



CITY OF INDIANOLA COUNCIL MEETING

November 15, 2021

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Public Comment**
 - A. Public Comment Form
- 5. Consent Agenda:**
 - A. Approval of Agenda
 - B. Approval of Claims
 - C. Resolution approving monthly transfers.
 - D. Approval of Minutes of the prior council meetings
 - E. Setting dates for future public hearings
 1. Resolution setting a Public Hearing regarding an amendment to Chapter 3 of the Code of Ordinances of the City of Indianola, Iowa.
 2. Resolution fixing date for a public hearing on the proposal to enter into a Development Agreement with T.S. Investments Limited Liability Company, L.L.C. and Phillips' Floors, Inc.
 - F. Approval of Applications
 1. Approval of Payment Application Number 5 to Absolute Concrete for the Square Reconstruction Project in an amount not to exceed \$282,664.45.
 2. Approval of Payment Application Number 17 to Williams Brothers Construction for the Water Resource Recovery Facility in an amount not to exceed \$1,603,208.81.
 3. Approval of Payment Application Number 4 to Vanderpool Construction for the South Plant Lift Station Improvements in an amount not to exceed \$136,307.82.
 - G. Third consideration of an Ordinance amending provisions of City of Indianola Code Section 135.14, relating to driveway standards.

- H. Third consideration of an Ordinance amending the City Code of the City Of Indianola, Iowa creating regulations related to a residential rental code and making certain related amendments to the Property Maintenance Code.
- I. Second consideration of an Ordinance regarding a request from JK Management LLC for a right-of-way vacation and conveyance of the portion of the north/south alley that lies west of Lots 15 and 16 of the Plat of Jones and Windles Addition to Indianola, Warren County, Iowa.
- J. Resolution approving the final plat for Warren Wonder Estates, located within two-miles of the City of Indianola.
- K. Resolution approving lease agreement for parking with the First Baptist Church of Indianola and the Trinity United Presbyterian Church of Indianola.
- L. Approve FY2021 Annual Urban Renewal Report
- M. Approval of Resolution Authorizing internal Loan to Fund Urban Renewal Project Costs in Connection with Square Streetscape Project
- N. Resolution to Approve TIF Debt Certifications for FY2023
- O. Resolution approving a Subordination Agreement regarding the Development Agreement between the City of Indianola, Iowa and Covered Bridges Coffee Company dba Cabin Coffee of Indianola and Randall D. Hanna and Rebecca S. Hanna, individually.
- P. Valley Place Reconstruction Project
 - 1. Resolution approving Payment Application Number 3 and Change Order Number 2 for the Valley Place Reconstruction Project.
 - 2. Resolution approving the substantial completion and a supplemental contract with TK Concrete for the Valley Place Reconstruction Project
- Q. Resolution approving an agreement with Allender Butzke Engineers Inc for geotechnical construction testing services on Heritage Hills Plat 11.
- R. Resolution approving salaries.

6. Council Reports

- A. Presentation of FY2021 Audit by Robert Endriss, Denman & Company LLP
- B. Treasurer's Report - Doug Shull
- C. Metro Advisory Report - Council Member Kling
- D. Greater Des Moines Convention & Visitors Bureau Report — Council Member John Parker
- E. Resolution appointing interim city manager.
- F. Resolution appointing a city clerk.

7. Mayor's Report

- A. Community Update

B. Proclamation

8. Public Consideration

A. Old Business

1. Amendment Number 6 to the Hillcrest/Downtown Unified Urban Renewal Plan
 - a. Public Hearing on a proposed Amendment Number 6 to the Hillcrest/Downtown Unified Urban Renewal Plan in the City of Indianola, State of Iowa.
 - b. Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 6 to the Hillcrest/Downtown Unified Urban Renewal Plan.
2. 1909 South K Street
 - a. Public Hearing regarding a request to rezone property located at 1909 South K Street from the A-1 Zoning District to the R-1 Zoning District.
 - b. First Consideration of a request from Diligent Development to rezone property located at 1909 South K Street from A-1 Zoning District to R-1 Zoning District.
3. Resolution approving the updated fee schedule to include Residential Rental Inspections.
4. Iowa Avenue Paving Project
 - a. Resolution amending Resolution No 2021-251 by adopting reduction in Assessable Costs for the East Iowa Avenue Paving Project.
 - b. Resolution adopting and levying final schedule of assessments, and providing for the payment thereof for the East Iowa Avenue Paving Project.

B. New Business

1. Development Agreement with Cemen Tech
 - a. Public Hearing regarding a Development Agreement with Cemen Tech.
 - b. Resolution approving a Development Agreement with Cemen Tech.
2. Resolution approving an agreement with Iowa DOT for Maintenance and Repair of Primary Roads in Municipalities.
3. Residential Recycling

- a. Resolution approving an amendment to the residential recycling contract between Waste Management of Iowa and the City of Indianola.
 - b. First consideration of an Ordinance amending recycling rates.
- 4. Resolution referring a rezoning application for 404 South Jefferson Way to the Planning and Zoning Commission.
- 5. Resolution amending a contract with Snyder & Associates for pavement improvements on West Boston Avenue, North F Street, and West Clinton Avenue.

9. Other Business

- A. City Manager's Report – Ryan Waller
 - 1. Receive and file correspondence from October 29 and November 5, 2021 weekly updates from City Manager, Ryan Waller.
- B. Enter into closed session in accordance with Iowa Code Section 21.5 (1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property.

10. Adjourn