



CITY OF INDIANOLA COUNCIL MEETING

September 18, 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 September 18, 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 Comment

Jim Berkley, 1007 South G St., Jessica Hofert, 600 W 4th Ave, and Rhonda Harvey, Accounting Associates, 1305 W 2nd spoke against the assessments on South K Street. Natalie Clark, 1306 South L St., discussed the South K Street reconstruction project. Chris Schneider, 1203 South R Street, spoke in support of a more permanent surface on South K Street.

Consent Agenda

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

- Approval of Agenda
- Approval of Claims
- Resolution 2023-181 approving monthly transfers.
- Approval of Minutes of the September 5, 2023 meeting.
- Consideration of the issuance of a special event and noise permit to The Hideout for Tina Bush Day on September 23, 2023.
- Consideration of the issuance of a special event permit for the Indianola Fire Department's Public Safety Night on October 12, 2023.
- Consideration of the issuance of a special event permit for the Indianola Public Library for Trunk or Treat on Monday, October 30, 2023, from 5:30- 6:30 p.m.
- Consideration of the approval of a renewal liquor license for Andrea Palmer, dba The Local Vine.
- Consideration of the approval of a renewal liquor license for Fareway Stores, Inc.
- Consideration of the issuance of a renewal liquor license to Saint Thomas Aquinas Church in Indianola, Warren County, Iowa.
- Consideration of the issuance of a renewal liquor license for Los Padrinos, LLC.
- Consideration of the issuance of a special event permit for Simpson College's Storm the Night Festival on October 14, 2023.

- Resolution 2023-182 suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on a portion of North E Street during Simpson College's Storm the Night Event on October 14, 2023.
- Resolution 2023-183 approving Change Order Number 11 in the amount of \$0 and Payment Application Number 23 in the amount of \$221,225.77 from Absolute Concrete Construction for the Downtown Reconstruction Project.
- Resolution 2023-184 approving Change Order Number 3 in the amount of (\$3,850.30) and Payment Application Number 6 in the amount of \$990,937.02 from Sandstone Management for the Indianola Industrial Park Project.
- Resolution 2023-185 amending the Employee Handbook to add Veteran's Day as a recognized and observed paid holiday.
- Resolution 2023-186 authorizing Amendment Number 4 to the agreement with HR Green for construction phase services for the Water Resource Recovery Facility project.
- Resolution 2023-187 approving an amendment to the City of Indianola Purchasing Policy.
- Resolution 2023-188 authorizing the purchase of a vehicle for the Police Department.
- Resolution 2023-189 approving a Professional Services Agreement for the City of Indianola Housing Study and Needs Assessment with Confluence, Inc. in an amount not to exceed \$26,470.
- Resolution 2023-190 approving a Professional Services Agreement for administrative services for the Iowa Economic Development Authority's Downtown Revitalization Fund, funded through a Community Development Block Grant (CDBG), with the Mid Iowa Planning Alliance, for an amount not to exceed \$30,000.
- Approval of Urban Revitalization Designations
- Resolution 2023-191 approving salaries.

Council Reports

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

Council Member Richardson gave a Metropolitan Planning Organization Committee update.

Mayor's Report

Mayor Erickson reported on upcoming community events and stated she, along with other council members and city officials, would be at the Iowa League of Cities annual conference. She made a presentation at Kappa Kappa Gamma at Simpson College regarding city business and volunteer opportunities.

Old Business

Council Member Dalby moved to approve the second consideration of an ordinance amending the municipal code of the City of Indianola, Iowa, for a change of zoning district boundaries from the Agricultural/Open Space (A-1) Zoning District to the Single-Family Residential Detached (R-1) zoning district for land located at 1101 West 12th Avenue. Council Member Parker seconded it. In discussion, it was noted that no public comments have been received regarding the 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 waive the third reading 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 Member Beach moved to open the public hearing regarding an application for a right-of way vacation and conveyance of an alley between the north side of the 1000 block of East Salem Avenue and the south side of the 1000/1100 block of East Ashland Avenue. 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.

Community and Economic Development Director Charlie Dissell discussed the proposed alley vacation. He noted the Planning & Zoning Commission recommended the request be approved as submitted.

Jodi Barden, Des Moines resident, spoke on behalf of her parents, Rex and Janet Shaughnessy, 1007 E Ashland, stating they would like the full 12' of the alley, and about neighborhood issues.

Dissell discussed the process of building ancillary structures and commercial uses in a residential area.

The Council directed staff to reach out to the property owner behind the Wickett property to make sure they understand the proposed alley vacation. There were no other public comments offered.

Richardson moved to close the public hearing 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.

It was moved by Dalby and seconded by Richardson to approve the first consideration of an ordinance vacating right-of-way for an alley between the north side of the 1000 block of East Salem Avenue and the south side of the 1000/1100 block of East Ashland Avenue. In discussion, Council directed staff to look into splitting alleyways equally among adjacent property owners and to create a process for alley vacations. Dalby and Richardson withdrew their motions. Council Member Richardson moved, and Parker seconded, to table the first consideration of the ordinance to a future meeting while staff completes the direction provided. 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 2023-192 approving Payment Application Number 4 and Changer Order Number 4 from Vanderpool Construction for the Hillcrest Avenue Reconstruction Project and Rabe seconded it. In discussion, Dave Moeller, Snyder and Associates, noted the previous plans suggested that there were two separate structures and the concrete collar between them was not known to exist. On roll call, the vote was AYES: Beach, Parker, Dalby, Schroder, Rabe. NAYS: Richardson. Whereas the Mayor declared the motion passed.

Council directed staff to work with the engineer on a rural design using existing topography, no sewer, 12" subbase, asphalt, essential storm drainage only; intersection with Hwy 92, and a 34' width for the South K Street Reconstruction Project.

Council Member Beach moved to receive and file the valuation report and 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.

Adjourn

The meeting was adjourned at 8:30 PM on a motion by Schroder 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