

City of Indianola - Regular Session – January 19, 2021

The Indianola City Council met in regular session at 6:00 p.m. on January 19, 2021, 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, Bob Kling, Gwen Schroder, and Mayor Pepper and via Zoom John Parker, Greta Southall and Greg Marchant. Absent: None.

Mayor Pepper read a resolution honoring the service of Brent Baughman. Chief Chia presented Baughman with a plaque.

Mayor Pepper administered the Oath of Office to Police Officers Ross Marshall, Tanner Ortlund and Nicole Stewart.

In Public Comment, Kathi Stanfield, 407 W Ashland, stated she has been working with the Indianola Historical Society on restoring old lights from the courthouse and is seeking donations.

Council Member Hulen pulled Claims on the computer printout for January 19, 2021 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, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. The consent agenda was as follows:

- Approval of agenda
- Resolution 2021-006 approving monthly transfers for January.
- January 4, 2021 Minutes.
- Resolution 2021-007 fixing a date for a meeting on the authorization of a loan agreement and the issuance of not to exceed \$7,500,000 General Obligation Capital Loan Notes of the City of Indianola, State of Iowa (for essential corporate purposes) and providing for publication of notice thereof.
- Resolution 2021-008 setting a Public Hearing for Fiscal Year 2021 budget amendment number three.
- Consideration of a renewal Class C liquor license with outdoor service and Sunday sales privileges for the Indianola Country Club located at 1610 Country Club Road.
- Consideration of a renewal Class E liquor license with Class B wine permit, Class C beer permit and Sunday sales privileges for Casey's General Store located at 301 E Trailridge Avenue.
- Resolution 2021-009 authorizing a Bond Counsel and Disclosure Counsel Engagement Agreement with Ahlers and Cooney, P.C. in connection with the issuance of bonds.
- Resolution 2021-010 approving a Plat of Survey for Terra Tender, Inc, located within two miles of the City of Indianola.
- Prior approval on Urban Revitalization Designations.
- Resolution 2021-011 approving salaries.

It was moved by Schroder and seconded by Kling to approve Claims on the computer printout for January 19, 2021. On roll call, the vote was AYES: Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Abstain: Hulen due to a conflict of interest. Whereas the Mayor declared the motion passed with one abstention.

Andy Lent, City Clerk/CFO explained the treasurer's reports will show funds the City is holding for IMU. Doug Shull provided the Treasurer's Reports for June, July and August 2020.

It was moved by Kling and seconded by Hulen to receive and file the Treasurer's Reports for June, July and August 2020. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

Council Member Schroder moved to receive and file the EMS billing activity for May-August 2020 and Kling seconded the motion. City Manager Ryan Waller explained why what the City bills is different than what was received. Some reductions are made due to insurance company rates as well as Medicare or Medicaid rates. GEMT funding should help make up some of those differences for the Medicaid reductions. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

Council Member Parker reported the Greater Des Moines Convention Bureau will have their first meeting of the quarter on January 20<sup>th</sup>.

Council Member Bob Kling provided the Metro Advisory report and the Bravo report. He will continue to serve on Bravo's Community Investment Committee.

It was moved by Schroder and seconded by Hulen to receive and file the Planning and Zoning Commission Annual Report for 2020. Community and Economic Development Director Charlie Dissell stated the Commission reviewed 42 items in the previous year and forwarded 36 on to Council. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

Mayor Pepper reported she met with the Mayor's Youth Council in January. She will be discussing the Human and Civil Rights Commission with Council Member Southall. The Mayor also reminded the community of the upcoming special election on March 2.

Schroder moved and Kling seconded to receive and file the Stormwater Master Plan. Public Works Director Akhilesh Pal reviewed the audit recommendations that are in the plan. Waller stated the audit was helpful in determining if all parcels are being charged correctly. The City will meet with IMU to discuss billing changes. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

Dissell reviewed the proposed development agreement with Sandquist Investments at 506 W 2<sup>nd</sup> Avenue. Council Member Hulen moved to open the Public Hearing on a proposed development agreement and sale of real property located at 506 W 2<sup>nd</sup> Avenue and Schroder seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. No public comments were offered, and the Deputy City Clerk reported no written comments had been submitted.

It was moved by Kling and seconded by Schroder 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.

It was moved by Kling and seconded by Hulen to approve Resolution 2021-012 making final determination on potential sale of interest in real property and approving and authorizing execution of a

development agreement by and between the City of Indianola and Sandquist Investments, LLC. 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 explained the easements and provided an overview of the plat for Williams Terrace Plat 1. Resolution 2021-013 accepting easements and approving the final plat for Williams Terrace Plat 1, located in the 1600 block of North 9th Street was introduced on a motion by Hulen and seconded by Kling. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Water Resource Recovery Facility Director Rick Graves explained the second phase of the Water Resource Recovery Facility project. The improvements and upgrades are included in the budget. The bid openings for both projects will be February 16<sup>th</sup>. Council Member Kling moved, and Schroder seconded to approve Resolution 2021-014 approving the plans and specifications for the Water Resource Recovery Facility Trunk Sewer and Outfall Sewer Improvements. 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 Hulen and seconded by Parker to approve Resolution 2021-015 approving plans and specifications for the South Plant Lift Station upgrades. 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 2021-016 setting a Public Hearing on the plans, specs, form of contract and estimate of cost for the Water Resource Recovery Facility Trunk Sewer and South Plant Lift Station Upgrades was introduced on a motion by Schroder and seconded by Kling. 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 explained the proposed amendments to the Residential Code as they pertain to accessory buildings and sheds as well as fire protection in basements around mechanical equipment. The first consideration of an Ordinance amending Chapter 151 of the Code of Ordinances of the City of Indianola, making certain amendments to the adopted Residential Code was introduced on a motion by Hulen. Council Member Schroder 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.

Schroder moved and Kling seconded Resolution 2021-017 renaming portions of R-63 Highway within the corporate limits of Indianola, Iowa. Dissell noted that Council had directed staff to look at this issue at the November 16 meeting. Staff worked with the Planning and Zoning Commission and fire and police chiefs to decide on a name. 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 Schroder and seconded by Hulen to approve Resolution 2021-018 approving temporary road closures for the 2021 Right-of-Way Construction Program. 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 2021-019 approving a Professional Services Agreement with Snyder & Associates for Valley Drive Pavement Reconstruction was introduced on a motion by and seconded by. Pal stated the proposed resolution for pavement reconstruction would allow the city to begin the process of reconstruction that is in the budget for FY22. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

In the City Manager's report, Waller led a discussion on allowing scooter rental and use around the Square. Council directed staff to have the Park & Rec and Planning and Zoning Commissions research the proposal and provide recommendations to Council. Waller reported to Council that the architects for the buildings project will be at City Hall on January 20<sup>th</sup>. He also stated that insurance renewals are coming up and staff would like to have a joint meeting with Holmes Murphy, City Council and the IMU Board of Trustees; March 10 is a possible meeting date.

Schroder moved and Kling seconded to receive and file correspondence from December 31, 2020, and January 8, 2021 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 7:11 pm 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 and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

At 7:32 pm Council Member Schroder moved to come out of closed session and 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.

Meeting adjourned at 7:34 pm on a motion by Schroder and seconded by Hulen.

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Pam Pepper, Mayor

ATTEST:

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Andrew J. Lent, City Clerk/CFO