



CITY OF INDIANOLA COUNCIL MEETING

August 19, 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 August 19, 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, Christina Beach, Josh Rabe (via phone), Ron Dalby, Mellisa Sones, Steve Armstrong. Absent: None.

Public Comment

No public comments were offered.

Consent Agenda

The Approval of Claims and the third consideration of a school speed zone ordinance were pulled from the consent agenda. Council Member Armstrong moved to approve the Consent Agenda 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. The consent agenda was as follows:

- Approval of Agenda
- Approval of Minutes of the July 29 and August 7, 2024 meetings
- Resolution 2024-187 setting a public hearing for September 16, 2024 at 6 PM, and bid letting date for the West Clinton Avenue Pavement Improvement Project.
- Resolution 2024-188 setting a public hearing for September 16, 2024 at 6 PM, and bid letting dates for the North N Street Storm Sewer Repairs project.
- Consideration of the approval of a renewal liquor license for The Zoo.
- Consideration of the approval of a renewal liquor license for Tienda La Mexicana Inc.
- Approval of Payment Application Number 1 in the amount of \$45,600.00 to Absolute Concrete Construction, Inc. for the West Clinton Avenue Culvert Replacement Project.
- Approval of Payment Application Number 2 in the amount of \$240,191.91 to Vanderpool Construction for the South K Street Paving Project.
- Approval of Payment Application Number 10 in the amount of \$171,399.78 to Vanderpool Construction for the East Hillcrest Avenue Reconstruction Project.
- Approval of Payment Application Number 30 in the amount of \$91,148.99 to Absolute Concrete Construction for the Downtown Square Reconstruction Project.
- Approval of Payment Application Number 31 in the amount of \$53,125.96 to Absolute Concrete Construction for the Downtown Square Reconstruction Project.
- Resolution 2024-189 approving Payment Application Number 1 in the amount of \$64,999 to Vanderpool Construction and Change Order Number 1 in the amount of \$6,750 for the Franklin Avenue Sanitary Sewer Improvements Project.
- First consideration of an ordinance amending the City Code of the City of Indianola, Iowa by deleting Chapter 30, Downtown Square Commission.

- Resolution 2024-190 suspending enforcement of Indianola Code 45.02(2) regarding the consumption of alcohol on a portion of West Salem Avenue during West Hill Brewing Company's Oktoberfest Street Party on September 20, 2024.
- Resolution 2024-191 awarding a contract for the Veteran's Memorial Aquatic Center Painting Project to Jontz Painting, LLC.
- Resolution 2024-192 approving a record of Lot Tie Agreement for the East 60 feet of Outlot 63, Auditor's Plat of Outlots to Indianola and adjoining former alley in Indianola, Warren County, Iowa.
- Consideration of the approval of a Home Base Iowa Incentive Application from Joseph Colacecchi and authorization of a handwritten warrant in the amount of \$1500.00.
- Resolution 2024-193 authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against property.
- Resolution 2024-194 approving salaries.

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

Council Member Richardson moved to table the third consideration of an ordinance to amend speed regulations, establishing a reduced school speed zone on East 2nd Avenue 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.

Council Reports

Councilmember Richardson and City Manager Reeves met with members of the Des Moines Partnership.

Mayor's Report

Mayor Erickson opened discussion on the Main Street Iowa Designation that Indianola recently received.

Old Business

Council Member Richardson moved to open the public hearing regarding an ordinance rezoning property 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. Council Member 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.

Associate Planner Emily Rizvic explained the proposed rezoning. There were no other public comments offered.

Dalby moved to close the public hearing regarding an ordinance rezoning property 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. 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 moved to approve the first consideration of an ordinance rezoning property 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. 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.

Council Member Beach moved to open the public hearing regarding an ordinance amending the City Code of the City of Indianola, Iowa by adding regulations for the keeping of urban chickens within city limits 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.

Kristen Hoss, Community Development Intern, presented the proposed ordinance for the keeping of urban chickens.

Patty Alexander, 8626 110th Ave, spoke about the pros and cons of chicken ownership
Joe Moody and Barbara Moody, 908 Angela Dr, spoke in opposition to an ordinance allowing urban chickens

Jim Berkley, 1007 South G St; Nicole Duncan-Lutheran and Chris Lutheran 306 N 17th St.; Anna Smith, 703 N Howard; Shannon Jevne, 801 S 1st St.; Emily Roush Bobolz, 604 W Boston; and Tabitha Mclain, 313 N 17th St., spoke in favor of an ordinance allowing urban chickens.

Jane Colacecchi, 12461 G58 Hwy Indianola, spoke in favor of education on disease mitigation in urban chickens.

Council Member Sones moved to close the public hearing regarding an ordinance amending the City Code of the City of Indianola, Iowa by adding regulations for the keeping of urban chickens within city limits 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.

The City Council discussed the proposed ordinance. Council Member Beach moved to approve the first consideration of an ordinance amending the City Code of the City of Indianola, Iowa by adding regulations for the keeping of urban chickens within city limits and Sones seconded it. On roll call, the vote was AYES: Beach, Rabe, Sones, Armstrong. NAYS: Richardson, Dalby. The Mayor declared the motion passed.

Council Member Beach moved to open the public hearing regarding an ordinance amending Chapter 165.09 titled 'Building Design Standards' for the addition of building design alternatives 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.

Rizvic explained the need for the ordinance amendment. There were no other public comments offered.

Council Member Armstrong moved to close the public hearing regarding an ordinance amending Chapter 165.09 titled 'Building Design Standards' for the addition of building design alternatives 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.

Council Member Richardson moved to continue to the first consideration of the ordinance to the next meeting. The motion died for lack of a second. Council Member Beach moved to approve the first consideration of an ordinance amending Chapter 165.09 titled 'Building Design Standards' for the addition of building design alternatives 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.

New Business

Council Member Beach moved to approve Resolution 2024-195 approving a plat of survey request for Voldemars Pelds for a part of First Street right-of-way lying east and adjacent to Lots 1 and 2, Block F, in the Fair Acres Original Plat 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.

City Manager Reeves stated DMMO is undergoing a facilities analysis and has asked the City to participate financially; the cost is \$25,000. Council Member Richardson moved, and Dalby seconded, to increase the hotel/motel tax funding to DMMO by \$15,000 for FY25 for a total of \$25,000. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously. A public event showing the City's and Simpson College's support will follow.

Other Business

Council Member Beach moved to enter into closed session at 8:11 PM in accordance with Iowa Code Section 21.5 (1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. Richardson 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.

Richardson moved to exit the closed session at 8:33 PM 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. There was no action taken on items discussed in closed session.

Adjourn

The meeting was adjourned at 8:33 PM on a motion by Armstrong and seconded by Beach. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk