CITY OF INDIANOLA COUNCIL MEETING
June 17, 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 17, 2024, 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, Josh Rabe, Ron Dalby, Mellisa Sones, Steve Armstrong, Steve Richardson (via Zoom due to being out of town). Absent: None.

Public Comment
There were no public comments offered.

Consent Agenda
The agenda items Approval of Claims, Resolution directing City Attorney to petition for title, and Resolution adding Personal Use of Social Media by Elected and Appointed Officials were pulled from the consent agenda. Council Member Dalby moved to approve the Consent Agenda and Rabe seconded it. On roll call, the vote was AYES: Richardson, Beach, 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 Minutes of the June 3, 2024 meeting.
- Setting dates for future public hearings
- Resolution 2024-130 setting a public hearing on Monday, July 1, 2024 at 6 PM regarding application for a right-of-way vacation and conveyance of an alley located west of a residence located at 705 North Howard Street and located in Block 27 of College Addition, Indianola, Warren County, Iowa.
- Resolution 2024-131 setting a public hearing on Monday, July 1, 2024, at 6:00 PM regarding an application for a right-of-way vacation and conveyance of an alley located south and west of the Indianola Public Library located at 207 North B Street and located in Block 6 of the Original Town Plat of Indianola, Warren County, Iowa.
- Resolution 2024-132 setting a public hearing on Monday, July 15, 2024, at 6:00 PM regarding a request to amend Chapter 165, regarding construction sales and services, contractor offices, offices for plumbers, electricians, HVAC services or similar uses.
- Annual renewal of cigarette and tobacco permit applications.
- Consideration of the approval of a renewal liquor license for Indy 66 West #929.
- Consideration of the approval of a renewal liquor license for Casey's General Store #2894.
- Consideration of the approval of an ownership amendment to The Groggy Dog's liquor license.
- Consideration of the approval of a new liquor license for B.E.S.T. Catering & Concessions, Inc.
- Approval of Payment Application Number 1 in the amount of $41,807.70 from Indianola Municipal Utilities for the Hillcrest Avenue Reconstruction Project.
- Resolution 2024-133 accepting easements and authorizing the payment for easements needed for the West Clinton Culvert Project.

- Resolution 2024-134 accepting right-of-way acquisition and easements and authorizing the payment for easements needed for the South K Street Paving Project.
- Resolution 2024-135 accepting easements and authorize the payment for easements needed for the Hillcrest Avenue Reconstruction Project.
- Resolution 2024-137 amending the employee handbook.
- Resolution 2024-138 approving monthly transfers.
- Second consideration of ordinance regarding various amendments to Chapter 165, Zoning Regulations.
- Second consideration of an ordinance amending the Subdivision Regulations of Chapter 170 of the Code of Ordinances of Indianola, Iowa.
- Second consideration of an ordinance adding Chapter 171, Parkland Dedication, to the Code of Ordinances of Indianola, Iowa.
- Second consideration of an ordinance adding Chapter 172, Stream Buffer Protection, to the Code of Ordinances of Indianola, Iowa.
- Resolution 2024-139 approving a Professional Services Agreement for architectural services for Indianola's Iowa Economic Development Authority's Downtown Revitalization Fund Grant, funded through a Community Development Block Grant (CDBG), with Curtis Architecture, for an amount not-to-exceed $1,096,991.78.
- Resolution 2024-140 approving the Affirmative Fair Housing Policy/Notice, Code of Conduct, Equal Opportunity Policy, Policy on the Prohibition on the Use of Excessive Force, and Procurement Policies and Procedures required for CDBG Projects.
- Resolution 2024-141 authorizing a three-year maintenance agreement for environmental systems with MMC Contractors.
- Resolution 2024-142 authorizing a contract with TMI Coatings for the Activity Center Exterior Wall Sealant Project.
- Resolution 2024-143 suspending the enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on a portion of East Salem Avenue for Supper Club on June 22, 2024, hosted by Savor the Rise.
- Approval of Urban Revitalization Designations
- Resolution 2024-145 approving a contract with Ryan Companies.
- Resolution 2024-146 approving salaries.

Council Member Dalby moved to approve the claims and Rabe seconded it. On roll call, the vote was AYES: Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. ABSTAIN: Richardson, due to a conflict of interest.

Council Member Rabe moved to approve Resolution 2024-136 directing the City Attorney to petition the court for title to abandoned property at 210 North Jefferson Way, 404 South B Street, and 801 East 1st Avenue and Dalby seconded it. Deputy City Manager Charlie Dissell explained the process to petition the court for title. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Beach moved to defer to a future meeting a resolution approving an amendment to the City Council Policy folder to add the Personal Use of Social Media by Elected and Appointed Officials policy and Armstrong seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Reports
Council Member Armstrong moved to receive and file the May 2024 Treasurer's Report and Beach seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Council Member Richardson gave an Iowa League of Cities Legislative update.

Mayor's Report
Mayor Erickson reported that Bike Fest raised money for a necessity pantry at the high school.

Council Member Sones moved to approve the reappointment of Lindsay Capps to the Indianola Wellness Campus Board of Trustees for a term beginning July 1, 2024, and ending July 1, 2027, and Dalby seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Old Business
Council Member Rabe moved to open the public hearing regarding an amendment to the Fiscal Year 24 budget and Beach seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Senior Budget Analyst Roxanne Stotler stated the need for a third budget amendment. There were no other comments offered.

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

Council Member Beach moved to approve Resolution 2024-147, approving the third amendment to the Fiscal Year 24 budget and Armstrong seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Mayor Erickson opened the hearing regarding a nuisance at 911 North C Street. Dissell provided the City's case regarding the nuisance. Mills Backstrom, 911 North C Street, property owner, stated his case. The Mayor closed the hearing.

Council Member Dalby moved to continue the determination if a nuisance exists at 911 North C Street until July 1, 2024, and Beach seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

New Business
Council Member Dalby moved to approve Resolution 2024-149 approving the preliminary plat of Quail Meadows 5 and Sones seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Armstrong moved to approve Resolution 2024-150 approving a major site plan application for a restaurant and retail sales at 302 North Trail Ridge Avenue. Dalby seconded it. Dissell explained the site plan and conditions for approval. On roll call, the vote was AYES: Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Richardson was unable to vote due to technical difficulties. Whereas the Mayor declared the motion passed.

Council Member Dalby moved to approve the first consideration of an ordinance adding Chapter 160A, False Fire Alarm and Sones seconded it. Fire Chief Greg Chia explained the proposed ordinance. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Other Business
Deputy City Manager Charlie Dissell reported that there will be a special council meeting June 27 at 6:00 PM; IPAC received a $25,000 BRAVO grant; he made council aware of three development agreements - Summercrest Plaza, Deer Run, Kentucky Ridge; stated the Planning and Zoning Commission will review a Chicken Ordinance on June 25; and gave an update on the Franklin Ave, So K Street, Buxton Signal, W Clinton Culvert, and Kentucky Ridge projects.

Council Member Rabe moved to enter into closed session at 6:55 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. Beach seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Richardson left the meeting prior to the closed session starting.

It was moved by Sones and seconded by Dalby to exit the closed session at 7:09 PM. On roll call, the vote was AYES: Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously. There was no action taken on items discussed during the closed session.

Adjourn

The meeting was adjourned at 7:09 PM on a motion by Beach and seconded by Dalby. 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