

City of Indianola - Regular Session – April 19, 2021

The Indianola City Council met in regular session at 6:00 p.m. on April 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, John Parker (via Zoom), Bob Kling, Gwen Schroder, Greg Marchant, Greta Southall and Mayor Pepper. Absent: None.

In Open Forum, Brad Ross, 812 N S Ct, spoke about the initial local option sales tax campaign.

Council Member Kling moved to approve the consent agenda and Southall seconded the motion. On roll call, 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
- Claims on the computer printout for April 19, 2021.
- Resolution 2021-092 approving monthly transfers
- April 5, 2021 Minutes.
- Resolution 2021-093 setting a Public Hearing for the third amendment to the Fiscal Year 21 budget for May 17, 2021 at 6:00 PM.
- A renewal Class C liquor license with outdoor services and Sunday sales privileges for Thorn Tree Development dba Deer Run Golf Club, located at 2305 W 2nd Avenue.
- A new Class C liquor license with Class B and Sunday sales privileges for Dollar General Store, located at 201 N Jefferson Way.
- A renewal of a refuse hauling permit for Waste Connections, Inc.
- Approval of Pay Application Number 10 from Williams Brothers Construction, Inc for the Water Resource Recovery Facility for \$850,051.70.
- Resolution 2021-094 accepting and approving a second Lease Supplement to the Master Lease Agreement between the City of Indianola and USCOC of Greater Iowa, LLC.
- Resolution 2021-095 approving final plat for DeYarman Park.
- Resolution 2021-096 approving an amended Plat of Survey for TS Investments, LLC (located within two miles of the City of Indianola).
- Resolution 2021-097 accepting public improvements and four-year maintenance bonds for sanitary sewer, storm sewer, water and streets for Deer Creek Plat 3.
- Approval of Urban Revitalization Designations.
- Resolution 2021-098 approving salaries.

City Treasurer Doug Shull presented the March Treasurer's report. Southall moved to receive and file the report and Schroder seconded the motion. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

Councilman Parker stated he will be meeting with the Greater Des Moines Convention and Visitors Bureau this month.

Councilman Kling gave the Metro Advisory Committee Report, noting that progress is being made on the Economic Development District Warren County will be in.

In the Mayor's Report, Mayor Pepper thanked the volunteers of the City; stated IMU would have a strategic plan ready this summer; and reported she will be working with the Sustainability Committee.

Mayor Pepper read a proclamation declaring April 30, 2021 as Arbor Day in Indianola.

Resolution 2021-099 authorizing a release for an insurance claim from property damages at the intersection of 2nd Avenue & Jefferson Way was introduced on a motion by Kling and seconded by Hulen. In discussion, City Manager Ryan Waller stated the City's insurance broker is recommending approval of the resolution. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Marchant moved to approve Resolution 2021-100 approving a Professional Services Agreement with K3 Recycling to provide 2021 appliance and electronics drop-off services. Council Member Schroder seconded it. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Southall and seconded by Marchant to approve the second consideration of an Ordinance amending the City Code of the City of Indianola, Iowa converting certain streets from one-way to two-way and making necessary safety changes to accommodate the change. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Southall moved and Hulen seconded to open the Public Hearing on the plans, specifications, form of contract and estimate of cost for the City Square Reconstruction (Streetscape Project). On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Community and Economic Development Director Charlie Dissell gave a presentation on the Streetscape Project, highlighting that over 81% of the project costs are due to updating infrastructure and Council will need to consider funding options for \$2.5 in additional costs if the project moves forward.

Chadd Kahlsdorf, Bolten and Menk, explained only one bid came in because of the complexity of the project; large number of jobs available to contractors; and due to the liability and social pressures of working downtown. Dissell then reviewed the options available to Council when considering approving the project. The options included rejecting the bid and going out for bids at a later date; rely on American Rescue Plan funding; use LOST funding; or issue more bonds.

Michael Maloney, DA Davidson, reviewed the current LOST revenue amounts and future projections, noting that there is a surplus over the budgeted amount through Fiscal Year 23 for the commitments related to the Water Resource Recovery Facility (WRRF). Mr. Maloney stated other communities don't have the options that Indianola does when faced with the economy and supply chains affecting projects.

Michelle Steen, 610 E Scenic Valley Ave #134, stated Council should pause some portions of the Streetscape project but believed utility updates are necessary.

Brian Endrizal, 1000 N 9<sup>th</sup> St, asked Council to reject the Streetscape bid, ask the County to contribute to the beautification of the Square, and return excess LOST revenue to citizens.

Brenda Easter, Indianola Chamber, 111 N Buxton, read a letter in support of the Streetscape project that was signed by many business owners and community leaders.

