



CITY OF INDIANOLA COUNCIL MEETING

November 21, 2022

7:00 PM

City Council Chambers

110 N 1st Street

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Oath of Office**
 - A. Jill Burrell
 - B. Mark Butcher
 - C. Reed Smith
- 5. Public Comment**
- 6. 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 on December 19, 2022, to consider the request from Becky Niccum for rezoning from Highway Commercial (C-2) zoning district to the Single-Family Residential Attached (R-2) zoning district for land located at 902 West 3rd Avenue.
 - F. Approval of Applications
 1. Consideration of the approval of a renewal liquor license for Hy-Vee Market Cafe.
 2. Consideration of the approval of a renewal liquor license for Indianola Lodge No 2814, Benevolent and Protective Order of Elks of the United States of America.
 3. Consideration of the approval of Payment Application Number 16 in the amount of \$251,033.56 to Absolute Concrete for the Square Reconstruction Project.

4. Consideration of the approval of Payment Application Number 29 to Williams Brothers Construction in the amount of \$626,899.95 for the Water Resource Recovery Facility project.
- G. Resolution approving Payment Application Number 7 and Change Order Number 6 for the 2022 Infrastructure Improvements Project (Boston Avenue).
- H. Third consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa for fireworks sales locations.
- I. Second consideration of an ordinance regarding the use of fireworks, by removing July 5 and modifying the allowable times for July 4.
- J. Approve Annual Urban Renewal Report for Fiscal Year 2022.
- K. Resolution approving the Fiscal Year 24 Tax Increment Financing (TIF) Certifications.
- L. Receive and file the Fiscal Year 22 Annual Financial Report.
- M. Resolution approving a lease agreement for parking with the First Baptist Church of Indianola and the Trinity United Presbyterian Church of Indianola.
- N. Approval of the Civil Service Commission's list of applicants certified as eligible for the position of Career Fire Captain.
- O. Resolution authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against property.
- P. Resolution approving salaries.

7. Council Reports

- A. Fiscal Year 22 Audit Presentation
- B. Receive and file the October 2022 Treasurer's Report.
- C. Receive and file the October 2022 EMS Billing Activity Report.
- D. Update regarding the tourism website and consideration of the approval of a claim from the Indianola Chamber of Commerce.
- E. Consideration of the appointment of Marvin Gribbins to the Downtown Square Commission for a term beginning immediately and ending June 30, 2025.

8. Mayor's Report

9. Public Consideration

- A. Old Business
 1. 1010 North Jefferson Way
 - a. Public hearing regarding an application for exemption of sign code at 1010 North Jefferson Way, Indianola, Iowa.
 - b. Resolution approving an application for exemption of sign code at 1010 North Jefferson Way, Indianola, Iowa.
 2. 102 North Jefferson Way

- a. Public hearing regarding an application for exemption of sign code at 102 North Jefferson Way, Indianola, Iowa.
 - b. Resolution approving an application for exemption of sign code at 102 North Jefferson Way, Indianola, Iowa.
 - c. Resolution approving a major site plan application for a drive-through restaurant at 102 North Jefferson Way.
- 3. Sign Code
 - a. Public hearing regarding an amendment to Chapter 165 by adding a sign code and deleting Chapter 167.
 - b. First consideration regarding an amendment to Chapter 165 by adding a sign code and deleting Chapter 167.
- 4. 1206 West 2nd Avenue
 - a. Public Hearing regarding the sale of real property located at 1206 West 2nd Avenue.
 - b. Resolution making final determination on potential sale of interest in real property and approving and authorizing execution of a Purchase and Sale Contract by and between the City of Indianola and The Overland Group, LLC within the Hillcrest/Downtown Unified Urban Renewal Area
- 5. Indianola Industrial Park, LLC
 - a. Resolution approving a preliminary plat for Indianola Industrial Park 3.
 - b. Public hearing regarding the proposal to enter into an Infrastructure Agreement with Indianola Industrial Park, LLC
 - c. Resolution approving and authorizing execution of an Infrastructure Agreement by and between the City of Indianola and Indianola Industrial Park LLC.
- B. New Business
 - 1. Resolution approving a preliminary plat for Heritage Hills 12.

10. Other Business

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

11. Adjourn