



CITY OF INDIANOLA COUNCIL MEETING

August 15, 2022

6:00 PM

City Council Chamber

110 N 1st Street

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Public Comment**
- 5. Consent Agenda:**
 - A. Approval of Agenda
 - B. Approval of Claims
 - C. Resolution approving Fiscal Year 23 monthly transfers for August 2022
 - D. Approval of Minutes of the prior council meetings
 - E. Setting dates for future public hearings
 1. Resolution fixing a date (September 6, 2022 at 6 PM) for a meeting on the authorization of a loan agreement and the issuance of not to exceed \$3,500,000 general obligation capital loan notes of the City of Indianola, State of Iowa (for essential corporate urban renewal purposes), and providing for publication of notice thereof.
 2. Resolution setting a public hearing for September 6, 2022 at 6 PM regarding an application for an exemption of sign code at 1103 N Jefferson Way, Indianola, Iowa.
 - F. Approval of Applications
 1. Approval of a renewal liquor license for The Zoo.
 2. Approval of a renewal liquor license for The Village, A Wesley Active Life Community, pending final approval by staff.
 3. Approval of a temporary liquor license for Willow Moon Apothecary.
 4. Approval of an amended liquor license for Fiestas Jalepenos Mexican Restaurant.
 5. Approval of an event application for the Public Safety Open House to be held on October 13, 2022 at City Hall.

6. Approval of Payment Application Number 26 in the amount of \$489,485.29 to Williams Brothers Construction for the Water Resource Recovery Facility project.
- G. Resolution approving Payment Application Number 13 in the amount of \$502,727.03 and Change Order Number 8 in the amount of \$21,034.50 from Absolute Concrete for the Square Reconstruction Project.
- H. Resolution approving Change Order Number 2 (no change to contract amount) and Payment Application Number 4 in the amount of \$114,990.61 to Absolute Concrete for the 2022 Infrastructure Improvements Project (Boston Avenue).
- I. Resolution approving a Professional Services Agreement with Dependable Drain and Plumbing for the Sewer Manhole Rehabilitation Project.
- J. Third consideration and approval of an ordinance to rezone property adjacent to 2110 Country Club Road from A-1 (Agricultural Zoning District) to R-1 (Single-Family Residential Detached Zoning District).
- K. Resolution approving an engagement agreement with Ahlers and Cooney in connection with a development agreement with Indianola Industrial Park, LLC in the Hillcrest/Downtown Unified Urban Renewal Area.
- L. Resolution approving a three-party engineering services agreement for Indianola Industrial Park 3.
- M. Resolution accepting easements and approving the final plat of Wadle Subdivision.
- N. Resolution authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against property.
- O. Approval of the submission of the second quarter 2022 utility write-offs to the State Offset Program for collection.
- P. Approval of a new retail permit for cigarette/tobacco/nicotine/vapor for ABC Smoke.
- Q. Resolution approving a settlement agreement and mutual release by and between the City of Indianola and Dennis Lee Moser.
- R. Resolution approving salaries.

6. Council Reports

- A. Receive and file the July 2022 Treasurer's Report
- B. Receive and file the July 2022 EMS Billing Activity Report
- C. Consideration of the appointment of Heather Sinclair to the Hometown Pride Committee for a term beginning July 1, 2022 and ending July 1, 2023.
- D. Consideration of the appointment of Joan Overton to the Sustainability Committee.

7. Mayor's Report

- A. Community Update
- B. Proclamation declaring August 21 - 27, 2022 as Water and Wastewater Workers of Iowa week.

8. Public Consideration

- A. Old Business
 - 1. Fiscal Year 22 year-end review.
- B. New Business
 - 1. Resolution approving a Major Site Plan application for retail sales (Pharmacy/Drug Store) at 2105 North 3rd Lane.
 - 2. Resolution approving a Plat of Survey for Kevin Halterman, located adjacent to 2110 Country Club Boulevard.
 - 3. First consideration of an Ordinance amending Chapter 71.04 of the Code of Ordinances of the City of Indianola.
 - 4. First consideration of an Ordinance amending Chapter 71.02 of the Code of Ordinances, City of Indianola, Iowa.

9. Other Business

- A. City Manager's Report - Ben Reeves
- 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.
- C. 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