



CITY OF INDIANOLA COUNCIL MEETING

December 2, 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 Minutes of the prior meetings
 - C. Second consideration of an ordinance amending Chapter 106, Collection of Solid Waste.
 - D. Resolution approving final payment, retainage release, Change Order Number 2, and final acceptance of the Franklin Avenue Sanitary Sewer Improvements Project
 - E. Resolution determining Police Department property to be surplus and authorizing sale of property.
 - F. Resolution approving a Plat of Survey for Michael Leeper for property addressed as 1313, 1307 and 1305 South L Court.
 - G. Resolution approving Final Plat for Emerald Bay Plat 1.
 - H. Resolution authorizing a contract for city manager recruitment.
 - I. Consideration of the approval of a Home Base Iowa Initiative Application from Jordan Osier and authorization of a handwritten warrant in the amount of \$1500.00.
 - J. Resolution authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against property.
 - K. Approval of Urban Revitalization Designations
 - L. Approval of 2025 maximum refuse hauling rates.
 - M. Approval of Claims
 - N. Resolution approving salaries.
- 6. Council Reports**

- A. Receive and file the October 2024 EMS Billing Activity Report.
- B. Council Committee Updates
 - 1. CIRTPA
 - 2. Discussion regarding membership in the Greater Des Moines Convention and Visitors Bureau.

7. Mayor's Report

8. Public Consideration

- A. Old Business
 - 1. Hillcrest/Downtown Unified Urban Renewal Plan
 - a. Public hearing on the proposed Amendment Number 8 to the Hillcrest/Downtown Unified Urban Renewal Plan in the City of Indianola, State of Iowa.
 - b. Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Amendment No. 8 to the Hillcrest/Downtown Unified Urban Renewal Plan.
 - c. 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.
 - 2. Kentucky Ridge/North 6th Street Urban Renewal Plan
 - a. Public hearing regarding the proposed Kentucky Ridge/North 6th Street Urban Renewal Plan in the City of Indianola, State of Iowa.
 - b. Resolution determining an area of the City to be a blighted area and an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Kentucky Ridge/North 6th Street Urban Renewal Plan.
 - c. Consideration of Ordinance for the division of revenues under Section 403.19, Code of Iowa, for Kentucky Ridge/North 6th Street Urban Renewal Plan.
 - 3. Inception Group, LLC
 - a. Public hearing on the proposal to enter into a Development Agreement with Inception Group, LLC.
 - b. Resolution approving and authorizing execution of a Development Agreement by and between the City of Indianola and Inception Group, LLC.

4. Summercrest Hills Urban Renewal Plan
 - a. Public hearing regarding the proposed Summercrest Hills Urban Renewal Plan in the City of Indianola, State of Iowa.
 - b. Resolution determining an area of the City to be an economic development area, and that the rehabilitation, conservation, redevelopment, development or a combination thereof, of such area is necessary in the interest of the public health, safety or welfare of the residents of the City; designating such area as appropriate for urban renewal projects; and adopting the Summercrest Hills Urban Renewal Plan.
 - c. Consideration of Ordinance for the division of revenues under Section 403.19, Code of Iowa, for Summercrest Hills Urban Renewal Plan.
5. IDG 3, LLC
 - a. Public hearing on the proposal to enter into a Development Agreement with IDG 3, LLC (replacing Invigorate Development Group, LLC).
 - b. Determination of the rental rate to insert into the Development Agreement.
 - c. Resolution approving and authorizing execution of a Development Agreement by and between the City of Indianola and IDG 3, LLC (replacing Invigorate Development Group, LLC).
6. Transfer of Real Property
 - a. Public hearing regarding the transfer of real property.
 - b. Resolution making final determination on transfer of interest in real property to Warren County, Iowa.

B. New Business

1. Resolution determining the necessity and setting dates of a consultation and a public hearing on a proposed The Village Urban Renewal Plan for a proposed Urban Renewal Area in the City of Indianola, State of Iowa.
2. Resolution approving Preliminary Plat for Pickard Commerce Park Plat 1.

9. Other Business

- A. City Manager's Report - Ben Reeves
- B. Mid-year staffing discussion and direction.

10. Adjourn