



CITY OF INDIANOLA COUNCIL MEETING

June 5, 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 June 5, 2023, in the City Hall Council Chambers. Mayor Stephanie Erickson called the meeting to order and on roll call the following members were present: Christina Beach, John Parker, Ron Dalby, Steve Richardson, Gwen Schroder, Josh Rabe and Mayor Erickson. Absent: None.

Recognition of the service of Becky Lane

Mayor Erickson presented a resolution recognizing the service of Becky Lane upon her retirement.

Public Comment

Cindy Johnson, 309 N 16th St., commented on parking around the Square.

Council Member Parker stated School Board Member Sue Wilson emailed the council to thank Fire and Police staff for providing training to school staff.

Consent Agenda

Council Member Richardson requested that Agenda Item 6B - Approval of Claims be pulled from the consent agenda. Council Member Beach moved to approve the Consent Agenda and Parker seconded it. On roll call, the vote was AYES: Beach, Parker, Dalby, Richardson, Schroder, Rabe. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

- Approval of Agenda
- Approval of Minutes of the prior meetings
- Resolution 2023-117 setting a Public Hearing on June 19, 2023, at 7:00 PM to consider a resolution making final determination on the potential sale of interest in real property located generally at 701 West Boston Avenue.
- Resolution 2023-118 setting a hearing for July 17, 2023, at 7:00 PM for complaints filed on tobacco sales permit violations at ABC Smoke, 501 North Jefferson Way.
- Resolution 2023-119 setting a hearing for July 17, 2023, at 7:00 PM for complaints filed on tobacco sales permit violations at Indy North #928, 1201 North Jefferson Way.
- Resolution 2023-120 setting a hearing for July 17, 2023, at 7:00 PM for complaints filed on tobacco sales permit violations at Jiffy #921, 311 North Jefferson Way.
- Resolution 2023-121 setting a hearing for July 17, 2023, at 7:00 PM for complaints filed on tobacco sales permit violations at Walmart #1491, 1500 North Jefferson Way.
- Consideration of the approval of a renewal liquor license for the Des Moines Metro Opera.
- Consideration of the approval of a renewal liquor license for Casey's Marketing Company, dba Casey's General Store #1623 (north).
- Consideration of the approval of a renewal liquor license for Casey's Marketing Company, dba Casey's General Store #1908 (south).
- Consideration of the issuance of a special event permit for the Indianola Downtown Merchants for Ridiculous Days on June 24, 2023 in the Square.

- Resolution 2023-122 approving an amendment to the Council Policy Folder regarding Policy for Banners in the Public Right-of-Way.
- Resolution 2023-123 in support of a Workforce Housing Tax Credit Benefit Application to be submitted to the Iowa Economic Development Authority by Schoolyard Development, LLC for a housing project located at 1602 East 2nd Avenue, Indianola, Iowa.
- Third consideration of an Ordinance amending the Code of Ordinances of the City of Indianola, Iowa by amending Chapter 136, regarding sidewalk use regulations.
- Second consideration of an ordinance amending the City Code of the City of Indianola, Iowa by adding a Chapter establishing an Indianola Wellness Campus Board of Trustees.
- Approval of the Civil Service Commission list of applicants certified eligible for the position of career Firefighter.
- Approval of Urban Revitalization Designations.
- Resolution 2023-124 approving salaries.

Council Member Dalby moved to approve Agenda Item 6B - Approval of Claims and Parker seconded it. On roll call, the vote was AYES: Beach, Parker, Dalby, Schroder, Rabe. NAYS: None. ABSTAIN: Richardson.

Council Reports

Council Member Dalby moved to receive and file the April 2023 Treasurer's Report and Beach 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 April 2023 EMS Billing Activity Report and Beach seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Council Member Steve Richardson gave the CIRTPA Report, noting that he has shared grant information with staff.

Council Member Richardson moved to approve the appointment of Jake Vice to the Planning and Zoning Commission for a term beginning immediately and ending July 1, 2027. Parker seconded it. In discussion, Richardson noted the Ad Hoc Committee unanimously recommended his appointment to the Commission. On roll call, the vote was AYES: Beach, Parker, Dalby, Richardson, Schroder, Rabe. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Mayor's Report

Mayor Erickson provided an update on recent and upcoming events and asked residents to follow pool use policies.

