CITY OF INDIANOLA COUNCIL MEETING
July 16, 2018
7:00 p.m.
City Council Chambers
Agenda

1. Call to order

2. Pledge of allegiance

3. Roll call

4. Public Comment

5. Administer the oath of office to Police Officer Devin Thomas

6. Consent

- **A.** Approval of agenda
- **B.** July 2, 2018 Minutes
- **C.** Resolution setting August 6, 2018 as a public hearing and first consideration of a noise ordinance
- **D.** Home Base Iowa Initiative Application from Brian Davison and authorization of a handwritten warrant in the amount of $1,500
- **E.** Home Base Iowa Initiative Application from Michael Fleegel and authorization of a handwritten warrant in the amount of $1,500
- **F.** Claims on the computer printout for July 16, 2018 and June 2018 receipts

7. Council Reports

- **A.** Presentation from the Indianola Community Youth Foundation regarding the Helping Hand Food Pantry Expansion Project
- **B.** Greater Des Moines Convention Report - John Parker

8. Mayor's Report - Kelly B. Shaw

- **A.** Community Update

9. Public Consideration

A. Old Business

1. Resolution of support of the $29.9M Warren County Courthouse and Jail Bond Issue on August 7, 2018

2. 1998 Citywide Urban Revitalization Plan

a. Public hearing on the matter of adoption of the Amended and Restated 1998 Citywide Urban Revitalization Plan

b. Resolution adopting the Amended and Restated 1998 Citywide Urban Revitalization Plan

3. Public hearing and first consideration of a request from Jake Doering to rezone Lot 21, Quail Meadows Plat 1 from M-1 (Limited Industrial) to R-3 (Mixed Residential) P&Z unanimously recommended approval on June 12, 2018

4. Second consideration of a request from Barbara Yearous to amend R-1 (Single Family Residential Zoning 165.09 #4 Special Exception Uses and Structures) P&Z unanimously recommended approval on June 12, 2018

5. Resolution approving partial payments in accordance with the Development Agreement between the City of Indianola and Peoples Company of Indianola, Iowa

6. Change order number one in an amount of $7,890.12 for the Median Concrete Project Phase 2

7. Receipt and file a memorandum from the City Engineer providing a preliminary comparison of the Prairie Glynn/Ashton Park Development Agreement and a potential Development Agreement for Autumn Ridge Plat 3 as requested by Fred Dowie

B. New Business

1. Receipt and file a memorandum from Finance Director providing a financial report

2. Resolution approving salaries

10. Other Business

A. City Manager's Report - Ryan Waller

B. Motion to go into closed session in accordance with Iowa Code Section 21.5(1)(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation

11. Adjourn

City Council Regular 2nd Mtg **5.**

Meeting Date: 07/16/2018

Information

Subject

Administer the oath of office to Police Officer Devin Thomas

Information

Mayor Shaw will administer the oath of office to Police Officer Devin Thomas.

Fiscal Impact

Attachments

Oath

OATH OF OFFICE

I, **Devin Thomas** do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge all the duties of **Police Officer** of the City of Indianola, Iowa, as now or hereafter required by law.

_____

July 16, 2018

Attest:

_____

Diana Bowlin, City Clerk

City Council Regular 2nd Mtg **6.B.**

Meeting Date: 07/16/2018

Information

Subject

July 2, 2018 Minutes

Information

Fiscal Impact

Attachments

Minutes

REGULAR SESSION – JULY 2, 2018

The City Council met in regular session at 6:00 p.m. on July 2, 2018 in the City Hall Council Chambers. Mayor Pro Tem Shirley Clark called the meeting to order and on roll call the following members were present: Shirley Clark, Joe Gezel, Bob Kling, Greg Marchant, John Parker, Greta Southall and Mayor Kelly B. Shaw (via phone).

Steve Armstrong, 607 S. "N", thanked IMU and City Staff for the terrific job they did during the June 28, 2018 storm.

Susan Glick, 511 W. Boston, spoke regarding the amended and restated urban revitalization plan (tax abatement). The public hearing for this will be held on July 16, 2018.

Mike Metcalf, Electric Superintendent, gave a brief update on the June 28, 2018 storm and the current outage.

City Manager Ryan Waller, presented an update regarding the EOC which was activated on June 28, 2018 at 1:30 p.m.

The consent agenda consisting of the following was approved on a motion by Marchant and seconded by Gezel. On roll call the vote was, AYES: Gezel, Southall, Parker, Kling, Clark and Marchant. NAYS: None. Whereupon the Mayor Pro Tem declared the motion carried unanimously.

Approval of agenda

June 18 and 26, 2018 Minutes

Application-A renewal Class "B" Wine, Class "C" Beer, Class "E" Liquor and Sunday Sales Privilege for Jiffy Express - 311 N. Jefferson

Resolution No. 2018-124 of the Indianola City Council providing for a regular meeting date and time (the complete resolution may be viewed at the City Clerk's Office)

Street closure request from the Indianola Community Youth Foundation for Back To School Bash - August 25, 2018 from 2:00 p.m. to 9:00 p.m. - would like to close both lanes on Buxton Street just past the sheriff's department entrance or both lanes of Buxton from Ashland to Salem and the inside lane of Salem on the square

Street closure request from the Warren County Necessity Pantry on September 8, 2018 from 8:00 a.m. - 7:00 p.m. - will close the inside lane around the square

Street usage request from the Warren County Historical Society - Log Cabin Days Parade - September 29, 2018 from 9:00 a.m. - 11:30 a.m. - the parade will start at the Warren County Administration Building, south on Buxton, east on Ashland, south on Howard, west on Salem to the Warren County Fairgrounds

Prior and final approval applications for urban revitalization designation (the complete list may be viewed at the City Clerk's Office)

Claims on the computer printout for July 2, 2018

The following resolution entitled, "RESOLUTION AMENDING THE COUNCIL POLICY BY ADDING AN EMS WRITE OFF POLICY" was approved on a motion by Southall and seconded by Kling. On roll call the vote was, AYES: Parker, Kling, Clark, Marchant, Gezel and Southall. NAYS: None. Whereupon the Mayor Pro Tem declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2018-125
RESOLUTION AMENDING THE COUNCIL POLICY BY ADDING AN EMS WRITE OFF POLICY

(The complete resolution may be viewed at the City Clerk's Office)

The Council discussed the draft noise ordinance. It was the consensus of the City Council to place the Noise Ordinance on the July 16, 2018 council agenda to set a public hearing for August 6, 2018.

A motion was made by Clark and seconded by Gezel to approve the following Mayor's nominations to the Civil Service Commission:

Kerri Przybylski – a term to begin immediately and expire April 2, 2023

Jason Trotter – a term to begin immediately and expire April 2, 2019

After discussion, the vote was AYES: Gezel, Southall, Parker and Clark. NAYS: Marchant and Kling. Whereupon the Mayor Pro Tem declared the motion carried.

It was moved by Gezel and seconded by Southall to approve the following Mayor's nominations to the Library Board:

Cyd Dyer – a term to begin immediately and expire July 1, 2024

Colleen Willmott – a term to begin immediately and expire July 1, 2024

On roll call the vote was, AYES: Southall, Parker, Clark and Gezel. NAYS: Marchant and Kling. Whereupon the Mayor Pro Tem declared the motion carried.

Council member Marchant discussed the request from the joint informational work session meetings among Warren County and the Cities of Carlisle, Indianola, Norwalk and Milo to ask each City Council to pass a resolution supporting a law enforcement center on the square and for each Mayor to write letter of support. It was the consensus of the City Council to consider a Resolution Supporting a Law Enforcement Center on the Square at the July 16, 2018 council meeting.

Council member Kling presented the BRAVO report.

Mayor Kelly B. Shaw thanked everyone for their support and help during the June 28, 2018 storm.

A public hearing and first consideration of a request from Barbara Yearous to amend R-1 (Single Family Residential Zoning 165.09 #4 Special Exception Uses and Structures) was held. There were no objections either oral or written. It was moved by Gezel and seconded by Southall to approve the first consideration of this request. On roll call the vote was, AYES: Southall, Parker, Kling, Clark, Marchant and Gezel. NAYS: None. Whereupon the Mayor Pro Tem declared the motion carried unanimously.

Fred Dowie, 2160 Terrace Drive, Winterset, Iowa – owner of Autumn Ridge Development, spoke in favor of his request for the City to participate in a residential development agreement of an additional 23 residential lots at the North end of "O" Street. After discussion, it was Council consensus to proceed

with the review process (Community Development and the City Engineer) and approval of the platting process through Planning and Zoning. After approval of the platting process, staff and legal will work on negotiating terms of a development agreement and will bring the draft development agreement back to Council for review and further direction.

It was moved by Southall and seconded by Parker to approve the following resolution entitled, "RESOLUTION AUTHORIZING EXECUTION OF A PROMISSORY NOTE FOR INFLOW AND INFILTRATION PROGRAM – 310 W. IOWA." On roll call the vote was, AYES: Parker, Kling, Clark, Marchant, Gezel and Southall. NAYS: None. Whereupon the Mayor Pro Tem declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2018-126
RESOLUTION AUTHORIZING EXECUTION OF A PROMISSORY NOTE FOR INFLOW AND INFILTRATION PROGRAM – 310 W. IOWA

(The complete resolution may be viewed at the City Clerk's Office)

Council member Marchant introduced the following resolution entitled, "RESOLUTION APPROVING BTC CAPITAL MANAGEMENT INC. ADVISORY AGREEMENT." Council member Gezel seconded the motion. On roll call the vote was, AYES: Gezel, Southall, Parker, Kling, Clark and Marchant. NAYS: None. Whereupon the Mayor Pro Tem declared the motion carried unanimously and the following resolution duly adopted:

RESOLUTION NO. 2018-127
RESOLUTION APPROVING BTC CAPITAL MANAGEMENT INC. ADVISORY AGREEMENT

(The complete resolution may be viewed at the City Clerk's Office)

A motion was made by Southall and seconded by Kling to approve the following resolution entitled, "RESOLUTION APPROVING A MASTER SERVICE AGREEMENT WITH COMMERCE VANTAGE." On roll call the vote was, AYES: Parker, Kling, Clark, Marchant, Gezel and Southall. NAYS: None. Whereupon the Mayor Pro Tem declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2018-128
RESOLUTION APPROVING A MASTER SERVICE AGREEMENT WITH COMMERCE VANTAGE

(The complete resolution may be viewed at the City Clerk's Office)

Marchant moved and Kling seconded to approve the "RESOLUTION APPROVING SALARIES." On roll call the vote was, AYES: Gezel, Southall, Parker, Kling, Clark and Marchant. NAYS: None. Whereupon the Mayor Pro Tem declared the motion carried and the following resolution duly adopted.

RESOLUTION NO. 2018-129
RESOLUTION APPROVING SALARIES

(The complete resolution may be viewed at the City Clerk's Office)

Mayor Kelly B. Shaw was excused from the meeting.

Council member Southall moved to go 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. Council member Marchant seconded the motion. On roll call the vote was, AYES: Parker, Kling, Clark, Marchant, Gezel and Southall. NAYS: None. Whereupon the Mayor Pro Tem declared the motion carried unanimously.

Kling moved and Marchant seconded to return to open session. On roll call the vote was: AYES: Clark, Marchant, Gezel, Southall, Parker and Kling. NAYS: None. Whereupon the Mayor Pro Tem declared the motion carried unanimously.

It was moved by Kling and seconded by Parker to enter into closed session in accordance with Iowa Code Section 21.5(1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. On roll call the vote was, AYES: Clark, Marchant, Gezel, Southall, Parker and Kling. NAYS: None. Whereupon the Mayor Pro Tem declared the motion carried unanimously.

Marchant moved and Southall seconded to return to regular session. On roll call the vote was, AYES: Gezel, Southall, Parker, Kling, Clark and Marchant. NAYS: None. Whereupon the Mayor Pro Tem declared the motion carried unanimously.

Meeting adjourned at 8:15 p.m. on a motion by Parker and seconded by Kling.

_____ _____

Shirley Clark, Mayor Pro Tem Diana Bowlin, City Clerk

City Council Regular 2nd Mtg **6.C.**

Meeting Date: 07/16/2018

Information

Subject

Resolution setting August 6, 2018 as a public hearing and first consideration of a noise ordinance

Information

In your packet is the resolution setting August 6, 2018 as the public hearing and first consideration of the noise ordinance (packet). At the July 2nd council meeting it was the consensus of the council to moved forward with the ordinance. Highlights of the ordinance includes:

- Purpose
- Scope of Regulations
- Definitions
- Noise Disturbance Prohibited
- Sounds not allowed
- Noise Permits
- Exceptions to this Chapter

The ordinance would be effective January 1, 2019.

Fiscal Impact

Attachments

Noise Ordinance

Resolution

CHAPTER 49
NOISE ORDINANCE

49.01 Purpose	49.05 Sounds Not Allowed
49.02 Scope of Regulations	49.06 Noise Permits
49.03 Definitions	49.07 Exceptions to this Chapter
49.04 Noise Disturbance Prohibited	

49.01 PURPOSE.
The purpose of this chapter is to establish standards for the control of excessive sound and vibration in the City thereby protecting the public's health, safety, and general welfare.

49.02 SCOPE OF REGULATIONS.
This chapter applies to the control of all noise originating within the limits of the City, except in the following cases:

1. A State or Federal agency has adopted a different standard or rule than prescribed within this chapter which preempts the regulation of noise from a particular source so as to render this chapter inapplicable, or

2. The Council has determined that, by reason of public acceptance of the activity producing a particular noise or noises, such noise is deemed acceptable to the residents of the City.

49.03 DEFINITIONS.

Unless otherwise expressly stated or the context clearly indicates a different intention, the following terms have the following meanings. Definitions of technical terms used in this chapter which are not herein defined shall be obtained from publications of acoustical terminology issued by the American National Standards Institute (ANSI):

1. "Application" means the application submitted to the City requesting a noise permit.

2. "Emergency" means any occurrence or set of circumstances involving actual or imminent physical or psychological trauma or property damage which demands immediate action.

3. "Emergency work" means any work performed for the purpose of alleviating or resolving an emergency.

4. "Motorcycle" means any two or three-wheeled motor vehicle.

5. "Motor vehicle" means any motor-powered vehicle designed to carry at least one passenger or driver and of the type typically licensed for use on the public highways. (Note: "motor vehicle" includes most motorcycles.)

6. “Noise” means any sound which disturbs humans or which causes or tends to cause an adverse psychological or physiological effect on humans.

7. “Noise disturbance” means those sounds defined as “sounds not allowed” Section 49.05 of this chapter.

8. “Person” means, unless used in such a manner to denote only a human being, any firm, partnership, domestic or foreign corporation, association, joint stock company, trust or other association or entity, City, County or State government and subdivisions or agencies thereof, and the Federal government and subdivisions and agencies thereof.

9. “Public right-of-way” means the traveled portion of any street or alley or similar place which is owned or controlled by the City or other governmental entity.

10. “Real property boundary” means an imaginary line along the ground surface, and its vertical extension, which separates the real property owned by one person from that owned by another person, but not including intra-building real property division.

11. “Recreational vehicle” means any motor-powered vehicle designed to carry at least one passenger or driver and equipped for use in racing or other recreational events or uses off of public right-of-way on public or private property; except, however, for the purposes of this chapter, any such vehicle which is licensed for use on the public highways is deemed a “motor vehicle” (or “motorcycle” if two or three-wheeled) and not a “recreational vehicle.” (Examples of recreational vehicles are snowmobiles, mini-bikes, stockcars, or motorboats.)

12. “Residential property” means any property on which is located a building or structure used wholly or partially for living or sleeping purposes.

13. “Sound equipment” means any audio equipment designed to produce, reproduce or amplify sound, except; however, “sound equipment” does not include sirens and other equipment used to alert persons to the existence of an emergency; equipment used by law enforcement and other public safety officials in the performance of their official duties; church carillons, bells or chimes; mobile radio or telephone signaling devices; and automobile and truck radios, tape decks or players or other such standard equipment used and intended for the use and enjoyment of the occupants provided that the sound emitted therefrom is not audible for more than fifty (50) feet from such automobile or truck.

14. “Sound level” means the weighted sound pressure level obtained by the use of a sound level meter and frequency-weighting network, such as A or C, as specified in the American National Standards Institute (ANSI) specifications for sound level meters, or latest approved revision thereof.

15. "Sound level meter" means an ANSI Type 1 or Type 2 approved instrument which includes a microphone, sound pressure detector, integrator or time averaging device, output meter, and weighting networks used to measure different kinds of noise.

16. "Sound pressure" means the instantaneous difference between the actual pressure and the average barometric pressure of a given point in space, as produced by sound energy.

17. "Vibration" means an oscillatory motion of solid bodies of deterministic or random nature described by displacement, velocity, or acceleration with respect to a given reference point.

49.04 NOISE DISTURBANCE PROHIBITED.
It is unlawful for any person to willfully make, continue, cause, or allow any noise disturbance within the City.

49.05 SOUNDS NOT ALLOWED.
The term "noise disturbance" means any of the following sounds:

1. Alarm Testing. The sound emitted by the intentional sounding outdoors of any privately-owned fire alarm, burglar alarm, siren, whistle, or similar stationary emergency signaling device for the essential testing of such device, when conducted between the hours of 5:00 p.m. and 8:00 a.m.

2. Automobile Radios. The sound emitted by an automobile or truck radio, tape deck or compact disk player, or other such standard equipment used and intended for the use and enjoyment of such vehicle's occupants, if the sound emitted therefrom is audible for more than 50 feet, at all times.

3. Exterior Construction Noise. The sound made by privately owned and operated tools or equipment in the erection, demolition, excavation, drilling, or other such construction work, which is received between the hours of 9:00 p.m. and 6:00 a.m. on weeknights and between the hours of 9:00 p.m. and 8:00 a.m. on Saturday and Sunday, unless the activity is occurring on property zoned as commercial or industrial which shall be exempt from time provisions.

4. Engine Brake Noise. The sound made by an engine brake device of a diesel engine truck, at all times.

5. Engine Repairs and Testing. The sound made by the repairing, rebuilding, modifying, or testing a motor vehicle or recreational vehicle which is received between the hours of 9:00 p.m. and 7:00 a.m., unless the activity is occurring on property zoned as commercial or industrial which shall be exempt from time provisions.

6. Injurious or Disturbing Sounds Generally. Any sound which endangers or injures the health, safety or welfare of a human being, disturbs a reasonable human being of normal

sensitivities, or causes or tends to cause an adverse physiological or physical effect on human beings, or devalues or injures property, at all times.

7. Lawn and Garden Equipment. The sound emitted by motor-powered, muffler-equipped, lawn and garden equipment operated between the hours of 9:00 p.m. and 7:00 a.m. Golf courses are exempt from lawn mower operation restrictions, unless the activity is occurring on property zoned as commercial or industrial which shall be exempt from time Provisions.

8. Loading and Unloading. The sound made by outdoor loading, unloading, opening, closing, or handling of boxes, crates, containers, building materials, trash cans, receptacles, and/or dumpsters, between the hours of 9:00 p.m. and 7:00 a.m. unless the activity is occurring on property zoned as commercial or industrial which shall be exempt from time provisions.

9. Musical Instruments. The sound made by a drum, horn, reed and/or string instrument, or other musical instrument or device, which is received between the hours of 9:00 p.m. and 7:00 a.m.

10. Noisy Exhaust System. The sound made by a motor vehicle or a recreational vehicle whose exhaust system is defective or has been modified by the installation of a muffler cutout or bypass, at all times.

11. Off-road Motorcycle and Recreational Vehicle Noise. The sound made on private or City-owned property other than a public right-of-way by a motorcycle or recreational vehicle and received between the hours of 9:00 p.m. and 7:00 a.m., provided; however, the sound made by a motorcycle when traveling from private property to a public right-of-way, or vice versa, in pursuance of normal ingress or egress for purposeful transportation is not a "noise disturbance" unless made so by some provisions of this section.

12. Model Vehicles. The sound made by the operation of a powered model vehicle which is received between the hours of 9:00 p.m. and 7:00 a.m.

13. Racing. The sound made by a motor vehicle on private or public property during any racing event or time trial after 10:30 p.m.

14. Screeching Tires. The sound made by the intentional screeching or squealing of the tires of a motor vehicle, at all times.

15. Sound Equipment**.** The sound made by sound equipment (see definition under Section 49.03 operated upon the public right-of-way, or in any building, or upon any public or private premises, if plainly audible from any public right-of-way within the City, unless the person using, operating, or causing to be used or operated, the sound equipment possesses a current noise permit and the actual use or operation of such sound equipment

is not inconsistent with the statements made in the application, the conditions imposed in the noise permit, or the limitations specified in Section 49.06 of this chapter, at all times.

49.06 NOISE PERMITS

No person shall use, operate or cause to be used or operated any sound equipment or conduct any events including racing, upon the public right-of-way, in any building or upon any public or private premises, if the sound emitted is plainly audible from the public right-of-way within the City, unless such person has obtained a noise permit in accordance with this section (this section replaces Chapter 40.08 of our code of ordinances), and the actual use or operation of such sound equipment or event is not inconsistent with the statements made in the application, the conditions imposed in the permit or the limitations specified in subsection 4 of this section. A noise permit shall not be transferable, and it shall be conspicuously displayed on or adjacent to the sound equipment or at the event.

1. Application for Permit. Applications for noise permits shall be made in writing to the City Clerk and shall contain the following information:
   - A. Name, address, phone numbers, and signature of applicant.
   - B. The purpose of the event or for which the sound equipment will be used.
   - C. The location of the event or where the sound equipment will be used.
   - D. The City shall not issue a noise permit that extends past midnight.
   - E. The sound made by a motor vehicle or recreational vehicle on private or public property during any racing event shall end at 10:30 p.m.
   - F. A general description of the sound equipment, including the license number of any motor vehicle upon which it is to be operated.
   - G. Any other information as may be required by the City Clerk.
   - H. Permit applications and fees must be received at least ten (10) business days before the event.

2. Issuance of Permit. Applications for noise permits shall be reviewed by the Police Chief and City Manager and then issued or denied by the City Clerk. Events that have received prior complaints, or, are multiple days (does not need to be sequential) shall have council approval.

3. Appeal. If the City Clerk refuses to issue a license, the City Clerk shall make a part of the record the reasons therefor. The applicant shall have a right to appeal the Council at its next regular meeting. The Council may reverse, modify, or affirm the decision of the City Clerk by majority vote of the Council members present and the City Clerk shall carry out the decision of the Council.

5. Limitations. Any other language in this section to the contrary notwithstanding, a sound equipment permit shall not be issued if:

   - A. The sound to be emitted by the sound equipment is other than human speech or music.
   - B. The sound to be emitted by the sound equipment would be a noise disturbance under Section 49.06 of this chapter (other than subsection 15 of said section).

A noise permit issued in violation of this subsection 5 is void and of no force and effect.

6. Conditions. The City Manager or the City Manager's designee may impose reasonable conditions and requirements to be met or fulfilled by the noise permit holder preliminary to or at the time of the use or operation of the sound equipment. Such conditions and requirements shall be those necessary or advisable to protect the health, welfare and quality of life of the residents of the City and may include, without limitation, setbacks, fences, walls or other screening necessary to mitigate noise, restrictions on the time of day the sound equipment can be used or operated, restrictions on the level of the sound to be produced and restrictions on the number of minutes or consecutive minutes (or other units of time) that the sound equipment may be used or operated during any one hour or day (or other units of time).

7. Time. Noise permits shall not extend after midnight.

8. The Indianola Police Department is responsible for enforcement.

Should the applicant(s) holding said events not attentively observe all limitations and restrictions to be found in this chapter relating to noise permits, the City authorities will have full authority to stop such event and recommend future events be denied. The applicant and/or site owner or lessee shall be responsible for any violations of this Code.

49.07 EXCEPTIONS TO THIS CHAPTER.
This chapter shall not apply to the following:

1. The emission of sound for the purpose of alerting persons to the existence of an emergency. This is to include the public address systems.
2. The emission of sound in the performance of emergency work.
3. Rail and air transportation and public mass transportation vehicles.
4. The emission of sound from church bells, carillons, or chimes.
5. The emission of sounds in conjunction with a religious celebration.
6. The emission of sounds from sound equipment made by students, employees or the general public while in attendance at any school-sponsored event or any City sponsored, hosted or funded event using sound equipment with approval from the City Manager.
7. The emission of sounds made by participants and observers of any parade that has been approved by the Council.
8. The sound made or caused to be made by City, school or State-owned or hired equipment or facilities for the conduct of City, school or State operations.
9. The emission of sound associated with the business operations of a company located on property zoned as retail, commercial or industrial during the hours in which the company conducts business operations to include loading and unloading at any time. This exception does not include amplified sound or music.

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3: This ordinance shall be in full force and effect January 1, 2019.

PASSED AND APPROVED this _____ day of _____, _____.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Diana Bowlin, City Clerk

RESOLUTION NO. 2018-_____

A RESOLUTION SETTING A PUBLIC HEARING TO CONSIDER A NOISE ORDINANCE

WHEREAS, the City of Indianola, Iowa desires to amend the Municipal Code of the City, by adding Chapter 49 "Noise Ordinance" to the Municipal Code of City.

WHEREAS, a public hearing should now be set for consideration of said amendments to the Municipal Code of the City of Indianola.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that a public hearing before this Council on the proposed ordinance is set for 6:00 PM, on the 6th day of August, 2018. The City Clerk is directed to publish Notice of said hearing at the time and in the manner required by law.

Dated this 16th day of July, 2018

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Diana Bowlin, City Clerk

City Council Regular 2nd Mtg **6.D.**

Meeting Date: 07/16/2018

Information

Subject

Home Base Iowa Initiative Application from Brian Davison and authorization of a handwritten warrant in the amount of $1,500

Information

Council needs to consider approval of the Home Base Iowa Initiative Application (packet) and a handwritten warrant in an amount of $1,500. Mr. Davison purchased his home on June 28, 2018 and the application was received on June 28, 2018. All of the paperwork is in order for approval.

FYI - this will be the first application which has been approved for this fiscal year.

Fiscal Impact

Attachments

Application

INDIANOLA VETERANS AFFAIRS
APPLICATION FOR VETERAN INCENTIVE PROGRAM

Full Name: Brian M Davison
First *MI* *Last*

Address: 1505 W Kentucky
Street Address *Apartment/Unit #*

Indianola IA 50125
City *State* *ZIP Code*

Home Phone: ___ Alternate Phone: ___

Email: ___

Birth Date: ___ Marital Status: Married

Date of Purchase: 6/28/18

Owned Home in Indianola Previously: ☐ YES ☒ NO

MILITARY INFORMATION

Branch of Service: Army

Date Entered: 9/9/99

Date of Discharge: 6/6/02

Character of Discharge: Honorable

Signature VA Rep: Jerry Wheels

INDIANOLA VETERANS AFFAIRS
APPLICATION FOR VETERAN INCENTIVE PROGRAM

Full Name: Brian M. Davison
First *MI* *Last*

Previous Address: 21868 160TH AVE
Street Address *Apartment/Unit #*

LIBERTY CENTER | IA | 50145
City *State* *ZIP Code*

How Long: 11 YEARS

Remarks: LIVED IN LIBERTY CENTER FOR 11 YEARS AND JUST BOUGHT NEW CONSTRUCTION IN INDIANOLA NEW ADD. 1505 W KENTUCKY INDIANOLA IA 50125

48-039-02-0460

Signature: [signature] **Date:** 27 JUN 18

CERTIFICATION FROM AUDITORS OFFICE

Full Name: Brian M Davison
First *MI* *Last*

2018-05089

Date Recorded: 6-28-18

First Time Buyer in Indianola: [X] YES [ ] NO

Signature: Sharon K Wiley

CITY INTERNAL USE
Date: 6-28-18
Time: 4:00 pm

City Council Regular 2nd Mtg **6.E.**

Meeting Date: 07/16/2018

Information

Subject

Home Base Iowa Initiative Application from Michael Fleegel and authorization of a handwritten warrant in the amount of $1,500

Information

Council needs to consider approval of the Home Base Iowa Initiative Application (packet) and a handwritten warrant in an amount of $1,500. Mr. Fleegel purchased his home on May 4, 2018 and the application was received on July 6, 2018. All of the paperwork is in order for approval.

FYI - this will be the second application which has been approved for this fiscal year.

Fiscal Impact

Attachments

Application

INDIANOLA VETERANS AFFAIRS
APPLICATION FOR VETERAN INCENTIVE PROGRAM

Full Name: Michael R Fleegel
First *MI* *Last*

Previous Address: 618 Acorn circle SW
Street Address *Apartment/Unit #*

saint Michael MN 55376
City *State* *ZIP Code*

How Long: 27 years

Remarks: Just got out of the military and moved to indianola for work. lived at previous address by drivers license until Feb 2018.

305 N. 10th

FILED
MARY VANDERHOOFT
WARREN COUNTY AUDITOR
2018 JUL -6 AM 8:31

Signature: [signature] Date: 7/5/2018

CERTIFICATION FROM AUDITORS OFFICE

Full Name: Michael R Fleegel
First *MI* *Last*

Date Recorded: 5-4-2018

First Time Buyer in Indianola: ☑ YES ☐ NO

Parcel # 48-060-07-0080

Signature: Sharon Wiley
Auditor's Office

CITY INTERNAL USE
Date: 7-6-18
Time: 8:30 am

City Council Regular 2nd Mtg **6.F.**

Meeting Date: 07/16/2018

Information

Subject

Claims on the computer printout for July 16, 2018 and June 2018 receipts

Information

Fiscal Impact

Attachments

Vendor Report

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
AGSOURCE cooperative services				
AGSOURCE cooperative services	JUNE WATER TEST	06/14/2018	39.00	POOL (MEMORIAL)
Total AGSOURCE cooperative services:			39.00	
AHLERS & COONEY P.C.				
AHLERS & COONEY P.C.	URBAN REVITALIZATION	06/27/2018	3,123.72	GENERAL FUND
AHLERS & COONEY P.C.	URBAN REVITALIZATION	06/27/2018	796.50	GENERAL FUND
Total AHLERS & COONEY P.C.:			3,920.22	
AMERICAN FENCE CO.				
AMERICAN FENCE CO.	POOL FENCE REPAIRS	06/11/2018	3,790.00	POOL (MEMORIAL)
Total AMERICAN FENCE CO.:			3,790.00	
ARDENT LIGHTING GROUP LLC				
ARDENT LIGHTING GROUP LLC	SOFTBALL FIELD LIGHT REPAIRS & REPLAC	06/07/2018	3,960.00	PARK & RECREATI
Total ARDENT LIGHTING GROUP LLC:			3,960.00	
ATLANTIC BOTTLING CO.				
ATLANTIC BOTTLING CO.	COKE PRODUCTS FOR PICKARD	06/29/2018	1,027.10	PARK & RECREATI
ATLANTIC BOTTLING CO.	POOL CONCESSIONS	06/29/2018	267.90	POOL (MEMORIAL)
ATLANTIC BOTTLING CO.	SOFTBALL CONCESSIONS	07/06/2018	632.20	PARK & RECREATI
ATLANTIC BOTTLING CO.	POOL CONCESSIONS	07/06/2018	413.71	POOL (MEMORIAL)
Total ATLANTIC BOTTLING CO.:			2,340.91	
AUTOMATIC DOOR GROUP INC				
AUTOMATIC DOOR GROUP INC	AUTOMATIC DOOR BUTTON REPAIRS	05/31/2018	172.45	LIBRARY FUND
Total AUTOMATIC DOOR GROUP INC:			172.45	
BAILEY IRRIGATION				
BAILEY IRRIGATION	SOCCER IRRIGATION REPAIRS	06/20/2018	395.00	PARK & RECREATI
Total BAILEY IRRIGATION:			395.00	
BAKER & TAYLOR ENTERTAINMENT				
BAKER & TAYLOR ENTERTAIN	1 DVD	05/31/2018	16.65	LIBRARY FUND
BAKER & TAYLOR ENTERTAIN	1 DVD	06/07/2018	16.65	LIBRARY FUND
Total BAKER & TAYLOR ENTERTAINMENT:			33.30	
BAKER AND TAYLOR				
BAKER AND TAYLOR	23 BOOKS	05/29/2018	323.87	LIBRARY FUND
BAKER AND TAYLOR	16 BOOKS	06/06/2018	237.28	LIBRARY FUND
BAKER AND TAYLOR	2 BOOKS	06/06/2018	25.72	LIBRARY SPECIAL
BAKER AND TAYLOR	16 BOOKS	06/08/2018	200.88	LIBRARY FUND
BAKER AND TAYLOR	20 BOOKS	06/14/2018	329.48	LIBRARY FUND
BAKER AND TAYLOR	2 BOOKS	06/14/2018	22.50	LIBRARY SPECIAL
BAKER AND TAYLOR	14 BOOKS	06/15/2018	170.34	LIBRARY FUND
Total BAKER AND TAYLOR:			1,310.07	
BARCO MUNICIPAL PROD INC				
BARCO MUNICIPAL PROD INC	ROAD SIGNS	06/21/2018	820.31	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total BARCO MUNICIPAL PROD INC:			820.31	
BITE THE BULLET LLC				
BITE THE BULLET LLC	AMMO/TRAINING	07/02/2018	7,319.99	POLICE FUND
Total BITE THE BULLET LLC:			7,319.99	
BRICK GENTRY P.C.				
BRICK GENTRY P.C.	MUNICIPAL ABATEMENT ISSUES	06/25/2018	540.00	GENERAL FUND
BRICK GENTRY P.C.	COMMUNITY DEVELOPMENT	06/25/2018	765.00	GENERAL FUND
BRICK GENTRY P.C.	LEGAL SERVICES	06/25/2018	7,935.00	GENERAL FUND
BRICK GENTRY P.C.	PROSECUTIONS	06/25/2018	2,145.00	GENERAL FUND
BRICK GENTRY P.C.	WASTEWATER MATTERS	06/25/2018	360.47	SEWER FUND
BRICK GENTRY P.C.	UNION NEGOTIATIONS	06/25/2018	195.00	SEWER FUND
BRICK GENTRY P.C.	UNION NEGOTIATIONS	06/25/2018	225.00	PARK & RECREATI
Total BRICK GENTRY P.C.:			12,165.47	
BUHROW, LUKE				
BUHROW, LUKE	WELLNESS JUNE & JULY	07/01/2018	50.00	POLICE FUND
Total BUHROW, LUKE:			50.00	
BUTTON, DAVID				
BUTTON, DAVID	WELLNESS MAY & JUNE	07/03/2018	30.00	POLICE FUND
Total BUTTON, DAVID:			30.00	
C&D MASONRY				
C&D MASONRY	WORK COMPLETED AT 206 W SALEM AVE	06/21/2018	37,691.52	DOWNTOWN REV
Total C&D MASONRY:			37,691.52	
CDW GOVERNMENT INC				
CDW GOVERNMENT INC	CISCO UCS SD CARD	06/15/2018	617.88	GENERAL FUND
CDW GOVERNMENT INC	NETMOTION 1 YR MAINTENANCE	06/19/2018	2,315.77	GENERAL FUND
CDW GOVERNMENT INC	ADD 5 NETMOTION LICENSES	06/20/2018	1,904.10	GENERAL FUND
Total CDW GOVERNMENT INC:			4,837.75	
CENGAGE LEARNING				
CENGAGE LEARNING	1 BOOK	05/24/2018	24.80	LIBRARY FUND
CENGAGE LEARNING	2 BOOKS	05/24/2018	36.78	LIBRARY FUND
CENGAGE LEARNING	1 BOOK	06/06/2018	30.39	LIBRARY FUND
CENGAGE LEARNING	1 BOOK	06/12/2018	31.19	LIBRARY FUND
CENGAGE LEARNING	1 BOOK	06/12/2018	29.59	LIBRARY FUND
CENGAGE LEARNING	1 BOOK	06/12/2018	31.19	LIBRARY FUND
Total CENGAGE LEARNING:			183.94	
CITY OF DES MOINES				
CITY OF DES MOINES	ACCEPTING SLUDGE FROM HOLDING TANK	06/25/2018	8,596.70	SEWER FUND
Total CITY OF DES MOINES:			8,596.70	
CITY OF INDIANOLA - UTILITY				
CITY OF INDIANOLA - UTILITY	UTILITIES	06/30/2018	205.00	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
CITY OF INDIANOLA - UTILITY	ACTIVITY CENTER UTILITIES	06/30/2018	931.32	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - 206 N 1ST	06/30/2018	48.50	FIRE FUND
CITY OF INDIANOLA - UTILITY	RENEWABLE	06/30/2018	231.00	FIRE FUND
CITY OF INDIANOLA - UTILITY	STREETLIGHTS	06/30/2018	14,925.19	GENERAL FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	06/30/2018	5,059.97	GENERAL FUND
CITY OF INDIANOLA - UTILITY	UTILITIES, N SEWER PLANT, DEMAND	06/30/2018	1,521.22	SEWER FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	06/30/2018	13,416.73	SEWER FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	06/30/2018	478.20	ROAD USE TAX FU
CITY OF INDIANOLA - UTILITY	UTILITIES - 410 N JEFFERSON	06/30/2018	195.38	FIRE FUND
CITY OF INDIANOLA - UTILITY	ADULT SOFTBALL UTILITIES	06/30/2018	1,287.65	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	AQUATIC CENTER UTILITIES	06/30/2018	4,734.65	POOL (MEMORIAL)
CITY OF INDIANOLA - UTILITY	UTILITIES	06/30/2018	1,938.14	LIBRARY FUND
Total CITY OF INDIANOLA - UTILITY:			44,972.95	
CNM OUTDOOR EQUIPMENT				
CNM OUTDOOR EQUIPMENT	REPAIR EQUIPMENT	06/30/2018	127.50	POLICE FUND
CNM OUTDOOR EQUIPMENT	2 STROKE OIL, SAW CHAINS	06/29/2018	135.70	PARK & RECREATI
Total CNM OUTDOOR EQUIPMENT:			263.20	
CONTINENTAL RESEARCH CORP				
CONTINENTAL RESEARCH CO	DISINFECTANT	06/12/2018	272.77	PARK & RECREATI
Total CONTINENTAL RESEARCH CORP:			272.77	
CRAWFORD, RICHARD L.				
CRAWFORD, RICHARD L.	CHURCH LEAGUE SB	07/09/2018	75.00	PARK & RECREATI
CRAWFORD, RICHARD L.	CHURCH COED SB	07/02/2018	75.00	PARK & RECREATI
CRAWFORD, RICHARD L.	ADULT COED SB	07/05/2018	100.00	PARK & RECREATI
Total CRAWFORD, RICHARD L.:			250.00	
CRYSTAL CLEAR WATER CO				
CRYSTAL CLEAR WATER CO	DI WATER FOR LAB	07/06/2018	16.00	SEWER FUND
Total CRYSTAL CLEAR WATER CO:			16.00	
DLH GRAFX				
DLH GRAFX	T-BALL SHIRTS	06/28/2018	917.24	PARK & RECREATI
DLH GRAFX	JR POLICE ACADEMY SHIRTS	07/05/2018	104.20	PARK & RECREATI
DLH GRAFX	TENNIS T-SHIRTS	07/09/2018	181.74	PARK & RECREATI
Total DLH GRAFX:			1,203.18	
DUNN LIBRARY				
DUNN LIBRARY	JULY TO AUG III MAINTENANCE	04/10/2018	1,654.82	LIBRARY FUND
Total DUNN LIBRARY:			1,654.82	
DUST PROS JANITORIAL				
DUST PROS JANITORIAL	MONTHLY CLEANING	06/20/2018	1,462.00	PARK & RECREATI
DUST PROS JANITORIAL	CLEANING SUPPLIES	06/20/2018	93.40	PARK & RECREATI
DUST PROS JANITORIAL	ADDITIONAL CLEANING FOR RENTAL ON 6/	06/28/2018	125.00	PARK & RECREATI
DUST PROS JANITORIAL	MONTHLY CLEANING	07/03/2018	1,070.00	LIBRARY FUND
DUST PROS JANITORIAL	SUPPLIES	07/03/2018	199.00	LIBRARY FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total DUST PROS JANITORIAL:			2,949.40	
EBSCO INFORMATION SERVICES				
EBSCO INFORMATION SERVIC	LIBRARY AWARE RENEWAL	06/01/2018	1,293.00	LIBRARY FUND
Total EBSCO INFORMATION SERVICES:			1,293.00	
ELECTRONIC ENGINEERING CO				
ELECTRONIC ENGINEERING C	RADIOS FOR #7 & SKIDLOADER	06/25/2018	2,904.27	ROAD USE TAX FU
Total ELECTRONIC ENGINEERING CO:			2,904.27	
ERGOMETRICS				
ERGOMETRICS	NEW EMPLOYEE EXAMS	06/30/2018	660.00	FIRE FUND
Total ERGOMETRICS:			660.00	
ETNYRE, JASON				
ETNYRE, JASON	JASON - BOOTS	07/02/2018	164.76	ROAD USE TAX FU
Total ETNYRE, JASON:			164.76	
FARNER-BOCKEN				
FARNER-BOCKEN	PICKARD CONCESSIONS	06/25/2018	2,332.61	PARK & RECREATI
FARNER-BOCKEN	PICKARD CONCESSIONS	07/02/2018	2,176.52	PARK & RECREATI
Total FARNER-BOCKEN:			4,509.13	
GALLS LLC				
GALLS LLC	UNIFORM PANTS	06/21/2018	45.00	FIRE FUND
GALLS LLC	UNIFORMS - MARSH	06/28/2018	153.98	POLICE FUND
Total GALLS LLC:			198.98	
GRAVES, RICK				
GRAVES, RICK	MILEAGE TO AND FROM ANKENY WATER C	07/11/2018	61.04	SEWER FUND
Total GRAVES, RICK:			61.04	
HARRISON TRUCK CENTERS				
HARRISON TRUCK CENTERS	UNIT 9	05/17/2018	33.82	ROAD USE TAX FU
Total HARRISON TRUCK CENTERS:			33.82	
HAWKEYE TRUCK EQUIPMENT				
HAWKEYE TRUCK EQUIPMENT	LIGHTS FOR UNIT 7 & 9	06/26/2018	337.93	ROAD USE TAX FU
Total HAWKEYE TRUCK EQUIPMENT:			337.93	
HAWKINS INC				
HAWKINS INC	SODIUM BICARBONATE	06/13/2018	451.00	POOL (MEMORIAL)
HAWKINS INC	CHLORINE	06/13/2018	1,130.00	POOL (MEMORIAL)
HAWKINS INC	CHLORINE	06/19/2018	653.60	POOL (MEMORIAL)
HAWKINS INC	CALCIUM CHLORIDE	06/19/2018	1,188.60	POOL (MEMORIAL)
HAWKINS INC	CHLORINE	06/25/2018	402.80	POOL (MEMORIAL)
HAWKINS INC	PUMP TUBES & SODIUM BISULFATE	06/28/2018	178.61	POOL (MEMORIAL)
HAWKINS INC	POOL CHLORINE	07/03/2018	411.60	POOL (MEMORIAL)

