



CITY OF INDIANOLA COUNCIL MEETING

July 15, 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 July 15, 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, Ron Dalby, Mellisa Sones, Steve Armstrong. Absent: Christina Beach, Josh Rabe.

Public Comment

Barb Moody, 908 Angela Dr, spoke in opposition of an ordinance allowing the raising of chickens in city limits.

James Welty, American Legion, 105 W 1st St, requested Junior Edwards be honored and recognized in a new City Hall.

Jay Clark, 203 W 2nd Ave., spoke regarding zoning issues affecting his business.

Consent Agenda

The approval of claims was pulled from the consent agenda on a request by Council Member Sones. Council Member Richardson moved to approve the Consent Agenda and Dalby seconded it. On roll call, the vote was AYES: Richardson, 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 June 27, 2024, and July 1, 2024 meetings.
- Resolution 2024-168 setting a public hearing for 6:00 PM on Monday, August 19, 2024, to take public comments regarding a request to amend Chapter 165, regarding building design alternatives to the building design standards, of the Code of Ordinances of the City of Indianola, Iowa.
- Resolution 2024-169 setting a public hearing for 6:00 PM on Monday, August 19, 2024, to take public comments regarding a proposed rezoning from the R- 1 'Single-Family Residential Detached' Zoning District and the R-2 'Single- Family Residential Attached' Zoning District from the A-1 'Agricultural/Open-Space' Zoning District for property located in the North Half of the Southwest Quarter of Section 13, Township 76 North, Range 24 West of the 5th PM, Warren County, Iowa.
- Consideration of the approval of a renewal liquor license for West Hill Brewing Company, LLC.
- Consideration of the approval of a renewal liquor license for Danlee Corp.

- Resolution 2024-170 approving liability, auto, property, worker's compensation and machinery and equipment replacement insurance for Fiscal Year 25.
- Resolution 2024-171 approving Payment Application Number 1 in the amount of \$165,577.76 to Vanderpool Construction and Change Order Number 1 in the amount of \$11,706.50 for the South K Street Paving Project.
- Resolution 2024-172 approving Payment Application Number 9 in the amount of \$623,604.27 to Vanderpool Construction and Change Order Number 8 in the amount of \$2,200 for the East Hillcrest Avenue Reconstruction Project.
- Second consideration of an ordinance regarding an amendment to Section 165.06, Zoning Regulations: Site Plan Regulations and Procedures of the Code of Ordinances of Indianola, Iowa.
- Second consideration of an ordinance regarding an amendment to Section 165.09, Zoning Regulations: Building Design Standards of the Code of Ordinances of Indianola, Iowa.
- Second consideration of an ordinance regarding an 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.
- Second consideration of an ordinance 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.
- Third consideration of an ordinance adding Chapter 160A, False Fire Alarm.
- Resolution 2024-173 amending the Fee Schedule to include false fire alarm fees.
- Resolution 2024-174 waiving the right to review a plat of survey for Chad Daniels, for a property located within two miles of the City of Indianola.
- Resolution 2024-175 amending and correcting Resolution Number 2024-151 to correct an error transferring money to the Indianola Wellness Campus.
- Approval of Urban Revitalization Designations.
- Resolution 2024-176 approving salaries.

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

Council Reports

Mayor Erickson stated that Council Member Beach would like staff and council to consider prioritizing a sidewalk on the south side of town that connects to Hwy 65/69 and Hwy 92.

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

Council Member Armstrong moved to approve the appointment of Jayme Hansen to the Indianola Public Arts Commission for a term beginning immediately and ending July 1, 2027, and Sones seconded it. On roll call, the vote was AYES: Richardson, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Sones moved to approve the appointment of Brian Williams to the Indianola Public Arts Commission for a term beginning immediately and ending July 1, 2027, and Dalby

seconded it. On roll call, the vote was AYES: Richardson, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Mayor's Report

Mayor Erickson thanked Doug Bylund and his team on a successful Disc Golf Tournament. She stated she was part of the team that presented the City's application to the IEDA Main Street Iowa Committee.

Old Business

Council Member Richardson moved to open the public hearing regarding a request to amend Chapter 165, regarding construction sales and services, contractor offices, offices for plumbers, electricians, HVAC services, or similar uses and Dalby seconded it. On roll call, the vote was AYES: Richardson, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Planning Associate Emily Rizvic discussed the request. Ben Carpenter, owner of Integra Electrical, spoke in favor of the proposed ordinance amendment.

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

Council Member Richardson moved to approve the first consideration of an ordinance amending Chapter 165, regarding construction sales and services, contractor offices, offices for plumbers, electricians, HVAC services, or similar uses and Dalby seconded it. On roll call, the vote was AYES: Richardson, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

New Business

Council Member Richardson moved to approve the first consideration of an ordinance establishing a reduced school speed zone on East 2nd Avenue and Armstrong seconded it. Akhilesh Pal, Public Works Director, explained the school district's request for a reduced speed zone on East 2nd Avenue near South 12th Street. On roll call, the vote was AYES: Richardson, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Richardson moved to amend first consideration of an ordinance establishing a reduced school speed zone on East 2nd Avenue by requiring that the existing 40 mph speed zone sign be relocated 500' from E 12th Avenue and Dalby seconded it. On roll call, the vote was AYES: Richardson, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Dalby moved to approve a Homebase Iowa Application and Armstrong seconded it. On roll call, the vote was AYES: Richardson, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Armstrong moved to approve Resolution 2024-177 approving a plat of survey request for Chad Daniels for Lot 3 of the Indianola Industrial Park Plat 3 (1604 East Orchard Place) and Richardson seconded it. Rizvic provided more information on the plat of survey request. On roll call, the vote was AYES: Richardson, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Other Business

Mack Rankin, School Board Member, stated the school board approved a second SRO position at their July 15 meeting.

City Manager Ben Reeves stated that he has met with the new school superintendent, Tara Paul; he attended a kickoff event for the CDBG Square facade architectural design process.

Council Member Dalby moved to enter into closed session at 6:45 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. Sones seconded it. On roll call, the vote was AYES: Richardson, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Rabe joined the meeting via phone.

It was moved by Richardson and seconded by Sones to exit the closed session at 9:02 PM. On roll call, the vote was AYES: Richardson, Dalby, Sones, Armstrong. NAYS: None.

Whereas the Mayor declared the motion carried unanimously. Council Member Rabe left the meeting.

Council Member Armstrong moved to approve resolution 2024-178 amending the employment agreement with City Manager Ben Reeves and Sones seconded it. On roll call, the vote was AYES: Richardson, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Adjourn

The meeting was adjourned at 9:03 PM on a motion by Richardson and seconded by Armstrong. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk