

City of Indianola - Regular Session – June 7, 2021

The Indianola City Council met in regular session at 6:00 p.m. on June 7, 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, Greta Southall and Mayor Pepper. Absent: Gwen Schroder

Council Member Kling moved to approve the consent agenda and Parker seconded the motion. On roll call, the vote was AYES: Hulen, Parker, Kling, 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 June 7, 2021.
- May 17, 2021 Minutes.
- Resolution 2021-128 setting a public hearing for June 21, 2021 on the vacation of a Storm Sewer and Drainage Way Easement on part of Lot 1, Williams Terrace Plat 1.
- Resolution 2021-129 approving Change Order Number 2 in the amount of \$ -6,730.00 and Pay Application Number 2 to Vanderpool Construction in the amount of \$197,641.99 for the East Iowa Avenue Paving project.
- Approval of Pay Application Number 2 from Langman Construction for the WRRF Influent Trunk Sewer and Outfall Sewer project in the amount of \$1,045,562.11.
- Approval of Pay Application Number 2 from Vanderpool Construction for the South Plant Lift Station Improvement project in the amount of \$104,250.00.
- Third consideration of an Ordinance amending Chapter 76, Bicycles, and adding in micromobility regulations.
- Resolution 2021-130 approving a waiver of sidewalk requirement and installation covenant for the Des Moines Metro Opera Warehouse, located at 1909 North 14th Street.
- Resolution 2021-131 approving a preliminary plat for Heritage Hills Plat 11.
- Approval of Urban Revitalization Designations.
- Resolution 2021-132 setting the Fiscal Year 22 meeting schedule for the Indianola City Council.
- Resolution 2021-133 approving salaries.

City Manager Ryan Waller highlighted the pay applications, change order and public hearing from the consent agenda.

Nathan Rasko, board president of Kiya Koda, spoke to the Council about the financial costs of running the shelter and requested \$5,000/month from the City. Council directed staff to work with Kiya Koda on a new agreement between the two organizations.

Council Member Hulen, Board Member with the South Central Iowa Landfill, reported there are concerns with illegal dumping and recycling containers being contaminated with non-recyclable materials. A committee is being formed to study and address the issues.

Mayor Pepper reported the groundbreaking ceremony for the Streetscape Project will be held on June 14; the Mayor's Youth Council Bike Fest is on July 19; and the petition filed with the State against the City regarding funding for the Streetscape Project was unanimously dismissed.

Mayor Pepper read a Proclamation recognizing Juneteenth in the City and a Proclamation declaring June Safety Month in the City of Indianola.

Marchant moved and Parker seconded to open the Public Hearing regarding a right-of-way vacation and conveyance of a portion of an alley on a request from Peterson Funeral Services, Inc dba Overton Funeral Home. On roll call, the vote was AYES: Hulen, Parker, Kling, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Charlie Dissell, Community and Economic Development Director showed a map of the request and explained the need for a public utility easement. No other public comments were offered. Marchant moved and Parker seconded to close the Public Hearing. On roll call, the vote was AYES: Hulen, Parker, Kling, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Kling and seconded by Southall to approve the first consideration of an Ordinance approving the 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 to Peterson Funeral Service, Inc. On roll call, the vote was AYES: Hulen, Parker, Kling, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Southall moved and Kling seconded to approve Resolution 2021-134 approving the granting of a Public Utility Easement on 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. On roll call, the vote was AYES: Hulen, Parker, Kling, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Southall moved to open the Public Hearing regarding a rezoning request from Ground Breaker Homes and Hulen seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Dissell stated rezoning the property complies with the City's comprehensive plan. No other public comments were offered. Southall moved and Marchant seconded to close the Public Hearing. On roll call, the vote was AYES: Hulen, Parker, Kling, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

The first consideration of an Ordinance approving the rezoning of 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) was introduced on a motion by Hulen and seconded by Southall. On roll call, the vote was AYES: Hulen, Parker, Kling, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Marchant and seconded by Southall to open the Public Hearing regarding amendments to Chapter 165 (Zoning Regulations) and Chapter 166 (Site Plan). On roll call, the vote was AYES: Hulen, Parker, Kling, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Dissell stated updating the codes is part of the City's comprehensive plan. The first consideration of the Ordinance will be at the June 21<sup>st</sup> meeting. No other public comments were offered. Marchant moved and Hulen seconded to close the Public Hearing. On roll call, the vote was AYES: Hulen, Parker, Kling, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Southall and seconded by Marchant to open the Public Hearing to determine if a nuisance exists at 608 South G Street. On roll call, the vote was AYES: Hulen, Parker, Kling, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

A timeline of the issues, along with pictures of junk debris, was provided by Dissell. Dennis Dop, 608 South G Street, spoke to the Council about his clean-up efforts around the city, noting that his work means the City does not have to pay to have items hauled to a landfill, particularly during clean-up week. No other public comments were offered. Marchant moved and Southall seconded to close the Public Hearing. On roll call, the vote was AYES: Hulen, Parker, Kling, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Marchant moved to continue to the June 21<sup>st</sup> meeting the determination if a nuisance exists at the property located at 608 South G Street. Council Member Kling seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council directed staff to prepare an agreement between the City of Indianola and the Indianola Country Club for an upgraded effluent pipe for the Club to use as irrigation of the golf course.

It was moved by Kling and seconded by Southall to approve Resolution 2021-135 authorizing pre-application for the 2021 Iowa Great Places Grant. In discussion, Parks and Recreation Director Doug Bylund said the grant will focus on arts, culture, Indianola's unique assets, and the positive impact changes would have locally and state-wide. On roll call, the vote was AYES: Hulen, Parker, Kling, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

The first consideration of an Ordinance amending the City Code of the City of Indianola, Iowa to amend Site Plan Ordinance Section 166.07 was introduced on a motion by Marchant and seconded by Parker. In discussion, Dissell stated legal counsel has recommended the amendments. On roll call, the vote was AYES: Hulen, Parker, Kling, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Parker moved to waive the second and third readings of the Ordinance and Kling seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Marchant moved to approve Resolution 2021-136 approving an Engagement Letter with D.A. Davidson for the 2021 General Obligation Bond Series and Hulen seconded it. In discussion, City Clerk/CFO Andrew Lent stated the approval of the letter authorizes D.A. Davidson to serve as the City's municipal bond advisor for issuance of a bond series that will fund improvements to Hillcrest Avenue and South K Street. On roll call, the vote was AYES: Hulen, Parker, Kling, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Ryan Waller, City Manager, reported staff has received documents for the American Rescue Plan funds. He also requested a special meeting to be held at 10:00 am on June 28 in order for Council to approve end-of-year claims and transfers.

Council directed staff to have City commissions research allowing golf carts and other utility vehicles to operate on City streets and bring a recommendation back to Council.

Parker moved and Marchant seconded to receive and file correspondence from May 14, 21 and 28, 2021 weekly updates provided by City Manager, Ryan Waller. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Meeting adjourned at 6:59 pm on a motion by Southall and seconded by Marchant.

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Pam Pepper, Mayor

ATTEST:

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Andrew J. Lent, City Clerk/CFO