



CITY OF INDIANOLA COUNCIL MEETING

December 19, 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. Oath of Office**
 - A. Nathan Belvo
 - B. Gerrit Foreman
 - C. Nick Johnston
 - D. Austin Van Wyk
- 5. Public Comment**
- 6. Consent Agenda**
 - A. Approval of Agenda
 - B. Approval of Claims
 - C. Approval of Minutes of the December 2, 2024 meeting.
 - D. Setting dates for future public hearings
 1. Resolution fixing date for a public hearing on January 6, 2025 at 6 PM on the proposal to enter into a Development Agreement with Wesley Retirement Services, Inc.
 2. Resolution determining the necessity and setting dates of a consultation and a public hearing on a proposed Emerald Bay Urban Renewal Plan for a proposed Urban Renewal Area in the City of Indianola, State of Iowa.
 - E. Approval of Applications
 1. Approval of Final Payment Application in the amount of \$43,577.10 to Indianola Municipal Utilities for streetlights on East Hillcrest Avenue.
 2. Approval of a renewed liquor license for Ohio Martinez, LLC dba Fiestas Jalepenos Mexican Restaurant.
 3. Approval of a renewed liquor license for Desi Liquor, LLC dba Spirits World.

4. Consideration of the approval of a new liquor license for Sticks and Balls, LLC.
- F. Third consideration and adoption of an ordinance amending Chapter 106, Collection of Solid Waste.
- G. Second consideration of Ordinance for the division of revenues under Section 403.19, Code of Iowa, for Amendment No. 8 to the Hillcrest/Downtown Unified Urban Renewal Plan.
- H. Second consideration of Ordinance for the division of revenues under Section 403.19, Code of Iowa, for Kentucky Ridge/North 6th Street Urban Renewal Plan.
- I. First consideration of Ordinance for the division of revenues under Section 403.19, Code of Iowa, for Summercrest Hills Urban Renewal Plan.
- J. Resolution approving application for Partial Payment Number 1 in the amount of \$126,039.73 to TK Concrete and Change Order Number 1 in the amount of \$28,478.40 for the North N Street Storm Sewer Repairs Project.
- K. Resolution approving Change Order Number 8 in the amount of (\$300,000) for the Water Resource Recovery Facility Project.
- L. Resolution approving an agreement with HR Green for the South C Street Sanitary Sewer Improvement Project.
- M. Resolution authorizing an agreement with HR Green for the Iowa Avenue Sanitary Sewer Improvement Project.
- N. Resolution approving an agreement with Snyder and Associates for the 14th Street Watershed Study Project.
- O. Resolution approving Final Payment in the amount of \$16,897.11 to Absolute Concrete Construction, Inc., and Final Acceptance of the Downtown Square Reconstruction Project.
- P. Resolution approving the bylaws for the Safety Committee.
- Q. Resolution approving the residential anti-displacement and relocation assistance plan in accordance with the CDBG Grant.
- R. Resolution approving a lease termination agreement by and between the City of Indianola and Regions Bank.
- S. Resolution appointing Wade Wagoner to the position of interim city manager.
- T. Resolution authorizing the termination of an intergovernmental agreement between the City of Indianola and the Greater Des Moines Convention and Visitors Bureau.
- U. Resolution approving the site plan for Indianola Veterinary Clinic at 2201 North Jefferson Way.
- V. Receive and file the FY24 Annual Financial Report.
- W. Prior approval of Urban Revitalization Designations
- X. Resolution approving salaries.

7. Council Reports

- A. Indianola Public Arts Commission presentation on "Illuminate Indianola."
- B. Resolution authorizing agreements for the Illuminate Indianola Mural Project.
- C. Council Committee Reports
- D. Council Committee Representatives
- E. Resolution appointing the City of Indianola representation to the Des Moines Metropolitan Planning Organization (MPO) and the Central Iowa Regional Transportation Planning Alliance (CIRTPA).
- F. Receive and file the November 2024 Treasurer's Report.

8. Mayor's Report

9. Public Consideration

- A. Old Business
 - 1. South K Street Paving Project
 - a. Resolution approving Partial Payment Number 6 in the amount of \$9,865.04 to Vanderpool Construction, Change Order Number 5 in the amount of (\$27,262.92) and the Supplemental Agreement for the South K Street Paving Project.
 - b. Resolution accepting work.
 - c. Resolution ordering preparation of final plat and schedule of assessments.
 - d. Resolution adopting and levying final schedule of assessments.

10. Other Business

- A. City Manager's Report - Ben Reeves
 - 1. Indianola Wellness Campus
 - 2. Discussion on future agenda items.
- B. Discussion and direction on the Kentucky Ridge URP and Development Agreement.
- 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.

11. Adjourn