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
HAWKINS INC	TESTING REAGENTS & SODIUM BISULFATE	07/03/2018	130.94	POOL (MEMORIAL)
Total HAWKINS INC:			4,547.15	
IMWCA				
IMWCA	DEPOSIT 2018-19	06/01/2018	9,072.98	FIRE FUND
IMWCA	DEPOSIT 2018-19	06/01/2018	3.75	GENERAL FUND
IMWCA	DEPOSIT 2018-19	06/01/2018	1,069.77	PARK & RECREATI
IMWCA	DEPOSIT 2018-19	06/01/2018	52.63	GENERAL FUND
IMWCA	DEPOSIT 2018-19	06/01/2018	3,326.48	ROAD USE TAX FU
IMWCA	DEPOSIT 2018-19	06/01/2018	16.95	GENERAL FUND
IMWCA	DEPOSIT 2018-19	06/01/2018	41.48	GENERAL FUND
IMWCA	DEPOSIT 2018-19	06/01/2018	399.74	GENERAL FUND
IMWCA	DEPOSIT 2018-19	06/01/2018	361.99	POOL (MEMORIAL)
IMWCA	DEPOSIT 2018-19	06/01/2018	6,630.02	POLICE FUND
IMWCA	DEPOSIT 2018-19	06/01/2018	24.19	GENERAL FUND
IMWCA	DEPOSIT 2018-19	06/01/2018	1,170.25	PARK & RECREATI
IMWCA	DEPOSIT 2018-19	06/01/2018	4,967.68	AMBULANCE FUN
IMWCA	DEPOSIT 2018-19	06/01/2018	459.35	GENERAL FUND
IMWCA	DEPOSIT 2018-19	06/01/2018	58.28	LIBRARY FUND
IMWCA	DEPOSIT 2018-19	06/01/2018	52.78	GENERAL FUND
IMWCA	DEPOSIT 2018-19	06/01/2018	785.23	SEWER FUND
IMWCA	INSTALLMENT #1	07/01/2018	10.37	GENERAL FUND
IMWCA	INSTALLMENT #1	07/01/2018	501.54	PARK & RECREATI
IMWCA	INSTALLMENT #1	07/01/2018	22.62	GENERAL FUND
IMWCA	INSTALLMENT #1	07/01/2018	336.53	SEWER FUND
IMWCA	INSTALLMENT #1	07/01/2018	2,841.44	POLICE FUND
IMWCA	INSTALLMENT #1	07/01/2018	2,129.01	AMBULANCE FUN
IMWCA	INSTALLMENT #1	07/01/2018	7.26	GENERAL FUND
IMWCA	INSTALLMENT #1	07/01/2018	16.92	GENERAL FUND
IMWCA	INSTALLMENT #1	07/01/2018	196.85	GENERAL FUND
IMWCA	INSTALLMENT #1	07/01/2018	24.98	LIBRARY FUND
IMWCA	INSTALLMENT #1	07/01/2018	22.56	GENERAL FUND
IMWCA	INSTALLMENT #1	07/01/2018	1,425.63	ROAD USE TAX FU
IMWCA	INSTALLMENT #1	07/01/2018	1.61	GENERAL FUND
IMWCA	INSTALLMENT #1	07/01/2018	458.47	PARK & RECREATI
IMWCA	INSTALLMENT #1	07/01/2018	171.32	GENERAL FUND
IMWCA	INSTALLMENT #1	07/01/2018	155.14	POOL (MEMORIAL)
IMWCA	INSTALLMENT #1	07/01/2018	3,888.42	FIRE FUND
Total IMWCA:			40,704.22	
INDIANOLA COMM. SCHOOLS				
INDIANOLA COMM. SCHOOLS	SCHOOL USE AGREEMENT	06/18/2018	1,000.00	PARK & RECREATI
Total INDIANOLA COMM. SCHOOLS:			1,000.00	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	COPIES	06/18/2018	78.43	PARK & RECREATI
INFOMAX OFFICE SYSTEMS IN	MONTHLY AGREEMENT	06/22/2018	298.87	GENERAL FUND
INFOMAX OFFICE SYSTEMS IN	COPIES	06/29/2018	181.04	PARK & RECREATI
Total INFOMAX OFFICE SYSTEMS INC.:			558.34	
INNOVATIVE INTERFACES INC				
INNOVATIVE INTERFACES INC	MILLENNIUM ANNUAL MAINTENANCE FEE	05/28/2018	2,756.00	LIBRARY FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total INNOVATIVE INTERFACES INC:			2,756.00	
INSTITUTE OF PUBLIC AFFAIRS				
INSTITUTE OF PUBLIC AFFAIRS	CITIZEN SURVEY	12/19/2017	2,963.84	GENERAL FUND
Total INSTITUTE OF PUBLIC AFFAIRS:			2,963.84	
INTEGRIVAULT				
INTEGRIVAULT	MONTHLY BACKUP FEE	07/01/2018	500.00	GENERAL FUND
Total INTEGRIVAULT:			500.00	
IOWA CITY/COUNTY MGT. ASSOC				
IOWA CITY/COUNTY MGT. ASS	LENT ASSOCIATE MEMBERSHIP	06/01/2018	100.00	GENERAL FUND
Total IOWA CITY/COUNTY MGT. ASSOC:			100.00	
IOWA LEAGUE OF HEROES, THE				
IOWA LEAGUE OF HEROES, TH	SUPERHERO PARTY - SPIDEY	07/09/2018	150.00	POOL (MEMORIAL)
IOWA LEAGUE OF HEROES, TH	SUPERHERO PARTY - DIANA	06/15/2018	150.00	POOL (MEMORIAL)
Total IOWA LEAGUE OF HEROES, THE:			300.00	
IOWA PUMP WORKS INC				
IOWA PUMP WORKS INC	3 MANHOLE FLOW METERS	07/03/2018	16,055.10	SEWER CAPITAL P
Total IOWA PUMP WORKS INC:			16,055.10	
IOWA SIGNAL INC.				
IOWA SIGNAL INC.	SIGNAL REPAIRS - POWER OUTAGE	07/03/2018	175.00	ROAD USE TAX FU
Total IOWA SIGNAL INC.:			175.00	
IOWA WATER MANAGEMENT CO.				
IOWA WATER MANAGEMENT C	WATER MGR - LIBRARY	07/01/2018	40.00	LIBRARY FUND
IOWA WATER MANAGEMENT C	WATER MGR - MUN BLDG	07/01/2018	150.00	GENERAL FUND
Total IOWA WATER MANAGEMENT CO.:			190.00	
ITRON INC.				
ITRON INC.	SOFTWARE MAINT (07/01/18 - 09/30/18)	06/11/2018	604.55	SEWER FUND
Total ITRON INC.:			604.55	
JERICO SERVICES INC				
JERICO SERVICES INC	SOUTH K STREET DUST CONTROL	06/18/2018	5,875.20	ROAD USE TAX FU
Total JERICO SERVICES INC:			5,875.20	
JESS' LOCK AND KEY				
JESS' LOCK AND KEY	CONCESSION KEYS	06/01/2018	48.00	PARK & RECREATI
Total JESS' LOCK AND KEY:			48.00	
JIM'S JOHNS				
JIM'S JOHNS	SOUTH PARK RR	06/19/2018	25.00	PARK & RECREATI
JIM'S JOHNS	DOWNEY RR	06/19/2018	25.00	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
JIM'S JOHNS	DENELSKY RR	06/19/2018	25.00	PARK & RECREATI
JIM'S JOHNS	BARKER RR	06/19/2018	25.00	PARK & RECREATI
JIM'S JOHNS	PICKARD RR	06/19/2018	25.00	PARK & RECREATI
Total JIM'S JOHNS:			125.00	
KLOCKE'S EMERGENCY VEHICLES				
KLOCKE'S EMERGENCY VEHIC	STRETCHER LOCK: 246	06/27/2018	505.51	AMBULANCE FUN
Total KLOCKE'S EMERGENCY VEHICLES:			505.51	
LOGAN CONTRACTORS SUPPLY INC.				
LOGAN CONTRACTORS SUPPL	VEHICLE CHARGER - CREDIT	04/20/2018	10.00-	ROAD USE TAX FU
LOGAN CONTRACTORS SUPPL	MARKING PAINT	06/21/2018	97.68	ROAD USE TAX FU
LOGAN CONTRACTORS SUPPL	SUPPLIES	06/21/2018	46.56	POLICE FUND
Total LOGAN CONTRACTORS SUPPLY INC.:			134.24	
MANNY, KATLYN				
MANNY, KATLYN	CLASS CANCELLED	06/30/2018	37.00	PARK & RECREATI
Total MANNY, KATLYN:			37.00	
MATHESON TRI-GAS INC				
MATHESON TRI-GAS INC	EMS OXYGEN	06/30/2018	55.80	AMBULANCE FUN
Total MATHESON TRI-GAS INC:			55.80	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	SUPPLILES	06/11/2018	16.45	LIBRARY FUND
MCCOY HARDWARE INC	PAINT & PRIMER FOR A/C DOOR	06/19/2018	16.75	PARK & RECREATI
MCCOY HARDWARE INC	MATERIALS FOR CONCESSION STAND	06/26/2018	19.52	PARK & RECREATI
MCCOY HARDWARE INC	SUPPLIES	07/03/2018	19.53	POLICE FUND
MCCOY HARDWARE INC	CONCRETE BAG MIX	04/24/2018	12.12	PARK & RECREATI
Total MCCOY HARDWARE INC:			84.37	
MEDTRAK SERVICES				
MEDTRAK SERVICES	411 RX	06/30/2018	69.90	POLICE FUND
Total MEDTRAK SERVICES:			69.90	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	GAS - SHOP	06/19/2018	26.42	PARK & RECREATI
MID AMERICAN ENERGY CO.	NATURAL GAS	06/19/2018	13.55	ROAD USE TAX FU
MID AMERICAN ENERGY CO.	ACTIVITY CENTER UTILITIES	06/19/2018	21.96	PARK & RECREATI
MID AMERICAN ENERGY CO.	POOL HEATING FUEL	06/19/2018	675.80	POOL (MEMORIAL)
MID AMERICAN ENERGY CO.	NATURAL GAS	06/19/2018	13.06	LIBRARY FUND
Total MID AMERICAN ENERGY CO.:			750.79	
MIDWEST OFFICE TECH				
MIDWEST OFFICE TECH	MONTHLY SERVICE CHARGE	06/29/2018	50.60	PARK & RECREATI
Total MIDWEST OFFICE TECH:			50.60	
MUNICIPAL PIPE TOOL CO.				
MUNICIPAL PIPE TOOL CO.	LINE SEWER MAINS	06/22/2018	42,938.35	SEWER CAPITAL P

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total MUNICIPAL PIPE TOOL CO.:			42,938.35	
MYERS, ROBERT				
MYERS, ROBERT	CHURCH LEAGUE SB	07/09/2018	75.00	PARK & RECREATI
Total MYERS, ROBERT:			75.00	
NATIONAL BALLOON CLASSIC				
NATIONAL BALLOON CLASSIC	2018 CORP SPONSORSHIP	05/08/2018	7,500.00	GENERAL FUND
Total NATIONAL BALLOON CLASSIC:			7,500.00	
NORTH CENTRAL LABS OF WISCONSIN				
NORTH CENTRAL LABS OF WIS	LAB SUPPLIES	06/29/2018	65.29	SEWER FUND
Total NORTH CENTRAL LABS OF WISCONSIN:			65.29	
NORWALK READY-MIXED CONCRETE				
NORWALK READY-MIXED CON	CONCRETE PICKARD	06/13/2018	1,325.00	PARK & RECREATI
NORWALK READY-MIXED CON	6TH & IOWA	06/14/2018	1,190.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	6TH & IOWA	06/18/2018	318.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	6TH & IOWA	06/18/2018	371.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	REGIONS BANK STORM SEWER	06/20/2018	94.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	HILLCREST & 9TH	06/21/2018	2,644.50	ROAD USE TAX FU
Total NORWALK READY-MIXED CONCRETE:			5,942.50	
OCLC INC				
OCLC INC	2000 CAT EXPRESS RECORDS	05/31/2018	2,391.75	LIBRARY FUND
Total OCLC INC:			2,391.75	
OFFICE TEAM				
OFFICE TEAM	TEMP EMPLOYMENT	06/25/2018	1,155.20	GENERAL FUND
OFFICE TEAM	TEMP EMPLOYMENT	07/02/2018	1,208.05	GENERAL FUND
OFFICE TEAM	TEMP EMPLOYMENT	07/09/2018	917.81	GENERAL FUND
Total OFFICE TEAM:			3,281.06	
PARK, KRIS				
PARK, KRIS	CHURCH COED SB	07/02/2018	75.00	PARK & RECREATI
PARK, KRIS	CHURCH LEAGUE SB	07/09/2018	100.00	PARK & RECREATI
Total PARK, KRIS:			175.00	
PENGUIN RANDOM HOUSE LLC				
PENGUIN RANDOM HOUSE LLC	1 BOOK ON CD	05/24/2018	33.75	LIBRARY FUND
PENGUIN RANDOM HOUSE LLC	1 BOOK ON CD	06/01/2018	26.25	LIBRARY FUND
PENGUIN RANDOM HOUSE LLC	2 BOOKS ON CD	06/08/2018	56.25	LIBRARY FUND
PENGUIN RANDOM HOUSE LLC	1 BOOK ON CD	06/22/2018	33.75	LIBRARY FUND
Total PENGUIN RANDOM HOUSE LLC:			150.00	
PER MAR SECURITY				
PER MAR SECURITY	FIRE ALARM MONITORING JULY - SEPT 201	06/08/2018	135.39	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total PER MAR SECURITY:			135.39	
PIERCE BROTHERS REPAIR				
PIERCE BROTHERS REPAIR	REPAIR DOOR BOTTOM	06/19/2018	168.00	PARK & RECREATI
Total PIERCE BROTHERS REPAIR:			168.00	
RECORDED BOOKS INC				
RECORDED BOOKS INC	1 BOOK ON CD	05/23/2018	44.99	LIBRARY FUND
RECORDED BOOKS INC	1 BOOK ON CD	05/30/2018	44.99	LIBRARY FUND
RECORDED BOOKS INC	1 eBOOK	06/06/2018	27.99	LIBRARY FUND
RECORDED BOOKS INC	1 eBOOK	06/07/2018	90.00	LIBRARY FUND
RECORDED BOOKS INC	1 BOOK ON CD	06/08/2018	26.99	LIBRARY FUND
Total RECORDED BOOKS INC:			234.96	
RICHARDSON, TINA				
RICHARDSON, TINA	REFUND OF DAMAGE DEPOSIT	07/02/2018	150.00	PARK & RECREATI
Total RICHARDSON, TINA:			150.00	
RM LANDSCAPE MAINTENANCE				
RM LANDSCAPE MAINTENANC	MOWING/ABATE PROP.	07/01/2018	600.00	STREET CAPITAL
Total RM LANDSCAPE MAINTENANCE:			600.00	
SAMS, SHAE				
SAMS, SHAE	PRINCESS PARTY CUPCAKES	07/06/2018	225.00	POOL (MEMORIAL)
Total SAMS, SHAE:			225.00	
SECURE SHRED SOLUTIONS LLC				
SECURE SHRED SOLUTIONS L	SHRED/RECYCLE	06/04/2018	125.00	GENERAL FUND
Total SECURE SHRED SOLUTIONS LLC:			125.00	
SHER, BRIAN				
SHER, BRIAN	CELL PHONE 05/23/18 - 06/22/18	07/09/2018	50.00	POLICE FUND
Total SHER, BRIAN:			50.00	
SHERWIN-WILLAMS				
SHERWIN-WILLAMS	PICKLEBALL COURT PAINT	06/22/2018	180.00	ROAD USE TAX FU
Total SHERWIN-WILLAMS:			180.00	
SNYDER & ASSOCIATES INC				
SNYDER & ASSOCIATES INC	JK TRAIL ENGINEERING	06/19/2018	12,073.05	CAPITAL PROJECT
Total SNYDER & ASSOCIATES INC:			12,073.05	
SPRINGER PEST SOLUTIONS DSM				
SPRINGER PEST SOLUTIONS D	BI-MONTHLY INSPECTION	06/12/2018	79.00	LIBRARY FUND
SPRINGER PEST SOLUTIONS D	ACTIVITY CENTER PEST CONTROL	07/09/2018	61.00	PARK & RECREATI
Total SPRINGER PEST SOLUTIONS DSM:			140.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
SUNDOWN EQUIPMENT				
SUNDOWN EQUIPMENT	HANDRAIL FOR SKIDLOADER	06/28/2018	133.26	ROAD USE TAX FU
Total SUNDOWN EQUIPMENT:			133.26	
SUPERIOR INDUSTRIAL EQUIPMENT				
SUPERIOR INDUSTRIAL EQUIP	POOL CIRCULATION PUMP	06/26/2018	9,654.76	CAPITAL PROJECT
Total SUPERIOR INDUSTRIAL EQUIPMENT:			9,654.76	
SWANK MOTION PICTURES INC.				
SWANK MOTION PICTURES IN	OUTDOOR MOVIE - WONDER	06/26/2018	463.00	PARK & RECREATI
Total SWANK MOTION PICTURES INC.:			463.00	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	ACCT 1506	06/24/2018	83.00	GENERAL FUND
T.R.M. DISPOSAL LLC	GARBAGE - BUILDING ACCT #159	06/24/2018	16.00	POLICE FUND
T.R.M. DISPOSAL LLC	TRASH REMOVAL ACCT #506	06/24/2018	94.00	LIBRARY FUND
T.R.M. DISPOSAL LLC	ACCT #583 - TRASH - SOUTH PLANT	06/24/2018	52.00	SEWER FUND
T.R.M. DISPOSAL LLC	ACCT #583 - TRASH - NORTH PLANT	06/24/2018	80.00	SEWER FUND
Total T.R.M. DISPOSAL LLC:			325.00	
THEISEN'S				
THEISEN'S	PIANTERS TOOL & UTILITY KNIVES	06/26/2018	40.12	ROAD USE TAX FU
THEISEN'S	DRILL	06/28/2018	157.98	ROAD USE TAX FU
Total THEISEN'S:			198.10	
TRANSUNION RISK AND ALTERNATIVE				
TRANSUNION RISK AND ALTER	CONTRACT	07/01/2018	70.00	POLICE FUND
Total TRANSUNION RISK AND ALTERNATIVE:			70.00	
TREASURER STATE OF IOWA				
TREASURER STATE OF IOWA	2ND QTR 2018 USE TAX	07/01/2018	390.00	SEWER FUND
Total TREASURER STATE OF IOWA:			390.00	
TROPICAL STEEL				
TROPICAL STEEL	MAYORS NIGHT OUT BAND	04/06/2018	750.00	POOL (MEMORIAL)
Total TROPICAL STEEL:			750.00	
U.S. CELLULAR				
U.S. CELLULAR	CELL PHONE	06/20/2018	46.01	GENERAL FUND
Total U.S. CELLULAR:			46.01	
UNIQUE MANAGEMENT SERVICES				
UNIQUE MANAGEMENT SERVI	COLLECTION AGENCY FEES	06/01/2018	50.00	LIBRARY FUND
Total UNIQUE MANAGEMENT SERVICES:			50.00	
VERIZON WIRELESS				
VERIZON WIRELESS	CARDIAC MONITOR PHONES	06/22/2018	21.14	AMBULANCE FUN
VERIZON WIRELESS	WIRELESS FOR SPARE LAPTOP	06/26/2018	40.01	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
VERIZON WIRELESS	330 LAPTOP/330 CELL	06/26/2018	50.68	FIRE FUND
VERIZON WIRELESS	EMS CELL PHONES	06/26/2018	404.98	AMBULANCE FUN
VERIZON WIRELESS	WIRELESS FOR LAPTOP	06/26/2018	30.02	SEWER FUND
Total VERIZON WIRELESS:			546.83	
WARREN CO. ASSESSOR				
WARREN CO. ASSESSOR	GIS SERVICES	07/01/2018	2,550.00	GENERAL FUND
WARREN CO. ASSESSOR	GIS SERVICES	07/01/2018	2,550.00	ROAD USE TAX FU
WARREN CO. ASSESSOR	GIS SERVICES	07/01/2018	2,550.00	SEWER FUND
Total WARREN CO. ASSESSOR:			7,650.00	
WARREN CO. HEALTH SERVICES				
WARREN CO. HEALTH SERVIC	POOL AND SLIDE INSPECTIONS	07/02/2018	516.00	POOL (MEMORIAL)
Total WARREN CO. HEALTH SERVICES:			516.00	
WARREN COUNTY ENGINEER				
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	07/03/2018	1,473.87	AMBULANCE FUN
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - MISC	07/03/2018	105.28	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	07/03/2018	129.83	GENERAL FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	07/03/2018	2,774.32	ROAD USE TAX FU
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	07/03/2018	439.72	FIRE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - VANS	07/03/2018	78.23	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	07/03/2018	2,581.97	POLICE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	07/03/2018	1,211.85	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	07/03/2018	551.62	SEWER FUND
Total WARREN COUNTY ENGINEER:			9,346.69	
WARREN COUNTY RECORDER				
WARREN COUNTY RECORDER	REC FEES	07/10/2018	372.00	GENERAL FUND
Total WARREN COUNTY RECORDER:			372.00	
WARREN COUNTY SHERIFF				
WARREN COUNTY SHERIFF	DISPATCH SERVICES	06/04/2018	39,400.00	POLICE FUND
WARREN COUNTY SHERIFF	PRISONER TRANSPORTS	07/03/2018	990.00	POLICE FUND
Total WARREN COUNTY SHERIFF:			40,390.00	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	RECYCLING APT 10-13031-73000	07/01/2018	2,667.81	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES 10-13076-93002	07/01/2018	10.24	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES 10-13079-23004	07/01/2018	10.24	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING RES 10-13011-73004	07/01/2018	13,912.22	RECYCLING FUND
WASTE MANAGEMENT OF IOW	PULL/RETURN	06/01/2018	574.72	GENERAL FUND
Total WASTE MANAGEMENT OF IOWA:			17,175.23	
WATERLOO TENT & TARP				
WATERLOO TENT & TARP	REPLACEMENT CANOPY	06/26/2018	1,792.23	POOL (MEMORIAL)
Total WATERLOO TENT & TARP:			1,792.23	
WELLS FARGO CCER				
WELLS FARGO CCER	WAL-MART #1491First Aid Supplies - Pool	06/27/2018	95.66	POOL (MEMORIAL)

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WELLS FARGO CCER	OTC BRANDS, INC.SRP18 prizes	06/29/2018	44.98	LIBRARY SPECIAL
WELLS FARGO CCER	NATIONAL RECREATION &NRPA Congress C	06/28/2018	355.00-	PARK & RECREATI
WELLS FARGO CCER	PARAMOUNT THEATERVIDEO WASRP18 pro	06/29/2018	25.00	LIBRARY SPECIAL
WELLS FARGO CCER	WAL-MART #1491Softball Concessions	06/27/2018	3.98	PARK & RECREATI
WELLS FARGO CCER	PP CPLAS.COMReturned Drain Train	06/28/2018	89.96-	SEWER FUND
WELLS FARGO CCER	WALMART.COM 8009666546	06/29/2018	92.12	PARK & RECREATI
WELLS FARGO CCER	MOOD PANDORAMonthly Hold Music	06/27/2018	26.95	GENERAL FUND
WELLS FARGO CCER	THE UPS STORE #6682Returned parts for 247	06/28/2018	16.48	AMBULANCE FUN
WELLS FARGO CCER	HARBOR FREIGHT TOOLS 88Tools - Scrapers	06/28/2018	27.54	ROAD USE TAX FU
WELLS FARGO CCER	THEISENS #21brooms, hose,hanger	06/29/2018	80.95	PARK & RECREATI
WELLS FARGO CCER	AMAZON.COM AMZN.COM/BILLSRP	06/27/2018	27.78	LIBRARY SPECIAL
WELLS FARGO CCER	INDOFF INCORPORATEDOffice supplies cups	06/29/2018	132.92	LIBRARY FUND
WELLS FARGO CCER	RI NOVELTY/TOY NETWORKSRP	06/28/2018	101.95	LIBRARY SPECIAL
WELLS FARGO CCER	NAPA PARTS 0000514Safety glasses hand cle	06/29/2018	80.15	AMBULANCE FUN
WELLS FARGO CCER	WAL-MART #1491Softball Concessions	06/27/2018	16.88	PARK & RECREATI
WELLS FARGO CCER	PLEASURE POOL AND SPASodium Bisulfate	06/29/2018	34.22	POOL (MEMORIAL)
WELLS FARGO CCER	IOWA PARK AND RECREATIONCPO Certificat	06/01/2018	300.00	POOL (MEMORIAL)
WELLS FARGO CCER	MCCOY TRUE VALUEAnt Traps - Concessions	06/05/2018	15.28	PARK & RECREATI
WELLS FARGO CCER	AGRILAND FS 100143818Prodeuce Chemical	06/06/2018	76.00	PARK & RECREATI
WELLS FARGO CCER	AMAZON.COM AMZN.COM/BILLSRP	06/08/2018	26.13	LIBRARY SPECIAL
WELLS FARGO CCER	SIGNSDIRECTSignage - Pickard Sports Compl	06/11/2018	127.27	PARK & RECREATI
WELLS FARGO CCER	WAL-MART #3762Tball supplies	06/12/2018	109.32	PARK & RECREATI
WELLS FARGO CCER	WAL-MART #1491Office supplies	06/13/2018	16.92	LIBRARY FUND
WELLS FARGO CCER	AMAZON MKTPLACE PMTS1 Book	06/14/2018	6.50	LIBRARY FUND
WELLS FARGO CCER	DOWNEY TIRE PROSJet Truck Tire Repair	06/15/2018	38.01	SEWER FUND
WELLS FARGO CCER	AMAZON MKTPLACE PMTS WWW.1 DVD	06/18/2018	17.96	LIBRARY FUND
WELLS FARGO CCER	WAL-MART #1491SCBA mask eye glass insert	06/18/2018	200.00	FIRE FUND
WELLS FARGO CCER	SHOT IN THE DARKAdult Summer Reading Pr	06/19/2018	50.13	LIBRARY SPECIAL
WELLS FARGO CCER	OREILLY AUTO #0337Oil for Lab Vac Pump	06/22/2018	13.47	SEWER FUND
WELLS FARGO CCER	MENARDS DES MOINES IACarpet adhesive	06/25/2018	5.36	LIBRARY FUND
WELLS FARGO CCER	INDOFF INCORPORATEDBook covering suppli	06/26/2018	18.96	LIBRARY FUND
WELLS FARGO CCER	KWIK TRIP 41200004127	06/28/2018	30.08	POLICE FUND
WELLS FARGO CCER	WM SUPERCENTER #1491Summer Reading	06/29/2018	47.15	LIBRARY SPECIAL
WELLS FARGO CCER	OREILLY AUTO #0337air filter	06/04/2018	11.30	PARK & RECREATI
WELLS FARGO CCER	AMAZON MKTPLACE PMTS WWW.FALL18 pr	06/06/2018	29.98	LIBRARY FUND
WELLS FARGO CCER	WM SUPERCENTER #1491Pool concession su	06/07/2018	141.77	POOL (MEMORIAL)
WELLS FARGO CCER	WAL-MART #1491x1 Water Cooler @ 9.83, x5	06/11/2018	30.51	FIRE FUND
WELLS FARGO CCER	SQ IOWA PARKS ANDIPRA Membership - De	06/12/2018	785.00	PARK & RECREATI
WELLS FARGO CCER	CMS MEDICARE APPLIC FEEMedicare applic	06/12/2018	569.00-	AMBULANCE FUN
WELLS FARGO CCER	IOWA LEAGUE OF CITIESLent attendance at I	06/13/2018	155.00	GENERAL FUND
WELLS FARGO CCER	AGRILAND FS 100143818Prodeuce Chemical	06/14/2018	76.00	PARK & RECREATI
WELLS FARGO CCER	DISCOUNTMUGS.COMusb drives	06/18/2018	582.75	POLICE FUND
WELLS FARGO CCER	THE UPS STORE #6682Antenna shipping to Lif	06/18/2018	26.19	AMBULANCE FUN
WELLS FARGO CCER	CROSS BORDER TRANS FEESummer Readin	06/19/2018	.50	LIBRARY SPECIAL
WELLS FARGO CCER	CIRCLE B CASHWAY OF INDIAfoam board for	06/20/2018	28.49	PARK & RECREATI
WELLS FARGO CCER	CIRCLE B CASHWAY OF INDIAwall board and	06/22/2018	16.48	PARK & RECREATI
WELLS FARGO CCER	WAL-MART #1491SRP18 programming	06/25/2018	27.40	LIBRARY SPECIAL
WELLS FARGO CCER	WM SUPERCENTER #1491Pool Concessions	06/27/2018	14.92	POOL (MEMORIAL)
WELLS FARGO CCER	THE UPS STORE #6682Ergo-metrics testing p	06/28/2018	12.33	FIRE FUND
WELLS FARGO CCER	WM SUPERCENTER #1491Office supplies	06/29/2018	100.46	PARK & RECREATI
WELLS FARGO CCER	ADOBE CREATIVE CLOUDmonthly subscripti	06/01/2018	49.99	PARK & RECREATI
WELLS FARGO CCER	THEISENS #21city sign bed material	06/05/2018	131.75	PARK & RECREATI
WELLS FARGO CCER	THEISENS #21mulch	06/06/2018	598.50	PARK & RECREATI
WELLS FARGO CCER	PARAMOUNT THEATERVIDEO WASRP18 pro	06/08/2018	25.00	LIBRARY SPECIAL
WELLS FARGO CCER	WM SUPERCENTER #1491Senior supplies	06/11/2018	25.13	PARK & RECREATI
WELLS FARGO CCER	OREILLY AUTO #0337filters	06/12/2018	7.86	PARK & RECREATI
WELLS FARGO CCER	WAL-MART #1491SRP	06/13/2018	10.36	LIBRARY SPECIAL
WELLS FARGO CCER	AMAZON MKTPLACE PMTSSRP	06/14/2018	44.83	LIBRARY SPECIAL

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WELLS FARGO CCER	MENARDS DES MOINES IAA/C and plugs	06/15/2018	603.21	PARK & RECREATI
WELLS FARGO CCER	THEISENS #21Trailer Hitch	06/18/2018	28.67	PARK & RECREATI
WELLS FARGO CCER	AMAZON MKTPLACE PMTSpaper for car print	06/18/2018	119.20	POLICE FUND
WELLS FARGO CCER	CBI CLEVERBRIDGE INCAltaro 1yr renewal for	06/19/2018	468.75	GENERAL FUND
WELLS FARGO CCER	MCCOY TRUE VALUEsawzall blades	06/22/2018	12.59	PARK & RECREATI
WELLS FARGO CCER	MENARDS DES MOINES IAglassboard for Con	06/25/2018	35.97	PARK & RECREATI
WELLS FARGO CCER	MCCOY TRUE VALUEwasp killer	06/26/2018	8.62	PARK & RECREATI
WELLS FARGO CCER	WM SUPERCENTER #1491SRP	06/04/2018	94.11	LIBRARY SPECIAL
WELLS FARGO CCER	AMAZON.COM AMZN.COM/BILLSRP	06/06/2018	8.15	LIBRARY SPECIAL
WELLS FARGO CCER	DOWNEY TIRE PROS330 flat tire serviced	06/06/2018	25.09	FIRE FUND
WELLS FARGO CCER	USCC IVRCell Phone Charges	06/11/2018	91.22	GENERAL FUND
WELLS FARGO CCER	THEISENS #21Pipe for Morlock Meter vault su	06/12/2018	163.34	SEWER FUND
WELLS FARGO CCER	INDOFF INCORPORATED	06/12/2018	92.38	GENERAL FUND
WELLS FARGO CCER	B&H PHOTO 800-606-6969Replacement Micro	06/13/2018	242.00	GENERAL FUND
WELLS FARGO CCER	THE HOME DEPOT #2104SRP18 programmin	06/14/2018	35.10-	LIBRARY SPECIAL
WELLS FARGO CCER	AMAZON MKTPLACE PMTSpaper for car print	06/18/2018	109.12	POLICE FUND
WELLS FARGO CCER	WM SUPERCENTER #1491New cooler and mi	06/18/2018	63.19	PARK & RECREATI
WELLS FARGO CCER	WM SUPERCENTER #1491Softball Concessio	06/19/2018	13.33	PARK & RECREATI
WELLS FARGO CCER	MCCOY TRUE VALUEMisc Supplies	06/20/2018	47.36	SEWER FUND
WELLS FARGO CCER	NRPA HOUSINGNRPA Lodging Cancellation	06/22/2018	232.83-	PARK & RECREATI
WELLS FARGO CCER	WM SUPERCENTER #1491x2 Stop Watches	06/25/2018	19.54	FIRE FUND
WELLS FARGO CCER	FACEBK D7GFWEJ322Summer Reading Prog	06/01/2018	7.82	LIBRARY SPECIAL
WELLS FARGO CCER	WAL-MART #1491Bike Fest supplies	06/05/2018	57.88	PARK & RECREATI
WELLS FARGO CCER	THEISENS #21mulch	06/06/2018	598.50	PARK & RECREATI
WELLS FARGO CCER	WM SUPERCENTER #1491SRP18 programmi	06/08/2018	73.26	LIBRARY SPECIAL
WELLS FARGO CCER	SQ MERSHA MENGESHA	06/12/2018	39.38	POLICE FUND
WELLS FARGO CCER	OREILLY AUTO #0337filter	06/12/2018	11.38	PARK & RECREATI
WELLS FARGO CCER	WAL-MART #1723SRP18 programming	06/13/2018	45.60	LIBRARY SPECIAL
WELLS FARGO CCER	AMAZON MKTPLACE PMTS WWW.DVD price	06/14/2018	.03-	LIBRARY FUND
WELLS FARGO CCER	HY VEE 1271Cookies	06/15/2018	23.94	PARK & RECREATI
WELLS FARGO CCER	HY VEE 1271Princess Party Snacks	06/18/2018	54.45	POOL (MEMORIAL)
WELLS FARGO CCER	QUILL CORPORATIONmisc supplies	06/18/2018	30.66	POLICE FUND
WELLS FARGO CCER	WM SUPERCENTER #1491Plastic cups x7 @	06/20/2018	54.52	FIRE FUND
WELLS FARGO CCER	SOUTHEASTERN EMERGENCY EQMedical S	06/22/2018	256.74	AMBULANCE FUN
WELLS FARGO CCER	THE GREATER DES MOINESParking for Great	06/25/2018	6.25	GENERAL FUND
WELLS FARGO CCER	WM SUPERCENTER #1491SRP18 programmi	06/26/2018	49.77	LIBRARY SPECIAL
WELLS FARGO CCER	HY VEE 1271Teen Summer Reading Program	06/04/2018	4.98	LIBRARY SPECIAL
WELLS FARGO CCER	WAL-MART #1491SRP18 programming	06/06/2018	14.62	LIBRARY SPECIAL
WELLS FARGO CCER	OREILLY AUTO #0337oil filters	06/07/2018	17.25	PARK & RECREATI
WELLS FARGO CCER	WAL-MART #1491SRP18 programming	06/11/2018	13.41-	LIBRARY SPECIAL
WELLS FARGO CCER	MCCOY TRUE VALUEPool door sticker letters	06/12/2018	15.72	POOL (MEMORIAL)
WELLS FARGO CCER	SQ CR SERVICESTP	06/13/2018	67.11	PARK & RECREATI
WELLS FARGO CCER	WM SUPERCENTER #1491Napkins and Table	06/13/2018	8.85	PARK & RECREATI
WELLS FARGO CCER	WAL-MART #1491Bike Fest supplies	06/14/2018	48.37	PARK & RECREATI
WELLS FARGO CCER	QUILL CORPORATIONmisc supplies	06/18/2018	410.86	POLICE FUND
WELLS FARGO CCER	IOWA LEAGUE OF CITIESLent registration at t	06/18/2018	205.00	GENERAL FUND
WELLS FARGO CCER	CNM OUTDOOR EQUIPMENTEngine 333 cut	06/19/2018	29.00	AMBULANCE FUN
WELLS FARGO CCER	WAL-MART #1491Softball Concessions	06/21/2018	13.33-	PARK & RECREATI
WELLS FARGO CCER	MCCOY TRUE VALUEcalk and coupler for con.	06/22/2018	11.84	PARK & RECREATI
WELLS FARGO CCER	WAL-MART #1491Sodium Bisulfate	06/25/2018	39.40	POOL (MEMORIAL)
WELLS FARGO CCER	PHILLIPS 66 - INDIANOLA 6Gas for chainsaw.	06/01/2018	7.75	SEWER FUND
WELLS FARGO CCER	AMAZON MKTPLACE PMTS WWW.1 DVD	06/05/2018	22.99	LIBRARY FUND
WELLS FARGO CCER	MCCOY TRUE VALUEbroom, sprayer	06/06/2018	14.83	PARK & RECREATI
WELLS FARGO CCER	WAL-MART #1491Softball Concessions	06/07/2018	5.94	PARK & RECREATI
WELLS FARGO CCER	WM SUPERCENTER #1491Concession supplie	06/11/2018	45.96	PARK & RECREATI
WELLS FARGO CCER	ULINE SHIP SUPPLIESpool restroom supplies	06/12/2018	110.66	POOL (MEMORIAL)
WELLS FARGO CCER	AMAZON MKTPLACE PMTSSRP	06/13/2018	9.26	LIBRARY SPECIAL
WELLS FARGO CCER	ALERT ALL CORP	06/14/2018	290.00	FIRE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WELLS FARGO CCER	PAYPAL DIGI OFFICEevidence labels	06/15/2018	88.30	POLICE FUND
WELLS FARGO CCER	INDOFF INCORPORATEDSRP	06/18/2018	21.54	LIBRARY SPECIAL
WELLS FARGO CCER	WM SUPERCENTER #1491Bike Fest	06/18/2018	11.88	PARK & RECREATI
WELLS FARGO CCER	SHOT IN THE DARKTeen Summer Reading Pr	06/19/2018	33.41	LIBRARY SPECIAL
WELLS FARGO CCER	AMAZON MKTPLACE PMTSStencils - Pickle B	06/21/2018	161.49	ROAD USE TAX FU
WELLS FARGO CCER	PARAMOUNT THEATERVIDEO WASRP18 pro	06/25/2018	25.00	LIBRARY SPECIAL
WELLS FARGO CCER	SOUTHEASTERN EMERGENCY EQMedical S	06/26/2018	2,356.45	AMBULANCE FUN
WELLS FARGO CCER	MCCOY TRUE VALUEShop supplies. Receipt i	06/01/2018	38.39	SEWER FUND
WELLS FARGO CCER	WAL-MART #1491Teen Summer Reading Prog	06/04/2018	83.83	LIBRARY SPECIAL
WELLS FARGO CCER	HY VEE 1271Trustee reception	06/06/2018	17.28	LIBRARY FUND
WELLS FARGO CCER	MCCOY TRUE VALUE1 Inch Ball Valve for Irrig	06/07/2018	22.49	PARK & RECREATI
WELLS FARGO CCER	COURTYARD BY MARRIOTTIAWEA Conferen	06/11/2018	208.32	SEWER FUND
WELLS FARGO CCER	WM SUPERCENTER #1491Tball supplies	06/12/2018	202.82	PARK & RECREATI
WELLS FARGO CCER	NFPA NATL FIRE PROTECT	06/13/2018	9.95	FIRE FUND
WELLS FARGO CCER	SHERATON	06/14/2018	178.01	POLICE FUND
WELLS FARGO CCER	PARAMOUNT THEATERVIDEO WASRP18 pro	06/15/2018	25.00	LIBRARY SPECIAL
WELLS FARGO CCER	INDOFF INCORPORATEDBook covering suppli	06/18/2018	66.51	LIBRARY FUND
WELLS FARGO CCER	PAYPAL LITTLEPRINCPrincess Party Charact	06/18/2018	775.00	POOL (MEMORIAL)
WELLS FARGO CCER	CROSS BORDER TRANS FEESummer Readin	06/19/2018	.33	LIBRARY SPECIAL
WELLS FARGO CCER	KUM & GO #0518Fuel	06/21/2018	18.87	PARK & RECREATI
WELLS FARGO CCER	4IMPRINTjr badge stickers	06/25/2018	140.21	POLICE FUND
WELLS FARGO CCER	WM SUPERCENTER #1491Softball Concessio	06/25/2018	3.98	PARK & RECREATI
WELLS FARGO CCER	WM SUPERCENTER #1491Office Supplies	06/04/2018	9.72	LIBRARY FUND
WELLS FARGO CCER	WALMART.COMoffice	06/06/2018	.81	POLICE FUND
WELLS FARGO CCER	HY VEE 127119x Fentanyl 100mcg/2ml from H	06/06/2018	36.48	AMBULANCE FUN
WELLS FARGO CCER	THE BROWN BOTTLEIAWEA Conference mea	06/08/2018	33.78	SEWER FUND
WELLS FARGO CCER	AMAZON MKTPLACE PMTS WWW.1 DVD	06/12/2018	15.47	LIBRARY FUND
WELLS FARGO CCER	WM SUPERCENTER #1491Adult Summer Rea	06/12/2018	8.94	LIBRARY SPECIAL
WELLS FARGO CCER	THEISENS #21sesquicentennial roses and fertil	06/13/2018	46.20	PARK & RECREATI
WELLS FARGO CCER	WM SUPERCENTER #1491Enrich Iowa	06/14/2018	168.00	LIBRARY SPECIAL
WELLS FARGO CCER	HY VEE 1271Adult Summer Reading Program	06/15/2018	11.97	LIBRARY SPECIAL
WELLS FARGO CCER	SAMS CLUB #6344Pool Concessions	06/18/2018	336.42	POOL (MEMORIAL)
WELLS FARGO CCER	PLEASURE POOL AND SPASodium Bisulfate	06/19/2018	26.24	POOL (MEMORIAL)
WELLS FARGO CCER	CIRCLE B CASHWAY OF INDIApipe for gear dr	06/20/2018	16.03	AMBULANCE FUN
WELLS FARGO CCER	WAL-MART #1491SRP18 programming	06/22/2018	126.86	LIBRARY SPECIAL
WELLS FARGO CCER	DOWNEY TIRE PROSFlat tire serviced	06/25/2018	23.45	FIRE FUND
WELLS FARGO CCER	WAL-MART #1491SRP18 programming	06/27/2018	35.30	LIBRARY SPECIAL
WELLS FARGO CCER	WM SUPERCENTER #1491Supplies for S.F. D	06/01/2018	29.40	PARK & RECREATI
WELLS FARGO CCER	WM SUPERCENTER #1491Softball Concessio	06/05/2018	9.62	PARK & RECREATI
WELLS FARGO CCER	THEISENS #21Spring for tractor mower	06/06/2018	10.59	SEWER FUND
WELLS FARGO CCER	WAL-MART #1491Frame	06/08/2018	4.92	LIBRARY FUND
WELLS FARGO CCER	AMAZON MKTPLACE PMTS WWW.4 DVDs	06/12/2018	63.93	LIBRARY FUND
WELLS FARGO CCER	THEISENS #21oil	06/12/2018	47.76	PARK & RECREATI
WELLS FARGO CCER	MCCOY TRUE VALUEspring for Bobcat	06/13/2018	4.31	PARK & RECREATI
WELLS FARGO CCER	AMAZON MKTPLACE PMTS WWW.DVD price	06/14/2018	.03-	LIBRARY FUND
WELLS FARGO CCER	MCCOY TRUE VALUEscrews	06/15/2018	5.84	PARK & RECREATI
WELLS FARGO CCER	MCCOY TRUE VALUEPool Concessions	06/18/2018	98.70	POOL (MEMORIAL)
WELLS FARGO CCER	NFPA NATL FIRE PROTECT	06/18/2018	325.00	FIRE FUND
WELLS FARGO CCER	BEACON ATHLETICSBase Plugs	06/20/2018	444.60	PARK & RECREATI
WELLS FARGO CCER	GRAPHIC CONTROLS/VERMedical Supplies S	06/22/2018	816.97	AMBULANCE FUN
WELLS FARGO CCER	PRICE CHOPPERAdult Summer Reading Progr	06/25/2018	23.41	LIBRARY SPECIAL
WELLS FARGO CCER	AMAZON MKTPLACE PMTSSRP	06/27/2018	24.98	LIBRARY SPECIAL
Total WELLS FARGO CCER:			15,761.05	
WESLEY WOODS CAMP & RETREAT CTR				
WESLEY WOODS CAMP & RET	NATURE EXPLORERS	06/28/2018	390.00	PARK & RECREATI
WESLEY WOODS CAMP & RET	LIL' FARM HANDS	06/28/2018	105.00	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WESLEY WOODS CAMP & RET	BULLSEYE CAMP	06/28/2018	540.00	PARK & RECREATI
Total WESLEY WOODS CAMP & RETREAT CTR:			1,035.00	
WIEGERT DISPOSAL CO.				
WIEGERT DISPOSAL CO.	DUMPSTER - PARKS	07/01/2018	185.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	DUMPSTER - MAC	07/01/2018	35.00	POOL (MEMORIAL)
WIEGERT DISPOSAL CO.	DUMPSTER - ACTIVITY CENTER	07/01/2018	25.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	DUMPSTER - SOFTBALL	07/01/2018	125.00	PARK & RECREATI
Total WIEGERT DISPOSAL CO.:			370.00	
WOOSLEY LANDSCAPING & MOWING				
WOOSLEY LANDSCAPING & M	MOWING - PLANT	07/02/2018	1,160.00	SEWER FUND
WOOSLEY LANDSCAPING & M	MOWING - LIFTS	07/02/2018	420.00	SEWER FUND
Total WOOSLEY LANDSCAPING & MOWING:			1,580.00	
ZOOPS FUN ZONE				
ZOOPS FUN ZONE	MNO POOL PARTY	07/09/2018	225.00	POOL (MEMORIAL)
Total ZOOPS FUN ZONE:			225.00	
Grand Totals:			413,033.00	

