CITY OF INDIANOLA COUNCIL MEETING
December 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 December 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, Josh Rabe, Ron Dalby, Mellisa Sones, Steve Armstrong. Absent: Christina Beach.

Oath of Office
Mayor Erickson administered the Oath of Office to Firefighter/Paramedics Nathan Belvo, Gerrit Foreman, Nick Johnston, and Austin Van Wyk.

Mayor Pro Tem Richardson presented a plaque to out-going City Manager Ben Reeves for his years of service.
Mayor Erickson recognized out-going Chief Chia for his service in the Fire Department.

Public Comment
Mike Baethke, 704 W Scenic Valley Dr., Lowell Joslin, 1011 W Ashland Ave., and Angie Jensen, 1601 Fareway Dr. commented on the IWC and the Board of Trustees' resignation.
Mayor Erickson read aloud a comment submitted by Paul and Maurine Dalluge, 108 S 20th St., regarding the usage of the Activity Center.
Mayor Pro Tem Richardson read aloud a comment submitted by Bonnie McKinney, 1006 W Clinton, IWC regarding the Indianola Wellness Campus.

Consent Agenda
Council Member Richardson moved to approve the Consent Agenda and Rabe 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 Claims
- Approval of Minutes of the December 2, 2024 meeting.
- Resolution 2024-273 fixing date for a public hearing on January 6, 2025 at 6 PM on the proposal to enter into a Development Agreement with Wesley Retirement Services, Inc.
- Resolution 2024-274 determining the necessity and setting dates of a consultation and a public hearing on a proposed Emerald Bay Urban Renewal Plan for a proposed Urban Renewal Area in the City of Indianola, State of Iowa.
- Approval of Final Payment Application in the amount of $43,577.10 to Indianola Municipal Utilities for streetlights on East Hillcrest Avenue.
- Approval of a renewed liquor license for Ohio Martinez, LLC dba Fiestas Jalepenos Mexican Restaurant.
- Approval of a renewed liquor license for Desi Liquor, LLC dba Spirits World.
- Consideration of the approval of a new liquor license for Sticks and Balls, LLC.

- Third consideration and adoption of an ordinance amending Chapter 106, Collection of Solid Waste.
- Second consideration of 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.
- Second consideration of Ordinance for the division of revenues under Section 403.19, Code of Iowa, for Kentucky Ridge/North 6th Street Urban Renewal Plan.
- First consideration of Ordinance for the division of revenues under Section 403.19, Code of Iowa, for Summercrest Hills Urban Renewal Plan.
- Resolution 2024-275 approving application for Partial Payment Number 1 in the amount of $126,039.73 to TK Concrete and Change Order Number 1 in the amount of $28,478.40 for the North N Street Storm Sewer Repairs Project.
- Resolution 2024-276 approving Change Order Number 8 in the amount of ($300,000) for the Water Resource Recovery Facility Project.
- Resolution 2024-277 approving an agreement with HR Green for the South C Street Sanitary Sewer Improvement Project.
- Resolution 2024-278 authorizing an agreement with HR Green for the Iowa Avenue Sanitary Sewer Improvement Project.
- Resolution 2024-279 approving an agreement with Snyder and Associates for the 14th Street Watershed Study Project.
- Resolution 2024-280 approving Final Payment in the amount of $16,897.11 to Absolute Concrete Construction, Inc., and Final Acceptance of the Downtown Square Reconstruction Project.
- Resolution 2024-281 approving the bylaws for the Safety Committee.
- Resolution 2024-282 approving the residential anti-displacement and relocation assistance plan in accordance with the CDBG Grant.
- Resolution 2024-283 approving a lease termination agreement by and between the City of Indianola and Regions Bank.
- Resolution 2024-284 appointing Wade Wagoner to the position of interim city manager.
- Resolution 2024-285 authorizing the termination of an intergovernmental agreement between the City of Indianola and the Greater Des Moines Convention and Visitors Bureau.
- Resolution 2024-286 approving the site plan for Indianola Veterinary Clinic at 2201 North Jefferson Way.
- Receive and file the FY24 Annual Financial Report.
- Prior approval of Urban Revitalization Designations
- Resolution 2024-287 approving salaries.

Council Reports
Bob Kling, Indianola Public Arts Commission member, presented the plans for a proposed art mural project, "Illuminate Indianola."

Council Member Dalby moved to approve Resolution 2024-288 authorizing agreements for the Illuminate Indianola Mural Project and Richardson seconded it. On roll call, the vote was AYES: Richardson, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Sones provided a Landfill Board update and Council Member Richardson gave a Greater Des Moines Partnership update.

The Council appointed the following representatives to committees:
E911 - Chief Hurt, Council Member Dalby
Greater Des Moines CVB - Council Member Armstrong
Landfill Board - Council Members Armstrong, Sones
Metro Advisory - Council Member Richardson
WCEDC - Wade Wagoner and Council Member Rabe
WCEMA – Council Members Dalby, Beach
Watershed Mgmt – Wade Wagoner, Council Member Rabe

Council Member Armstrong moved to approve Resolution 2024-289 appointing the City of Indianola representation to the Des Moines Metropolitan Planning Organization (MPO) and the Central Iowa Regional Transportation Planning Alliance (CIRTPA). Dalby seconded it. On roll call, the vote was AYES: Richardson, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

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

Mayor's Report
Mayor Erickson extended her congratulations to the winners of the Warren Co Impact Celebration and provided an update on the Mayor's Youth Council.

Old Business
Council Member Richardson moved to approve Resolution 2024-290 approving Partial Payment Number 6 in the amount of $9,865.04 to Vanderpool Construction, Change Order Number 5 in the amount of ($27,262.92) and the Supplemental Agreement for the South K Street Paving Project. Rabe seconded it. Public Works Director Akhelish Pal and Engineer Dave Moeller discussed the closing steps of the project. On roll call, the vote was AYES: Richardson, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Dalby moved to approve Resolution 2024-291 accepting work. Armstrong seconded it. On roll call, the vote was AYES: Richardson, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Dalby moved to approve Resolution 2024-292 ordering preparation of final plat and schedule of assessments. Rabe seconded it. On roll call, the vote was AYES: Richardson, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Armstrong moved to approve Resolution 2024-293 adopting and levying final schedule of assessments. 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.

Other Business
City Manager Reeves commented on the Indianola Wellness Campus and the Board of Trustees. Council will discuss the IWC at future meetings.

City Manager Reeves thanked elected officials, staff and other community members for their support during his tenure.

Wade Wagoner, Interim City Manager, introduced himself.

Council Member Richardson stated Vision 2030, debt limits and debt loads will be discussed in January.

City Manager Ben Reeves explained the amendment process for the Kentucky Ridge urban renewal plan and development agreement. Staff will bring it back to council in the future for further direction.

Council Member Armstrong moved to enter into closed session at 7:56 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, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Armstrong moved to exit the closed session at 8:18 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 was AYES: Richardson, Rabe, Dalby, Sones, Armstrong. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

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

Adjourn
The meeting was adjourned at 8:18 PM on a motion by Rabe and seconded by Richardson. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

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ATTEST:

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Jackie Raffety, City Clerk