

City of Indianola - Regular Session – July 19, 2021

The Indianola City Council met in regular session at 6:00 p.m. on July 19, 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, Bob Kling, Gwen Schroder (via phone), Greta Southall, Greg Marchant and Mayor Pepper. Absent: John Parker.

Council Member Southall moved to pull the approval of claims for July 19 and approval of agenda from the consent agenda in order to pull items 7B1 (Consideration of the appointment of Paula Chew to Hometown Pride Committee) and 9A3 (Approval of a Development Agreement with Johansen Enterprises) from the agenda. Marchant seconded the motion. On roll call, the vote was AYES: Hulen, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Kling moved to approve the consent agenda and Hulen seconded the motion. On roll call, the vote was AYES: Hulen, 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 2021-166 approving monthly transfers.
- July 6, 2021 Minutes.
- Resolution 2021-167 determining the necessity and fixing date for a public hearing on the matter of the adoption of a proposed Amendment No. 1 to the Amended and Restated 1998 Citywide Urban Revitalization Plan.
- Resolution 2021-168 setting dates of a consultation and a public hearing on a proposed Amendment No. 4 to the Hillcrest/Downtown Unified Urban Renewal Plan in the City of Indianola, State of Iowa.
- Approval of a renewal Class C liquor license for Sodexo Management, Inc, dba Simpson College, located at 701 North C Street, Kent Campus Center.
- Approval of a renewal Class B liquor license with Class C sub-permit and outdoor service and Sunday sales privileges for West Hill Brewing Company, located at 219 West Salem Avenue.
- Approval of a renewal Class E liquor license with Class B and C sub permits and Sunday sales privileges for Jiffy Express, located at 311 North Jefferson.
- Approval of a renewal Class E liquor license with Class B and C sub-permits and Sunday sales privileges for Indy 66 West, located at 2001 West 2nd Avenue.
- Approval of an amended cigarette permit application.
- Approval of a noise permit application from Simpson College for the Simpson College Welcome Back Event, to be held on Sunday, August 29th from 8 pm — 10:30 pm.
- Approval of Pay Application Number 13 for the Water Resource Recovery Facility from Williams Brothers Construction Inc in the amount of \$1,320,248.62.
- Resolution 2021-169 approving Change Order Number 4 for the Water Resource Recovery Facility from Williams Brothers Construction Inc, in a credit amount of \$28,772.
- Resolution 2021-170 approving an agreement with Terracon Consultants, Inc for Prairie Glynn Plat 3 in an amount not to exceed \$8979.00.
- Third consideration of an Ordinance amending the City Code of the City of Indianola, Iowa creating regulations for adult entertainment and uses.
- Third consideration of an Ordinance amending the City Code of the City of Indianola, Iowa creating regulations for massage establishments and technicians.

- Third consideration of an Ordinance approving amendments to Chapter 165 (Zoning Regulations) and Chapter 166 (Site Plan).
- Third consideration of an Ordinance approving an amended Official Zoning Map of Indianola, Iowa.
- Third consideration of an Ordinance approving the vacation of a Storm Sewer and Drainage Way Easement on part of Lot 1, Williams Terrace Plat 1.
- Second consideration of a proposed Ordinance establishing the street grades for the East Iowa Avenue Paving Project.
- Second consideration of an Ordinance approving amendments to Chapter 27 of the City Code (Art Commission).
- Consider a request for approval of a Plat of Survey for Michael and Marylee Vanderpool located within two miles of the City of Indianola (Resolution 2021-171).
- Resolution 2021-172 approving salaries.
- Resolution 2021-173 approving Fiscal Year 22 salaries for Police Union employees.

Marchant moved to approve the agenda as amended and Kling seconded. On roll call, the vote was AYES: Hulen, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Marchant moved to approve the claims on the computer printout for July 19, 2021 and Southall seconded the motion. On roll call, the vote was AYES: Kling, Schroder, Southall and Marchant. NAYS: None. ABSTAIN: Hulen. Whereas the Mayor declared the motion approved.

City Manager Ryan Waller stated for the record the consent agenda set two Public Hearings, approved liquor licenses and Ordinances and a plat within two miles of the city.

City Treasurer, Doug Shull, provided the Council with the June 2021 Treasurer's Report. It was moved by Marchant and seconded by Southall to receive and file the June 2021 Treasurer's Report. On roll call, the vote was AYES: Hulen, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

In the Metro Advisory report, Council Member Kling stated the board had discussed the American Rescue Plan funding for cities. He noted many cities don't know what to use the money for yet and were impressed Indianola has had a plan in place since March.

The appointment of Michelle Holland-Sheraden to serve on the Hometown Pride Committee for a term beginning immediately and ending June 30, 2022 was introduced on a motion by Southall and seconded by Hulen. On roll call, the vote was AYES: Hulen, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

The appointment of Mindy Blanchard to serve on the Hometown Pride Committee for a term beginning immediately and ending June 30, 2022 was introduced on a motion by Hulen and seconded by Southall. On roll call, the vote was AYES: Hulen, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

The appointment of Katherine Newcomer to serve on the Hometown Pride Committee for a term beginning immediately and ending June 30, 2022 was introduced on a motion by Marchant and seconded by Southall. On roll call, the vote was AYES: Hulen, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

The appointment of Lee Bash to serve on the Board of Adjustment for a term beginning immediately and ending June 30, 2026 was introduced on a motion by Kling and seconded by Hulen. On roll call, the vote was AYES: Hulen, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Mayor Pepper welcomed Garret with Boy Scout Troup 123 to the meeting. She also encouraged residents to participate in and help visitors with city events.

Mayor Pepper read a Proclamation declaring July Independent Retailer Month in Indianola.

Marchant moved and Hulen seconded to open the Public Hearing on an application for exemption of a sign code at 407 North Jefferson Way. On roll call, the vote was AYES: Hulen, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Community and Economic Development Director Charlie Dissell stated the new sign would go into the existing frame for a business that is relocating. No other public comments were offered. Marchant moved and Hulen seconded to close the Public Hearing. On roll call, the vote was AYES: Hulen, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Southall introduced Resolution 2021-174 accepting the application for exemption of a sign code at 407 North Jefferson Way and moved for its adoption. Council Member Hulen seconded the motion. On roll call, the vote was AYES: Hulen, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Marchant moved to open the Public Hearing regarding the application for exemption of a sign code at 123 South Howard Street and Kling seconded it. On roll call, the vote was AYES: Hulen, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Dissell stated the new sign would replace the existing one, in the same spot. No other public comments were offered. Southall moved and Marchant seconded to close the Public Hearing. On roll call, the vote was AYES: Hulen, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Resolution 2021-175 accepting the application for exemption of the sign code at 123 South Howard Street was introduced on a motion by Southall and seconded by Kling. On roll call, the vote was AYES: Hulen, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Southall moved to approve the sewer credit request from Agriland FS in the amount of \$4,120 and Hulen seconded the motion. In discussion, City Manager Waller noted that sewer was charged in error by a former IMU employee and that all sewer credits over one-thousand dollars must have Council approval. On roll call, the vote was AYES: Hulen, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Dissell explained the how the Community and Economic Development Department was using and executing the City's Comprehensive Plan. He provided information on what goals have been accomplished and what will be worked on in FY22. It was moved by Southall and seconded by Marchant to receive and file the Fiscal Year 22 Community Development Work Program. On roll call, the vote was AYES: Hulen, Kling,

Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Marchant moved and Kling seconded to receive and file correspondence from July 2 and 9, 2021 weekly updates provided by City Manager, Ryan Waller. On roll call, the vote was AYES: Hulen, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Marchant at 6:26 pm to enter into closed session in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government. Hulen seconded the motion. On roll call, the vote was AYES: Hulen, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

At 7:00 pm Marchant moved, and Southall seconded to exit the closed session. On roll call, the vote was AYES: Hulen, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Hulen 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 at 7:00 pm. Southall seconded the motion. On roll call, the vote was AYES: Hulen, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

At 7:12 pm Marchant moved, and Southall seconded to exit the closed session. On roll call, the vote was AYES: Hulen, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

No action was taken on items discussed in the closed session.

Meeting adjourned at 7:12 pm on a motion by Kling and seconded by Marchant.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO