



CITY OF INDIANOLA COUNCIL MEETING

October 21, 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 October 21, 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, Mellisa Sones, Steve Armstrong. Absent: Ron Dalby.

Public Comment

There were no public comments offered.

Consent Agenda

Council Member Richardson moved to approve the Consent Agenda and Rabe seconded it. Council Member Dalby joined the meeting at 6:05 PM. 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 Claims
- Approval of Minutes of the October 7, 2024 Meeting.
- Approval of Applications
- Consideration of the approval of a liquor license renewal for Pete's Pizza.
- Consideration of the approval of a liquor license renewal for Mojo's.
- Approval of Payment Application Number 3 in the amount of \$139,775.87 to Vanderpool Construction for Franklin Avenue Sanitary Sewer Improvement project.
- Second consideration of an ordinance amending Chapter 18, City Clerk, Indianola Code of Ordinances.
- Second consideration of an ordinance amending Chapter 5.06, Operating Procedures – Meetings, of the Indianola Code of Ordinances.
- Second consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to sidewalk liability.
- Second consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by adding a new section pertaining to adult establishment nuisances.
- Second consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to bond requirements.
- Second consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to Fire Officials authority to cite violations.

- Second consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending provisions pertaining to pedestrians' right- of-way.
- Resolution 2024-223 approving Final Plat for Ashton Park Plat 8.
- Approval of Urban Revitalization Designations
- Resolution 2024-224 approving Payment Application Number 12 in the amount of \$272,958.06 to Vanderpool Construction and Change Order Number 10 in the amount of \$1,182.50 for the East Hillcrest Avenue Reconstruction Project.
- Resolution 2024-225 approving Payment Application Number 4 in the amount of \$308,397.57 to Vanderpool Construction and Change Order Number 3 in the amount of (\$35,357.00) for the South K Street Reconstruction Project.
- Resolution 2024-226 approving Payment Application Number 3 in the amount of \$80,273.57 and Change Order Number 1 in the amount of (\$3,981.50) for the West Clinton Avenue Culvert Replacement Project.
- Resolution 2024-227 approving the purchase of an ambulance for the Fire Department.
- Resolution 2024-228 authorizing an intergovernmental agreement for mutual assistance for Fire and EMS services.
- Resolution 2024-229 approving salaries.

Council Reports

Council Member Rabe moved to receive and file the September 2024 Treasurer's Report 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 Dalby moved to receive and file the September 2024 EMS Billing Activity Report 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.

Council Member Richardson reported on the League policy committee meeting. He suggested a joint meeting with newly elected leaders from the State in January.

Mayor's Report

Mayor Erickson reported on recent and upcoming community events.

Old Business

Council Member Richardson moved to open the public hearing regarding a rezoning application for property located at 215 North Buxton Street 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.

Planning Associate Bill Mettee provided information on the rezoning application. Ben Carpenter, Integra Electrical owner, spoke in favor of the rezoning.

Council Member Dalby 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 Dalby moved to approve the first consideration of an Ordinance amending the municipal code of the City of Indianola, Iowa for change of zoning district boundaries from the R-2, Single Family Residential Attached Zoning district and C-3, Downtown mixed-use zoning

district to the C-3, downtown mixed-use zoning district. 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 Rabe moved to approve Resolution 2024-230 approving the preliminary plat for Kentucky Ridge Townhomes and Armstrong seconded it. Mettee explained the preliminary plat and site plan for the Kentucky Ridge Townhomes. Eric Cannon, Snyder and Associates, Engineer on project, spoke in favor of the project. Public Works Director Akhilesh Pal discussed the need for a traffic signal at Kentucky and Jefferson Way. 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 Resolution 2024-231 approving site plan for Kentucky Ridge Townhomes 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.

Council Member Beach moved to approve Resolution 2024-232 approving a Plat of Survey for Mid-American Energy for parcel #13000200220 and Sones seconded it. Mettee explained the plat of survey for Mid-American Energy's future substation. Marty, Civil Engineering Consultants, spoke in favor of the project. 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 2024-233 approving a site plan for 203 West Second Avenue and Beach seconded it. Mettee stated the site plan request. 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 Dalby moved to approve Resolution 2024-234 approving a site plan for Kwik-Star (2103 North Jefferson Way) and Armstrong seconded it. Mettee discussed the proposed site plan. 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

City Manager Ben Reeves shared possible changes to the trail crossing on E Hillcrest Ave. Dave Moeller, Snyder and Assoc., explained the proposed changes. The Council directed staff to monitor the road and review any issues in Spring 2025.

City Manager Reeves shared bid results on fixing certain sidewalk panels on Buxton Avenue. Council Member Richardson moved to proceed with repairs using Concrete Services of Iowa, if they will keep their per lineal foot price for additional panels, otherwise reach out to Vice Construction, with the same conditions. Rabe seconded it. On roll call, the vote was AYES: Richardson, Beach, Rabe, Dalby. NAYS: Armstrong. ABSTAIN: Sones, due to a conflict of interest. Whereas the Mayor declared the motion carried. The Council requested a litigation closed session on Nov 4.

Street Superintendent Caleb Adams-Brown and Public Works Director Pal shared infrastructure project updates with the Council.

Council Member Beach moved to enter into closed session at 8:10 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. 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 Rabe moved to exit the closed session at 9:42 PM 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.

There was no action taken on items discussed in closed session.

Adjourn

The meeting was adjourned at 9:43 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.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk