

REGULAR SESSION – AUGUST 19, 2019

The City Council met in regular session at 6:00 p.m. on August 19, 2019 in the City Hall Council Chambers. Mayor Kelly B. Shaw called the meeting to order and on roll the following members were present: Shirley Clark, Joe Gezel, Bob Kling, Greg Marchant and John Parker. Absent: Greta Southall.

Council member Clark moved to approve the consent agenda as follows and Gezel seconded the motion. On roll call the vote was, AYES: Marchant, Gezel, Parker, Kling and Clark. NAYS: None. ABSENT: Southall. Whereupon the Mayor declared the motion carried unanimously.

Approval of agenda

August 5, 2019 Minutes

Application - A renewal Special Class "C" Liquor License and Outdoor Area for Mishmash Eats and Sweets - 113 E. Salem Suite 101

Resolution No. 2019-148 Approving Salaries (The complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2019-149 setting a public hearing (September 3, 2019) and first consideration of a request from Paul D/Rheanna M Edenburn, Timothy J/Shelli R Mc Connell, John R/Linda H Benoit and Michael/Natalie Smothers for a vacation and conveyance of the north and south alley lying adjacent to Lots 1-4, in Block 20 of College Addition to the City of Indianola (The complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2019-150 setting September 3, 2019 as a public hearing for a sign exemption request from Greater Iowa Credit Union located at 301 E. Scenic Valley Avenue (The complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2019-151 setting a public hearing (September 16, 2019) and first consideration of request from Steger Construction Inc. to rezone property located in the Northeast Quarter of the Southwest quarter and the Northwest Quarter of the Southeast Quarter of Section 18, Township 76 North, Range 23 West from R-3 (Mixed Residential) and C-2 (Highway Commercial) Zoning Districts to R-3 (Mixed Residential) Zoning District (The complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2019-152 setting a public hearing (September 16, 2019) and first consideration on an amendment to Chapter 165 (Zoning Regulations), regarding fence regulations (The complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2019-153 setting a public hearing (September 16, 2019) to approve and authorize the sale of real property located at the North Ninety-five (95) feet of Lots One (1) and Two (2) in Block Four (4), Crosthwait and Company's Addition to Indianola, Iowa; and Lot 3 in Block 4 in Crosthwait and Company's Addition to Indianola, Iowa and the East and West alley lying South of Lot 3, Block 4 Crosthwait and Company's addition to Indianola, Iowa AND vacated North-South alley lying West of said Lot 3 in Block 4 in Crosthwait and Company's Addition (South Indianola) an official plat in the City of Indianola, Warren County, Iowa (The complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2019-154 endorsing the appointment of Finance Director Andrew Lent to the Iowa Community Assurance Pool Board (The complete resolution may be viewed at the City Clerk's Office)

Claims on the computer printout for August 19, 2019

Second consideration of an ordinance for the division of revenues under Iowa Code Section 403.19 for Amendment No. 2 to the Hillcrest/Downtown Unified Urban Renewal Plan

The May 2019 Treasurer's Report was approved on a motion by Marchant and seconded by Parker. On roll call the vote was, AYES: Gezel, Parker, Kling, Clark and Marchant. NAYS: None. ABSENT: Southall. Whereupon the Mayor declared the motion carried unanimously.

It was moved by Marchant and seconded by Kling to receive and file of the monthly update regarding the EMS Billing Activity. On roll call the vote was, AYES: Gezel, Parker, Kling, Clark and Marchant. NAYS: None. ABSENT: Southall. Whereupon the Mayor declared the motion carried unanimously.

Finance Director Andrew Lent presented the FY 21 Budget Environmental Scan. It was the consensus of the City Council to receive and file this report.

A motion was made by Parker and seconded by Kling to receive and file the memo from Michael Maloney of DA Davidson on the refinancing of GO Bond Series 2011E and 2012A. On roll call the vote was, AYES: Kling, Clark, Marchant, Gezel and Parker. NAYS: None. ABSENT: Southall. Whereupon the Mayor declared the motion carried unanimously.

Parker moved and Kling seconded to approve the Engagement Letter with DA Davidson for Issuance of 2019A Series. On roll call the vote was, AYES: Kling, Clark, Marchant, Gezel and Parker. NAYS: None. ABSENT: Southall. Whereupon the Mayor declared the motion carried unanimously.

