

Regular Session – February 4, 2020

The City Council met in regular session at 6:00 p.m. on February 4, 2020, in the City Hall Council Chambers. Mayor Kelly B. Shaw called the meeting to order and on roll call the following members were present: Heather Hulen, John Parker, Bob Kling, Gwen Schroder, Greta Southall and Greg Marchant. Absent: None.

The meeting was opened for Public Comment. Brian Endrizal, 1000 N 9th St, spoke about running for county sheriff.

Council member Southall moved to approve the consent agenda and Kling 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
- January 15 and 21, 2020 Minutes
- A renewal Class "B" Wine, Class "C" Beer and Sunday Sales Privilege for Dollar General, located at 1803 W. 2nd.
- A renewal Special Class "C" Liquor License and Sunday Sales Privilege for Deng's Garden of Indianola located at 312 N. Jefferson Way.
- Application for a Class "C" Liquor License, Outdoor Area and Sunday Sales Privilege for Z's Eatery and Draught Haus, located at 1501 N. 1st Street.
- A renewal Class "B" Native Wine, Class "C" Beer, Class "E" Liquor and Sunday Sales Privilege for Casey's General Store located at 301 E. Trail Ridge Avenue.
- Resolution 2020-19 authorizing an agreement with MidAmerican Energy to provide electricity to Quail Meadows 3 Lift Station.
- Resolution 2020-20 authorizing an agreement with MidAmerican Energy to provide gas utility services to the Indianola Water Resource Recovery Facility.
- Resolution 2020-21 Naming Depositories.
- Resolution 2020-22 setting a public hearing for March 2, 2020 for Maximum Property Tax Dollars.
- Receive and file updates to City's building, fire, mechanical, electrical, plumbing, fuel gas, liquefied petroleum gas, energy conservation and property maintenance codes.
- Receive and file the Police Department Annual Report.
- Approval of a Sidewalk Use Agreement for On the Rocks, located at 100 N Howard Street.
- Approval of a Sidewalk Use Agreement for the Groggy Dog located at 116 W Ashland Avenue.
- Approval of a Sidewalk Use Agreement for Andrea and Daniel Palmer located at 126 W Ashland Avenue (Local Vine).
- Resolution 2020-23 authorizing a Professional Services Agreement with Snyder and Associates for the Traffic Signal Timing Project.
- Prior and final approval on applications for Urban Revitalization Designation.
- Resolution 2020-23 approving appointments to the Warren County Emergency Management Commission for 2020.

- Resolution 2020-25 approving an Intergovernmental Agreement between Indianola Fire and Norwalk Fire Departments.
- Authorize past due sewer, recycling and storm water fees to be sent to the State Off-Set Program for collection: Sewer \$3,899.88, recycling \$919.19, storm water fee \$88.71.
- Resolution 2020-26 appointing the City of Indianola representation to the Des Moines Metropolitan Planning Organization and CIRPTA.
- Resolution 2020-27 Approving Salaries.
- Claims on the computer printout for February 4, 2020.

Bill Howard, Indianola Sustainability Committee member, introduced Patrick Snell and Jessica Maldonado from the Nature Conservancy in Iowa. They gave a presentation about the Grow Solar Program and asked Council to consider a resolution in support of a program in Indianola.

Southall moved and Schroder seconded to adopt Resolution 2020-28, Resolution in support of a solar program in Indianola. On roll call, the vote was AYES: Hulen, Parker, Kling, Marchant, Southall and Schroder. NAYS: None. ABSENT: None. Whereas the Mayor declared the motion carried unanimously.

Mayor Shaw gave a shout-out to the Street Department for doing a good job on the streets after the snow events we have had; spoke about the recent Chamber Event; congratulated Council Member Hulen on appointment to Chamber Board; and introduced Cora and Katie from the Mayor's Youth Council.

