



CITY OF INDIANOLA COUNCIL MEETING

June 19, 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 19, 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. Absent: None.

Public Safety Recognition

The Mayor formally thanked Public Safety staff for providing education to the Indianola Community School District.

Public Comment

No public comments were offered.

Consent Agenda

Agenda Item 6P - Consideration of an ordinance adding a Chapter establishing an Indianola Wellness Campus Board of Trustees, was pulled on a request by Council Member Richardson. Council Member Beach moved to approve the Consent Agenda and Dalby seconded it. In discussion, City Manager Ben Reeves explained the change orders on the consent agenda. On roll call, the vote was AYES: Beach, Parker, Dalby, Richardson, Schroder, Rabe. NAYS: None. Whereas the Mayor declared the motion carried unanimously. The consent agenda was as follows:

- Approval of Agenda
- Approval of Claims
- Resolution 2023-132 to approve monthly transfers for June 2023.
- Approval of Minutes of the prior meetings
- Approval of Applications
- Annual renewal of cigarette and tobacco permit applications.
- Consideration of the approval of a renewal liquor license for Casey's Marketing Company, dba Casey's General Store (east).
- Consideration of the approval of a renewal liquor license for SKF, Inc, dba I Towner Stop.
- Consideration of the approval of a renewal liquor license for DanLee Corp, dba Indy 66 West #929.
- Consideration of the approval of a renewal liquor license for Sodexo Management, Inc dba Simpson College, pending final approval by the Fire Department.
- Consideration of the approval of an amendment to Walgreen Co.'s liquor license.
- Consideration of the approval of a liquor license for B.E.S.T. Catering and Concessions, Inc.
- Consideration of the approval of a Home Base Iowa Initiative Application from Christopher Moseley and authorization of a handwritten warrant in the amount of \$1500.00.
- Approval of Payment Application Number 3 in the amount of \$413,021.04 to Sandstone Management for the Indianola Industrial Park Plat 3 Project.
- Resolution 2023-133 approving Payment Application Number 20 and Change Order Number 10 for the Square Reconstruction Project.
- Resolution 2023-134 approving Payment Application Number 1 and Change Order Number 1 for the Hillcrest Avenue Reconstruction Project.
- Resolution 2023-135 setting Fiscal Year 24 salaries.
- Resolution 2023-136 approving liability, auto, property, worker's compensation and machinery

and equipment replacement insurance for Fiscal Year 24.

- Resolution 2023-137 setting the Fiscal Year 24 meeting schedule for the Indianola City Council.
- Resolution 2023-138 approving the Authorized Entity Acknowledgment Statement of the ESRI Small Municipal and County Government Enterprise Agreement (SGEA) between Warren County, Indianola Municipal Utilities, City of Norwalk, City of Indianola and City of Carlisle.
- Resolution 2023-139 accepting and approving a third lease supplement to the master lease agreement between the City of Indianola and USCOC of Greater Iowa, LLC.
- Resolution 2023-140 authorizing an intergovernmental agreement with Indianola Community School District for a School Resource Officer.
- Second 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.
- Second consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa by amending Chapter 163, Abandoned or Unsafe Buildings.
- Approval of the Civil Service Commission list of applicants certified eligible for the position of Police Officer.
- Resolution 2023-141 approving salaries.

Council Member Parker moved to approve agenda item 6P – third 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 and Schroder seconded it. The Council discussed the residency requirements for Indianola Wellness Campus Board of Trustees members. Council Member Parker moved to add "within two miles of city limits" to the residency requirements for Indianola Wellness Campus Board of Trustees members and Schroder seconded it. On roll call for residency requirements, the vote was AYES: Beach, Parker, Dalby, Richardson, Schroder, Rabe. NAYS: None. Whereas the Mayor declared the motion carried unanimously. Parker amended his previous motion to approve the third consideration by adding the new residency requirements and Schroder 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.

Council Reports

Council Member Richardson moved to receive and file the May 2023 Treasurer's Report and Parker seconded it. Asst City Manager/CFO Andrew Lent reviewed the report and stated the balances will change due to year-end transfers. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Mayor's Report

Mayor Erickson invited the public to attend Ridiculous Days on June 24 and the special City Council meeting on June 28. The Mayor proclaimed this week as Waste and Recycling Workers Week, noting she signed the proclamation during an event at T.R.M. Disposal.