Council member Kling introduced the following resolution entitled, "RESOLUTION APPROVING THE REQUEST FROM CAPONE PROPERTY MANAGEMENT, LLC FOR APPROVAL OF A PLAT OF SURVEY AT 1109 SOUTH K STREET." Council member Marchant seconded the motion to adopt. On roll call the vote was, AYES: Clark, Marchant, Gezel, Parker and Kling. NAYS: None. ABSENT: Southall. Whereupon the Mayor declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2019-155  
RESOLUTION APPROVING THE REQUEST FROM CAPONE PROPERTY MANAGEMENT, LLC FOR  
APPROVAL OF A PLAT OF SURVEY AT 1109 SOUTH K STREET

(The complete resolution may be viewed at the City Clerk's Office)

Marchant moved and Parker seconded to adopt the following resolution entitled, "RESOLUTION APPROVING THE REQUEST FROM CIVIL ENGINEERING CONSULTANTS, INC., ON BEHALF OF PEOPLES COMPANY, FOR PRELIMINARY PLAT APPROVAL OF HERITAGE HILLS PLAT 10." On roll call the vote was, AYES: Gezel, Parker, Kling, Clark and Marchant. NAYS: None. ABSENT: Southall. Whereupon the Mayor declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2019-156  
RESOLUTION APPROVING THE REQUEST FROM CIVIL ENGINEERING CONSULTANTS, INC., ON BEHALF  
OF PEOPLES COMPANY, FOR PRELIMINARY PLAT APPROVAL OF HERITAGE HILLS PLAT 10

(The complete resolution may be viewed at the City Clerk's Office)

It was moved by Kling to adopt the following resolution entitled, "RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH HR GREEN FOR THE QUAIL MEADOWS THREE LIFT STATION AND SEWER IMPROVEMENTS." Marchant seconded the motion to adopt. On roll call the vote was, AYES: Clark, Marchant, Gezel, Parker and Kling. NAYS: None. ABSENT: Southall. Whereupon the Mayor declared

the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2019-157  
RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH HR GREEN FOR THE  
QUAIL MEADOWS THREE LIFT STATION AND SEWER IMPROVEMENTS

(The complete resolution may be viewed at the City Clerk's Office)

The following resolution entitled, "RESOLUTION APPROVING A HOLD HARMLESS AGREEMENT BETWEEN THE CITY OF INDIANOLA AND THOMAS H LEE FOR THE CONSTRUCTION OF A HANDICAP RAMP AT 111 W SALEM AVENUE" was approved on a motion by Marchant and seconded by Kling. On roll call the vote was, AYES: Gezel, Parker, Kling, Clark and Marchant. NAYS: None. ABSENT: Southall. Whereupon the Mayor declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2019-158  
RESOLUTION APPROVING A HOLD HARMLESS AGREEMENT BETWEEN THE CITY OF INDIANOLA  
AND THOMAS H LEE FOR THE CONSTRUCTION OF A HANDICAP RAMP AT 111 W SALEM AVENUE

(The complete resolution may be viewed at the City Clerk's Office)

A motion was made by Parker and seconded by Clark to receive and file correspondence of the weekly updates dated August 2 and 9, 2019 from Ryan Waller, City Manager and the update regarding the ISO Rating. On roll call the vote was, AYES: Kling, Clark, Marchant, Gezel and Parker. NAYS: None. ABSENT: Southall. Whereupon the Mayor declared the motion carried unanimously.

The Mayor and City Council discussed the request from Kading Property Management, LLC to create a No Parking Zone on North 9th Street starting at 300' north of East Madison Avenue and continuing north to 1,250 north of East Madison Avenue. It was the consensus of the City Council to authorize staff to pursue this process and bring back a recommendation to a future City Council meeting.

City Manager Ryan Waller updated the Mayor and City Council regarding the design phase of the proposed Wastewater Treatment Facility.

Council member Marchant moved to enter into closed session in accordance with Iowa Code Section 21.5(1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. Council member Parker seconded the motion. On roll call the vote was, AYES: Gezel, Parker, Kling, Clark and Marchant. NAYS: None. ABSENT: Southall. Whereupon the Mayor declared the motion carried unanimously.

It was moved by Parker and seconded by Marchant to return to regular session at 7:44 p.m. On roll call the vote was, AYES: Kling, Clark, Marchant, Gezel and Parker. NAYS: None. ABSENT: Southall. Whereupon the Mayor declared the motion carried unanimously.

Meeting adjourned at 7:45 p.m. on a motion by Parker and seconded by Marchant.

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Kelly B. Shaw, Mayor

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Diana Bowlin, City Clerk