

## Regular Session – June 1, 2020

The City Council met in regular session at 6:00 p.m. on June 1, 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, Greg Marchant and via phone, Mayor Shaw. Absent: None.

Council Member Southall moved to approve the consent agenda and Kling seconded the motion. In discussion, City Manager Ryan Waller noted that the street usage application request was changed after the publication of the agenda due to weather delays. Southall moved to amend item C2, Street usage application from Warren County to close Ashland Avenue, between Howard and Buxton, from June 2-June 8, 2020, due to construction of the Warren County Justice Center to read June 8-15, 2020 and Parker 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.

On roll call for the approval of the consent agenda, 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
- May 18, 2020 Minutes.
- Annual renewal of cigarette permit applications.
- Street usage application from Warren County to close Ashland Avenue, between Howard and Buxton, from June 2-June 8, 2020, due to construction of the Warren County Justice Center.
- Resolution 2020-117 approving the Police Department union contract for 2020-2021.
- Second consideration of an ordinance adopting the 2020 revised Code of Ordinances of the City of Indianola, Iowa (Codification Project).
- Resolution 2020-118 approving a water meter pit installation by Warren Water District in the amount of \$5400.
- Resolution 2020-119 setting a Public Hearing for Fiscal Year 21 budget amendment for July 6, 2020.
- Resolution 2020-120 authorizing the submission of the application for the Iowa Great Places Grant Program.
- Resolution 2020-121 amending the fee schedule to include loading mulch at the Brush Facility.
- Home Base Iowa Initiative Application from Brian Foust and authorization of a handwritten warrant in the amount of \$1500.00.
- Resolution 2020-122 approving ICAAP Project Change Order #1 to include a rock base for the reconstruction of the one block section of Iowa Avenue.
- Claims for June 1, 2020.

Council Member Kling gave the Metro Advisory Report from the May 12 meeting. He stated they discussed storm water management, upcoming legislation, COVID-19 and city reopening plans. It was noted that Indianola was unique in having a written plan for reopening.

The re-nomination of Jeromy Pribil to the Planning and Zoning Commission, effective July 1, 2020- June 30, 2025 was introduced on a motion by Marchant and seconded by Parker. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Mayor Shaw thanked Hometown Pride for their grant work, the police department and City Manager for handling the parking issues around the square, and the individuals involved in Feed-it-Forward. He also urged citizens to reach out to Council or staff members if they have questions about any issues they see happening in the City. Mayor Shaw also stated he was exploring the possibility of reviving the Non-Judicial Human Relations Commission. The Entrepreneurialism and Sustainability Roundtable is scheduled to be held June 25-26. City Manager Waller reminded the Mayor that since the Roundtable was budgeted in FY2020, Finance staff should receive invoices prior to the special meeting, to be recommended for June 24, for approval of final FY2020 claims.

This being the time and place fixed for a public hearing to determine if a nuisance exists at 505 W 2<sup>nd</sup> Avenue, Mayor Shaw called for any written or oral comments and provided a phone number for residents to call in comments. Charlie Dissell, Community and Economic Development Director, gave a presentation on the history of the City's involvement with the property. No other written or oral comments were offered.

Marchant moved and Kling seconded that a nuisance does exist on the property located at 505 W 2<sup>nd</sup> Avenue. In discussion, Southall requested that staff allow the homeowner 14 days instead of seven to abate the nuisance; Council agreed. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

This being the time and place fixed for a public hearing on the matter of an annexation request the Mayor called for any written or oral comments to the approval of a request from Jon F and Mary H Peterson for annexation into the City of Indianola and provided a phone number for residents to call in comments. Dissell provided a presentation on the property. No other oral comments were offered, and the Deputy City Clerk reported that no written objections had been filed.