City Council: _____

_____

_____

_____

_____

_____

City Council Regular 2nd Mtg **7.A.**

Meeting Date: 07/16/2018

Information

Subject

Presentation from the Indianola Community Youth Foundation regarding the Helping Hand Food Pantry Expansion Project

Information

The Indianola Community Youth Foundation will present information regarding the Helping Hand Food Pantry Expansion Project (packet).

Fiscal Impact

Attachments

Information

INDIANOLA COMMUNITY YOUTH FOUNDATION PRESENTS

THE HELPING HAND
FOOD PANTRY EXPANSION

TENTATIVE COMPLETION DATE NOVEMBER 2018

THE PROPERTY

- The current food pantry is **204 square feet**
- The expansion gives the pantry **2000 square feet,** ten times larger than where they currently operate!
- In 2017, food needs were $20,000 plus community donations
- More than 800 families were helped in 2017, providing nearly 43,000 items
- There are more than 30 regular volunteers who serve at The Helping Hand to provide for Warren County

KEY FACTS

- **The Helping Hand serves all of Warren County**
- 9.8% of residents of Warren County are considered 'food insecure'
- 23.4% of students in Warren County school districts are on the Free & Reduced Lunch program
- **The Helping Hand provides a full week's worth of food every 2 months for those in need**
- $1.00 donated specifically to the food pantry can provide 4 meals
- Funds raised will support operations for 2+ years

GOAL: $485,000

TO BUILD THE BEST FACILITY TO REACH THE MOST FAMILIES IN WARREN COUNTY

HOW CAN I GET INVOLVED?

DONATE:
@ www.icyf.org or
PO Box 423, Indianola Iowa
515.961.9500 ext 3174
Kim Seberg, ICYF Director

VOLUNTEER:
Visit The Helping Hand
@ 109 E Clinton Ave
or call 515.961.3864

CURRENT HOURS:

Tuesday	12:30-2:30PM
Thursday	9-11AM
Saturday	9-11AM

Meeting Date: 07/16/2018

Information

Subject

Resolution of support of the $29.9M Warren County Courthouse and Jail Bond Issue on August 7, 2018

Information

Recommendation

The resolution of support for the August 7, 2018 Warren County Ballot issue for a Law Enforcement Center on the square is in your packet. Highlights of the resolution include:

- A renovated and expanded Courthouse and Jail Facility on the Indianola Square would serve the needs of law enforcement and judicial services by lowering long-term expenses, increasing the safety of law enforcement and citizens, improving the security of inmates and reducing the out-of-service time of law enforcement by reducing transport of inmates
- The referendum will be held on August 7, 2018
- The City Council of the City of Indianola desires to demonstrate it support of said referendum

Roll call is in order.

Fiscal Impact

Attachments

Resolution

RESOLUTION NO. 2018-____

RESOLUTION OF SUPPORT OF THE $29.9M WARREN COUNTY COURTHOUSE AND JAIL BOND ISSUE ON AUGUST 7, 2018

WHEREAS, Warren County provides critical law enforcement services to Warren County and all cities within Warren County; and,

WHEREAS, the Warren County Courthouse could no longer offer space for judicial/court needs due to deterioration of the current Courthouse; and,

WHEREAS, Warren County has actively pursued involvement with communities having law enforcement departments, the local Chamber of Commerce, citizens and businesses to help identify solutions for courthouse and jail needs; and,

WHEREAS, there has been several planning meetings where research was conducted, financials analyzed and project design reviewed; and,

WHEREAS, there is consensus that the $29,900,000 project proposal of a new courthouse/jail facility on the Indianola Downtown Square appropriately serves the needs of law enforcement and judicial services by lowering long-term expenses, increasing the safety of law enforcement and citizens, improving the security of inmates, and reducing the out-of-service time of law enforcement by reducing transport of inmates.

WHEREAS, the City Council of the City of Indianola is expressly permitted to formally support a bond issue proposal according to Iowa Code Section 68A.505(2).

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, expresses its supports for the $29,900,000 bond issue for a new County Courthouse and Jail.

Passed and approved this 16th day of July 2018.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Diana Bowlin, City Clerk

Meeting Date: 07/16/2018

Information

Subject

1998 Citywide Urban Revitalization Plan

Information

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 07/16/2018

Information

Subject

Public hearing on the matter of adoption of the Amended and Restated 1998 Citywide Urban Revitalization Plan

Information

The first order of business is to hold the public hearing on the matter of the adoption of the Amended and Restated 1998 Citywide Urban Revitalization Plan.

Mayor Shaw will open the public hearing for comments. After receiving comments the public hearing will be closed.

As of July 12, 2018 no written comments have been received.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 07/16/2018

Information

Subject

Resolution adopting the Amended and Restated 1998 Citywide Urban Revitalization Plan

Information

The final item to consider is the resolution (packet) adopting the Amended and Restated 1998 Citywide Urban Revitalization Plan (packet).

Roll call is in order.

Fiscal Impact

Attachments

Resolution
Plan

This being the time and place fixed for a public hearing on the matter of the adoption of the Amended and Restated 1998 Citywide Urban Revitalization Plan, the Mayor asked the City Clerk whether any written objections had been filed with respect to the proposed Amended and Restated Plan. The City Clerk reported that _____ written objections had been filed. The Mayor then called for any oral objections to the adoption of the amendment and _____ were made. The public hearing was closed.

Council Member _____ introduced the following Resolution entitled "RESOLUTION ADOPTING THE AMENDED AND RESTATED 1998 CITYWIDE URBAN REVITALIZATION PLAN," and moved its adoption. Council Member _____ seconded the motion to adopt. The roll was called and the vote was:

AYES: _____

_____

NAYS: _____

Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION NO. _____

RESOLUTION ADOPTING THE AMENDED AND RESTATED
1998 CITYWIDE URBAN REVITALIZATION PLAN

WHEREAS, by Resolution adopted February 2, 1998, the Council of the City of Indianola, Iowa ("City") approved the 1998 Citywide Urban Revitalization Plan ("Original Plan"), and subsequently adopted Ordinance No. 1130, on May 11, 1998, designating the entire area within the corporate boundaries of the City as the 1998 Citywide Urban Revitalization Area ("Area" or "Revitalization Area") subject to said plan; and

WHEREAS, by Resolution No. 22-02, adopted November 4, 2002, the City amended the Original Plan to extend its term, and remove the cap on multi-family commercial units and the one-time application limit; and

WHEREAS, by Resolution No. 10-04, adopted June 21, 2004, the City amended the Original Plan's exemption schedule; and

WHEREAS, by Resolution No. 01-06, adopted May 1, 2006, the City amended the Original Plan to amend the application process in conformance with a change in Iowa Code Chapter 404; and

WHEREAS, by Resolution No. 01-08, adopted January 7, 2008, the City extended the term of the Original Plan and revised the exemption eligibility threshold; and

WHEREAS, by Resolution No. 12-09, adopted December 7, 2009, the City added a Sustainable Residential Property exemption schedule; and

WHEREAS, by Resolution No. 16-12, adopted October 15, 2012, the City extended the term of the Original Plan to January 31, 2018; and

WHEREAS, by Resolution No. 2018-08, adopted January 16, 2018, the City extended the term of the Original Plan to December 31, 2018; and

WHEREAS, by the foregoing action, the Council has determined that the Area within the City of Indianola can be revitalized as authorized by Chapter 404, Code of Iowa (the "Act"); and

WHEREAS, by the foregoing action, the Council determined that the Area met the criteria under Iowa Code sections 404.1(3), 404.1(4), and 404.1(5); and

WHEREAS, since designating the Area under the above criteria, the City has found the existence of certain conditions in the City, including deteriorated or deteriorating structures, incompatible land use relationships, faulty lot layouts, deterioration of site or other improvements, and flood hazards which are conditions endangering life and/or property; all of which are among the criteria listed in Iowa Code section 404.1(2) for designating an area as blighted; and

WHEREAS, the City finds the Area to substantially meet the criteria under Iowa Code section 404.1(2), in addition to sections 404.1(3), 404.1(4), and 404.1(5); and

WHEREAS, a proposed Amended and Restated 1998 Citywide Urban Revitalization Plan (the "Amended and Restated Plan") has been prepared, the purpose of which is to amend and restate the Original Plan to add a blight designation to the Revitalization Area, extend the term of the Original Plan, as amended and restated, establish new exemption schedules for property assessed as commercial, residential, or multi-residential, and add a limitation to eligibility for property in an urban renewal area; and

WHEREAS, pursuant to the Amended and Restated Plan, the property within the Area continues to include the entire incorporated City of Indianola, Iowa, and shall include all future property annexed by the City; and

WHEREAS, after published notice was given, as required by the Act, the City Council held a public hearing on July 16, 2018 on the Amended and Restated 1998 Citywide Urban Revitalization Plan and considered all objections, comments, and evidence presented.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA AS FOLLOWS:

Section 1. That all objections received, if any, at the public hearing referred to in the preamble above are found to be without sufficient merit to preclude the adoption of the proposed Amended and Restated Plan.

Section 2. That the proposed Amended and Restated Plan is adopted in the form attached as Exhibit 1 to this Resolution; and

Section 3. That all resolutions or parts of resolutions in conflict herewith be and the same are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this 16th day of July, 2018.

_____

Mayor

ATTEST:

Clerk

CITY OF INDIANOLA, IOWA

AMENDED AND RESTATED
1998 CITYWIDE
URBAN REVITALIZATION PLAN

for the

1998 CITYWIDE
URBAN REVITALIZATION AREA

2018

Final

INTRODUCTION

The City of Indianola ("City") adopted the 1998 Citywide Urban Revitalization Plan ("Original Plan") in 1998 via resolution on February 2, 1998. The Original Plan described the Urban Revitalization Area ("Area" or "Revitalization Area") as including the "entire area within the corporate boundaries of the City of Indianola . . .", which Area "shall expand with annexation." Ordinance No. 1130, adopted May 11, 1998, designated the "entire area within the corporate boundaries of the City of Indianola, Iowa" as the Revitalization Area and declared that the Original Plan was adopted. Since that time, the City has adopted resolutions amending the Original Plan in 2002, 2004, 2006, 2008, 2009, 2012, and 2018.

Because of the length of time since the Original Plan was adopted, the various amendments that have been adopted, and the City's finding that additional changes should be made to the Original Plan, as amended, to update and clarify it, the City is adopting this Amended and Restated 1998 Citywide Urban Revitalization Plan ("Plan" or "Revitalization Plan" or "Amended and Restated Plan"). This Amended and Restated Plan amends and restates the original 1998 Citywide Urban Revitalization Plan. The City amends the Original Plan in compliance with Iowa Code Section 404.2(6) through the adoption of this Amended and Restated Plan by resolution following a public hearing at the next regularly scheduled City Council meeting held at least seven days after published notice.

Although the language in this Amended and Restated Plan modifies many sections of the Original Plan, as previously amended, the material changes in this Amended and Restated Plan are the following:

1. designates the Area as substantially satisfying Iowa Code Section 404.1(2), in addition to Section 404.1(3-5);

2. confirms that the Revitalization Area shall continue to include all annexed areas since the Original Plan was adopted; that future property annexed into the City shall continue to be automatically included within the Area upon the effective date of annexation;

3. extends the term of the Amended and Restated Plan;

4. prohibits any eligibility for exemptions under this Plan for property located within an Urban Renewal Area without specific approval from the City Council; and

5. establishes new exemption schedules for property assessed as commercial, residential or multi-residential.

GOALS, PURPOSE, AND DESIGNATION

In 1979, the Iowa legislature enacted into law the Urban Revitalization Act ("Act") giving city governing bodies the authority to designate an area or areas of a city as urban revitalization areas. Under the Act, qualified real estate within the designated area may be eligible to receive a total or

partial exemption from property taxes on improvements for a specified number of years. The primary intent of the Act is to provide communities with a long-term increase or stabilization in their tax base by encouraging rehabilitation or new construction which might not otherwise have occurred.

Specifically, the Act provides the City of Indianola the opportunity to influence its growth by stimulating investment from the private sector. After the tax exemption schedule is completed, the individual property will be fully taxed, thus completing the philosophy that tax incentives are used to encourage individuals to improve their property with the long term city goal of increasing the tax base. Certain criteria have been established which must be met by a city exercising the authority conferred in the Act. Accordingly, the Indianola City Council adopted a Resolution on February 2, 1998, finding a need for the establishment of an urban revitalization area, adopted the Original Plan, and adopted an ordinance designating the entire City as the Revitalization Area.

Section 404.1 of the Code of Iowa provides that the City Council may designate an area of the city as a revitalization area if that area is any of the following:

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and which is detrimental to the public health, safety, or welfare.

2. An area which by reason of the presence of substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use.

3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture, or significance should be preserved or restored to productive use.

4. An area which is appropriate as an economic development area as defined in section 403.17.

5. An area designated as appropriate for public improvements related to housing and residential development or construction of housing and residential development, including single or multifamily housing.

In adopting the Original Plan, the City Council of Indianola found that the rehabilitation, conservation, redevelopment economic development or a combination thereof of the Revitalization Area is necessary in the interest of the public health, safety or welfare of the residents of the City, and the Revitalization Area substantially meets the criteria of Iowa Code Sections 404.1 (3), (4) and (5). In amending the Original Plan by adopting this Amended and Restated Plan, the City Council reaffirms the above findings, and further finds that the Area substantially meets the criteria of Iowa Code Section 404.1(2).

Section 404.2 of the Code of Iowa requires that a city prepare a plan to govern activities within the proposed revitalization area before establishing the revitalization area by ordinance. Accordingly, the City adopted the Original Plan to govern activities within the City-wide Revitalization Area created by Ordinance No. 1130. The purpose of this Amended and Restated Plan is to amend and update that Original Plan.

PLAN DETAILS

A. Geographic Description of Urban Revitalization Area:

Since Ordinance 1130 was adopted May 11, 1998, the Revitalization Area has included the entire area within the corporate boundaries of the City of Indianola, Warren County, Iowa, and those boundaries have expanded with annexation since the adoption of the Original Plan. **Appendix A** to this Amended and Restated Plan is a map of the current corporate boundaries of the City of Indianola. The Revitalization Area continues to be defined as the entire area within the corporate boundaries of the City, and any property annexed into the City in the future shall automatically be included in the Revitalization Area as of the effective date of such annexation.

B. Existing Valuations According to County Assessor:

An updated list of the valuations of each parcel within the Area, listing the land and building values separately, is available for review with the City but is not attached to this Amended and Restated Plan.

C. Property Owners:

An updated list of the names and addresses of the property owners for each parcel identified within the Area are available for review with the City but is not attached to this Amended and Restated Plan.

D. City Services:

As it becomes financially feasible, the provision of municipal services to the Revitalization Area will be expanded and improved to meet the demands of new development.

E. Zoning and Land Use:

The Revitalization Area is proposed for new and revitalized and expanded residential, multi-residential, and commercial development in an area that is in compliance with the City's Comprehensive Plan and Zoning Ordinance. **Appendix B** contains maps of the planned land use and existing zoning for the Area.

The amount of land assessed as agricultural land in the City, when that amount is compared to the amount of agricultural land in Warren County, is minimal, and the City has determined that any new construction on agriculturally-assessed property otherwise qualifying for exemption under this Amended and Restated Plan is utilizing the minimum amount of agricultural land necessary to accomplish the goals of this Plan and will be eligible for exemption.

F. Applicable Revitalization and Term of Plan:

The purpose of this Amended and Restated Plan is to stimulate the development of more residential, multi-residential and commercial buildings, improvements and uses. Therefore, property tax abatement is made available for new construction and for rehabilitation or additions to existing buildings on residential, multi-residential, and commercial property within the Area.

The Amended and Restated Plan shall remain in effect until the City repeals the applicable ordinance establishing the Revitalization Area. If, at any time, the City Council feels that its goals for revitalization have been achieved and that continuation would no longer benefit the City, then the City Council may repeal the ordinance establishing the Revitalization Area pursuant to Section 404.7 of the Code of Iowa. However, any applications for exemption which are already approved when the ordinance is repealed will be allowed to continue until their completion or expiration. The City reserves the right to extend or further amend the Amended and Restated Plan and/or the ordinance to the extent allowed by law.

G. Relocation:

The City does not anticipate the displacement or relocation of any persons, families, or businesses as a result of the improvements to be made in the Revitalization Area. If such displacement occurs, the City will comply with all legal requirements.

Upon application for and verification of eligibility for tax abatement to a property owner by the City, Qualified Tenants in the Area whose displacement was due to action on the part of a property owner to qualify for said tax abatement under this Amended and Restated Plan shall be compensated by the property owner for one month's rent and for actual reasonable moving and related expenses. Qualified Tenant, as used in this Amended and Restated Plan, shall mean the legal occupant of a residential dwelling unit which is located within the Area and who has occupied the dwelling unit continuously since one year prior to the City's adoption of the Original Plan in 1998.

H. Tax Exemption Schedules

Residential Property and Multi-residential/Commercial Property **with** Three or More Living Quarters.

All Qualified Real Estate assessed as: (a) residential property; or (b) commercial property or multi-residential property if the commercial or multi-residential property consists of three or more separate living quarters with at least seventy-five percent of the space used for residential purposes, is eligible to receive an exemption from taxation on a portion of the Actual Value Added by Eligible Improvements.

The exemption is for a period of five (5) years. The amount of the partial exemption is equal to a percent of the Actual Value Added by Eligible Improvements, determined as follows:

First Year – 100%
Second Year – 80%
Third Year – 60%
Fourth Year – 40%
Fifth Year – 20%

Commercial and Multi-residential Property **without** Three or More Living Quarters.

All Qualified Real Estate assessed as commercial property or multi-residential property which does not qualify for the above exemption is eligible to receive an exemption from taxation on a portion of the Actual Value Added by Eligible Improvements.

The exemption is for a period of four (4) years. The amount of the partial exemption is equal to a percent of the Actual Value Added by Eligible Improvements, determined as follows:

First Year – 80%
Second Year – 60%
Third Year – 40%

Fourth Year – 20%

I. Definitions/Additional Requirements:

As used in this Amended and Restated Plan, "Qualified Real Estate" means real property which is located in the designated Revitalization Area and to which Eligible Improvements have been added during the time the Area was so designated a revitalization area, which improvements have increased the actual value by at least the amount or percentage indicated below.