Council Member Richardson reminded citizens about the Disc Golf Tournament at Pickard Park June 23 -25, 2023.

Council Member Schroder moved to approve the appointment of Dawn Goodale to the Library Board of Trustees to fill a vacancy, for a term beginning immediately and ending July 1, 2024, 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.

Council Member Dalby moved to approve the appointment of Angie Jensen to the Indianola Wellness Center Board of Trustees for a term beginning July 1, 2023, and ending July 1, 2026, 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.

Council Member Richardson moved to approve the appointment of Michael Baethke to the Indianola

Wellness Center Board of Trustees for a term beginning July 1, 2023, and ending July 1, 2026, 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.

Council Member Schroder moved to approve the appointment of Steve Sayler to the Indianola Wellness Center Board of Trustees for a term beginning July 1, 2023, and ending July 1, 2026, 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.

Council Member Dalby moved to approve the appointment of Jacy Downey to the Indianola Wellness Center Board of Trustees for a term beginning July 1, 2023, and ending July 1, 2025, and Schroder 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.

Old Business

Council Member Richardson moved to approve Resolution 2023-142 approving employee classifications 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.

Council Member Beach moved to open the public hearing regarding a resolution making final determination on the potential sale of interest in real property located generally at 701 West Boston Avenue 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.

Community and Economic Development Director Charlie Dissell provided background on the property. Habitat for Humanity has presented an offer to buy the property for \$13,000 and replace the structure with a new home. A certified letter was sent to the previous property owner to collect their items left behind by June 18, 2023. Randy Edwards, President of Warren County Habitat for Humanity, thanked elected officials and staff for working with them to obtain this property. No other public comments were offered.

It was moved by Parker and seconded by Schroder to close the public hearing. 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 Resolution 2023-143 making final determination on the potential sale of interest in real property located generally at 701 West Boston Avenue 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.

New Business

Council Member Schroder moved to approve the first consideration of an ordinance amending Ordinance Nos. 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, 1613, 1616, 1668, and 1671 providing that general property taxes levied and collected each year on certain property located within the Amended Hillcrest/Downtown Unified Urban Renewal Area, in the City of Indianola, County of Warren, State of Iowa, shall no longer be divided under Iowa Code Section 403.19 in connection with the Amended Hillcrest/Downtown Unified Urban Renewal Area (removing "Hillcrest Amendment No. 2 Subarea" and "Downtown Original Urban Renewal Area" from division of taxes). Council Member Parker seconded it. In discussion, Dissell stated two areas have reached their 20-year sunset dates and must be removed from the Urban Renewal Area. 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 Reeves stated City Hall offices will be closed to the public on July 3 due to being short-

staffed; the June 28 special council meeting replaces the July 3 meeting; and provided an update on current job openings.

Chief Sher reminded the public that the fireworks ordinance allows fireworks to be let off on July 3 and 4 only and the police officers will issue citations to violators.

The closed session regarding real estate was stricken from the agenda.

Council Member Schroder moved to enter into closed session at 7:49 PM in accordance with Iowa Code Section 21.5 (1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. Council Member Richardson 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.

Parker moved and Beach seconded to exit the closed session at 8:07 PM. On roll call, the vote was AYES: Beach, Parker, Dalby, Richardson, Schroder, Rabe. NAYS: None. Whereas, the Mayor declared the motion carried unanimously. There was no action taken on items discussed in closed session.

Council Member Parker moved to enter into closed session at 8:09 PM 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 Rabe 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 8:35 PM. On roll call, the vote was AYES: Beach, Parker, Dalby, Richardson, Schroder, Rabe. NAYS: None. Whereas the Mayor declared the motion carried unanimously. There was no action taken on items discussed in the closed session.

It was moved by Parker and seconded by Schroder at 8:36 PM to enter into closed session in accordance with Iowa Code Section 21.5(1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. Council Member Richardson 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.

Dalby moved and Parker seconded to exit the closed session at 9:54 PM. On roll call, the vote was AYES: Beach, Parker, Dalby, Richardson, Schroder, Rabe. NAYS: None. Whereas the Mayor declared the motion carried unanimously. There was no action taken on items discussed in closed session.

Adjourn

The meeting was adjourned at 9:55 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