A motion was made by Kling and seconded by Marchant to approve Resolution 2020-123 approving a request from Jon F and Mary H Peterson for annexation into the City of Indianola. 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 2020-124 setting a public hearing for July 6, 2020, to establish the zoning district boundaries regarding the request from Jon F and Mary H Peterson for annexation into the City of Indianola was introduced on a motion by Kling and seconded by Southall. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

This being the time and place fixed for a public hearing on the matter of a rezoning request, the Mayor called for any written or oral comments to the approval of an ordinance approving a rezoning from M-2 General Industrial Zoning District to the R-4 Multiple Family (Residential) Zoning District and provided a phone number for residents to call in comments. Dissell stated this is a proposed complex for senior housing located on North 9<sup>th</sup> Street. Nick Surak, Woda Company, said the complex will have 50 units at differing price points. No other oral comments were offered, and the Deputy City Clerk stated no written comments had been submitted.

A motion was made by Marchant and seconded by Southall to approve the first consideration of an ordinance approving a rezoning from M-2 General Industrial Zoning District to the R-4 Multiple

Family (Residential) Zoning District. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

This being the time and place fixed for a public hearing on the matter of the proposed development plan and rezoning, the Mayor called for any written or oral comments to the approval of an ordinance approving a proposed development plan and rezoning from the R-3 Mixed Residential Zoning District to the R-5 Planned Residence District and provided a phone number for residents to call in comments. Dissell gave a presentation on the proposed plan and answered Council's questions.

Tom Charlton, 611 E Scenic Valley spoke in opposition to the approval of the proposed development plan and rezoning.

Seth Moulton, DR Horton, provided some information on the proposal from his company. No other oral comments were offered, and the Deputy City Clerk stated no written comments had been submitted.

Marchant moved and Southall seconded to approve the first consideration of an ordinance approving a proposed development plan and rezoning from the R-3 Mixed Residential Zoning District to the R-5 Planned Residence District. In discussion, Parker remarked that this plan is better for the neighborhood than apartment complexes and will be good for the community. On roll call, the vote was AYES: Hulen, Parker, Kling, Southall and Marchant. NAYS: Schroder. Whereas the Mayor declared the motion passed.

This being the time and place fixed for a public hearing on the matter of the campground rezoning, the Mayor called for any written or oral comments to the approval of an ordinance rezoning a parcel of land from the A-1 Agricultural Zoning District to A-2 Mixed Agricultural Zoning District and provided a phone number for residents to call in comments. Dissell stated that the campground developers needed to add a one-hundred-foot strip of land to their design. No other oral comments were offered, and the Deputy City Clerk stated no written comments had been submitted.

It was moved by Marchant and seconded by Kling to approve an ordinance rezoning a parcel of land from the A-1 Agricultural Zoning District to A-2 Mixed Agricultural Zoning District. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

A motion to waive additional readings of the ordinance rezoning a parcel of land from the A-1 Agricultural Zoning District to A-2 Mixed Agricultural Zoning District was introduced 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.

Library Director, Michele Patrick, gave a presentation about the plan to reopen the Library with additional safety measures in place. She stated they have shared their plan with other libraries in need of a strategy. Doug Bylund, Parks and Recreation Director, gave a presentation about the new park usage guidelines, reopening plans of some facilities and the recommendation to keep the pool closed for 2020. Council Member Marchant stated that good planning has led to good decisions for all departments. Parker asked about the financial impact of COVID-19 on the City; Waller told Council a presentation will be brought forth to the next meeting addressing those questions. Council approved all recommendations by staff.

Council directed staff to bring a request from Cheryl Geurts of Indianola Preschool on a possible zoning ordinance amendment to the Planning and Zoning Commission.

It was decided to hold a special Council meeting on June 24<sup>th</sup> at 9:30 am to approve end-of-year claims.

Council directed staff to bring a resolution to the next meeting for the approval of the continuation of the temporary suspension of various administrative and penalty charges for City provided utilities for an additional 30 days.

Kling moved and Southall seconded a motion to receive and file correspondence from May 15 and 22, 2020, weekly updates provided by City Manager, Ryan Waller. On roll call, the vote was, AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Meeting adjourned at 8:09 pm on a motion by Marchant and seconded by Parker.

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Kelly B. Shaw, Mayor

ATTEST:

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Andrew J. Lent  
City Clerk/Finance Director