



CITY OF INDIANOLA COUNCIL MEETING

November 18, 2024

6:00 PM

City Council Chambers

110 N 1st Street, Indianola, IA

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. Approval of Minutes of the November 4 and November 6, 2024 meetings.
 - D. Setting dates for future public hearings
 1. Resolution fixing date (December 2, 2024) for a public hearing on the proposal to enter into a Development Agreement with Invigorate Development Group, LLC.
 2. Resolution fixing date (December 2, 2024) for a public hearing on the proposal to enter into a Development Agreement with Inception Group, LLC.
 - E. Approval of Applications
 1. Approval of Payment Application Number 4 in the amount of \$165,764.22 to Absolute Group for the West Clinton Avenue Culvert Project.
 2. Approval of Payment Application Number 13 in the amount of \$561,634.42 to Vanderpool Construction for the East Hillcrest Reconstruction Project.
 3. Consideration of the approval of a new liquor license for Sticks and Balls, LLC.
 - F. Third consideration and adoption of an ordinance amending the municipal code of the City of Indianola, Iowa for change of zoning district boundaries from the R-2, single family residential attached zoning district and C-3, downtown mixed-use zoning district to the C-3, downtown mixed-use zoning district.
 - G. Resolution approving Payment Application Number 5, in the amount of \$402,906.82, to Vanderpool Construction and Change Order Number 4, in the amount of \$91,457.69, for the South K Street Paving Project.

- H. Resolution approving a parking lot lease agreement.
- I. Resolution approving the FY24 Street Finance Report.
- J. Resolution accepting a water main utility easement in Summercrest Plat 2.
- K. Resolution approving a health insurance premium holiday.
- L. Resolution approving the final plat for Quail Meadows Plat 5.
- M. Resolution accepting a separation agreement and general release.
- N. Resolution approving an employee agreement.
- O. Resolution Authorizing the Mayor to execute the certification of compliance and GAX Form 1 from the Iowa Economic Development Authority Community Development Block Grant (CDBG) Program Contract
- P. Resolution approving salaries.

6. Council Reports

- A. Presentation from Denman and Company regarding the Fiscal Year 24 audit.
- B. Receive and file the FY24 Audit Report.
- C. Receive and file the October 2024 Treasurer's Report.

7. Mayor's Report

8. Public Consideration

- A. New Business
 - 1. Resolution amending the fee schedule for Parks and Recreation and Pool fees.
 - 2. First consideration of an ordinance amending Chapter 106, Collection of Solid Waste.

9. Other Business

- A. City Manager's Report - Ben Reeves
- B. Discussion and direction regarding the recruitment of a new city manager.
- C. Mid-year staffing evaluation.
- D. Resolution approving a contract with OPN Architects for the Library Building.
- E. Set date for second council meeting in December and study session agenda items.
- F. 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.
- G. 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