"Eligible Improvements," as used in this Amended and Restated Plan, include rehabilitation and additions to any existing residential, multi-residential, and commercial structures. In addition, new construction of residential, multi-residential, and commercial structures on vacant land or on land with existing structures is also eligible for tax abatement. All improvements, in order to be considered eligible, must be completed in conformance with all applicable ordinances and regulations of the City of Indianola, and must be completed during the time the Area is designated as a revitalization area. No abatement will be allowed unless a building permit has been issued by the City with respect to the project for which the abatement is requested.

"Actual Value Added by Eligible Improvements," as used in this Amended and Restated Plan, means the actual value added as of the first year for which the exemption was received. In order to be eligible for tax abatement, the increase in actual value of the property from the Eligible Improvements must be at least 10%. If more than one building is located on the property, the ten percent (10%) increase applies only to the structure or structures upon which the improvements were made. If no structures were located on the property prior to the improvements, any improvements may satisfy the ten percent (10%) requirement. Increases in taxes because of the increased assessed value for land are not eligible for abatement.

The City also has a tax increment financing program which is designed to provide incentives for development. Accordingly, a property that, in the determination of the City Council, is receiving either direct or indirect benefits that were financed through a tax increment financing program, may not be eligible for tax abatement under the revitalization program, unless otherwise determined by the City Council. See also: Section M.

J. Outside Funding Assistance:

The City is not currently aware of any federal, state, or private grant or loan program "likely to be a source of funding" for residential improvements in the Revitalization Area, other than those of conventional lending institutions at normal market rates. Likewise, the City is not currently aware of any grant or loan program which the City "has or will have as a source of funding" for the Area for residential improvements. However, it is not the intention of the City to prohibit the use of other appropriate federal or state

revitalization or incentive programs within the Area. The City may seek federal and/or state grant or loan programs and any and all other funding sources in developing proposed projects. Federal programs may be available through the Department of Housing and Urban Development (HUD) and the Farmers Home Administration (FmHA). State programs may be available through the Iowa Housing Finance Authority and the Iowa Department of Economic Development. The City may seek private sector funding sources and/or utilize funding through Iowa Code Chapters 403 or 403A.

K. Revenue Bonds:

The City has no plans at the present time to issue revenue bonds for revitalization projects within the Area.

L. Application and Prior Approval:

An application, on the form provided by the City, shall be filed for each new exemption claimed. The application shall be filed by the property owner with the City Council by February 1 of the assessment year for which the exemption is first claimed, but not later than the year in which all improvements included in the project are first assessed for taxation, or the following two assessment years, in which case the exemption is allowed for the total number of years in the exemption schedule. The City may allow a property owner to submit an application after the above deadlines subject to the discretion of the Council and the limitations outlined in Iowa Code Section 404.4. If a project is started in one year and is not completed until the following year, the application should be submitted in the year the project is completed. Submitting an application based upon partial completion of the project may result in the award of a partial exemption, as explained in Iowa Code Chapter 404 and corresponding regulations.

The application shall contain, but not be limited to, the following information:

(1) Name of applicant/property owner;

(2) Applicants complete mailing address and telephone number;

(3) Legal description of the property where improvements are made;

(4) The nature of the proposed improvement(s);

(5) Estimated or actual cost of the project;

(6) The estimated or actual date of completion;

(7) The tax exemption schedule as selected by the owner of the property; and

(8) The tenants that occupied the owner's building on the date the City adopted the Original Plan (February 1998).

M. Approval of Applications:

Owners may submit a proposal for a new commercial, multi-residential, or residential construction project to the City Council to receive prior approval for eligibility for a tax exemption on the project. The City Council shall give its prior approval if the project is in conformance with this Amended and Restated Plan. However, if the proposal is not approved, the owner(s) may submit an amended proposal for the City Council to approve or reject. Such prior approval shall not entitle the owner(s) to exemption from taxation until the new construction has been completed and found to be qualified for the exemption.

For prior approval and non-prior approval applications, the City Council shall approve an application submitted for approval if the project is:

1. In conformance with this Amended and Restated Plan;

2. Not located in any urban renewal area that currently exists or is created or expanded in the future. If the project is located in any urban renewal area, then the project may be eligible for exemption under this Plan only if the City Council determines that allowing such an exemption will not be inconsistent or interfere with any urban renewal plan, project, or related development agreement. If an application under this Amended and Restated Plan is denied by the City Council because the property for which an exemption is requested is within an existing urban renewal area, the owner may reapply for benefits under this Plan for the same property if the property has subsequently been removed from the urban renewal area, provided the property remains in the designated Revitalization Area and all other Plan requirements are met. Improvements receiving funding from any other local, state or federal governmental program are only eligible for tax exemption under this Plan if specifically authorized by the City Council;

3. Located within the Area designated by the Plan;

4. If improvements were made during the time the Area was so designated;

5. If the application meets all other legal requirements; and

6. The project has obtained a building permit from the City.

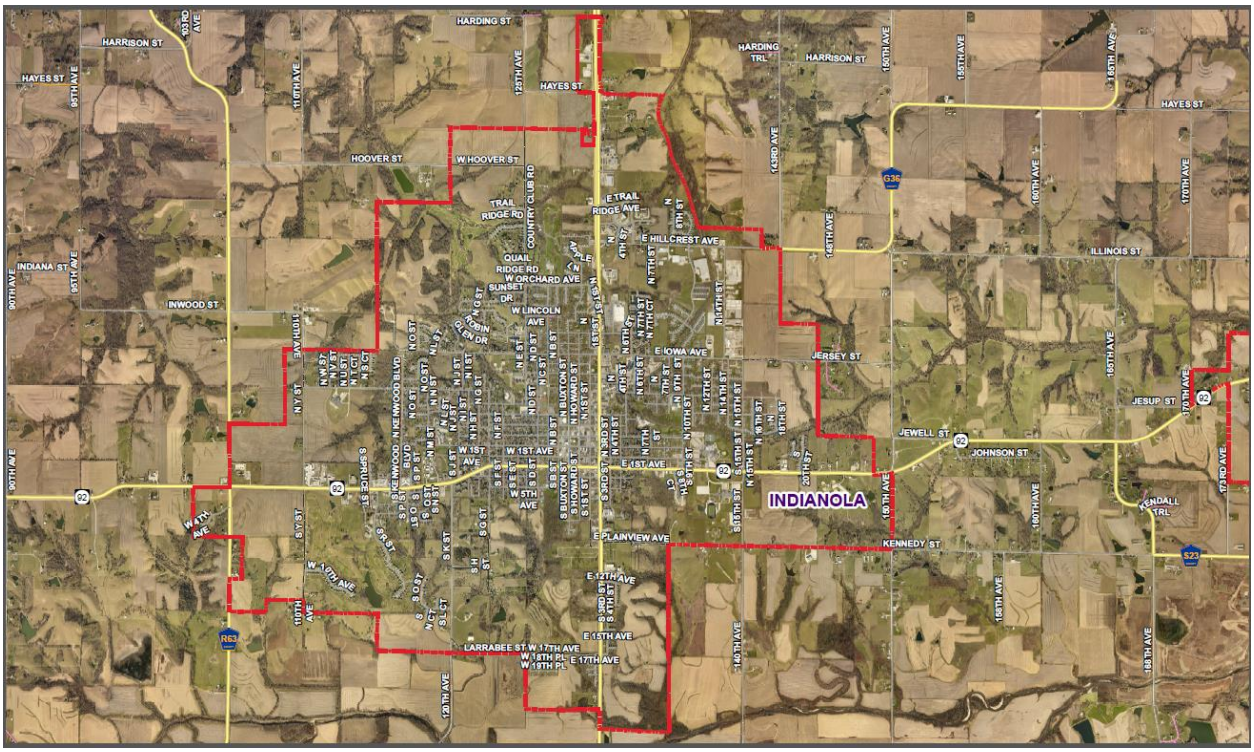
All approved applications shall be forwarded by the City to the Warren County Assessor by March 1 for review and a final determination of eligibility by the Assessor, pursuant to Section 404.5 of the Code of Iowa. The County Assessor shall make a physical review of

all properties with approved applications. The County Assessor shall determine the increase in actual value for tax purposes due to the new construction and notify the applicant of the determination, which may be appealed to the local board of review pursuant to Section 441.37 of the Code of Iowa. After the initial tax exemption is granted, the County Assessor shall continue to grant the tax exemption for the time period specified on the approved application. The tax exemptions for the succeeding years shall be granted without the owner(s) having to file an application for succeeding years.

N. Effective Period. This Amended and Restated Plan shall become effective upon the approval of a resolution by the City Council adopting the same ("Effective Date"). The new exemptions contained in this Amended and Restated Plan shall only be available for Eligible Improvements initiated (construction permits issued) and completed after the Effective Date, subject to the terms of the Amended and Restated Plan.

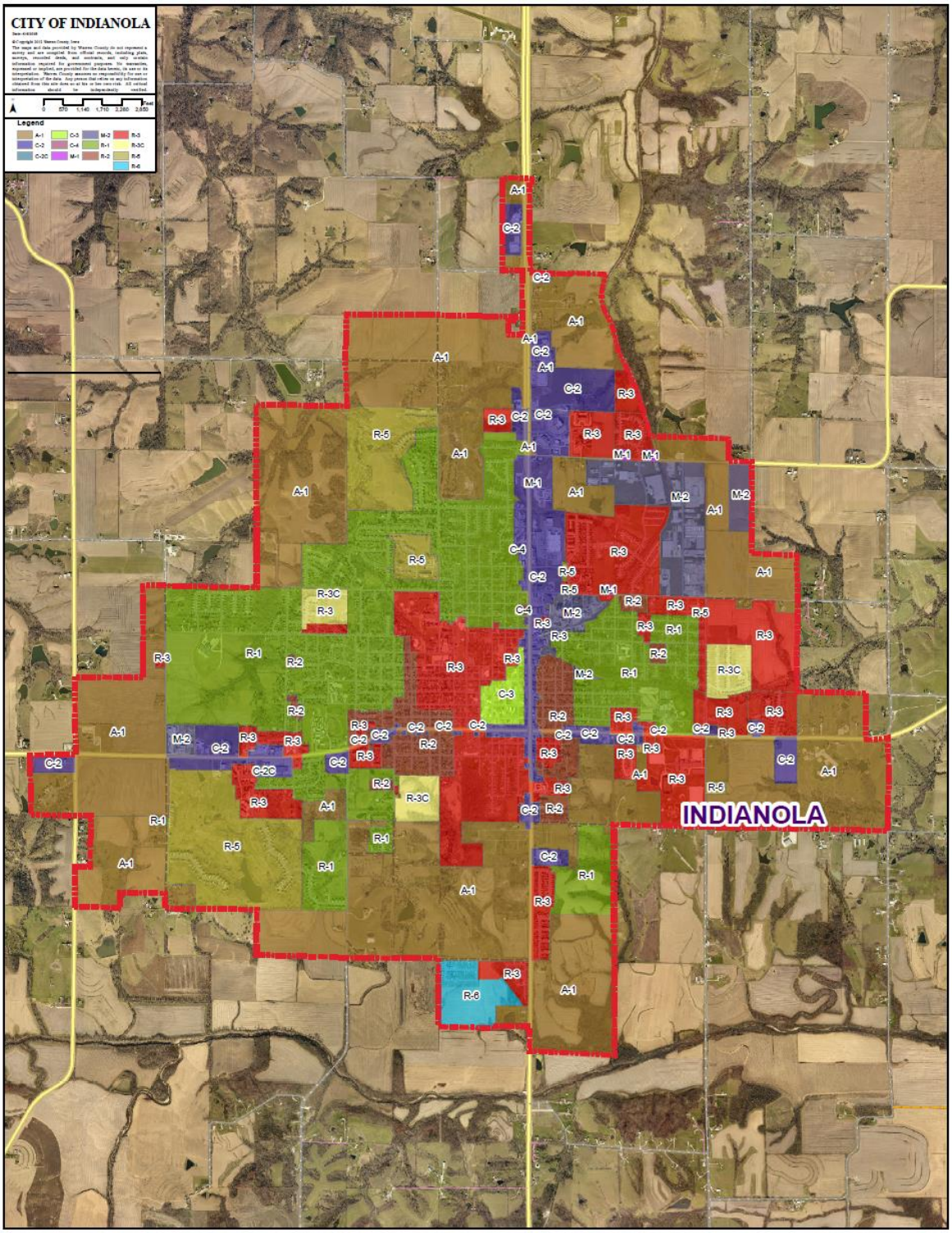
APPENDIX A

Map of Revitalization Area – Corporate Boundaries (2018)

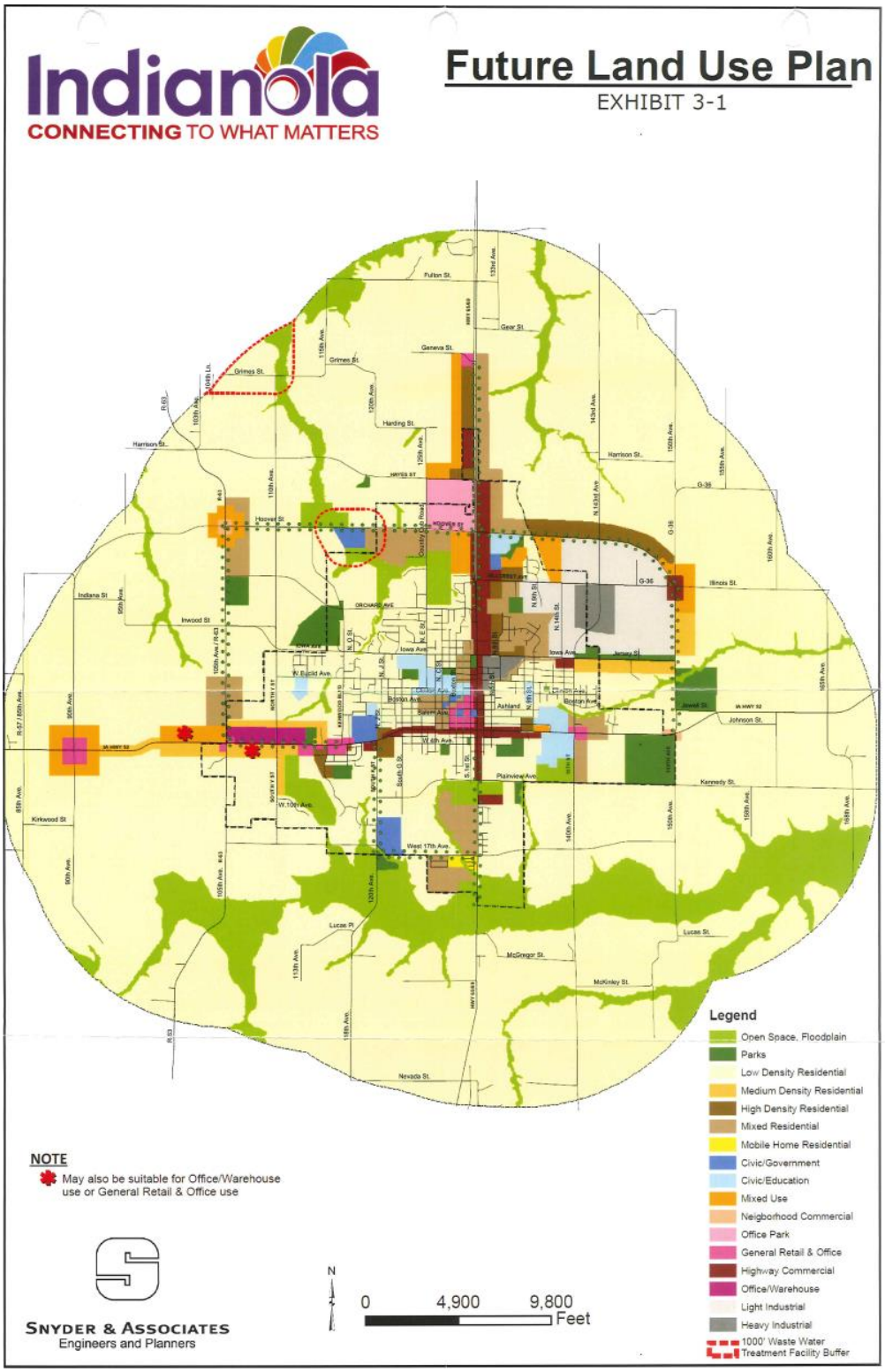


APPENDIX B

Existing Zoning Map



Planned Land Use Map



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Meeting Date: 07/16/2018

Information

Subject

Public hearing and first consideration of a request from Jake Doering to rezone Lot 21, Quail Meadows Plat 1 from M-1 (Limited Industrial) to R-3 (Mixed Residential) P&Z unanimously recommended approval on June 12, 2018

Information

Council will needs to hold the public hearing and first consideration of a rezoning request from Jake Doering. Enclosed is the rezoning application, a letter from Mr. Doering, a map indicating the requested area for the rezoning and the notice sent to property owners within 200'. Lot 21 contains 1.70 acres. Mr. Doering is requesting the zoning change from M-1 (Limited Industrial) to R-3 (Mixed Residential) for the development of multifamily structures. Planning and Zoning approved the final plat for Quail Meadows Plat 1 on April 13, 2004, followed by City Council approval on April 19, 2004.

A 60' wide landscape buffer, as required by Chapter 170.40 of the Subdivision regulations is indicated on the final plat along the west and north property lines of Lot 21 due to the M-1 zoning abutting a residential area. If rezoned this buffer requirement would not be required, however Chapter 166.04 J. #1 of the Site Plan regulations would require a buffer along said property lines when the complex exceeds four off street parking stalls. The buffer requirement may be met one of the following ways:

1. A buffer yard of twenty (20) feet or less in width with a five-foot high earth berm for the entire length of the lot; and three (3) overstory trees, six (6) understory trees and fifteen (15) shrubs per one hundred (100) lineal feet; or
2. A buffer yard more than twenty (20) feet in width with five (5) overstory trees, ten (10) understory trees and ten (10) shrubs per one hundred (100) lineal feet; or
3. A six-foot high double-face opaque wooden fence; or a six-foot high masonry wall, to be constructed with face brick, stucco or a similar finished surface toward the A-1, R-1, R-2, R-3, R-4, R-5 or R-6 zoning classification.

The current zoning to the north and west of the property is R-3, however all development within the subdivision are single family dwellings. The property to the east is A-1 (Agriculture) and to the south is M-2 (General Industrial). The lot immediately to the north is an outlot of Quail Meadows Plat 1. This outlot is used for water detention and will not be developed.

If approved, the Future Land Use Map within the 2011 Comprehensive Plan will need to be amended as it indicates this area as light industrial use.

P&Z unanimously recommended approval on June 12, 2018.

Roll call is in order.

Fiscal Impact

Attachments

PZ Minutes
Memo
Rezoning Information
Ordinance

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
JUNE 12, 2018
6:00 P.M.

The meeting was called to order by Chairperson Joe Butler and on roll call the following members were present:

Joe Butler
Al Farris
Ron Fridley
Becky Needles
Bob Ormsby
Josh Rabe
Misty Soldwisch

Also present: Richard and Joyce Bethards, Karen Croat, Jake Doering, Barb Yearous, Mindi Robinson and Rich Parker.

The minutes of the May 15, 2018 meeting were approved on a motion made by Needles and seconded by Farris. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Consider Request from Jake Doering to Rezone Lot 21, Quail Meadows Plat 1 from M-1 (Limited Industrial) to R-3 (Mixed Residential)

Rich provided the background of Quail Meadows Plat 1 stating the Final Plat was approved by both Planning and Zoning and City Council in 2004. The Final Plat of Quail Meadows showed two industrial lots, Lots 20 and 21, with the remaining lots zoned as mixed residential. Rich further explained that the rezoning request from M-1 to R-3 establishes an ideal buffer between industrial zoning and the single family dwellings within Quail Meadows.

Rich indicated that if the rezoning was approved the 60' wide landscape buffer along the west and north property lines of Lot 21 would not be required. However, a buffer yard from the Site Plan ordinance would be required once the complex exceeds four off street parking stalls.

Richard Bethards of 2002 North 9th Street questioned whether the berm along the west side of the lot could be removed. He shared concerns about the water going into his property. Butler explained that the berm could be removed but the developer is required to provide stormwater review and meet the City's requirements for stormwater and detention.

Karen Croat of 2104 North 9th Street questioned why the rezoning request was for R-3 zoning. Rich explained that R-3 zoning allows for multi-family dwellings which is what the developer plans to construct. Butler also explained that R-3 zoning would be a

continuous zoning extension from the Quail Meadows subdivision. Ms. Croat also shared concerns regarding water in her yard.

Motion was made by Farris and seconded by Soldwisch to approve the request from Jake Doering to rezone Lot 21, Quail Meadows Plat 1 from M-1 (Limited Industrial) to R-3 (Mixed Residential), including updating the Future Land Use Map of the Comprehensive Plan. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Consider Request from Barbara Yearous to Amend R-1 (Single Family Residential) Zoning 165.09 #4 Special Exception Uses and Structures

Rich provided the background of the request stating Barbara Yearous has concerns that when it is time to sell her property that R-1 zoning requires Board of Adjustment approval for Bed and Breakfast establishments if there is a change of titleholder. Rich further explained that this is the only special use that requires Board of Adjustment to review for change of titleholder.

Commission discussed why the requirement was approved in 2014.

Motion was made by Ormsby and seconded by Rabe to amend the municipal code of the City of Indianola, Iowa, Chapter 165, Zoning Regulations for bed and breakfast special exception use. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Meeting adjourned on a motion by Fridley and seconded by Rabe.

