



CITY OF INDIANOLA COUNCIL MEETING

February 22, 2022

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 for March 21, 2022 at 6:00 p.m. regarding an amendment to Chapter 165, creating an exception to nonconforming structures.
 - F. Approval of Applications
 1. Approval of a renewal liquor license for Thorn Tree Development dba Deer Run Golf Club.
 2. Approval of a renewal liquor license for Dolgencorp, LLC, dba Dollar General Store #6777.
 3. Approval of a renewal application for Casey's General Store, located on Trailridge Avenue.
 4. Approval of a renewal liquor license for Deng's Garden.
 5. Approval of an amendment to Hy-Vee Food Store, Hy-Vee Gas and Hy-Vee Market Cafe's liquor license applications.
 6. Approval of a noise permit for the Warren County Speedway.

7. Approval of Payment Application Number 20 to Williams Brothers Construction in the amount of \$1,104,305.07 for the Water Resource Recovery Facility project.
8. Approval of Payment Application Number 8 from Absolute Concrete in the amount of \$34,667.78 for the Streetscape Project.
9. Approval of Urban Revitalization Designations.
- G. Third consideration of an ordinance amending the city code of the City of Indianola, Iowa regarding the requirement of sanitary disposal.
- H. Second consideration of an ordinance vacating the portion of the north/south alley that lies west of Lot 14 of the Plat of Jones and Windles Addition to Indianola, Warren County, Iowa.
- I. Second consideration of an ordinance to rezone property located at 2110 Country Club Road from A-1 (Agricultural Zoning District) to R-1 (Single-Family Residential Detached Zoning District).
- J. Second consideration of an ordinance to rezone 60 acres of property generally located southwest of the intersection of East Hillcrest Avenue and 143rd Street from M-1 (Limited Industrial Zoning District) to M-2 (General Industrial Zoning District).
- K. Second consideration of an ordinance vacating of a portion of the north/south alley that lies between Lots 5 and 6 in Block 8 of the Original Town Plan of Indianola, Warren County, Iowa.
- L. Resolution approving a contract with Dust Pros Janitorial.
- M. Resolution approving salaries.

6. Council Reports

- A. Receive and file the Treasurer's Report for January 2022.
- B. Receive and file the EMS Billing Activity Report for December 2021.
- C. Receive and file the EMS Billing Activity Report for January 2022.
- D. MPO Report - Council Member Richardson

7. Mayor's Report

- A. Community Update

8. Public Consideration

- A. Old Business
 1. 2022 Infrastructure Improvements on West Boston, North F Street and West Clinton Avenue
 - a. Public Hearing on the plans, specifications, form of contract and estimate of costs for the 2022 Infrastructure Improvements on West Boston Avenue, North F Street and West Clinton Avenue.

- b. Resolution approving the plans, specifications, form of contract and estimate of cost for the 2022 Infrastructure Improvements on West Boston Avenue, North F Street, and West Clinton Avenue.
 - c. Resolution awarding a contract to Absolute Concrete for the 2022 Infrastructure Improvements Project.
 - 2. Fiscal Year 23 Budget
 - a. Maximum Property Tax Dollars Hearing.
 - b. Resolution approving the Fiscal Year 2023 Maximum Property Tax Dollars.
 - c. Resolution setting a Public Hearing for March 21, 2022 at 6:00 p.m. for the Fiscal Year 23 budget.
- B. New Business
 - 1. First consideration of an ordinance amending the city code of the City of Indianola, Iowa to add the Downtown Square Commission.
 - 2. Resolution approving a termination certificate of the Development Agreement between the City of Indianola and Diligent Prairie Glynn, LLC and Jerry's Homes, Inc.

9. Other Business

- A. Interim City Manager's Report – Charlie Dissell
 - 1. Discussion and direction on civic organization requests, WCEDC dues, and the HIRTA contribution.
 - 2. Discussion and direction on Brush Facility services.
- B. 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.

10. Adjourn