REGULAR SESSION – DECEMBER 16, 2019

Judge Mark Schlenker administered the oath of office to Council Members Heather Hulen, John Parker Jr., and Gwen Schroder.

The City Council met in regular session at 6:00 p.m. on December 16, 2019, in the City Hall Council Chambers. Mayor Pro Tem, Shirley Clark called the meeting to order and on roll call the following members were present: Shirley Clark, Bob Kling, Greg Marchant, John Parker and Greta Southall. Absent: Joe Gezel and Mayor Kelly B Shaw.

Council Member Marchant moved, and Kling seconded to approve the following resolution entitled, "RESOLUTION RECOGNIZING THE SERVICE OF JOE GEZEL AS INDIANOLA CITY COUNCILMAN." Question was called for and on voice vote, the Mayor Pro Tem declared the motion carried unanimously. The complete resolution may be viewed at City Hall.

Council Member Marchant moved, and Kling seconded to approve the resolution recognizing the service of City Clerk, Diana Bowlin. Question was called for and on voice vote, the Mayor Pro Tem declared the motion carried unanimously. The complete resolution may be viewed at City Hall.

The meeting was opened for Public Comment. Rene Staudacher of 10782 Grimes St, Indianola, spoke against the Water Resource Recovery Facility location.

Lindsay Offenburger, 1003 E Madison Ave, Indianola commented that the Water Resource Recovery Facility plans were not in the packet; City Attorney, Doug Fulton, stated that Council could not respond to public comment at this time on the agenda.

Council member Southall moved to approve the consent agenda and Parker seconded the motion. On roll call the vote was, AYES: Clark, Parker, Kling, Southall and Marchant. NAYS: None. ABSENT: Gezel. Whereupon the Mayor Pro Tem declared the motion carried unanimously. The consent agenda was as follows:

Approval of agenda.

December 2, 2019, Minutes.

Application – A renewal Class "C" Liquor License, Outdoor Area and Sunday Sales Privilege for the Indianola Country Club

Approval of an increase in refuse residential rates for TRM Disposal to be effective January 1, 2020

Approval of Civil Service Commission list of applicants certified eligible for the position of Paramedic/Firefighter in the Fire Department effective December 5, 2019 – December 5, 2020, subject to passing all other requirements

Approval of change order number two in an amount of $366.00 for the West Third Avenue Sanitary Sewer Improvements

Receive and file the EMS report for September and October 2019

Resolution No. 2019-237 approving salaries (the complete resolution may be viewed at the City Clerk's Office)

Claims on the computer printout for December 16, 2019

A motion was made by Kling and seconded by Parker to approve the following resolution entitled, "RESOLUTION APPOINTING THE CITY FINANCIAL OFFICER AS CITY CLERK." On roll call the vote was, AYES: Parker, Kling, Southall and Marchant. NAYS: Clark. ABSENT: Gezel. Whereupon the Mayor Pro Tem declared the motion passed and the following resolution duly adopted.

RESOLUTION NO. 2019-238
RESOLUTION APPOINTING THE CITY FINANCIAL OFFICER AS CITY CLERK

(The complete resolution may be viewed at the City Clerk's Office)

Mayor Pro Tem Clark administered the oath of office to Andrew Lent as City Clerk effective January 1, 2020.

Marchant moved and Parker seconded to table the approval of the following re-nomination of Amy Duncan, Clark Ridlen and Taylor Litchkey to the Hometown Pride Committee for a two-year term, effective January 1, 2020 – December 31, 2022, until the new Council takes office. On roll call the vote was, AYES: Parker, Kling, Southall and Marchant. NAYS: Clark. ABSENT: Gezel. Whereupon the Mayor Pro Tem declared the motion passed.

The following resolution entitled, "RESOLUTION RECOGNIZING THE SERVICE OF SHIRLEY CLARK AS INDIANOLA CITY COUNCIL WOMAN" was approved on a motion by Southall and seconded by Kling. Question was called for and on voice vote, the Mayor Pro Tem declared the motion carried unanimously. The complete resolution may be viewed at City Hall.

Marchant moved and Parker seconded to table the approval of the re-nomination of Joel Hoger to the Park and Recreation Commission for a two-year term, effective January 1, 2020 – January 1, 2023 until the new Council takes office. On roll call the vote was, AYES: Clark, Parker, Kling, Southall and Marchant. NAYS: None. ABSENT: Gezel. Whereupon the Mayor Pro Tem declared the motion carried unanimously.

Jim Rassmussen, HR Green, gave an update on the WRRF, including estimates of costs. Joe Frankl, HR Green, also spoke.

A public hearing was held to review an application for a State Revolving Fund (SRF) Loan for the 2019 Indianola Water Resource Recovery Facility Project (WRRF). No oral or written objections were offered.