_____ _____

Joe Butler, Chairperson Mindi Robinson

To: Planning and Zoning Commission
From: Rich Parker, Interim Director of Community Development
Subject: June 12, 2018 Meeting

Item # 4 Consider Request from Jake Doering to Rezone Lot 21, Quail Meadows Plat 1 from M-1 (Limited Industrial) to R-3 (Mixed Residential).

Enclosed is the rezoning application, a letter from Mr. Doering, a map indicating the requested area for the rezoning and the notice sent to property owners within 200'. Lot 21 contains 1.70 acres. Mr. Doering is requesting the zoning change from M-1 (Limited Industrial) to R-3 (Mixed Residential) for the development of multifamily structures. Planning and Zoning approved the final plat for Quail Meadows Plat 1 on April 13, 2004, followed by City Council approval on April 19, 2004.

A 60' wide landscape buffer, as required by Chapter 170.40 of the Subdivision regulations is indicated on the final plat along the west and north property lines of Lot 21 due to the M-1 zoning abutting a residential area. If rezoned this buffer requirement would not be required, however Chapter 166.04 J. #1 of the Site Plan regulations would require a buffer along said property lines when the complex exceeds four off street parking stalls. The buffer requirement may be met one of the following ways:

1. A buffer yard of twenty (20) feet or less in width with a five-foot high earth berm for the entire length of the lot; and three (3) overstory trees, six (6) understory trees and fifteen (15) shrubs per one hundred (100) lineal feet; or
2. A buffer yard more than twenty (20) feet in width with five (5) overstory trees, ten (10) understory trees and ten (10) shrubs per one hundred (100) lineal feet; or
3. A six-foot high double-face opaque wooden fence; or a six-foot high masonry wall, to be constructed with face brick, stucco or a similar finished surface toward the A-1, R-1, R-2, R-3, R-4, R-5 or R-6 zoning classification.

The current zoning to the north and west of the property is R-3, however all development within the subdivision are single family dwellings. The property to the east is A-1 (Agriculture) and to the south is M-2 (General Industrial). The lot immediately to the north is an outlot of Quail Meadows Plat 1. This outlot is used for water detention and will not be developed.

If approved, the Future Land Use Map within the 2011 Comprehensive Plan will need to be amended as it indicates this area as light industrial use.

Item #5 Consider Request from Barbara Yearous to Amend R-1 (Single Family Residential) Zoning 165.09 #4 Special Exception Uses and Structures.

At the May 2018 Planning and Zoning Commission meeting Barbara Yearous requested Commission review the special uses and exception structures for bed and breakfasts. Enclosed is a letter from Ms. Yearous who owns the Corn Crib Bed and Breakfast at 1301 South K Street. Her concern relates to #4 of the Special Exception Uses and Structures within R-1 (Single Family Residential) which states the following:

Bed and Breakfast, provided that (a) if the use ceases for more than six months or the titleholders of the property changes, the use shall revert back to a permitted principal use; (b) occupancy is limited to four guests units (e.g. families, couples or individuals); (c) required off-street parking shall be one space for each guest unit and two spaces for the resident; (d) signage is limited to a maximum of three square feet mounted flush to the building; (e) require 10 day written notification to property owners within 200' of the proposed location before Board of Adjustment hearing; (f) no meals served to people other than overnight guests; and (g) the entire property is located within 600 feet of the Simpson College Campus bounded by Clinton Avenue, E Street, Girard Avenue and Buxton Street, or the lot size is 3 acres or more.

Specifically, her concern is that if the property changes ownership the Board of Adjustment will be required to review the B&B special use again. Because of the development of Deer Creek Plats 2 and 3, there may be some opposition from those future property owners within 200' of the Bed and Breakfast property.

To provide some background the memo and minutes from the March 11, 2014, Planning and Zoning Commission meeting are enclosed for your reference. The meeting addressed allowing bed and breakfast establishments in an R-1 zoning on a minimum of three acres as a special exception to the Board of Adjustment.

After reviewing the other special uses and structures requirements within the Zoning Regulations chapter, it was found that no other use was required to come back to Board of Adjustment upon the sale of the property and change of titleholder.

Staff has reviewed the request with the City Attorney. Enclosed is a draft ordinance for your review should Commission approve the amendment request.

Doering Properties, LLC
9028 Harding Street
Indianola, IA 50125

Indianola City Council & Indianola Planning & Zoning Committee

May 25, 2018

To Whom It May Concern:

We are asking the city of Indianola, Indianola City Council, and city planning and zoning committee to amend the zoning of the parcel located on the Southeast corner of the Quail Meadows development in Indianola from M-1 to R-3. The parcel is approximately 1.7 acres in size and is located directly west of the bike trail and directly East of the entry to Quail Meadows with a current M-1 zoning classification. The adjoining lot to the North is approximately 1.3 acres in size with a current R-3 zoning classification.

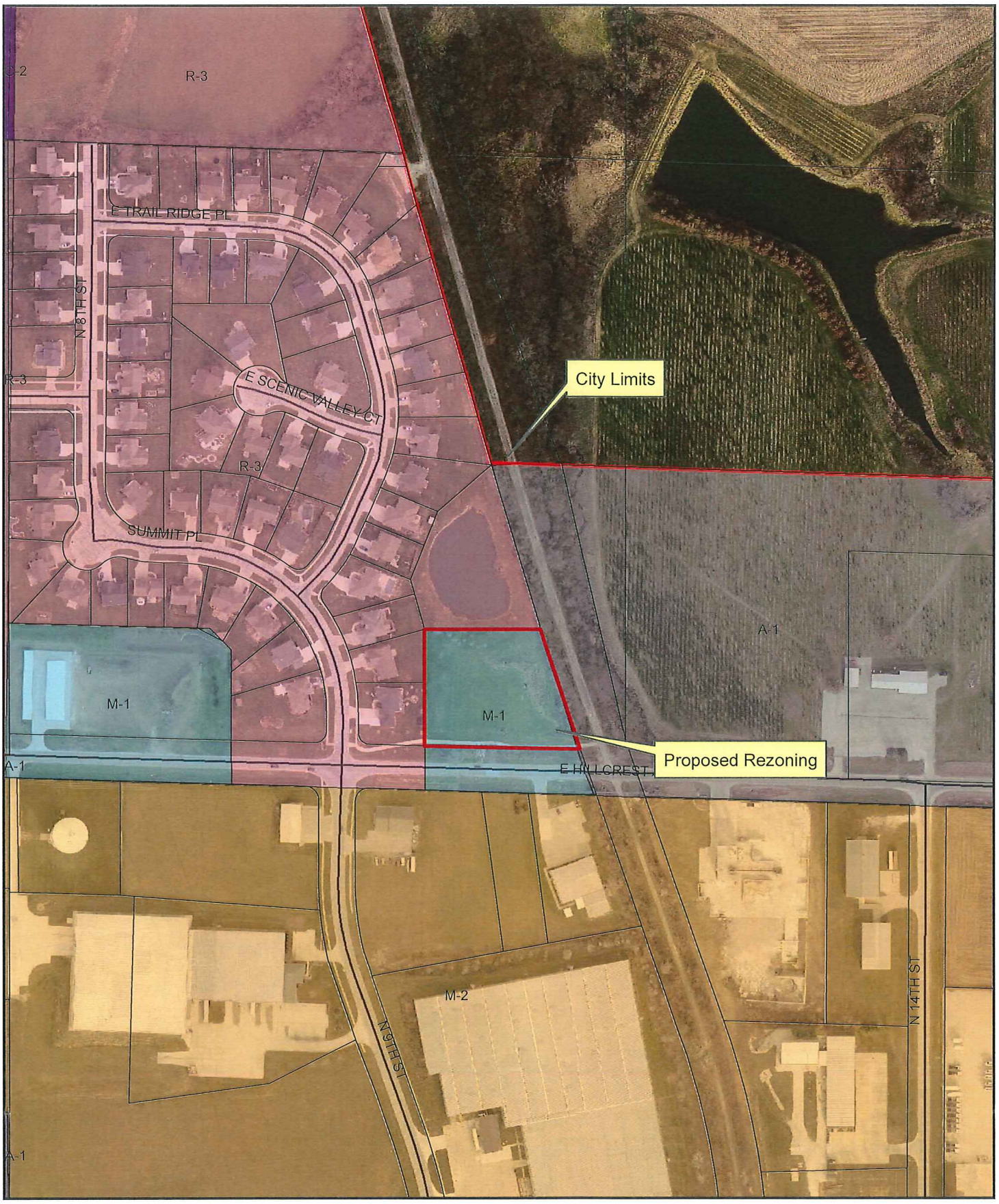
The 1.7 acre, M-1 zoned parcel is located along the trail and would make a great site for additional multi-family dwellings, single family home/s, town homes, or similar structure/s. Our development of this site will add to the tax base, complete an undeveloped area, preserve the value of neighboring properties, and provide for the highest and best use of the undeveloped land. It is undeniable that an R-3 compliant development would provide a better "buffer" than a mini-storage complex or similar M-1 compliant development on the subject site. We have a signed and accepted written purchase agreement in place with the existing owner of the R-3 parcel and M-1 parcel, subject only to this city's willingness to amend the zoning of the M-1 parcel from M-1 to R-3.

We would appreciate the cooperation of both the city planning and zoning committee and the city council.

Sincerely,

Jake Doering, President – Doering Properties, LLC

Cc: Quail Meadows Partners LLC
601 Clegg Rd
West Des Moines, IA 50265


R-3
E TRAIL RIDGE PL
N 8TH ST
E SCENIC VALLEY CT
R-3
R-3
SUMMIT PL
City Limits
A-1
M-1
M-1
Proposed Rezoning
A-1
E HILLCREST
M-2
N 14TH ST
N 9TH ST
A-1

N
W E
S

06/2018

SCALE: 1"=60' (11X17)
SCALE: 1"=30'
0 15 30 60
NORTH

E. HILLCREST AVENUE
INDIANOLA, IOWA
SKETCH

SHEET 1 OF 1 SHEETS

DATE:	06-07-18
	***
	**
	*
DATE OF SURVEY:	**********
DESIGNED BY:	***
DRAWN BY:	***

REVISIONS	COMMENTS
1	
2	
3	
4	
5	
6	

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@ceclac.com

mailed 5/25/18

CITY OF INDIANOLA EST. 1849

COMMUNITY DEVELOPMENT

NOTICE

TO PROPERTY OWNERS:

YOU ARE HEREBY NOTIFIED that the Planning & Zoning Commission of the City of Indianola, Iowa has under consideration a plan for rezoning a certain area within 200' of your property in the City of Indianola.

M-1 (Limited Industrial) to R-3 (Mixed Residential)

Legally described as Lot 21 Quail Meadows Plat 1.

Locally known as the 900 Block of East Hillcrest Avenue, Indianola, Iowa. (see map on reverse)

YOU ARE FURTHER NOTIFIED that said matter will be considered at a Planning and Zoning meeting in the Council Chambers of the Municipal Building of the City of Indianola, Iowa on Tuesday, June 12, 2018 at 6:00 p.m.

If you have any questions regarding this notification, please contact the Department of Community Development at 961-9430.

Charles Burgin
Director of Community Development

N
W E
S

Rezoning Request
M-1 (Limited Industrial) to R-3 (Mixed Residential)

CITY OF INDIANOLA EST 1893

05/2018

ORDINANCE NO. 2018-_____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, CHAPTER 165 TO ALLOW A REZONING OF PROPERTY AT THE 900 BLOCK OF EAST HILLCREST AVENUE FROM M-1 (LIMITED INDUSTRIAL) TO R-3 (MIXED RESIDENTIAL)

WHEREAS, the City Council had received a rezoning application to allow a rezoning of property at the 900 block of East Hillcrest Avenue from M-1 (Limited Industrial) to R-3 (Mixed Residential); and

WHEREAS, on the ____ day of _____, 2018, after due notice and hearing as provided by law, the City Council now deems it reasonable and appropriate to allow the rezoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA:

Section 1: That the Municipal Code of the City of Indianola, Iowa, be and it is hereby amended by rezoning the 900 block of East of Hillcrest Avenue, legally described as:

Lot 21, Quail Meadows Plat 1 an official plat in Indianola, Warren County, Iowa from M-1 (Limited Industrial) to R-3 (Mixed Residential)

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2018.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Diana Bowlin, City Clerk

First reading: _____
Second reading: _____
Third reading: _____
Publication Date: _____

Information

Subject

Second consideration of a request from Barbara Yearous to amend R-1 (Single Family Residential Zoning 165.09 #4 Special Exception Uses and Structures) P&Z unanimously recommended approval on June 12, 2018

Information

Council will needs to hold the second consideration of a request to amend R-1. At the May 2018 Planning and Zoning Commission meeting Barbara Yearous requested the Commission review the special uses and exception structures for bed and breakfasts. Enclosed is a letter from Ms. Yearous who owns the Corn Crib Bed and Breakfast at 1301 South K Street. Her concern relates to #4 of the Special Exception Uses and Structures within R-1 (Single Family Residential) which states the following:

Bed and Breakfast, provided that (a) if the use ceases for more than six months or the titleholders of the property changes, the use shall revert back to a permitted principal use; (b) occupancy is limited to four guests units (e.g. families, couples or individuals); (c) required off-street parking shall be one space for each guest unit and two spaces for the resident; (d) signage is limited to a maximum of three square feet mounted flush to the building; (e) require 10 day written notification to property owners within 200' of the proposed location before Board of Adjustment hearing; (f) no meals served to people other than overnight guests; and (g) the entire property is located within 600 feet of the Simpson College Campus bounded by Clinton Avenue, E Street, Girard Avenue and Buxton Street, or the lot size is 3 acres or more.

Specifically, her concern is that if the property changes ownership the Board of Adjustment will be required to review the B&B special use again. Because of the development of Deer Creek Plats 2 and 3, there may be some opposition from those future property owners within 200' of the Bed and Breakfast property.

To provide some background the memo and minutes from the March 11, 2014, Planning and Zoning Commission meeting are enclosed for your reference. The meeting addressed allowing bed and breakfast establishments in an R-1 zoning on a minimum of three acres as a special exception to the Board of Adjustment.

After reviewing the other special uses and structures requirements within the Zoning Regulations chapter, it was found that no other use was required to come back to Board of Adjustment upon the sale of the property and change of titleholder.

Staff has reviewed the request with the City Attorney. Enclosed is a draft ordinance for your review should Commission approve the amendment request.

P&Z unanimously recommended approval on June 12, 2018.

Roll call is in order.

Fiscal Impact

Attachments

Information & Ordinance

May 28, 2018

Mayor Kelly Shaw
City Council of Indianola
Rich Parker
Planning and Zoning Commission
110 N. First St, P.O. Box 299
Indianola, IA 50125

Ladies and Gentlemen:

I recently assumed ownership of the Corn Crib Bed and Breakfast on 1301 S. K Street. It was brought to my attention at that time, the zoning exception made under the Indianola Code Section 165.09 amended in 2014, was not a permanent amendment to the ordinance. I applied for and was approved to continue operating the Bed and Breakfast under the "Special Exception Uses and Structures" in February 2018. The language in the ordinance indicates if the property changes ownership, the use must revert back to a permitted principal use.

To avoid any future issues in continuing the business should my children assume ownership at some point, I hereby request an more permanent amendment to Chapter 165.09 paragraph #4 in the Special Exception Uses and Structures within the R-1 (single family) zoning classification and, more specifically, add a fifth use allowing for the operation of a Bed and Breakfast on sites in excess of three acres.

The Corn Crib Bed and Breakfast has become a very popular place to stay for many out of town guests. I plan to continue to work with the Chamber to provide my guests with local attractions to visit in Indianola and Warren County to generate more tax revenue.

Thank you for considering my request. I look forward to hearing from you, and am available to answer any additional questions you might have in making this decision.

Sincerely,

Barb Yearous, owner
Corn Crib Bed and Breakfast
1301 S K Street
Indianola

As the enclosed letter states, the majority of all the buildings will not be visible from the highway due to obstruction of the existing building on the same site and the difference in elevation. Furthermore, the majority of the walls of the buildings being constructed (see attached building elevations) will consist of overhead doors which are not regulated by the architectural design standard.

As for the buffer requirement, the owner has indicated that he is considering a security fence around the complex. He will be asking to either comply with the buffer requirement or be allowed to place a minimum of a 6' chain link fence with vinyl/metal slats. The slats would serve to buffer the complex. Nevertheless, the commission needs to address the issue.

All other requirements of the Site Plan Ordinance have been met. If approved, the motion should include your reasoning for the approval, such as limited visibility of the proposed building from the highway, etc. I recommend approval of the request.

Item # 7 Consider request from Tyler Till to amend R-1 zoning classification to allow Bed and Breakfast establishments on a minimum of 3 acres as a special exception to the Board of Adjustment.

Enclosed is the letter requesting the amendment to the R-1 zoning classification. Tyler Till has recently purchased the property at 1301 South K Street, which lies on 4.37 acres. (See map) Uses such as Bed and Breakfast are currently permitted within A-1, R-3 and R-5 zoning classifications with no restrictions. They are also allowed within R-1 zoning with the following conditions: **Special Exception of Uses and Structure requiring Board of Adjustment approval.**

"Bed and Breakfast, provided that (a) if the use ceases for more than six months or the titleholders of the property changes, the use shall revert back to a permitted principal use; (b) occupancy is limited to four guests units (e.g. families, couples or individuals); (c) required off-street parking shall be one space for each guest unit and two spaces for the resident; (d) signage is limited to a maximum of three square feet mounted flush to the building; (e) require 10 day written notification to property owners within 200' of the proposed location before Board of Adjustment hearing; (f) no meals served to people other than overnight guests; and (g) the entire property be located within 600 feet of the Simpson College Campus bounded by Clinton Avenue, E Street, Girard Avenue and Buxton Street."

As you can tell, this particular amendment to the zoning ordinance was written for an individual who wanted to place a B & B within the Simpson College campus area. If approved, this section would change allowing Bed and Breakfast establishments for Dwellings on a minimum of 3 acres of land, and would still be subject to the Board of Adjustment Commission for final approval.

Consider request from Tyler Till to amend R-1 zoning classification to allow Bed and Breakfast establishments on a minimum of 3 acres as a special exception to the Board of Adjustment.

Chuck reviewed the request to amend R-1 zoning. Uses such as Bed and Breakfast are currently permitted within A-1, R-3 and R-5 zoning with no restrictions. He further stated bed and breakfast facilities are allowed within the R-1 zoning around Simpson College as a special exception use but requires Board of Adjustment approval. This change would allow Bed and Breakfast establishments for dwellings on a minimum of 3 acres of land and would be subject to Board of Adjustment for final approval.

Tyler Till stated he recently purchased the property at 1301 South K Street which has 4.37 acres. He would like to use one of the buildings as a bed and breakfast. He has spoken with several community members and has their support saying the city needs a facility like this for visitors.

Butler questioned the need for three acres of land to allow the bed and breakfast use. Burgin stated R-1 zoning is the most restrictive zoning classification. Some people do not want to live next to a home business and R-1 zoning allows for that comfort.

Motion was made by Piper and seconded by Donaghy to amend R-1 zoning to allow Bed and Breakfast establishments on a minimum of 3 acres as a special exception to the Board of Adjustment. Question was called for and on voice vote Ayes: Butler, Coleman, Donaghy, Farris, Opie, Ormsby, Piper, Rabe and Soldwisch. Nayes: None.

Consider amendment to R-1, R-2, R-3 and R-4 zoning classification that would require 15 day written notification to property owners within 200' of development of sites exceeding 1 acre or more, as well as Planning and Zoning Commission recommendation and City Council approval.

Chuck stated the key purpose of the change is to allow existing residents within a neighborhood an opportunity to comment on development of sites exceeding one acre or more within A-1, R-1, R-2, R-3 and R-4 zoning classifications prior to a building permit being issued. He further highlighted the uses that should be exempt from the requirement.

Butler questioned the basis for the proposed exemptions. Burgin stated the basis was determined by the affect to a neighborhood and the likelihood of the development in Indianola.

Farris questioned the exemption of two-family dwellings within the R-2 zoning classification. Burgin stated there are numerous existing duplexes within R-2 zoning on more than one acre that have concerned the residents in the neighborhood. This change would not necessarily stop the construction, but would allow for the residents within 200' the opportunity to view the plans and voice support or concern for the development. Farris also questioned the elderly and persons with disabilities exemption within R-3

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, CHAPTER 165, ZONING REGULATIONS FOR BED AND BREAKFAST SPECIAL EXCEPTION USE

WHEREAS, the City Council of the City of Indianola, Iowa, deems it necessary and proper to amend the Code of Ordinances concerning the special exception use of property for Bed and Breakfast accommodations.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA:

Section 1: That Chapter 165 be and is hereby amended by deleting the stricken language in Section 165.09, R-1 Special Exception Uses and Structures, as follows:

4. Bed and Breakfast, provided that (a) if the use ceases for more than six months ~~or the titleholders of the property changes,~~ the use shall revert back to a permitted principal use; (b) occupancy is limited to four guests units (e.g. families, couples or individuals); (c) required off-street parking shall be one space for each guest unit and two spaces for the resident; (d) signage is limited to a maximum of three square feet mounted flush to the building; (e) require 10 day written notification to property owners within 200' of the proposed location before Board of Adjustment hearing; (f) no meals served to people other than overnight guests; and (g) the entire property is either located within 600 feet of the Simpson College Campus bounded by Clinton Avenue, E Street, Girard Avenue and Buxton Street, or the lot size is 3 acres or more.

