CITY OF INDIANOLA COUNCIL MEETING
December 2, 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 December 2, 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, Steve Armstrong. Absent: Christina Beach.

Public Comment
Katie Damon, 209 W Hillcrest, Scott Damon, 209 W Hillcrest, and John Hallstrom, 218 W Hillcrest, spoke against Emerald Bay Final Plat 1.

Consent Agenda
Approval of claims was pulled from the consent agenda at the request of Council Member Richardson. Council Member Rabe moved to approve the Consent Agenda and Sones seconded it. On roll call, the vote was AYES: Richardson, 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 prior meetings
- Second consideration of an ordinance amending Chapter 106, Collection of Solid Waste.
- Resolution 2024-258 approving final payment, retainage release, Change Order Number 2, and final acceptance of the Franklin Avenue Sanitary Sewer Improvements Project
- Resolution 2024-259 determining Police Department property to be surplus and authorizing sale of property.
- Resolution 2024-260 approving a Plat of Survey for Michael Leeper for property addressed as 1313, 1307 and 1305 South L Court.
- Resolution 2024-261 approving Final Plat for Emerald Bay Plat 1.
- Resolution 2024-262 authorizing a contract for city manager recruitment.
- Consideration of the approval of a Home Base Iowa Initiative Application from Jordan Osier and authorization of a handwritten warrant in the amount of $1500.00.
- Resolution 2024-263 authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against property.
- Approval of Urban Revitalization Designations

- Approval of 2025 maximum refuse hauling rates.
- Resolution 2024-264 approving salaries.

Council Member Dalby moved to approve Claims, with the exception of invoice A659669 to McCoy True Value in the amount of $341.82 and Armstrong seconded it. On roll call, the vote was AYES: Rabe, Dalby, Sones, Armstrong. NAYS: None. ABSTAIN: Richardson.

Council Reports

Council Member Dalby moved to receive and file the October 2024 EMS Billing Activity Report and Armstrong seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Council Member Richardson reported on CIRTPA's recent meeting.

The Council directed staff to prepare a resolution for the December 19 meeting to end the 28E agreement with the CVB, effective July 1, 2026.

Mayor's Report

Mayor Erickson extended her thanks to Indianola Main Street and those that helped to make Home for the Holidays a successful event.

Old Business

Council Member Beach joined the meeting via phone at 6:28 PM.

Council Member Richardson moved to open the public hearing on the proposed Amendment Number 8 to the Hillcrest/Downtown Unified Urban Renewal Plan in the City of Indianola, State of Iowa 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.

City Clerk/Finance Director Jackie Raffety gave an overview of TIF. City Manager Ben Reeves explained Amendment Number 8 to the Hillcrest/Downtown Unified Urban Renewal Plan. No other comments were offered.

Council Member Richardson moved to close the public hearing 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 Member Dalby moved to approve Resolution 2024-265 determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 8 to the Hillcrest/Downtown Unified Urban Renewal Plan. 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 Dalby moved to approve the first consideration of an Ordinance for the division of revenues under Section 403.19, Code of Iowa, for Amendment No. 8 to the Hillcrest/Downtown Unified Urban Renewal Plan 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 Rabe moved to open the public hearing regarding the proposed Kentucky Ridge/North 6th Street Urban Renewal Plan in the City of Indianola, State of Iowa 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.

City Manager Reeves explained the plan. Nathan Overberg, Ahlers and Cooney, discussed the plan and any amendments that may be needed. No other public comments were offered.

Council Member Rabe moved to close the public hearing and 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.

Council Member Dalby moved to approve Resolution 2024-266 determining an area of the City to be a blighted area and an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Kentucky Ridge/North 6th Street Urban Renewal Plan. Rabe seconded it. On roll call, the vote was AYES: Richardson, Rabe, Dalby, Sones, Armstrong. NAYS: None. ABSTAIN: Beach. Whereas the Mayor declared the motion passed.

Council Member Rabe moved to approve the first consideration of Ordinance for the division of revenues under Section 403.19, Code of Iowa, for Kentucky Ridge/North 6th Street Urban Renewal Plan 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 Sones moved to open the public hearing on the proposal to enter into a Development Agreement with Inception Group, LLC 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.

Lee Adams, Inception Group, 17567 120th Ave., requested an amendment to the Urban Renewal Plan and Development Agreement to include the fees associated with a traffic study.
Jesse Rognes, 12509 Fulton St., spoke in favor of TIF agreements.
City Manager Reeves explained the items in the Development Agreement.

Council Member Sones moved to close the public hearing 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 Member Richardson moved to approve Resolution 2024-267 approving and authorizing execution of a Development Agreement by and between the City of Indianola and Inception Group, LLC., and Dalby seconded it. On roll call, the vote was AYES: Richardson, Rabe, Dalby, Sones, Armstrong. NAYS: None. ABSTAIN: Beach. Whereas the Mayor declared the motion passed.

Council Member Dalby moved to open the public hearing regarding the proposed Summercrest Hills Urban Renewal Plan in the City of Indianola, State of Iowa 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.

City Manager Reeves discussed the proposed plan. There were no other public comments offered.

Council Member Rabe moved to close the public hearing 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 2024-268 determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Summercrest Hills Urban Renewal Plan. Sones seconded it. On roll call, the vote was AYES: Richardson, Rabe, Dalby, Sones, Armstrong. NAYS: None. ABSTAIN: Beach. Whereas the Mayor declared the motion passed.

Council Member Sones moved to approve the first consideration of an Ordinance for the division of revenues under Section 403.19, Code of Iowa, for Summercrest Hills Urban Renewal Plan and Richardson seconded it. On roll call, the vote was AYES: Richardson, Rabe, Dalby, Sones, Armstrong. NAYS: None. ABSTAIN: Beach. Whereas the Mayor declared the motion passed.

Council Member Richardson moved to open the public hearing on the proposal to enter into a Development Agreement with IDG 3, LLC (replacing Invigorate Development Group, LLC) 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.

Justin Brown, 800 W Orchard, discussed the rental rate in the Development Agreement.

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 Sones moved to set the rental rate on page 10 of the Development Agreement at $25/hr. 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 Member Dalby moved to approve Resolution 2024-269 approving and authorizing execution of a Development Agreement by and between the City of Indianola and IDG 3, LLC (replacing Invigorate Development Group, LLC) 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 moved to open the public hearing regarding the transfer of real property 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.

City Manager Reeves stated Simpson will still have the right of first refusal on the Masonic Temple if the City chooses to sell the property; he proposed to Simpson sharing the facility if it becomes a visitor's center. No other public comments were offered.

Council Member Dalby moved to close the public hearing 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 Dalby moved to approve Resolution 2024-270 making final determination on transfer of interest in real property to Warren County, Iowa 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.

New Business
Council Member Dalby moved to approve Resolution 2024-271 determining the necessity and setting dates of a consultation and a public hearing on a proposed The Village Urban Renewal Plan for a proposed Urban Renewal Area in the City of Indianola, State of Iowa. 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 Rabe moved to approve Resolution 2024-272 approving Preliminary Plat for Pickard Commerce Park Plat 1 and Dalby seconded it. City Planner Bill Mettee explained the Preliminary Plat. 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 Reeves gave an update on Development Agreements and Urban Renewal Plans. City Planner Mettee spoke on future plan reviews for different agreements.

Council directed staff to put a hold on the creation of any new positions within the City at this time.

Adjourn
The meeting was adjourned at 8:12 PM on a motion by Sones and seconded by Armstrong. 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