



CITY OF INDIANOLA COUNCIL MEETING

November 18, 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 November 18, 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. Absent: Christina Beach and Steve Armstrong.

Public Comment

No public comments were offered.

Consent Agenda

Council Member Richardson requested approval of claims be removed from the consent agenda. Rabe moved to approve the consent agenda and Dalby seconded it. On roll call, the vote was AYES: Richardson, Rabe, Dalby, Sones. NAYS: None. Whereas the Mayor declared the motion carried unanimously. The consent agenda was as follows:

- Approval of Agenda
- Approval of Minutes of the November 4 and November 6, 2024 meetings.
- Resolution 2024-244 fixing date (December 2, 2024) for a public hearing on the proposal to enter into a Development Agreement with Invigorate Development Group, LLC.
- Resolution 2024-245 fixing date (December 2, 2024) for a public hearing on the proposal to enter into a Development Agreement with Inception Group, LLC.
- Approval of Payment Application Number 4 in the amount of \$165,764.22 to Absolute Group for the West Clinton Avenue Culvert Project.
- Approval of Payment Application Number 13 in the amount of \$561,634.42 to Vanderpool Construction for the East Hillcrest Reconstruction Project.
- Consideration of the approval of a new liquor license for Sticks and Balls, LLC.
- Third consideration and adoption 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.

- Resolution 2024-246 approving Payment Application Number 5, in the amount of \$402,906.82, to Vanderpool Construction and Change Order Number 4, in the amount of \$91,457.69, for the South K Street Paving Project.
- Resolution 2024-247 approving a parking lot lease agreement.
- Resolution 2024-248 approving the FY24 Street Finance Report.
- Resolution 2024-249 accepting a water main utility easement in Summercrest Plat 2.
- Resolution 2024-250 approving a health insurance premium holiday.
- Resolution 2024-251 approving the final plat for Quail Meadows Plat 5.
- Resolution 2024-252 accepting a separation agreement and general release.
- Resolution 2024-253 approving an employee agreement.
- Resolution 2024-254 Authorizing the Mayor to execute the certification of compliance and GAX Form 1 from the Iowa Economic Development Authority Community Development Block Grant (CDBG) Program Contract
- Resolution 2024-255 approving salaries.

Council Member Richardson moved to strike the reimbursement to Steve Richardson from the claims and approve the remaining claims. The motion was seconded by Rabe. On roll call, the vote was AYES: Sones, Dalby, Rabe, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Reports

Robert Endriss from Denman and Company spoke to the Council regarding the Fiscal Year 24 audit.

Rabe moved to receive and file the FY24 Audit Report and Dalby seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

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

Mayor's Report

Mayor Erickson encouraged everyone to attend the Home for the Holidays event on November 23, 2024.

New Business

Afton Bradley Recreation Coordinator – Aquatics spoke to the Council about the proposed changes. Council Member Sones moved to approve Resolution 2024-256 amending the fee schedule for Parks and Recreation and Pool fees. Council Member Dalby seconded it. On roll call, the vote was AYES: Richardson, Rabe, Dalby, Sones. NAYS: None.

Council Member Dalby moved to approve the first consideration of an ordinance amending Chapter 106, Collection of Solid Waste. Rabe seconded it. On roll call, the vote was AYES: Richardson, Rabe, Dalby, Sones. NAYS: None.

Other Business

City Manager Ben Reeves updated the Council on the Hillcrest project. Reeves asked for directions for a grand opening event or ceremony. Council directed staff to plan an event to celebrate the road opening.

Council directed staff to pursue proceed with MGT for the City Manager recruitment process.

City Council directed staff to pause accepting applications for the Deputy Librarian position. Council directed staff to hold on posting for the Assistant Engineer position. Council would like this to be added to the December 2, 2024 agenda.

Council Member Richardson moved to approve Resolution 2024-257 approving a contract with OPN Architects for the Library Building. Rabe seconded it. On roll call, the vote was AYES: Richardson, Rabe, Dalby, Sones. NAYS: None.

Council discussed and decided to hold the second meeting of December on December 19, 2024.

The Council requested to hear the presentations from the study session before going into closed session.

The Indianola City Council met for a study session at 7:15 PM on November 18, 2024, in the City Council Chambers. Those present were Council Member Richardson, Rabe, Dalby, Sones, and Mayor Stephanie Erickson. Absent: Beach and Armstrong

Erica Roberts with Indianola Main Street presented to City Council regarding Indianola Main Street.

Amanda Zwanziger spoke regarding the Indianola Chamber of Commerce and Experience Indianola.

Council decided that they would discuss Catch Des Moines membership at the next meeting.

The Study Session was adjourned at 7:57 PM.

Council Member Rabe moved to enter into closed session at 7:58 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. Dalby seconded it. On roll call, the vote was Richardson, Rabe, Dalby, Sones. NAYS: None.

Richardson moved to exit the closed session at 8:10 PM and Dalby seconded it. On roll call, the vote was AYES: Richardson, Rabe, Dalby, Sones. NAYS: None. Whereas the Mayor declared the motion carried unanimously. There was no action taken on items discussed in closed session.

Rabe moved to Enter into closed session at 8:10 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. Sones seconded it. On roll call, the vote as AYES: Richardson, Rabe, Dalby, Sones. NAYS: None.

Dalby moved to exit the closed session at 8:24 PM and Dalby seconded it. On roll call, the vote was AYES: Richardson, Rabe, Dalby, Sones. 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 8:24 PM on a motion by Richardson 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