

REGULAR SESSION – JUNE 17, 2019

The City Council met in regular session at 6:00 p.m. on June 17, 2019 in the City Hall Council Chambers. Mayor Pro Tem Shirley Clark called the meeting to order and on roll the following members were present: Shirley Clark, Joe Gezel, Greg Marchant, John Parker and Greta Southall. Absent: Council member Bob Kling and Mayor Kelly B. Shaw.

The following spoke regarding their concerns about future development in the Lincoln Ridge Plat:
Melissa Sones – 1208 Lancaster Way
Heather Glen – 1201 E. Madison
Melissa Wilhelmi – 1404 N. 9th Street

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

Approval of agenda

June 3, 2019 Minutes

Applications

A renewal Class "E" Liquor, Class "B" Wine, Class "C" Beer and Sunday Sales Privilege for Indy 66 - 2001 W. 2nd Avenue

A new Class "B" Beer, Brew Pub and Sunday Sales Privilege for West Hill Brewing Company - 219 W. Salem Avenue – subject to staff approval

A new Class "B" Beer (includes wine coolers) for the Indianola Chamber of Commerce (RAGBRAI event) - 301 N. Buxton

A renewal cigarette permit for Dollar General Store - 1803 W. 2nd Avenue

Second consideration of a request from Chad and Christine Keller for a vacation and conveyance of the east/west alley lying between 204 and 206 N Jefferson Way

Change order number one in an amount of \$1,500 and RESOLUTION NO. 2019-110(A) approving final completion and release of retained funds for the 2018 Plainview and McCord Power Control Improvement Projects (The complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2019-111 setting July 15, 2019 as a public hearing to amend the FY 2020 budget (The complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2019-112 Approving Salaries (The complete resolution may be viewed at the City Clerk's Office)

Resolution 2019-113 determining Police Department property to be surplus and authorizing sale of property (The complete resolution may be viewed at the City Clerk's Office)

Street usage event application from the Warren County Historical Society for the Log Cabin Festival - September 28, 2019 from 9:00 a.m. - 11:30 a.m. - will start by the Administration Building, South on Buxton, East on Ashland, South on Howard, West on Salem through the Warren County Fairgrounds

Street usage application from the National Balloon Classic for the annual National Balloon Classic Parade - July 27, 2019 from 10:00 a.m. - noon - will close the entire square and will be using "F", Detroit, "E", Girard, Howard, Salem and Buxton

Event application from the National Balloon Classic and the Indianola Chamber of Commerce for a Shop Local Vendor Show - July 27, 2019 from 8:00 a.m. - 4:00 p.m. - will close the parking lot owned by the Presbyterian Church and First Baptist Church

Claims on the computer printout for June 17, 2019

Southall moved and Gezel seconded to approve the following to the Home Town Pride Committee with a term to begin immediately and expire December 31, 2019-Taylor Nehring and Clark Redlen. On roll call the vote was, AYES: Parker, Clark, Marchant, Gezel and Southall. NAYS: None. ABSENT: Kling. Whereupon the Mayor Pro Tem declared the motion carried unanimously.

Greater Des Moines Report – no report was presented.

A public hearing was held regarding the Development Agreement by and between the City of Indianola and Autumn Ridge Development, LC. There were no objections either oral or written. It was moved by Gezel and seconded by Southall to approve the following resolution entitled, “RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF INDIANOLA AND WITH AUTUMN RIDGE DEVELOPMENT, LC.” On roll call the vote was, AYES: Southall, Parker, Clark, Marchant and Gezel. NAYS: None. ABSENT: Kling. Whereupon the Mayor Pro Tem declared the motion carried unanimously.

RESOLUTION NO. 2019-114

RESOLUTION APPROVING AND AUTHORIZING EXECUTION OF A DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF INDIANOLA AND WITH AUTUMN RIDGE DEVELOPMENT, LC

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

A public hearing and first consideration to amend Chapter 165 (Zoning Regulations), regarding notification procedures and timelines of items brought forward to the Planning and Zoning Commission, Board of Adjustment and City Council was held. There were no objections either oral or written. Gezel moved to approve the first consideration of this amendment and Parker seconded the motion. On roll call the vote was, AYES: Southall, Parker, Clark, Marchant and Gezel. NAYS: None. ABSENT: Kling. Whereupon the Mayor Pro Tem declared the motion carried unanimously.

A public hearing and first consideration to amend Chapter 165 (Zoning Regulations), regarding Bed and Breakfasts was held. One written objection was received from Stacy Strong-308 W. Girard. Kurt Ripperger and Mindi Robinson of 804 N. “B” Street spoke regarding this change and asked for this amendment to go back to the Planning and Zoning Commission for further consideration of additional wording concerning a Bed and Breakfast becoming an apartment building, on street parking, property owner or manager on site at all times. Council member Marchant moved, and Parker seconded to approve the first consideration of this amendment. On roll call the vote was, AYES: Southall, Parker, Clark and Marchant. NAYS: Gezel. ABSENT: Kling. Whereupon the Mayor Pro Tem declared the motion carried.

Council member Southall moved to adopt the following resolution entitled, “RESOLUTION NUNC PRO TUNC CORRECTING SCRIVENER’S ERROR IN THE LEGAL DESCRIPTION OF THE UNIFIED AMENDMENT NO. 1 SUBAREA INCLUDED IN AMENDMENT NO. 1 TO THE

HILLCREST/DOWNTOWN UNIFIED RENEWAL PLAN.” Council member Parker seconded the motion to adopt. On roll call the vote was, AYES: Parker, Clark, Marchant, Gezel and Southall. NAYS: None. ABSENT: Kling. Whereupon the Mayor Pro Tem declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2019-100(A)
DESCRIPTION OF THE UNIFIED AMENDMENT NO. 1 SUBAREA INCLUDED IN
AMENDMENT NO. 1 TO THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN

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

Upon the final consideration of an ordinance for the division of revenues under Iowa Code Section 403.19 for Amendment No. 1 to the Hillcrest/Downton Unified Urban Renewal Plan, Marchant moved and Southall seconded to adopt ORDINANCE NO. 1613 entitled, “AN ORDINANCE AMENDING ORDINANCE NOS. 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, AND 1549 PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL AREA, IN THE CITY OF INDIANOLA, COUNTY OF WARREN, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF INDIANOLA, COUNTY OF WARREN, INDIANOLA COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL AREA (**AMENDMENT NO. 1 TO THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN**)”. On roll call the vote was, AYES: Gezel, Southall, Parker, Clark and Marchant. NAYS: None. ABSENT: Kling. Whereupon the Mayor Pro Tem declared the motion carried unanimously and the ordinance to be effective upon publication.

The following resolution entitled, “RESOLUTION APPOINTING BANK OF OKLAHOMA FINANCIAL (BOKF), N.A. AS SUBSTITUTE PAYING AGENT, BOND REGISTRAR, AND TRANSFER AGENT FOR SERIES 2011C; TERMINATING EXISTING PAYING AGENT, BOND REGISTRAR AND TRANSFER AGENT AGREEMENTS WITH BANKERS TRUST COMPANY, N.A. FOR SERIES 2011C; AND APPROVING THE PAYING AGENT, BOND REGISTRAR AND TRANSFER AGENT AGREEMENT WITH BOKF, N.A. FOR OUTSTANDING CITY ISSUES, AND AUTHORIZING EXECUTION OF THE AGREEMENT” was approved on a motion by Marchant and seconded by Parker. On roll call the vote was, AYES: Parker, Clark, Marchant, Gezel and Southall. NAYS: None. ABSENT: Kling. Whereupon the Mayor Pro Tem declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2019-115
RESOLUTION APPOINTING BANK OF OKLAHOMA FINANCIAL (BOKF), N.A. AS
SUBSTITUTE PAYING AGENT, BOND REGISTRAR, AND TRANSFER AGENT FOR SERIES 2011C;
TERMINATING EXISTING PAYING AGENT, BOND REGISTRAR AND TRANSFER AGENT
AGREEMENTS WITH BANKERS TRUST COMPANY, N.A. FOR SERIES 2011C; AND APPROVING
THE PAYING AGENT, BOND REGISTRAR AND TRANSFER AGENT AGREEMENT WITH BOKF, N.A.
FOR OUTSTANDING CITY ISSUES, AND AUTHORIZING EXECUTION OF THE AGREEMENT