This being the time and place fixed for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost relative to the 2019 Indianola Water Resource Recovery Facility, the Mayor Pro Tem called for any oral objections to the adoption of the plans, specifications, form of contract and estimate of cost at 6:38 pm. Lindsay Offenburger, 1003 E Madison Ave, Indianola objected to approval of the resolution due to plans not being in the packet. City Manager, Ryan Waller, noted that notice was given that the plans are located in the City Clerk's office for review.

Council Member Marchant introduced the following Resolution entitled "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST", for the 2019 Indianola Water Resource Facility, and moved that it be adopted. Council Member Kling seconded the motion to adopt. The roll was called, and the vote was, AYES: Clark, Parker, Kling, Southall and Marchant. NAYS: None. ABSENT: Gezel. Whereupon the Mayor Pro Tem declared the following resolution duly adopted:

RESOLUTION NO. 2019-239
RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT
AND ESTIMATE OF COST
for the 2019 Indianola Water Resource Facility

(The complete resolution may be viewed at the City Clerk's Office)

A public hearing and first consideration of an amendment to Chapter 165 of zoning codes regarding Bed and Breakfast, Boardinghouse and Short-term Rental regulations was held at 6:40 pm. There were no objections either oral or written. It was moved by Southall and seconded by Kling to approve the first consideration of this amendment. On roll call the vote was, AYES: Clark, Parker, Kling, Southall and Marchant. NAYS: None. ABSENT: Gezel. Whereupon the Mayor Pro Tem declared the motion carried unanimously. Council Member Marchant commented that he appreciates the Planning and Zoning Commission's work on this, and Kling added that City staff work is also appreciated.

A public hearing and first consideration of an amendment to Chapter 165 of zoning codes regarding breweries was held at 6:41 pm. There were no objections either oral or written. A motion was made by Southall and seconded by Parker to approve the first consideration of this amendment. On roll call the vote was, AYES: Clark, Parker, Kling, Southall and Marchant. NAYS: None. ABSENT: Gezel. Whereupon the Mayor Pro Tem declared the motion carried unanimously.

A public hearing and first consideration of a request from Stacy Crow on behalf of Lyelca Of Warren Co Et Al. to rezone property located in the North Half of the Southeast Quarter and the South Half of the Northeast Quarter of Section 36, Township 76 North, Range 24 West from A-1, Agricultural Zoning District to A-2 Mixed Agricultural Zoning District was held at 6:43 pm. There were no objections either oral or written. Stacy Crow spoke on wanting to add more camping to this area of the state. Council Member Clark asked if there would be storm shelters; Crow affirmed they would be in the restrooms. Council Member Southall asked what else would be allowed on that property by rezoning this area. Community and Economic Development Director, Charlie Dissell answered that only farming or camping will be allowed. Kling moved and Parker seconded to approve the first consideration of this rezoning request. On roll call the vote was, AYES: Clark, Parker, Kling, Southall and Marchant. NAYS: None. ABSENT: Gezel. Whereupon the Mayor Pro Tem declared the motion carried unanimously.

Council was asked to consider two requests from Kading Properties, LLC for site plan approval of Cavitt Creek Condominiums I, a residential development on a lot exceeding one (1) acre, between 1404 and 1500 North 9th Street and for site plan approval of Cavitt Creek Condominiums II, a residential development on a lot exceeding one (1) acre, west of 1500 North 9th Street. Community and Economic Development Director, Charlie Dissell provided a review of the requests as well as the Planning and Zoning Commission's recommendations. Council Member Marchant asked if the traffic impact study results were for both lots; Dissell affirmed it is. Dissell recommended that Council table a vote until staff can review information provided today by Kading Properties, LLC. Council Member Kling moved to postpone consideration of the requests by Kading Properties until January 6, 2020. Parker seconded. Chris Pose, attorney for Kading Properties, asked that Council wait until the January 21, 2020, Council Meeting to give everyone time to respond. Kling amended his motion to January 21, 2020. Parker seconded the motion. On roll call the vote was, AYES: Clark, Parker, Kling, Southall and Marchant. NAYS: None. ABSENT: Gezel.

Discussion regarding the building code updates and timeline was led by Community and Economic Development Director, Charlie Dissell.

A request from local churches regarding waiving Brush Facility fees for a community clean up event was provided by City Manager, Ryan Waller. Council directed staff to waive fees for this event.

City Manager, Ryan Waller, asked Council Members to review their schedules for any conflicts with March 16, 2020, Council Meeting.

A motion was made by Southall and seconded by Kling to receive and file correspondence of the weekly updates dated November 27 and December 6, 2019, from Ryan Waller, City Manager. Question was called for and on voice vote, the Mayor Pro Tem declared the motion carried unanimously.

Council Member Clark commented that she has enjoyed serving on City Council.

Meeting adjourned at 6:58 p.m. on a motion by Parker and seconded by Marchant.

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Shirley Clark, Mayor Pro Tem

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Diana Bowlin, City Clerk