



## COMMUNITY DEVELOPMENT

**To:** Ryan J. Waller, City Manager  
**From:** Charlie E. Dissell, AICP, Community and Economic Development Director  
**Subject:** Current Projects Update-April 5, 2019

---

The purpose of this memorandum is to provide a brief synopsis of different projects that may be of interest to the Council.

- McConnell Subdivision Preliminary Plat
  - City Council approved on January 22, 2019
- Quail Meadows Townhomes Preliminary Plat
  - City Council approved on January 22, 2019
  - Developer met with Warren County Conservation on February 13 regarding easements for sanitary sewer crossing along Summerset Trail.
  - Staff met with the Developer on March 25 to discuss timings of the sanitary sewer extension to this site which will include the temporary closures of both Hillcrest Avenue and the Summerset Trail.
- Prairie Glynn Plat 2
  - Construction plans have been submitted and will be approved once changes are made.
- Autumn Ridge Subdivision
  - City Council has authorized staff to work with the developer on a possible development agreement for Autumn Ridge Plat 3.
- West Hills Brewery (219 West Salem Avenue)
  - City staff held a pre-application meeting with business owners on January 25
  - Plans submitted for a new brewery on January 30.
  - City staff held follow-up meeting with applicant on February 21 on plan review comments regarding the need for a fire sprinkler system.
  - Chief Chia has approved a variance to the automatic sprinkler requirement due to an undersized water main along West Salem Avenue. A Condition of this variance calls for the installation of a fire alarm/smoke detection system and the applicant signing a hold harmless agreement.
  - Staff will bring the hold harmless agreement to Council for approval on April 15.

- Missouri Valley JATC Training Facility
  - Site Plan for this project was submitted on April 3 to the City and is being reviewed by Staff and City Engineer.
  - City Staff has also held internal meetings regarding new road alignment within the industrial park expansion.
  - City staff is continuing to meet to discuss access to this site and possible road upgrades/funding.
- Kappelman Appliance (506 West 2<sup>nd</sup> Avenue)
  - D&D property
  - On February 1, Justin Kappelman notified the City of his intention to terminate the development agreement with the City for this project.
  - Council approved the termination of transaction and agreements by and between the City of Indianola and JK Management LLC D/B/A Kappelman Appliance on February 19.
  - The Kappelmans have transferred the property back to the City as of March 27, and the deed is been recorded at the County.
  - Staff is working to get this property re-listed.
- Gritt Performance (983 East Hillcrest Avenue)
  - Site Plan for this project has been submitted to the City and is being reviewed by Staff and City Engineer.
  - Plan review comments returned to applicant on February 20.
  - Updated site plans were resubmitted on March 4.
  - Updated comments returned on March 18.
  - Updated site plans were resubmitted on March 26.
- Ace Hardware (506 North Jefferson Way)
  - City staff held a pre-development meeting on this project on February 22.
  - The project would include the demolition of the existing car wash, and a new building.
  - The existing Mudslingers Coffee Shop would remain.
- 410 South Jefferson Way
  - D&D property
  - Site plan has been submitted for this project with comments returned to the applicant.
  - Applicant has updated the site plan and elevation drawings for this project.
  - Building permit has been issued.
- 204 North Jefferson Way
  - D&D property
  - City Council approved an offer on this lot
  - Staff is working to schedule the alley vacation and draft a development agreement.

- New Heights Church (309 East Hillcrest Avenue)
  - Project engineer contacted the City on February 7 to clarify plan review comments.
  - Updated Site Plan was received on March 7.
  - Updated comments returned to applicant on March 20.
- Chumbley's Auto Care (110 South Jefferson Way)
  - Staff meet with the business owner on March 15 to discuss plans for future building.
  - Staff has submitted preliminary comments on the site plan to the business owner.
- Warren County Courthouse (115 North Howard Street)
  - Staff has continued to meet with the General Contractor on this project to discuss site layout, utilities, closures, haul routes, etc.
  - Staff has compiled a comment and questions letter and sent it back to the County's contractor and design team on March 27. Staff requested a response to this letter by April 5.
- Hillcrest TIF Update
  - Staff submitted all preliminary information to Attorneys to begin to TIF Update process on March 11.
  - The consultation meeting with affected taxing entities (Warren County and Indianola School District) is scheduled for April 24 at 9 AM.
  - The public Hearing for the first amendment is tentatively scheduled for May 20.