Bryan Fox, 1014 N 9<sup>th</sup> St, asked Council to spread the project out over several years and not use LOST funds.

Kelly Shaw, 101 Phillip Pl, spoke in opposition of the project stating Council should keep the promise of past councils to not use LOST funds and suggested other funding sources to explore.

Mayor Pepper read a comment submitted by Joe Gezel, 509 W Clinton, in opposition of the project.

Doug Gaumer, West Hill Brewing Co, 219 W Salem, spoke in favor of the project, stating it will have a positive impact on businesses, increase safety and provide updated utilities his business needs.

Steve Armstrong, 607 S N, stated rebidding the project is the best option.

Mayor Pepper read a comment by Kirk Meints, 405 W Ashland, asking Council to delay the project.

Mayor Pepper read a comment by Pritesh Patel, 1215 N Jefferson Way, who is in favor of the project but was hesitant on Council moving forward because of the high bid.

Mayor Pepper read a comment by Ardene Downing, 8489 Hwy 65/69 and property owner on Square, in favor of the project as it will bring economic growth to Indianola.

Mayor Pepper read a comment by Kamie Haynes, owner of Lula Belle, 114 W Ashland, in favor of the project, stating it will make Indianola a destination.

Mayor Pepper read a comment by Amanda Ripperger, Owner of Sports Page Grill and Brickhouse Tavern and member of the Streetscape Steering Committee. Mrs. Ripperger is in favor of the project due to the infrastructure upgrades that are necessary for businesses but would like to see more bids and slight changes to project.

Stephanie Erickson, 1102 E Kentucky, stated she was opposed to the project and it shouldn't be done now. Pedestrian safety should be priority around Simpson and the E Iowa/N 9<sup>th</sup> intersection.

Monica Thompson, 303 W Salem, is concerned with the timeline of the project and needs better funding.

Marchant moved and Kling seconded to close the Public Hearing. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Marchant and seconded by Kling to approve Resolution 2021-101 approving the plans, specifications, form of contract and estimate of cost for the City Square Reconstruction (Streetscape Project). In discussion, Council Member Schroder asked if the current council is bound by promises of past councils. City Attorney Fulton stated Council is only bound by resolutions; the LOST resolution stated funds could be used for public safety facilities, public works and street maintenance and cannot be used for property tax relief. Dissell also noted that the bonded part of the project is being paid with TIF revenue. Council Members discussed the funding options, their desire to not delay the project and current safety issues. Fire Chief Greg Chia stated he is in favor of the project because the current water lines around the Square are old, too small, and puts businesses, residents/visitors and City employees at risk should a fire occur. 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 2021-102 awarding a contract for the City Square Reconstruction (Streetscape Project) was introduced on a motion by Kling and seconded by Marchant. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Marchant moved to approve Resolution 2021-103 approving and accepting a temporary easement for the City Square Reconstruction (Streetscape Project). Council Member Southall seconded the motion. In discussion, Dissell explained the easement. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Hulen and seconded by Southall to approve Resolution 2021-104 suspending Section 122.23.5 of the Code of Ordinances of Indianola, Iowa during the duration of City Square Reconstruction (Streetscape Project). In discussion, Dissell stated the Resolution would allow food trucks on additional roads during the Streetscape Project. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Southall introduced the first consideration of an ordinance amending the City Code of the City of Indianola to increase the stormwater utility fees from \$2 to \$6 per equivalent residential unit and moved for its adoption. Schroder seconded the motion. In discussion, City Manager Waller stated studies have shown what projects need to be completed and that they can be completed in nine years with the fee increase. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Schroder moved to approve an event application from the Indianola Chamber of Commerce for Friday Night Live Summer Concert Series at Memorial Park on June 11, June 25 and July 9, 2021 from 6:00 - 9:30 pm. and Southall 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.

It was moved by Southall and seconded by Marchant to approve a noise permit application from the Indianola Chamber of Commerce for the Friday Night Live Summer Concert Series at Memorial Park on June 11, June 25 and July 9, 2021 from 6:00 – 9:30 pm. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

City Manager Waller said the agenda packet included proposed changes to Chapter 76, Bicycles, and adding in micromobility regulations. The proposal has been vetted by the Planning and Zoning Commission and the Parks & Recreation Commission.

Kling moved and Hulen seconded to receive and file correspondence from April 2 and 9, 2021 weekly updates provided by City Manager, Ryan Waller. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

At 7:56 pm Marchant moved 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, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Marchant and seconded by Southall at 8:03 pm to exit the closed session. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

No action was taken on items discussed in closed session.

Meeting adjourned at 8:03 pm on a motion by Parker and seconded by Marchant.

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Pam Pepper, Mayor

ATTEST:

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Andrew J. Lent, City Clerk/CFO