

City of Indianola - Regular Session – May 17, 2021

The Indianola City Council met in regular session at 6:00 p.m. on May 17, 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, John Parker, Bob Kling, Greg Marchant, Gwen Schroder, Greta Southall and Mayor Pepper. Absent: None.

Item 5B, claims on the computer printout, was pulled from the consent agenda on a request by Council Member Hulen due to a 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
- Resolution 2021-111 approving monthly transfers.
- May 3, 2021 Minutes.
- Resolution 2021-112 setting a Public Hearing and authorizing to receive and open bids for the Valley Place Reconstruction Project.
- Resolution 2021-113 setting a Public Hearing on June 7, 2021 regarding a request from Peterson Funeral Service, Inc, dba Overton Funeral Home for a right-of-way vacation and conveyance of a portion of the east/west alley that lies between Lots 1, 2, 3 and Lots 10, 11, 12 and a portion of the north/south alley that lies between Lots 3 and 4, all in Block 14 of the Plat of Jones and Windles Addition to Indianola, Warren County, Iowa.
- Resolution 2021-114 setting a Public Hearing on June 7, 2021 regarding a request from Ground Breaker Homes to rezone property located in the Southwest Quarter of the Southwest Quarter of Section 29, Township 76 North, Range 23 West from A-1 (Agricultural) to R-3 (Mixed Residential).
- Resolution 2021-115 setting a Public Hearing on June 7, 2021 regarding amendments to Chapter 165 (Zoning Regulations) and Chapter 166 (Site Plan).
- Resolution 2021-116 setting a Public Hearing on June 21, 2021 regarding the adoption of an amended Official Zoning Map of Indianola, Iowa.
- Receive and file a letter from Dennis Dop, 608 South G Street, requesting a hearing to determine if a nuisance exists, and setting a Public Hearing on the request for June 7, 2021 at 6:00 p.m
- Approval of a Class E Liquor License with Class B and C permits and Sunday sales privileges for Walgreens Co, located at 1000 North Jefferson Way.
- Approval of Pay Application Number 11 for the Water Resource Recovery Facility from Williams Brothers Construction Inc in the amount of \$1,861,522.83.
- Second consideration of an ordinance amending Chapter 76, Bicycles, and adding in micromobility regulations.
- Resolution 2021-118 extending the real estate agreement with Iowa Realty for the sale of real estate owned by the City of Indianola, Iowa.
- Resolution 2021-119 approving a Professional Services Agreement with the North River Arts Council for the development of a public art master plan in an amount not to exceed \$5250.
- Resolution 2021-120 approving a Plat of Survey for William Jones located within two miles of the City of Indianola.

- Resolution 2021-121 approving a Plat of Survey for the Justin and Jenna Brown, located at 800 West Orchard Avenue (Lot 16 of Heritage Hills 9) and 1602 West Scenic Valley Drive (Lot 17 of Heritage Hills 9).
- Resolution 2021-122 approving salaries.

Marchant moved to approve item 5B, claims on the computer printout, and Parker seconded it. On roll call, the vote was AYES: Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Abstain: Hulen. Whereas the Mayor declared the motion carried.

City Manager Ryan Waller highlighted items from the consent agenda.

City Treasurer Doug Shull provided the Council with the April 2021 Treasurer's Reports. Council Member Marchant moved to receive and file the report and Kling seconded the motion. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Southall moved and Hulen seconded to receive and file the EMS billing activity report for March 2021. 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 has been discussing bringing in more indoor events and noted the Des Moines area has picked up events that other states have cancelled.

Council Member Kling met with the Metro Advisory Committee where proposed bills at the State level were discussed. The most notable bill would phase out backfill amounts given to local municipalities.

Council Member Kling also reported that Bravo has been reviewing grant applications.

Mayor Pepper thanked several City departments for their work on the one-way to two-way street conversion. Public Works Director Akhilesh Pal reported staff had completed sign installation and removal and that rain has delayed painting on the roadways. Police Captain Sher reported there had not been any accidents related to the conversion.

The Mayor also reported she has attended the following meetings: IMU Board of Trustees; state-wide mayor's meeting; a meeting with Norwalk and Carlisle mayors; and will be attending the County Board of Supervisors meeting to voice support from the Council on moving from three to five supervisors.

Mayor Pepper read a Proclamation declaring May Mental Health month in the City of Indianola.

It was moved by Parker and seconded by Hulen to approve the third consideration of an ordinance amending the City Code of the City of Indianola to increase the stormwater utility fees from \$2 to \$6 per equivalent residential unit. In discussion, Pal stated increasing the fees will decrease the amount of time it will take to complete necessary repairs. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Public Works Director Pal explained the proposed supplemental agreements with Snyder and Associates are part of the capital improvement plan. He also noted that current estimates may change as the projects develop.

Schroder moved to approve Resolution 2021-123 approving an amendment to Supplemental Agreement Number 12 with Snyder & Associates for the South K Street paving project. Council Member Southall 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.

It was moved by Parker and seconded by Hulen to approve Resolution 2021-124 approving a supplemental agreement with Snyder & Associates for the Hillcrest Ave Pavement Reconstruction. 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 Marchant moved to open the Public Hearing on amendments to the Fiscal Year 21 budget and Hulen 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. City Clerk/CFO Andrew Lent explained the two items on the amendment. The first is a G.O. Debt Service Fund adjustment for principal and interest payments. The second item shifts five million dollars of construction for the Water Resource Recovery Facility from Fiscal Year 22 to Fiscal Year 21 in case there is more completed in the final two months of FY21 than budgeted. Construction payments are reimbursed by an SRF loan and reflects no increase in costs or use of reserves. No other public comments were offered.

It was moved by Marchant 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.

Resolution 2021-125 approving amendments to the Fiscal Year 21 budget was introduced on a motion by Kling 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.

Council Member Marchant moved to approve Resolution 2021-126 approving the City's annual insurance renewals and Southall 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.

Resolution 2021-127 approving a Preliminary Plat for Prairie Glynn Plat 3 was introduced on a motion by Southall and seconded by Marchant. In discussion, Community and Economic Development Director Charlie Dissell stated the 19-lot subdivision will include new roads. An area is reserved for future development. He also noted that the Planning and Zoning Commission recommended approval. 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 received direction from Council to reschedule the May 19 tour of the Water Resource Recovery Facility construction site due to the weather. City Manager Waller also reminded meeting attendees that there would be a study session on code updates after the closed session.

Hulen moved and Parker seconded to receive and file correspondence from April 30 and May 7, 2021 weekly updates provided by City Manager, Ryan Waller. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

At 6:32 pm Southall moved to enter into closed session in accordance with Iowa Code Section 21.5 (1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. 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.

It was moved by Marchant and seconded by Kling at 6:38 pm to exit the closed session. 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 action was taken on items discussed in closed session.

Meeting adjourned at 6:38 pm on a motion by Parker and seconded by Marchant.

Immediately following the meeting, the Council held a study session on phase one of the development code updates to the zoning and site plan codes.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO