



CITY OF INDIANOLA COUNCIL MEETING

December 19, 2022

7:00 PM

City Council Chambers

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 monthly transfers
 - D. Approval of Minutes of the prior council meetings
 - E. Setting dates for future public hearings
 1. Resolution setting January 3, 2023 for a public hearing regarding the proposed plans, specifications, form of contract and estimate of costs for the Indianola Industrial Park #3 Infrastructure Improvement Project.
 2. Resolution (1) approving the competitive criteria and procedures for disposition of certain property located within the Hillcrest/Downtown Unified Urban Renewal Plan Area; (2) determining that the proposal submitted by the Warren County Historical Society satisfies the offering requirements and declaring the intent of the City to convey the property to the Warren County Historical Society in the event that no competing proposals are submitted; (3) ordering publication of a Notice of Competitive Bidding and soliciting competing proposals; and (4) fixing date for a public hearing at 7:00 P.M. at the Council meeting on February 6, 2023, on the proposal to enter into a Real Estate Purchase Agreement with the Warren County Historical Society related to the conveyance of property in the Hillcrest/Downtown Unified Urban Renewal Plan Area.
 3. Resolution setting January 3, 2023 for a public hearing on the request from Warren County Historical Society for rezoning from the Single-Family Residential Detached (R-1) and Single-Family Residential Attached (R-2)

zoning district to the Highway Commercial (C-2) zoning district for land located at 1206 and 1300 W 2nd Avenue.

4. Resolution setting January 3, 2023 for a public hearing on the request from Steve Darr for a minor modification to the Deer Run Planned Unit Development (PUD).
 5. Resolution setting January 3, 2023 for a public hearing on an amendment to the Elevate Indianola Comprehensive Plan for the 6th Street Sub Area.
- F. Approval of Applications
1. Consideration of the approval of a renewal liquor license for The Brickhouse.
 2. Consideration of the approval of a Home Base Iowa Initiative application and authorization of a warrant in the amount of \$1500 for Franklin Ewurs.
 3. Consideration of the approval of Payment Application Number 17 in the amount of \$22,800.95 to Absolute Concrete for the Square Reconstruction Project.
 4. Consideration of the approval of Payment Application Number 30 in the amount of \$393,487.49 from Williams Brothers Construction for the Water Resource Recovery Facility (WRRF) project.
- G. Approval of refuse hauling rates for 2023.
- H. Resolution approving Payment Application Number 8 in the amount of \$413,096.00 and Change Order Number 7 in the amount of \$3139.95 to Absolute Concrete for the 2022 Infrastructure Improvements Project (Boston Avenue).
- I. Third consideration of an Ordinance regarding an amendment to Chapter 165 by adding a sign code and deleting Chapter 167.
- J. Second consideration of an Ordinance to increase monthly residential recycling fees.
- K. Second consideration of a proposed Ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by adding provisions pertaining to a new Chapter for a Sustainability Committee.
- L. Approval of the Civil Service Commission list of applicants certified eligible for the position of police officer.
- M. Approval of the submission of third quarter 2022 utility write-offs to the State Offset Program for collection.
- N. Resolution approving a request for approval of a Plat of Survey for Patrick Shepard, on behalf of Downing Family Investments Inc., for property in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 13, Township 76 North, Range 24 West of the 5th P.M., City of Indianola, Warren County, Iowa, except Heritage Hills Plat 5.

- O. Resolution approving a request for approval of a Plat of Survey for Chad Daniels, on behalf of Verlee Bishop, for property located within two miles of the City of Indianola and in a Priority Growth Area.
- P. Resolution waiving the right to review a Plat of Survey for Matt Thomas, on behalf of Joseph Greubel, for a property located within two miles of the City of Indianola, but outside a Priority Growth Area (Parcel AP).
- Q. Resolution waiving right to review a Plat of Survey for Matt Thomas, on behalf of Joseph Greubel, for a property located within two miles of the City of Indianola but outside of a Priority Growth Area (Parcels AQ + AR).
- R. Resolution waiving the right to review a Plat of Survey for Chad Daniels, on behalf of Vance Overton, for a property located within two miles of the City of Indianola, but outside a Priority Growth Area.
- S. Resolution approving salaries.

6. Council Reports

- A. Receive and file the November 2022 Treasurer's Report.
- B. Warren County Economic Development Corporation Committee Report - Council Member Hulen
- C. Metro Advisory Committee Report - Council Member Richardson
- D. Consideration of the reappointment of Rene Soldwisch to the Board of Adjustment for a term beginning January 1, 2023 and ending July 1, 2023.
- E. Consideration of the reappointment of Rene Soldwisch to the Board of Adjustment for a term beginning July 1, 2023 and ending July 1, 2028.

7. Mayor's Report

8. Public Consideration

- A. Old Business
 - 1. 902 West Third Avenue
 - a. Public hearing regarding the rezoning from Highway Commercial (C-2) zoning district to the Single-Family Residential Attached (R-2) zoning district for land located at 902 W 3rd Avenue.
 - b. First consideration of an ordinance amending the Municipal Code of the City of Indianola, Iowa, for change of zoning district boundaries from the Highway Commercial (C-2) Zoning District to the Single-Family Residential Attached (R-2) Zoning District for land located at 902 W 3rd Avenue.
 - 2. Resolution approving the City of Indianola withdrawal from the Intergovernmental Agreement for the Promotion of Tourism and Convention Activities in the Greater Des Moines, Iowa area.
- B. New Business

1. First consideration of an ordinance amending the Code of Ordinances of the City of Indianola, Iowa, by amending Chapter 95, Sanitary Sewer System, pertaining to service outside city limits.
2. North 7th Street Storage Units
 - a. Resolution approving a major site plan application for storage units at 1818 North 7th Street.
 - b. Resolution approving a request for approval of a Plat of Survey for Bradley Cooper, on behalf of Powdered Metal Products LLC, for a property addressed as 1816 N 7th Street.
3. Discussion and direction regarding an amendment to the Indianola City Code for the regulations and installation of traffic controls and other devices.

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.

10. Adjourn