meeting was adjourned at 7:53 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