Parker moved and Kling seconded the approval of the re-nomination of Joel Hoger to the Park and Recreation Commission. On roll call the vote was AYES: Hulen, Parker, Kling Marchant, Southall and Schroder. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

A motion was made by Southall and seconded by Kling to appointment Stephanie Erickson to serve on the Indianola Municipal Utilities Board of Trustees. On roll call, the vote was AYES: None. NAYS: Hulen, Parker, Kling, Marchant, Southall and Schroder. Whereas the Mayor declared the motion failed.

This being the time and place fixed for a public hearing on the matter of a sign exemption request from Bootz & Duke Signs, on behalf of Wal-Mart Stores, Inc, located at 1500 N Jefferson Way, the Mayor called for any oral comments to the approval of the resolution to accept the sign exemption request. No oral comments were offered, and the Deputy City Clerk reported that no written objections had been filed.

A motion was made by Southall and seconded by Marchant to approve Resolution 2020-29 accepting the sign exemption request from Bootz & Duke Signs, on behalf of Wal-Mart Stores, Inc, located at 1500 N Jefferson Way. On roll call, the vote was AYES: Hulen, Parker, Kling Marchant, Southall and Schroder. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Kling made a motion and Hulen seconded to approve Resolution 2020-30 awarding a contract to low bidder VanderPool Construction for the Quail Meadows 3 Lift Station project. On roll call, the vote was AYES: Hulen, Parker, Kling Marchant, Southall and Schroder. NAYS: None. Whereas the Mayor declared the motion carried unanimously. Council Member Parker asked when the project will begin and end and Jim Rasmussen, HR Green said mid-March through November.

Resolution 2020-31 approving construction contract and bond for Quail Meadows 3 Lift Station pending bond counsel approval was brought forth on a motion by Kling and seconded by Southall. On roll call, the vote was AYES: Hulen, Parker, Kling Marchant, Southall and Schroder. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

This being the time and place fixed for a public hearing on the authorization of a loan and disbursement agreement and the issuance of not to exceed \$18,000,000 General Obligation Capital Loan Notes of the City of Indianola, State of Iowa (for essential corporate purposes). Mike Maloney, D.A. Davidson, provided an overview of the Water Resource Recovery Facility financing. Jim Rasmussen, HR Green, spoke about capacity at new plant. A member of the public asked about the life span of the plant and Mr. Rasmussen said 50 years. No other oral comments were offered, and the Deputy City Clerk reported that no written objections had been filed.

A motion was made by Marchant seconded by Kling to approve Resolution 2020-32, authorizing a loan and disbursement agreement and the issuance of not to exceed \$18,000,000.00 General Obligation Capital Loan Notes of the City of Indianola, State of Iowa (For essential corporate purposes). On roll call, the vote was AYES: Hulen, Parker, Kling Marchant, Southall and Schroder. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

This being the time and place fixed for a public hearing on the authorization of a loan and disbursement agreement and the issuance of not to exceed \$36,815,000 Sewer Revenue Capital Loan Notes of the City of Indianola, State of Iowa. No oral comments were offered, and the Deputy City Clerk reported that no written objections had been filed.

A motion was made by Southall seconded by Parker to approve Resolution 2020-33, authorizing a loan and disbursement agreement and the issuance of not to exceed \$36,815,000 Sewer Revenue Capital Loan Notes of the City of Indianola, State of Iowa. On roll call, the vote was AYES: Hulen, Parker, Kling Marchant, Southall and Schroder. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Kling moved and Schroder seconded Resolution 2020-34, awarding a contract to Williams Brothers Construction, Inc for the Water Resource Recovery Facility. On roll call, the vote was AYES: Hulen, Parker, Kling Marchant, Southall and Schroder. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Charlie Dissell, Director of Community and Economic Development gave a brief overview and update on the Iowa Avenue paving project.