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

Council member Southall moved to adopt the following resolution entitled, “RESOLUTION ORDERING CONSTRUCTION OF PUBLIC IMPROVEMENT (3RD AVENUE SANITARY SEWER IMPROVEMENTS) AND FIXING A DATE FOR HEARING (JULY 15, 2019) AND TAKING OF BIDS (JULY 2, 2019).” Parker seconded the motion to adopt. On roll call the vote was, AYES: Parker, Clark,

Marchant, Gezel and Southall. NAYS: None. ABSENT: Kling. Whereupon the Mayor Pro Tem declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2019-116
RESOLUTION ORDERING CONSTRUCTION OF PUBLIC IMPROVEMENT (3RD AVENUE SANITARY
SEWER IMPROVEMENTS) AND FIXING A DATE FOR HEARING (JULY 15, 2019)
AND TAKING OF BIDS (JULY 2, 2019)

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

A motion was made by Southall and seconded by Marchant to adopt the following resolution entitled, "RESOLUTION ORDERING CONSTRUCTION OF PUBLIC IMPROVEMENT (EAST HILLCREST AVENUE TRAIL CONNECTOR) AND FIXING A DATE FOR HEARING (JULY 15, 2019) AND TAKING OF BIDS (JULY 9, 2019)." On roll call the vote was, AYES: Parker, Clark, Marchant, Gezel and Southall. NAYS: None. ABSENT: Kling. Whereupon the Mayor Pro Tem declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2019-117
RESOLUTION ORDERING CONSTRUCTION OF PUBLIC IMPROVEMENT (EAST HILLCREST
AVENUE TRAIL CONNECTOR) AND FIXING A DATE FOR HEARING (JULY 15, 2019)
AND TAKING OF BIDS (JULY 9, 2019)

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

Rachel Gocken, WCEDC Director, spoke in favor of the agreement between the City of Indianola and Warren County Economic Development for transfer of revolving loan fund. The following resolution entitled, "RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF INDIANOLA AND WARREN COUNTY ECONOMIC DEVELOPMENT FOR TRANSFER OF REVOLVING LOAN FUND" was approved on a motion by Marchant and seconded by Parker. On roll call the vote was, AYES: Gezel, Southall, Parker, Clark and Marchant. NAYS: None. ABSENT: Kling. Whereupon the Mayor Pro Tem declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2019-118
RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY OF INDIANOLA AND WARREN
COUNTY ECONOMIC DEVELOPMENT FOR TRANSFER OF REVOLVING LOAN FUND

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

A motion was made by Southall and seconded by Parker to receive and file correspondence of the weekly updates dated May 31 and the June 7, 2019 from Ryan Waller, City Manager. Question was called for and on voice vote the Mayor Pro Tem declared the motion carried unanimously.

It was the consensus of the City Council to hold a special council meeting on June 26, 2019 at 10:00 a.m. to approve claims.

Charlie Dissell, Community Development and Economic Director discussed the parking in the 200 Block of North Buxton Street between West Ashland and West Boston to angle parking on the west side. It was the consensus of the City Council to move forward with this change.

A motion was made by Marchant and seconded by Parker to receive and file the FY 20/21 budget calendar. Question was called for and on voice vote the Mayor Pro Tem declared the motion carried

unanimously.

A motion was made by Southall and seconded by Parker 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. On roll call the vote was, AYES: Parker, Clark, Marchant, Gezel and Southall. NAYS: None. ABSENT: Kling. Whereupon the Mayor Pro Tem declared the motion carried unanimously.

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

Meeting adjourned at 7:10 p.m. on a motion by Marchant and seconded by Parker.

Shirley Clark, Mayor Pro Tem

Diana Bowlin, City Clerk