



CITY OF INDIANOLA COUNCIL MEETING

June 3, 2024

6:00 PM

City Council Chambers
110 N 1st Street, Indianola, IA
Minutes

Call to Order

The Indianola City Council met in regular session at 6:00 PM on June 3, 2024, in the City Hall Council Chambers. Mayor Stephanie Erickson called the meeting to order and on roll call the following members were present: Steve Richardson, Josh Rabe, Ron Dalby, Mellisa Sones, Steve Armstrong. Absent: Christina Beach.

Public Comment

Timothy Paterson, 1305 E 1st Ave, spoke regarding animal ordinances.

Consent Agenda

The resolution regarding the Wonder on Buxton project was pulled from the consent agenda by Council Member Sones. Council Member Dalby moved to approve the Consent Agenda, with the approval of the agenda including switching the order of old and new business, and Rabe seconded it. On roll call, the vote was AYES: Richardson, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously. The consent agenda was as follows:

- Approval of Agenda
- Approval of Claims
- Approval of Minutes of the prior meetings on May 20, 2024.
- Resolution 2024-116 setting a public hearing for June 17, 2024, at 6:00 p.m. regarding a third amendment to the Fiscal Year 24 budget.
- Resolution 2024-117 setting a hearing for June 17, 2024, at 6:00 p.m. regarding the determination of a nuisance at 911 North C Street.
- Resolution 2024-118 setting a public hearing for July 1, 2024, at 6:00 p.m. regarding an amendment to Section 165.06, Zoning Regulations: Site Plan Regulations and Procedures of the Code of Ordinances of Indianola, Iowa.
- Resolution 2024-119 setting a public hearing for July 1, 2024, at 6:00 p.m. regarding an amendment to Section 165.09, Zoning Regulations: Building Design Standards of the Code of Ordinances of Indianola, Iowa.
- Consideration of the approval of a Home Base Iowa Incentive Application from Marvin Slagg and authorization of a handwritten warrant in the amount of \$1500.00.
- Consideration of the approval of a new liquor license for the Des Moines Metro Opera.
- Consideration of the approval of a renewal liquor license for Casey's General Store #1908.

- Consideration of the approval of a renewal liquor license for Casey's General Store #1623.
- Consideration of the approval of a renewal liquor license for Sodexo Management, Inc., pending final approval by the Fire Department.
- Resolution 2024-120 approving the sale of a portion of the north/south alley located east of the 100 block of South 1st Street and west of the 100 block of South Jefferson Way.
- Resolution 2024-121 approving the granting of various easements on a portion of the north/south alley located east of the 100 block of South 1st Street and west of the 100 block of South Jefferson Way.
- Resolution 2024-122 approving annual salaries.
- Resolution 2024-123 authorizing an agreement with OPG-3.
- Resolution 2024-125 declaring emergency conditions on city property and authorizing emergency repairs.
- Resolution 2024-126 referring a zoning code amendment request regarding allowable uses in the C-3, Downtown Commercial Zoning District to the Planning and Zoning Commission.
- Resolution 2024-127 authorizing the Mayor to execute the Iowa Economic Development Authority Community Development Block Grant (CDBG) Program Contract and the associated required acknowledgment of environmental review requirements.
- Approval of Urban Revitalization Designations
- Resolution 2024-128 approving salaries.

Council Member Armstrong moved to approve Resolution 2024-124 approving sculpture locations, wind banner locations and sidewalk inlay locations for the Wonder on Buxton Project and Dalby seconded it. On roll call, the vote was AYES: Richardson, Rabe, Dalby, Sones, Armstrong. NAYS: None. ABSTAIN: Sones, due to a conflict of interest.

Council Reports

Council Member Richardson reported on the nuisance abatement conference.

Mayor's Report

Mayor Erickson extended congratulations to the Community Development Department on the Main Street designation application and CDB grant. She invited the public to Bike Fest on Saturday.

New Business

Council Member Rabe moved to approve the first consideration of an ordinance amending the Subdivision Regulations of Chapter 170 of the Code of Ordinances of Indianola, Iowa and Sones seconded it. Chris Shires, Confluence, reviewed the proposed subdivision regulation code amendments. On roll call, the vote was AYES: Richardson, Rabe, Dalby, Sones, Armstrong. NAYS: None. ABSENT: Beach. Whereas the Mayor declared the motion carried unanimously.

Council Member Sones moved to approve the first consideration of an ordinance adding Chapter 171, Parkland Dedication, to the Code of Ordinances of Indianola, Iowa and Rabe seconded it. Shires explained the proposed ordinance. On roll call, the vote was AYES: Richardson, Rabe, Dalby, Sones, Armstrong. NAYS: None. ABSENT: Beach. Whereas the Mayor declared the motion carried unanimously.

Council Member Rabe moved to approve the first consideration of an ordinance adding

Chapter 172, Stream Buffer Protection, to the Code of Ordinances of Indianola, Iowa and Dalby seconded it. Shires discussed the proposed ordinance. On roll call, the vote was AYES: Richardson, Rabe, Dalby, Sones, Armstrong. NAYS: None. ABSENT: Beach. Whereas the Mayor declared the motion carried unanimously.

Council Member Sones moved to approve Resolution 2024-129 approving a Public Right-of-way Lease with The Concession Stand, located at 201 North Buxton Street and Armstrong seconded it. In discussion, Deputy City Manager Charlie Dissell provided more information on the lease. On roll call, the vote was AYES: Richardson, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Old Business

Council Member Dalby moved to open the public hearing regarding various amendments to Chapter 165, Zoning Regulations and Armstrong seconded it. On roll call, the vote was AYES: Richardson, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Dissell explained the proposed amendments to Chapter 165, Zoning Regulations.

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

Council Member Armstrong moved to approve the first consideration of ordinance regarding various amendments to Chapter 165, Zoning Regulations and Dalby seconded it. On roll call, the vote was AYES: Richardson, Rabe, Dalby, Sones, Armstrong. NAYS: None. ABSENT: Beach. Whereas the Mayor declared the motion carried unanimously.

Other Business

City Manager Ben Reeves reported on notable work from the Community Development Department and gave an update on street projects. Dissell stated a survey regarding a chicken ordinance is available for the public to take. Council Member Richardson asked for staff and council to complete a legislative feedback survey.

The Council tentatively set June 27 at 6 PM as a special meeting date.

Adjourn

The meeting was adjourned at 7:05 PM on a motion by Armstrong and seconded by Sones. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk