

Regular Session - January 21, 2020

The City Council met in regular session at 6:00 p.m. on January 21, 2020, in the City Hall Council Chambers. Mayor Pro Tem Greta Southall called the meeting to order and on roll call the following members were present: Heather Hulen, Bob Kling, Greg Marchant, John Parker, Greta Southall and Gwen Schroder. Absent: Mayor Kelly B. Shaw.

The meeting was opened for Public Comment. Betsy Freese, 603 E Hillcrest, asked about parks and the Comp Plan. City Manager, Ryan Waller, said the Planning and Zoning Commission will be addressing that issue. Polly Glascock, 1715 E Iowa, spoke about the E Iowa Avenue paving project. City Manager, Ryan Waller, answered her questions.

Approval of Claims was removed from the consent agenda.

Council member Kling moved to approve the consent agenda and Parker seconded the motion. On roll call, the vote was, AYES: Hulen, Parker, Kling Marchant, Southall and Schroder. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously. The consent agenda was as follows:

- Approval of Agenda
- January 6 and 9, 2020 Minutes
- Final consideration of an amendment to Chapter 165 of zoning codes regarding Bed and Breakfast, Boardinghouse and Short-term Rental regulations. (Planning & Zoning approved unanimously on November 12, 2019.)
- Final consideration for a request from Stacy Crow on behalf of Lyelca Of Warren Co Et Al. to rezone property located in the North Half of the Southeast Quarter and the South Half of the Northeast Quarter of Section 36, Township 76 North, Range 24 West from A-1, Agricultural Zoning District to A-2 Mixed Agricultural Zoning District. (Planning and Zoning approved unanimously on November 12, 2019.)
- Final consideration of an amendment to Chapter 165 of zoning codes regarding breweries. (Planning & Zoning approved unanimously on November 12, 2019.)
- Resolution No 2020-06 Adopting a Surplus Disposal Policy
- Resolution No 2020-07 determining property to be surplus and authorizing sale of property for Water Pollution Control.
- Resolution No 2020-08 determining property to be surplus and authorizing sale of property for the Street Department.
- Receive and file the Veteran's Memorial Aquatic Center Annual Report.
- Receive and file Fire Department Insurance Office Services Rating.
- Resolution No 2020-09 approving a request from Daniels Land Surveying on behalf of William Dickerson Revocable Trust for approval of a Plat of Survey for property at 913, 915 and 1001 East Ashland Avenue (Planning and Zoning unanimously approved on January 15, 2020)
- Resolution No 2020-10 approving request from Civil Engineering Consultants, Inc on behalf of Peoples Company for approval of a Plat of Survey for property located in the South Half of the Southwest Quarter of Section 13, Township 76 North, Range 24 West of the 5th PM, City of Indianola, Warren County, IA (Planning and Zoning unanimously approved on January 15, 2020.)

- Resolution No 2020-11 setting a public hearing for February 18, 2020 on a request from the City of Indianola to rezone property located in that part of the Northwest Quarter of the Southeast Quarter, west of the railroad, except the North 100' and except Parcel E, in Section 18, Township 76 North, Range 23 West of the 5th P.M., Warren county Iowa from the R-3, Mixed-Residential Zoning District to the C-2 Highway Commercial Zoning District.
- Resolution No 2020-12 setting a public hearing on February 4, 2020, for a sign exemption request from Bootz & Duke Signs, on behalf of Wal-Mart Stores, Inc, located at 1500 N Jefferson Way.
- Final acceptance and retainage payment of \$7620.05 to Howrey Construction for the East Hillcrest Avenue Trail Connector Project.
- Resolution No 2020-13 Approving Salaries.

A motion was made by Parker and seconded by Kling to approve the claims on the computer printout for January 21, 2020. Council Member Hulen recused herself from the vote citing a conflict with interest in regard to the City paying the YMCA for repairs. On roll call, the vote was AYES: Parker, Kling, Southall, Marchant and Schroder. NAYS: None. ABSTAIN: Hulen. Whereas the Mayor Pro Tem declared the motion passed.

Ryan Waller, City Manager, provided the Council with the Treasurer's Report. Council Member Marchant made a motion to receive and file the Treasurer's Report and Kling seconded. On voice vote, the Mayor Pro Tem declared the motion passed unanimously.

Kling moved and Hulen seconded an Ordinance amending the City Code of the City of Indianola, Iowa to change the term of certain Boards and Commissions. On roll call, the vote was AYES: Hulen, Parker, Kling, Marchant, Southall and Schroder. NAYS: None. ABSENT: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Kling moved and Marchant seconded to suspend the rules to have a second and third reading on the ordinance amending the City Code of the City of Indianola, Iowa to change the term of certain Boards and Commissions. Council Member Parker noted that the rules are only being suspended in the interest of getting members appointed to the boards and commissions in a timely manner. On roll call, the vote was AYES: Hulen, Parker, Kling, Marchant, Southall and Schroder. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

A motion was made by Kling and seconded by Hulen to approve a Resolution No 2020-14 setting a public hearing for February 18, 2020, for an ordinance amending the City Code of the city of Indianola, Iowa to change the terms of the Planning and Zoning Commission and Board of Adjustment. On roll call, the vote was AYES: Hulen, Parker, Kling Marchant, Southall and Schroder. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

A motion to appoint Council Member Hulen to serve on the Investment Committee, Hulen and Schroder on the Landfill Committee, Kling on the Metro Advisory Board, Marchant and Southall and staff member Dough Bylund on the YMCA Steering Committee and Marchant, Southall and Parker on the Administrative Policy Committee was made by Marchant and

seconded by Kling. On voice vote was AYES: Hulen, Parker, Kling, Marchant, Southall and Schroder. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council Member Kling volunteered to continue to serve on the BRAVO committee. Council recommended that Charlie Dissell, Community and Economic Development Director, continue to serve on CIRPTA and City Manager Ryan Waller to serve on the Des Moines MPO Policy Committee. A formal resolution will be brought forward to the next Council meeting.

Resolution No 2020-15, Resolution adopting the amended Hometown Pride Committee by-laws to change the term dates for future appointments, was approved on a motion by Kling and seconded by Parker. On roll call, the vote was AYES: Hulen, Parker, Kling Marchant, Southall and Schroder. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Marchant moved and Kling seconded the approval of the re-nomination of Amy Duncan, Clark Ridlen and Taylor Litchkey to the Hometown Pride Committee. On voice vote was AYES: Hulen, Parker, Kling Marchant, Southall and Schroder. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Council approved the recommendation from Planning and Zoning Commission to amend Section 23.01 of the Code of Ordinances, Indianola, Iowa, regarding the number of members on the Planning and Zoning Commission.

Community and Economic Development Director, Charlie Dissell, presented information on the request from Kading Properties for site plan approvals of Cavitt Creek Condominiums I and II.

Chris Pose, 317 6th St, Ste 300, Des Moines, attorney for Kading Properties, entered a letter into the City record. Agrees with staff to approve the site plans for Cavitt Creek I and II, agrees with Planning and Zoning Commission to approve the site plan for Cavitt Creek I and disagrees with the Commission about the recommendation to deny the site plan for Cavitt Creek II.

Brian Endrizal, 1000 N 9th, asked for more information on the traffic impact study.

Betsy Freese, 603 E Hillcrest, spoke about fencing between her property and proposed condominiums.

Lloyd Davidson, 1500 N 9th Unit 74, has lived at Kading Properties and has never had any issues with Kading Properties.

David Metz, 1300 N 9th, spoke about the increase in traffic the development will bring. He said he is not sure the neighborhood can handle the larger number of people.

Susan Glick, 511 W Boston, asked who conducted the traffic impact study. City Manager, Ryan Waller, said Kading Properties was responsible for having the study completed

and the City Engineer reviewed the results. Ms. Glick would like to see a park in the neighborhood, a fence against the Freese property and more green space to offer a higher quality of life.

James Jewell, 1500 N 9th, has lived there for several years and has found Kading Property maintenance to be helpful and responsive to issues.

Melissa Sonnes, 1208 Lancaster Way, spoke about police data in the neighborhood around Kading Properties. She appreciated Planning and Zoning Commission work on the site plans to determine if they adhered to the ordinances. Mrs. Sonnes asked Council to consider the Commissions recommendations.

Myra Hewitt, 1210 N 9th Unit 5, is a former property manager for another company. She said Kading is answering a need in Indianola. Ms. Hewitt has not had any problems living on Kading's properties.

Lindsay Offenburger, 1003 E Madison Avenue, wants a park near her home and is concerned about the runoff and erosion going towards the wetlands after the condominiums are built.

Chris Pose, attorney for Kading Properties, noted that developers typically perform the traffic impact study. He reminded Council that this is not a rezoning and the site plans as submitted fit in with the current zoning rules. Mr. Pose pointed out that Kading pays property taxes which will aide the City in building a park wherever they deem necessary.

Daivd Hotchkiss, 1202 E Madison, said that Kading will qualify for a five year tax abatement and that Planning and Zoning Commission made a clear recommendation that Council should take into consideration.

A motion was made by Southall and seconded by Kling to approve the Resolution Approving the Site Plan for Cavitt Creek Condominiums I. On roll call, the vote was AYES: Southall. NAYS: Hulen, Parker, Kling, Schroder and Marchant. Whereas the Mayor Pro Tem declared the motion failed.

Marchant made a motion and Kling seconded to approve the Resolution Approving the Site Plan for Cavitt Creek Condominiums II. On roll call, the vote was AYES: Southall. NAYS: Hulen, Parker, Kling Marchant, and Schroder. Whereas the Mayor Pro Tem declared the motion failed.

A motion was made by Marchant seconded by Kling to approve Resolution 2020-16, Resolution fixing a date for a meeting on the authorization of a loan and disbursement agreement and the issuance of not to exceed \$18,000,000.00 General Obligation Capital Loan Notes of the City of Indianola, State of Iowa (For essential corporate purposes), and providing publication of notice thereof. On roll call, the vote was AYES: Hulen, Parker, Kling Marchant, Southall and Schroder. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

A motion was made by Kling seconded by Hulen to approve Resolution 2020-17, Resolution fixing date for a meeting on the authorization of a loan and disbursement agreement and the issuance of not to exceed \$36,815,000 Sewer Revenue Capital Loan Notes of the City of Indianola, State of Iowa, and providing for publication of notice thereof. On roll call, the vote was AYES: Hulen, Parker, Kling Marchant, Southall and Schroder. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Jim Rasmussen, HR Green, provided information about the bids received for the Water Resource Recovery Facility project. Williams Brothers Construction was designated as the apparent low bidder for the Water Resource Recovery Facility Project on a motion by Marchant and seconded by Southall. On voice vote was AYES: Hulen, Parker, Kling, Marchant, Southall and Schroder. Whereas the Mayor Pro Tem declared the motion carried unanimously.

A public hearing was held at 7:19 pm on the proposed plans, specifications, form of contract and estimate of cost for the Quail Meadows 3 Lift Station. There were no objections either oral or written.

Marchant moved and Kling seconded Resolution No 2020-18, Resolution adopting the proposed plans, specifications, form of contract and estimate of cost for the Quail Meadows 3 Lift Station. On roll call, the vote was AYES: Hulen, Parker, Kling Marchant, Southall and Schroder. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

A motion was made by Marchant and seconded by Southall to receive and file correspondence of the weekly updates dated January 3 and 10, 2020, from Ryan Waller, City Manager. On roll call, the vote was, AYES: Hulen, Parker, Kling Marchant, Southall and Schroder. NAYS: None. Whereas the Mayor Pro Tem declared the motion carried unanimously.

Meeting adjourned at 7:22 p.m. on a motion by Parker and seconded by Kling.

Greta Southall, Mayor Pro Tem

Attest:

Andrew J. Lent, City Clerk/CFO