City of Indianola - Regular Session – December 7, 2020

The Indianola City Council met in regular session at 6:00 p.m. on December 7, 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, Greta Southall (via Zoom), Greg Marchant, and Mayor Pepper. Absent: None.

Council Member Hulen asked City Attorney Fulton if there was a conflict of interest for her to approve the claims, which included keys made for the Wellness Center. Attorney Fulton said there was no conflict of interest. Council Member Marchant moved to approve the consent agenda and Parker seconded the motion. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. The consent agenda was as follows:

- Approval of agenda
- Claims on the computer printout for December 7, 2020.
- Approval of November 16, 2020 Minutes.
- Approval of a Class C Liquor License with catering, outdoor service, and Sunday sales privileges for Brickhouse Tavern located at 107 North Buxton.
- Resolution 2020-278 approving Change Order No 6 and Pay Application No 7 for the Jerry Kelley Trail Project.
- Approval of Pay Application No 7 from Vanderpool Construction for the Quail Meadows 3 Lift Station and Sewer Improvements Project in the amount of $88,632.33.
- Resolution 2020-279 approving final payment and acceptance of the Wellness Center precast wall repairs project.
- Resolution 2020-280 approving the Audit Contract for FY2021-FY2023.
- Second 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.
- Second consideration of an Ordinance amending the recycling fees to account for the increase being implemented by Waste Management.
- Resolution 2020-281 approving vacation rollover amount.
- Resolution 2020-282 approving salaries.

Council Member Kling stated Bravo has been working on a cultural and diversity project within their organization and with partners. They were able to finance grants as promised. Covid-19 continues to have impacts on the organization.

Resolution 2020-283 supporting the George Washington Carver Statue Project was introduced on a motion by Marchant and seconded by Kling. In discussion, City Manager Waller stated this resolution shows that the City supports others in asking the Governor to approve this statue. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

The nomination of Grant Darrah to serve on the Fine Art and Beautification Commission was introduced on a motion by Kling and seconded by Schroder. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

Parker moved and Hulen seconded to approve the nomination of Laurel Halstead to serve on the Fine Arts and Beautification Commission. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

Mayor Pepper asked citizens to apply for open Boards and Commissions positions, including the Fine Arts Commission. The Mayor and Council Members have held two Ward Meetings with the last two scheduled for next week. She will also attend the Mayor's Youth Council meeting next week. Mayor Pepper thanked Simpson College and Warren County for reaching out to the City to work on projects.

IMU General Manager Chris Des Planques provided the following update on IMU: the conversion has gone well and operating as expected; IMU staff has discussed reporting options with City staff; audit fieldwork is complete and the final report is being worked on; a utility billing supervisor has been hired; they will be sending a quarterly newsletter to customers starting in January; fiber has 2700 customers. IMU Board Members Mike Rozga and Adam Voigts were also in attendance.

Greg Edwards, President and CEO of Catch Des Moines, provided an annual update on the Convention and Visitor's Bureau. He stated Covid-19 has been devasting to the travel and tourism industry. His organization has had to change their strategies and priorities. He also updated the Council on new facilities and projects. He expressed optimism for next year's activities should the pandemic be ended by the vaccines coming out.

This being the time and place fixed for a public hearing on the matter of Community Development Block Grant Funding for the Indianola Meals Project Council Member Marchant moved to open the Public Hearing and Parker seconded. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. The Mayor called for any written or oral comments.

City Clerk Lent stated the purpose of the hearing was to give the status of the Indianola Meals Project, during which the City intends partner with the Indianola Chamber of Commerce, Helping Hands Food Pantry and Central Iowa Shelter and Services to support small business restaurants and reduce food insecurity in Indianola. Over 7,188 meals from Crouse Café, Mishmash, Funaro's Deli, Sports Page and Groggy Dog were handed out. Indianola Country Club also donated 600 meals. The need for this project is critical during this COVID-19 pandemic time period to halt the transmission of the virus. The amount of CDBG funding is $62,700. The entire amount will benefit low- and moderate-income persons within the Indianola public safety service area. No relocation of any person is required for this project. The City of Indianola encouraged anyone with comments, questions, or concerns to contact the City of Indianola during the meeting.

Furthermore, the City of Indianola is seeking to address the housing needs of low-to-moderate person through the following activities:

- Consider a forgivable loan program for safety and repair of exterior elements that could compromise the health and well-being of the occupants, such as roofs, windows, and doors
- Partner with nonprofit agencies to provide residential clean up, maintenance, and repair services
- Create a neighborhood improvement mini-grant program for neighborhood associations to be awarded funds for beatification and improvement projects on public property
- Establish building and site design criteria for multifamily development and major modifications to existing developments

- Adopt a City Housing Code in compliance with Section 364.17 of the Iowa Code once the city reaches a population of 15,000, as determined by the decennial census
- Create a mixed-use zoning district for the area surrounding downtown and for neighborhoods (Neighborhood Mixed Use) that allows for a combination of residential and limited office or limited retail uses
- Create a mixed-use zoning district for transportation nodes and corridors (Community Mixed Use) that allows for medium/ high density residential, office, and commercial use
- Amend the zoning and subdivision regulations to allow for cluster development techniques, particularly for the purpose of preservation of natural areas, provision of parks or open space, or urban agricultural uses
- Evaluate the potential of tiny housing and various cooperative housing models

The City of Indianola plans to undergo the following planned or potential activities to address housing needs:

- Maintain and promote tax abatement for new housing
- Maintain and promote tax abatement for renovations and upgrades to housing
- Reevaluate housing needs to determine if the tax abatement programs continue to be justified in their current form
- Promote mixed-density housing developments (for example, a combination of single family detached, and multi-family designed to complement each other)

Public comment was highly encouraged on these items at the time of the hearing. No other oral comments were offered, and the Deputy City Clerk reported that no written objections had been filed. Marchant moved and Parker seconded to close the Public Hearing. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

This being the time and place fixed for a public hearing on the verification of vacation of a public roadway Council Member Marchant moved to open the Public Hearing and Parker seconded. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. The Mayor called for any written or oral comments.

Community and Economic Development Director Dissell said the title search Simpson College performed showed this right-of-way vacation had not been formally vacated and recorded. The Resolution will authorize the vacation. No other oral comments were offered, and the Deputy City Clerk reported that no written objections had been filed. Marchant moved and Schroder seconded to close the Public Hearing. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Kling moved and Parker seconded to approve Resolution 2020-284 authorizing the vacation of a public street and the conveyance thereof. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Resolution 2020-285 appointing BOKF, N.A. of Lincoln, Nebraska, to serve as paying agent, note registrar, and transfer agent, approving the paying agent and note registrar and transfer agent agreement and authorizing the execution of the agreement was introduced on a motion by Parker and seconded by Hulen. In discussion, City Clerk/CFO Lent explained this and the following three resolutions.

On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Parker moved to approve Resolution 2020-286 approving and authorizing a form of loan agreement and authorizing and providing for the issuance of $6,505,000 General Obligation Capital Loan Notes, Series 2020A, and levying a tax to pay said notes; approval of the tax exemption certificate and continuing disclosure certificate and Schroder seconded. In discussion, Marchant noted that the interest rates for the loans is under one percent. City Clerk/CFO Lent stated that the 2020A note will be paid with TIF revenue. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Kling and seconded by Parker to approve Resolution 2020-287 appointing BOKF, N.A. of Lincoln, Nebraska, to serve as paying agent, note registrar, and transfer agent, approving the paying agent and note registrar and transfer agent agreement and authorizing the execution of the agreement. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Resolution 2020-288 approving and authorizing a form of loan agreement and authorizing and providing for the issuance of $2,850,000 general obligation refunding capital loan notes, series 2020B (Qualified 501(c)(3) bonds) and levying a tax to pay said notes; approval of the tax exemption certificate and continuing disclosure statement was introduced on a motion by Parker and seconded by Hulen. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

A motion was made by Parker and seconded by Kling to approve Resolution 2020-289 approving an agreement for IDOT/IDNR tree funding with the Iowa Department of Transportation. Park and Recreation Director Bylund said the trees were removed in 2012 by the State and never replaced. Council action will allow the trees to be replaced and have the DOT reimburse the City for the cost. Council Member Schroder stated the tree replacement was important to residents on the west side of town. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker introduced Resolution 2020-290 approving Title VI assurances and agreement and moved for its adoption. Kling seconded the motion. In discussion, City Clerk/CFO Lent said the City must follow federal Title VI anti-discrimination law in order to receive federal funds. He stated an ADA transition plan is being developed by Public Works Director Pal and will come before Council when completed. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Resolution 2020-291 approving a Professional Services Agreement with Jetco to perform Lift Station upgrades in the amount of $48,819 was introduced on a motion by Marchant and seconded by Schroder. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Kling and seconded by Hulen to approve Resolution 2020-292 approving an amendment to the City's existing Dangerous and Dilapidated Program. In discussion, Dissell stated the amendment allows the City to acquire title to abandoned properties; it also renames the policy to the

Real Property Improvement Policy. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Dissell relayed a request from the County to have the City pay for half of the cost of repairs to a storm sewer drain located near the new Warren County Justice Center. Council directed staff to work with the County on this repair.

Schroder moved and Parker seconded to receive and file correspondence from November 13, 20 and 25, 2020, weekly updates provided by City Manager, Ryan Waller. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

It was moved by Kling at 7:14 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. Hulen seconded the motion. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

At 7:20 p.m., Marchant moved to come out of closed session and Parker seconded the motion. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. Council Member Southall left the meeting.

No action was taken during or after the closed session on matters discussed in the closed session.

Meeting adjourned at 7:23 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