Old Business

Council Member Schroder moved to approve Preliminary resolution 2023-125 for the construction of street, curb and gutter, storm sewer, shared-use path and other public improvements for the South K Street Paving Project in the City of Indianola, State of Iowa and Rabe seconded it. In discussion, Dave Moeller of Snyder and Assoc. answered questions about cost estimates and grant opportunities, noting that some funding opportunities have been used on other projects, like Boston and Hillcrest Avenues. Council Member Dalby stated construction costs are very high for this project. On roll call, the vote was AYES: Beach, Parker, Richardson, Schroder, Rabe. NAYS: Dalby. Whereas the Mayor declared the motion passed.

Council Member Richardson moved to approve Resolution 2023-126 appointing a three-member valuation committee comprised of Barb McMurray, Misty Soldwisch, and Gary Gioffredi for the South K Street Special Assessment Project with an August 1, 2023, due date and Schroder seconded it. In discussion, Moeller answered questions about special assessments. On roll call, the vote was AYES: Beach, Parker, Dalby, Richardson, Schroder, Rabe. NAYS: None. Whereas the Mayor declared the

motion carried unanimously.

Council Member Parker moved to approve Resolution 2023-127 approving a modification to the Summercrest Planned Unit Development (PUD) and Rabe seconded it. In discussion, Community and Economic Development Director Charlie Dissell explained the modification application. On roll call, the vote was AYES: Beach, Parker, Dalby, Richardson, Rabe. NAYS: Schroder. Whereas the Mayor declared the motion passed.

New Business

Council Member Parker moved to approve the first consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa by amending Section 69.10, regarding snow emergency applicability in the Downtown Square. Council Member Beach seconded it. In discussion, Dissell provided history on the need to change the snow ordinance for parking in the Square during snow emergencies and explained the proposed ordinance. On roll call, the vote was AYES: Beach, Parker, Dalby, Richardson, Schroder, Rabe. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Richardson moved to approve the first consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa by amending Chapter 163, Abandoned or Unsafe Buildings. Council Member Parker seconded it. In discussion, Dissell noted that legal counsel recommended amendment adoption. On roll call, the vote was AYES: Beach, Parker, Dalby, Richardson, Schroder, Rabe. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved to approve Resolution 2023-128 approving a Plat of Survey for Chad Daniels, on Behalf of the Yoder Family Trust, for property directly east of 10533 110th Avenue. Council Member Schroder seconded it. In discussion, Dissell discussed the Plat of Survey and how the parcel fits into the Comprehensive Plan. The Council discussed the zoning, use of the area and the Comprehensive Plan. Blake Reynolds, 10355 110th Ave – Reynolds Ag Solutions, explained how he plans to use the parcel. On roll call, the vote was AYES: Beach, Parker, Schroder. NAYS: Dalby, Richardson, Rabe. Whereas the Mayor declared the motion failed.

Council Member Richardson moved to approve Resolution 2023-129 approving Plat of Survey for Craig Boldman on behalf of Lee Adams, for property addressed as 8919 Hwy 65/69 and Schroder seconded it. In discussion, Dissell stated the Plat of Survey is a boundary line retracement. On roll call, the vote was AYES: Beach, Parker, Dalby, Richardson, Schroder, Rabe. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Rabe moved to approve Resolution 2023-130 approving a Plat of Survey for Alex Bradfield of Pelds Design Services, on behalf of Robert Myers, for property addressed as 2405 W 2nd Avenue and Parker seconded it. In discussion, Dissell explained the Plat of Survey. On roll call, the vote was AYES: Beach, Parker, Dalby, Richardson, Schroder, Rabe. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Schroder moved to approve Resolution authorizing the City Attorney to petition for title to abandoned property at 406 West 2nd Avenue, 206 South D Street, and 410 West 2nd Avenue. Council Member Dalby seconded it. In discussion, Dissell explained the process for the petition. On roll call, the vote was AYES: Beach, Parker, Dalby, Richardson, Schroder, Rabe. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Other Business

City Manager Ben Reeves informed the Council about the Iowa League of Cities annual conference. Council Members Richardson and Rabe and Mayor Erickson will attend.

Council Member Richardson moved to enter into closed session at 8:12 PM 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 Dalby seconded it. On roll call, the vote was AYES: Beach, Parker, Dalby, Richardson, Schroder, Rabe. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Parker and seconded by Richardson to exit the closed session at 9:10 PM. On roll call, the vote was AYES: Beach, Parker, Dalby, Richardson, Schroder, Rabe. 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 9:10 PM on a motion by Richardson and seconded by Parker. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk