City of Indianola - Regular Session – December 21, 2020

The Indianola City Council met in regular session at 6:00 p.m. on December 21, 2020, in the City Hall Council Chambers. Mayor Pam Pepper called the meeting to order and on roll call the following members were present: Heather Hulen, John Parker, Bob Kling, Gwen Schroder, Greg Marchant (via Zoom), and Mayor Pepper. Absent: Greta Southall.

Council Member Hulen pulled the claims from the consent agenda. Council Member Kling moved to approve the consent agenda and Schroder seconded the motion. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. The consent agenda was as follows:

- Approval of agenda
- Resolution 2020-293 approving monthly transfers.
- Approval of December 7, 2020 Minutes.
- Resolution 2020-294 setting a Public Hearing for February 1, 2021 to review an application for a State Revolving Fund loan and to make available to the public the contents of an environmental information document and the City of Indianola project plan.
- Approval of Pay Application No 6 to Williams Brothers Construction for the Water Resource Recovery Facility Project in the amount of $2,127,521.96.
- Resolution 2020-295 approving Change Order No 2 for the Water Resource Recovery Facility in the amount of $474.
- Resolution 2020-296 approving a change order to the professional services agreement with Municipal Pipe Tool for the Sewer Main Lining Project in the amount of $1,725.
- Resolution 2020-297 approving amended terms to the Municipal Engineering Services agreement with Snyder and Associates.
- Final consideration of an ordinance rezoning land generally located at 506 and 508 West 2nd Avenue from the C-2, Highway Commercial Zoning District to the R-2 or R-3 Residential Zoning District.
- Final consideration of an Ordinance amending the recycling fees to account for the increase being implemented by Waste Management.
- Resolution 2020-298 approving a request for a Plat of Survey for Chester Onstot, located within two miles of the City of Indianola.
- Prior and final approval on Urban Revitalization Designations.
- Resolution 2020-299 approving a Memorandum of Understanding with the General Union regarding vacation carryover amounts.
- Resolution 2020-300 approving salaries.

Claims on the computer printout for December 21, 2020 was introduced on a motion by Parker and seconded by Schroder. On roll call, the vote was AYES: Parker, Kling, Schroder, and Marchant. NAYS: None. ABSTAIN: Hulen. Whereas the Mayor declared the motion passed.

Council Member Kling provided the Metro advisory report which included discussions about Highway 5 possibly becoming an interstate.

Resolution 2020-301 appointing the City of Indianola representation to the Des Moines Metropolitan Planning Organization (DMMPO) and Central Iowa Regional Transportation Planning

Alliance (CIRPTA) was introduced on a motion by Kling and seconded by Parker. Mayor Pepper read the list of representatives. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

The appointment of Kimberly Guilford to serve on the Fine Art and Beautification Commission for a term beginning immediately and ending July 1, 2022, was introduced on a motion by Schroder and seconded by Parker. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

Kling moved and Parker seconded to approve the nomination of Dan Anderson to serve on the Fine Arts and Beautification Commission for a term beginning immediately and ending July 1, 2023. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

Mayor Pepper reported the ward meetings have concluded and the information provided at those meetings may be found on the City's website. She also attended the Mayor's Youth Council meeting.

The re-appointment of Kerry Koonce to serve on the Parks and Recreation Commission for a term beginning January 1, 2021 and ending July 1, 2021 was introduced on a motion by Hulen and seconded by Parker. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

Kling moved and Parker seconded the re-appointment of Kerry Koonce to serve on the Parks and Recreation Commission for a term beginning July 1, 2021 and ending July 1, 2024. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

Council Member Hulen moved to re-appoint Kate Walton to serve on the Parks and Recreation Commission for a term beginning January 1, 2021 and ending July 1, 2021 and Parker seconded the motion. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

It was moved by Schroder and seconded by Parker to re-appoint Kate Walton to serve on the Parks and Recreation Commission for a term beginning July 1, 2021 and ending July 1, 2024. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

Parks and Recreation Director Bylund said the Trail Master Plan was an update from 2008 and includes input from various stakeholders. Parker moved and Kling seconded to approve Resolution 2020-302 adopting the Trail Master Plan. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Community and Economic Development Director Dissell explained the City does property maintenance on nuisance properties and charges those fees to the property owner. If the fees are not paid, Council is asked to place an assessment on property taxes. Resolution 2020-303 authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against property was introduced on a motion by Schroder and seconded by Parker. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Schroder moved to approve Resolution 2020-304 directing the City Attorney to petition the court for title to 1009 East Salem Avenue. Council Member Parker seconded the motion. In discussion, Dissell stated the home has been abandoned and deemed unsafe. Upon acquiring the property, the City would sell to a developer with a Development Agreement. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

City Manager Waller provided background on the building assessment study and noted staff was directed to pursue pre-architectural services in October 2019. OPN Architects met all criteria in the RFP and was under budget. They can also offer bond referendum support services and have good methods to engage the community. It was moved by Parker and seconded by Hulen to approve Resolution 2020-305 approving a Professional Services Agreement with OPN Architects for Architectural Pre-Design Services. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Resolution 2020-306 authorizing a Professional Services Agreement with Formation Group for $15,000 was introduced on a motion by Kling and seconded by Parker. In discussion, Waller noted that approval of the resolution will allow Formation Group to continue as the owner's representative during the next steps of the building project. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Dissell explained the right-of-way around the Square is from 1849. In working with Bolten and Menk, a new concept has been created. The Warren County Board of Supervisors approves of the new right-of-way concept. Council directed Dissell to finalize the Square right-of-way.

Dissell reviewed the request for a possible zoning code text amendment and asked if Council would refer this issue to Planning and Zoning Commission. Council directed it back to the Commission.

City Manager Waller gave the history on the sewer rate billing by IMU issue. He stated staff is not recommending applying back-billing to the affected customers. Council Member Hulen stated she would abstain from all discussion because the YMCA was impacted by this issue. Council agrees with staff recommendation and thanked the Mayor for helping with the IMU issues.

Parker moved and Kling seconded to receive and file correspondence from December 4 and 11, 2020, weekly updates provided by City Manager, Ryan Waller. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Kling at 6:34 p.m. to enter into closed session 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. Hulen seconded the motion. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

At 6:40 p.m. Parker moved to come out of closed session and Kling seconded the motion. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Parker at 6:41 p.m. to enter into closed session in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government. Kling seconded the motion. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

At 6:44 p.m., Parker moved to come out of closed session and Kling seconded the motion. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

No action was taken during or after either of the closed sessions on matters discussed in the closed sessions.

Meeting adjourned at 6:44 pm on a motion by Parker and seconded by Kling.

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Pam Pepper, Mayor

ATTEST:

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Andrew J. Lent, City Clerk/CFO