A motion was made by Southall and seconded by Parker to approve Resolution NO 2020-35 accepting and authorizing the signature of acceptance of the U.S. Department of Commerce's Economic Development Administration Grant in the amount of \$627,237 for the East Iowa Avenue Paving Project. On roll call, the vote was, AYES: Hulen, Parker, Kling Marchant, Southall and Schroder. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Resolution 2020-36 approving an agreement with Ahlers and Cooney for legal services in connection with Iowa Avenue Special Assessment Project was introduced by Kling and seconded by Marchant. On roll call, the vote was, AYES: Hulen, Parker, Kling Marchant, Southall and Schroder. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Parker moved to receive and file the review of plat and proposed Assessment Feasibility Report and Hulen seconded. On roll call, the vote was, AYES: Hulen, Parker, Kling Marchant, Southall and Schroder. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

A motion approving preliminary resolution 2020-37 for construction of the Iowa Avenue project and paying for the improvements in whole or in part by special assessment was introduced by Southall and seconded by Parker. On roll call, the vote was, AYES: Hulen, Parker, Kling Marchant, Southall and Schroder. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Marchant moved to approve Resolution 2020-38 ordering the appointment of a three-person committee made up of Barb McMurry, Misty Soldwisch and Gary Gioffredi to aid in the determination of valuation for special assessments for Iowa Avenue. Schroder seconded the motion. On roll call, the vote was, AYES: Hulen, Parker, Kling Marchant, Southall and Schroder. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

A Meritorious Award for Excellence was presented by City Manager, Ryan Waller, to staff members Charlie Dissell and Andy Lent for their work on obtaining the grant for the Iowa Avenue paving project. Dave Moeller, Snyder and Associates, was also thanked for his part in the grant writing process.

City Manager Ryan Waller asked for direction regarding a request to review the City's zoning regulations regarding a propane motor fuel station. Council Member Schroder would like to see staff and Planning and Zoning Commission work on the request and review zoning regulations. Mayor and Council concurred.

Through the State's sponsored project program, the City can recoup a portion of the SRF interest rates paid to the state to be used for storm water or water quality projects. City Manager, Ryan Waller, asked for permission to work with an engineering firm to prepare and submit the necessary application to compete for that program. One of the projects this would partially fund is the Streetscape Project. Consensus of the Council was to proceed.

Michael Maloney with D.A. Davidson gave a presentation on the budget and GO debt Proforma.

Mayor Shaw expressed concern about the spending and that sewer rates will be going up for users as well as our debt levy; he urged the Council to be fiscally responsible and does not want to see high spending. Mayor Shaw also commented on the good job Council and staff has done to aggressively pay down the current debt. Council Member Parker applauded the aggressive approach Council and staff has taken to turn the City around and believes the plan is conservative and moving forward with infrastructure is necessary. Council Member Kling is excited about the projects the City is addressing.

Southall moved and Kling seconded to receive and file correspondence from January 17 and 24, 2020, weekly updates provided by City Manager, Ryan Waller. On roll call, the vote was, AYES: Hulen, Parker, Kling Marchant, Southall and Schroder. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

County Supervisor, Aaron DeCook, gave an update on the county courthouse. Bids were received today and came in at \$26,995,000 for minimum base, not including alternatives. He stated a public meeting will be held on February 27.

At 7:46 pm, a motion was made by Marchant and seconded by Parker to enter into closed session pursuant to Iowa Code section 21.5(1)(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation. On roll call, the vote was, AYES: Hulen, Parker, Kling Marchant, Southall and Schroder. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Mayor Shaw left for the remainder of the meeting.

Marchant moved to exit closed session at 8:03 pm and Parker seconded. On roll call, the vote was, AYES: Hulen, Parker, Kling Marchant, Southall and Schroder. NAYS: None. Whereas Mayor Pro Tempore Southall declared the motion carried unanimously.

Meeting adjourned at 8:03 p.m. on a motion by Marchant and seconded by Parker.

Kelly B. Shaw, Mayor

Attest:

Andrew J. Lent, City Clerk