



CITY OF INDIANOLA COUNCIL STUDY MEETING
December 18, 2023
6:00 PM
City Council Chambers
110 N 1st St., Indianola, IA
Minutes

Discussion regarding the proposed Kentucky Ridge Development.

Cody Sinclair, Eric Canon (engineer for project), Mason Ouderkirk (Inception Group attorney) were in attendance as the representatives for the development.

City Manager Ben Reeves discussed the obstacles facing the developers on the project - topography, ravine and sewer line, roads. Typically, the City issues rebates after the project is finished, instead of issuing money up front. Ben stated the current sewer line is in good shape; it's useful life has been perpetuated with lining inside. The proposed development has many feet of compacted fill on top of the line, so the city's recommendation is to replace the pipe prior to covering it up so that the line will last at least 50 years. If not for the development, the pipe would not need to be replaced; with the development, the pipe would need to be replaced now and remuneration would occur to the developer upon project completion. The increase to the tax base is unknown at this time (projected residential \$240,000; commercial \$225,000 at full build-out), which causes risk to the return on investment if the city were to provide money up front. That money is already dedicated to other TIF areas/loans. The developer is asking the City to provide \$2.1 million up front.

Council discussed the possibility of replacing the sewer line at the city's cost and paying that up front, as well as the cost of normal fill where it should be but doing rebates on the back end through property taxes.

Eric Canon stated a culvert is needed in addition to a new sewer line so that water does not back up clear to Moats Park. It is \$1.35 million to add a culvert and replace the 15" sewer line.

Rabe requested the developer state what they would like from the City in order for their project to move forward. Mason stated they want the city to do the fix and do it right as it may not have been done correctly when first installed. He stated there is precedent in the city doing this. He alleged that the line has already failed and the city has previously admitted to that.

Cody Sinclair stated the ask is roughly \$2.1 million. The sewer must be fixed with the culvert being fixed with it. That is \$1.35 million. They want that fixed up front and not as a TIF rebate. They would also like a TIF rebate when the project is finished. The \$1.35 is the bare minimum ask. Sinclair noted that the other developers, who were unable to attend, may have a different perspective. Reeves stated we would want our engineer to give an estimate on the replacement.

Reeves suggested we bring a recommendation back to Council with the cost of a replacement sewer line, the additional culvert, and the life expectancy of the current pipe. Council agreed.

Discussion regarding an agreement for the Warren County Joint Communications Center

Reeves stated work continues on a dispatch district with Warren County and the City of Carlisle. He

asked if there were any questions or concerns or if council is ready to proceed with the proposed agreement. It gives smaller communities a path to join, as well as Norwalk, if they so choose. There are some things that have been proposed that can be included in the bylaws instead of the 28E agreement (such as a CAD user group). There is a board of trustees proposed plus an advisory committee.

Council is ready to move forward with the agreement.

Discussion and direction regarding new and amended policies for the City of Indianola

Jason Holder, IT Director, explained his department is working on new and amended policies for the City. He sought direction from the council on items that they would like to see. Aaron Young, Communications Manager, explained the policies he is working on.

Discussion regarding upcoming agenda items from within the regular December 18, 2023, City Council meeting at 7:00 p.m.

No discussion.

The study session adjourned at 6:44 p.m.