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED this ___ day of _____ 2018.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Diana Bowlin, City Clerk

Meeting Date: 07/16/2018

Information

Subject

Resolution approving partial payments in accordance with the Development Agreement between the City of Indianola and Peoples Company of Indianola, Iowa

Information

At the February 5 meeting the City Council approved an agreement between Peoples Company and the City of Indianola for substantial repair to the exterior of their building located at 113 W. Salem. Peoples Company's sub-contractor is requesting $37,691.52 (the allowable amount left on the IEDA Loan) for repair work completed at 113 W. Salem. Community Development Department and Peoples Company's consulting engineer inspected and approved the shoring of the three floors (packet).

In your packet is a resolution approving a partial payment to Peoples Company in accordance with the Development Agreement. Highlights of the resolution include:

- Peoples Co. and the City of Indianola entered into a Development Agreement to facilitate a loan from the Iowa Economic Development Authority Nuisance/Abandoned Property Remediation Fund Program to provide partial project funding for repairs
- The City has received the loan funds for the Project
- The Project is progressing and the contractor for the Project is entitled to payment for materials and services
- The City Council approves partial payment to be made to the Project contractor for materials received and work performed in an amount of $37,691.52

Roll call is in order.

Fiscal Impact

Attachments

Resolution

RESOLUTION NO. 2018-_____
A RESOLUTION APPROVING PARTIAL PAYMENTS IN ACCORDANCE WITH THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF INDIANOLA AND PEOPLES CO. OF INDIANOLA, INC.

WHEREAS, Peoples Co. of Indianola, Inc. is the owner of real property locally known as 113 Salem Avenue (the "Property"); and

WHEREAS, Peoples Co. of Indianola, Inc. and the City of Indianola entered into a Development Agreement to facilitate a loan from the Iowa Economic Development Authority Nuisance/Abandoned Property Remediation Fund Program to provide partial project funding for the repairs (the "Project"); and

WHEREAS, the City has received the loan funds for the Project; and

WHEREAS, the Project is progressing and the contractor for the Project is entitled to payment for materials and services provided for the Project; and

WHEREAS, the City Council believes it to be in the best interest of the City for partial payments to be made as materials are received and work is completed for the Project.

NOW THEREFORE, BE IT RESOLVED that the City Council of the City of Indianola, Iowa, hereby approves partial payments to be made to the Project contractor for the materials received and work performed in accordance with the Development Agreement between the City of Indianola and Peoples Co. of Indianola, Inc. and authorizes the City staff to do all things necessary to make said payments.

PASSED AND APPROVED this 16th day of July 2018.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Diana Bowlin, City Clerk

Meeting Date: 07/16/2018

Information

Subject

Change order number one in an amount of $7,890.12 for the Median Concrete Project Phase 2

Information

In your packet is a memo from Doug Bylund, Parks and Recreation Director, regarding change order number one in an amount of $7,890.12 for the Highway 65/69 North Median Phase 2 project. The original estimated size of the project was 17,820 square feet and 220 cubic yards of concrete. This was calculated using Warren County's GPS website. The actual dimensions of the project total 19,773 square feet and a total of 256 cubic yards of concrete.

The additional cost would bring the revised cost of the concrete installation to $86,964.42.

The funds for this project were included in the CIP Budget as a part of the $120,000 for Median Beautification. In your packet is the project expenses with the proposed concrete and reimbursement from the State of Iowa for the plantings.

Roll call is in order.

Fiscal Impact

Attachments

Memo
Email
Information

CITY OF INDIANOLA EST. 1849

PARKS AND RECREATION

July 9, 2018

To: Mayor and City Council
Cc: Ryan Waller, Andy Lent
From: Doug Bylund, Parks and Recreation Director
Re: Highway 65/69 North Median Phase 2 – Change Order

The contractor for this project, Concrete Professionals is requesting a Change Order addition in the amount of $7,890.12. The original estimated size of the project was 17,820 square feet and 220 cubic yards of concrete. The size was calculated using Warren County's GPS website. The actual dimensions of the project totaled 19,773 square feet and totaled 256 cubic yards of concrete.

The additional cost was figured utilizing the provided cost per square foot of $4.04 multiplied by the additional 1,953 square feet.

This additional cost would bring the revised cost of the concrete installation to $86,964.42.

The Funds for this project were included in the CIP Budget as a part of the $120,000 for Median Beautification. Below is a summary of the project expenses with the proposed concrete and re-imbursement from the State of Iowa for the Median plantings.

Funding		
CIP Budget		$120,000.00
State of Iowa:	Grant for Plantings	$19,608.00
Total		$139,608.00
Expenses		
Jakes Lawn and Landscaping:	Plantings	$19,608.00
T&T Sprinkler:	Irrigation	$33,660.00
Concrete Professionals	***Proposed Concrete***	***$86,964.42***
Total		$140,232.42

Diana Bowlin

From: Doug Bylund
Sent: Monday, July 09, 2018 12:13 PM
To: Diana Bowlin; Ryan Waller; Andy Lent
Subject: Median Concrete Change Order Memo
Attachments: Median Phase 2 Change Order Memo.docx; Hwy 65 69 Median (002).pdf

I have attached a memo and the original Invoice from the project.

Below is an email from Kirby Caraveo requesting the Change Order for the Median Concrete Project.....

Doug,

I visited the Hwy 65/69 Median project yesterday. I had mentioned to you last week that our concrete CY were adding up to be more than expected. After measuring the median yesterday it looks like there is about a 1,953 SF difference from proposed to actual.

Attached are the calcs on how I got to that number along with the measurements that I measured.

If we could compensation for the extra amount that would be great. Pulling out the dirtwork and pavement number from our proposal, it totals to $72,009.30. Taking that amount and dividing it by the proposed 17,820 SF it comes out to be $4.04/SF. 1,953 SF@$4.04/SF= $7,890.12.

Feel free to give me a call if you have any questions.

Thanks,

Kirby Caraveo
Concrete Professionals
515-967-3136

Doug Bylund, Director
Indianola Parks and Recreation
2204 W 2nd Avenue
Indianola, Iowa 50125
515-961-9420
www.indianolaiowa.gov

PLEASE NOTE MY EMAIL ADDRESS HAS CHANGED

Invoice

CONCRETE PROFESSIONALS

P.O. BOX 7 | ALTOONA, IOWA 50009

Date	Invoice #
6/12/2018	5904

Bill To

City of Indianola
110 N.1st PO Box 299
Indianola IA 50125-0299

P.O. No.	Due Date
	6/30/2018

Description	Amount
Invoice for Highway 65/69 Median Project Indianola, IA	79,074.30
Details below:	
Grading: Strip 6” of soil from approximately 17,820 SF of area in medians. Excess soil will be hauled away from site. Subgrade will be compacted and .1 Ft of recycled concrete will placed and compacted over the subgrade. Reseeding to be completed with seed provided by the City of Indianola.	
4” PCC Pavement: Includes material and install of approximately 17,820 SF of 4” concrete pavement for two medians on North Hwy 65/69 in Indianola. These areas are shown in Section 4 of the Highway 65/69 median Concrete Perimeter Installation RFP provided by the City of Indianola. Includes joint seal & cure of new concrete. Concrete will have a broom finish. Concrete is C-4WR-C20 mix.	
Traffic Control: Includes material and labor to close off the inside lane of each direction beside the medians for the duration of the project. Traffic control will be done according to the Iowa D.O.T lane closure on divided highway specifications.	
PROJECT TO BE COMPLETED WITHIN A MAXIMUM OF ONE CALENDAR WORK WEEK OF EITHER JUNE 4-8 OR JUNE 11-15 OF 2018.	

Total	**$79,074.30**

A service charge of 1.5% will be charged on all past due invoices.

Please visit us @ http://berkeyhomebuilders.com or @ http://www.iaconcretepros.com

For questions regarding your invoice, please contact us at accounting@berkeyhomebuilders.com or call the Office @ 515-967-3136

Meeting Date: 07/16/2018

Information

Subject

Receipt and file a memorandum from the City Engineer providing a preliminary comparison of the Prairie Glynn/Ashton Park Development Agreement and a potential Development Agreement for Autumn Ridge Plat 3 as requested by Fred Dowie

Information

In your packet is a memo from David Moeller, Snyder and Associates, regarding his review of Autumn Ridge Plat 3, Prairie Glynn Plat 1 (Ashton Park Plat 6). Highlights of the memo include:

- Primary differences between Prairie Glynn Development Agreement and Autumn Ridge Plat 3
- Includes the March 9, 2017 meeting memorandum
- Prairie Glynn Development Agreement
- Autumn Ridge Drainage Concept
- Autumn Ridge Proposal Letter

Fiscal Impact

Attachments

Snyder & Associates Memo

Memorandum

To: Honorable Mayor & City Council **Date:** July 10, 2018

From: David N. Moeller, P.E.

CC: City Manager
Community Development Department
Street Department

RE: AUTUMN RIDGE PLAT 3, PRAIRIE GYLNN PLAT 1 (ASHTON PARK PLAT 6)

Per the City Council's request, Snyder & Associates has reviewed the two above-captioned plats to provide a side by side comparison.

Attached, please find a meeting memorandum dated March 9, 2017 that summarized the initial meeting with the developers of Prairie Glynn Plat 1 and Ashton Park Plat 6. The memo highlights some of the issues that compelled the City to enter into a development agreement, including cooperation between adjacent land owner/developers, contiguous development and a complete circulation system.

Primary differences between the two situations are as follows:

PRAIRIE GLYNN DEVELOPMENT AGREEMENT

- Facilitates two developments – Prairie Glynn Plat 1 and Ashton Park Plat 6
- Euclid Street is half on two adjoining property lines
- Euclid Street is a collector street in the Urban Federal Functional Classification Map (updated from the 2010 comprehensive plan)
- Euclid Street width was reduced from the 31' required for a collector, to 25' consistent with the width of Euclid Street from Boston Street east to 15th Street
- Euclid Street extension connected 16th Street, 17th Street and 18th Street. The combined developments eliminated three non-standard dead end streets and eliminated an existing dead end street in excess of 700 feet; the maximum length allowed by subdivision code (Ch170.11.C)
- The two developers created a combined 87 building lots for houses valued at $275,000 to $300,000
- The City did not participate in street improvements for Ashton Park Plat 6

- Total cost of the City's participation was $74,043.40

AUTUMN RIDGE PLAT 3

- Single development entirely on property owned by the developer
- All proposed streets and drainage facilities are within the property owned by the developer
- North O Street, North N Court and the un-named cul-de-sac are local streets on the Urban Federal Functional Classification Map.
- North N Court, as proposed, is in excess of the maximum length for a cul-de-sac of 700 feet in the subdivision code (170.11.C) and would require a variance.
- The development creates 22 lots as per the drawing dated February 27, 2018, 23 lots as per the letter dated June 20, 2018, with home values in the range of $250,000 to $300,000.
- While not expressly stated in the proposal letter of June 20, 2018, it is inferred that the proposed City participation is one-third of the total cost of all paving and all storm sewer or ($211,462 + $54,540) ÷ 3 = $88,667.33

The above items do not represent a review for compliance with the entire subdivision ordinance that Community Development Department has yet to undertake. They represent a comparison based on the plats as projected, and the Council should consider other factors of priority and strategy not necessarily represented by a simple factual comparison.

Following is a list of the attachments referenced in this memo:

Meeting memorandum – March 9, 2017
Prairie Glynn Development Agreement
Autumn Ridge Drainage Concept
Autumn Ridge Proposal Letter

Memorandum

To: Attendees **Date:** 3/9/17

From: Dave Moeller

CC: Indianola Community Development

RE: DEVELOPMENT AGREEMENT, PRAIRIE GLYNN & ASHTON PARK

A coordination meeting was held on Wednesday, March 8, 2017 to discuss the potential development agreement to facilitate the cooperation of the City on two adjacent developments in construction of the East Euclid Avenue. The following were in attendance:

Ryan Waller	City of Indianola
Jay Conan	Jerry's Homes – Ashton Park Plat 6
David Brown	IPE 1031 – Prairie Glynn
Mike Trost	Prairie Glynn
Steve Bruere	Prairie Glynn
Dave Moeller	Snyder & Associates, Inc.

The agreement concept was discussed and found to be in everyone's interest and it was agreed that a tri-party development agreement would be the simplest approach.

Both developers expressed a desire to expedite the agreement and platting process to begin construction of the improvements as soon as practical. The City indicated a willingness to hold a special planning and zoning meeting if necessary.

The scope of the development agreement was discussed.

The City desires the plats to be completed with a complete circulation system and infrastructure to support a relatively high number of lots in favor of multiple plats with incomplete circulation.

To facilitate this, the City is willing to consider participating in a third of the paving and storm sewer cost for Euclid Street. In addition, the City Staff has reviewed the street, existing conditions and the requirements (i.e. Comprehensive Plan and Subdivision Code) and will recommend allowing construction of East Euclid to be 25-feet wide with the reduction of width included as part of the City's participation.

Ashton Park representatives, based on a December 20, 2016 email, committed to increasing the home value to $275,000 with some homes just over $300,000 and agreed to memorialize that in the development agreement.

Based on current market conditions and the City's primary interests being a complete infrastructure system, it was agreed that a minimum housing start timeframe will not be included in the development agreement.

Ashton Park development clarified that since they have an approved preliminary plat and approved construction drawings, they can begin construction activities for the approved areas. The final plat document will included the amendment of the lots along East Euclid.

Based on the discussion, the City will prepare a summary of the development agreement main points and prepare a tri-party agreement for review by all as follows:

- Developers will construct all infrastructure improvements shown on the preliminary plat for Prairie Glynn Plat 1 and Ashton Park Plat 6 and paving and storm sewer for East Euclid Avenue from N 15th Street, east to the east property lines, including the intersections with N 15th Street, N 16th Street, N 17th Street and N 18th Street.
- Developers will amend the final plat of Ashton Park Plat 6 and Prairie Glynn Plat 1 to include dedicated street right of way for East Euclid, N 15th Street, N 16th Street, N 17th Street and N 18th Street.
- Prairie Glynn Plat 1 will include at least 56 building lots.
- Ashton Park Plat 6 will include at least 31 building lots, with home values ranging from $275,000 with some homes just over $300,000.
- The City will participate in one-third of the cost of paving and storm sewer costs of East Euclid based on actual construction costs. With respect to the City's contribution, the City is entitled to and will be credited the cost of the reduction from 31 feet to 25 feet towards its one-third participation of the cost of paving and storm sewer. The credit amount will be determined utilizing engineering calculations to determine the net reduction from 31 feet to 25 feet utilizing the appropriate measurement units. These units will then be applied to the received quotes to determine the City's credit amount. The City reserves the right to review actual quotes received and reject unbalanced unit costs. City participation will be remitted to the party responsible for construction of East Euclid upon acceptance of the final plat of the respective plats.

When Recorded Return to:,
City of Indianola, Iowa
Attn: City Clerk
110 North 1st Street
Indianola, IA 50023

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, Iowa 50266 Phone: 515-274-1450

DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF INDIANOLA, DILIGENT DEVELOPMENT AND JERRY'S HOMES

WHEREAS, the City of Indianola, Iowa (hereinafter the "City") and Diligent Development Group, L.L.C., an Iowa limited liability company and Jerry's Homes, Inc., an Iowa corporation (hereinafter "DEVELOPERS ") have agreed that the paving and stormwater improvements for East Eucild Avenue form North 15th Street East to the property lines of the preliminary platted area of Ashton Park # 6 are mutually beneficial to the City and to DEVELOPERS for the development of residential housing in Indianola, Iowa; and

WHEREAS, Diligent Development Group, L.L.C. ("Diligent") is developing the subdivision that will be known as Prairie Glynn Plat 2, as shown on Exhibit "A", and Jerry's Homes, Inc. ("Jerry's Homes") is developing the subdivision known as Ashton Park Plat 6, as shown on Exhibit "B"; and

WHEREAS, the DEVELOPERS have agreed to work together on the paving and stormwater improvements for the subdivisions due to the timing of their respective subdivision plats and because each DEVELOPER owns property to the center line and agrees to dedicate the property that will become East Euclid Avenue; and

WHEREAS, the City finds that the City expenditure required for the proposed improvements provides a general benefit to the City and its citizens.

NOW, THEREFORE, in consideration of the mutual promises of the parties contained herein, DEVELOPERS and the City hereby agree as follows:

1. DEVELOPERS shall design and construct all infrastructure improvements shown on the preliminary plats for Prairie Glynn Plat 2 and Ashton Park Plat 6 and paving and storm storm sewer for East Euclid Avenue from North 15th Street, east to the east property lines, including the intersections with N 15th Street, N 16th Street, N 17th Street and N 18th Street. The total paving and storm sewer project is currently estimated at $441,550 as shown on Exhibit "C". Said improvements shall be in compliance with plans approved by the City Engineer of the City of Indianola and all applicable local, state and federal laws.

2. DEVELOPER Diligent intends that Prairie Glynn Plat 2 will include a minimum of 56 building lots. DEVELOPER Jerry's Homes intends that Ashton Park Plat 6 will include a minimum of 31 building lots with home values ranging from $275,000 to $300,000. Each DEVELOPER agrees to the dedication and transfer of right of way upon completion of

improvements for East Euclid, N 15th Street, N 16th Street, N 17th Street and N 18th Street and submission of the final plat for the respective subdivion for approval by the City Council.

3. DEVELOPERS shall transfer street right-of-way by Warranty Deed In addition, DEVELOPERS shall grant easements as necessary to accommodate the construction, location and maintenance of the paving and stormwater improvements.

4. The City agrees to participate in one-third (1/3) of the cost of paving and storm water improvements on East Euclid shown on Exhibit "C", based on final and actual construction costs. The City shall receive a credit towards its contribution equal to the cost reduction for paving and storm water improvements attributable to a decrease in the width of East Euclid from 31 feet to 25 feet. The City agrees to remit its contribution to a DEVELOPER for that portion of the paving and storm water improvements corresponding to the DEVELOPER'S plat within thirty (30) days of the Council's approval by Resolution accepting the final plat and public improvements.

5. The design shall be completed, construction quotes obtained and the construction project awarded no later than June 1, 2017. DEVELOPERS agree to use commercially reasonable means to obtain a minimum of three (3) construction quotes. The City reserves the right to review the quotes received and to reject any unbalanced unit costs.

6. DEVELOPERS shall make every reasonable effort to have the improvements completed on or before September 1, 2017; provided that all parties continue to cooperate in the completion of the project.

7. All work listed above will be more fully described in the engineering plans and specifications prepared by DEVELOPERS.

8. This Agreement shall be governed by the laws of the State of Iowa.

9. In the event a party hereto fails to pay its obligations under this Agreement or breaches a covenant, warranty or representation of this Agreement, any other party shall give to the alleged defaulting party written notice of the alleged default and of the actions necessary to cure the default. If the default is not cured within 10 days from the date of notice, the party not in default may exercise all remedies available at law, or in equity, including specific performance.

   In the event that the above-described improvements are not completed timely, the City may elect to contract for the construction of said improvements and assess the costs of the improvements against the plat of the defaulting DEVELOPER.

   In consideration of the execution by the City of this Agreement and the construction of the improvements each undersigned DEVELOPER hereby waives the public hearing on the adoption of the Resolution on Necessity and the mailing and publication of notice thereof, and all other legal formalities of whatsoever kind or character required by the laws of Iowa to be observed by cities in the construction of the improvements where the expense of such improvements is to be assessed against private property. The DEVELOPER hereby expressly waives each and every question of jurisdiction, benefit and need, the intention of the DEVELOPER being to authorize and direct said City to construct the improvements for the benefit of the DEVELOPER'S plat without requiring any of the formalities or legal proceedings required of cities by the statutes of Iowa.

It is further agreed that when said improvements have been constructed in accordance with the plans and specifications and if the City assesses the cost of the improvements by special assessment, that the City shall make assessments against the property proportionately, and that said assessments so made shall be a lien upon the property, and the DEVELOPER hereby agrees to pay the amount that is assessed against said property, and said assessment shall have the same legal force and effect as if all the legal formalities provided by law in such cases had been fully and faithfully performed and observed, subject only to the rights of the DEVELOPER reserved herein. The DEVELOPER hereby expressly waives every objection to said final assessment, any limitation of the amount thereof as a percentage of valuation and any right to defer or postpone payment of the assessment. Said assessment shall be paid by the DEVELOPER within the time provided by statute for the payment of such special assessments for such improvements. DEVELOPER, if entitled to agricultural deferment under the Code of Iowa, hereby waives its right to such deferral.

DEVELOPER hereby authorizes the City Council to pass any resolution requisite or necessary to order or secure said improvements, to provide for the construction of the same and to make the assessments herein provided for, subject only to the right of the DEVELOPER reserved herein, and any such resolution may contain recitals that said improvements are ordered or made by the Council without petition of DEVELOPER; without in any way qualifying this petition or releasing the DEVELOPER from obligations to pay the assessments levied against its property for the cost of said improvements and to issue improvement bonds payable out of said assessment as herein provided.

DEVELOPER warrants that the property is free and clear of all liens and encumbrances other than for ordinary taxes, except for such liens as are by lienholders hereinafter listed and designated as signers of this Petition and Waiver, who by execution of this Petition consent to the subordination of their lien to the special assessment liens herein described. DEVELOPER further agrees to subordinate its property to the terms of this Petition and Waiver, and upon failure to do so, to pay the full amount of the assessment on demand. Each lienholder, designated below, by execution of this Petition and Waiver, agrees and consents that its lien shall be subordinated to the lien of the assessments levied pursuant hereto.

10. This Agreement contains the entire agreement between the parties. This Agreement may not be changed or modified in any manner, unless a written instrument is executed by the parties.

11. All agreements, covenants, representations and warranties made herein are intended to survive until termination of this Agreement.

12. Any uncertainty or ambiguity existing herein shall not be interpreted against a party because such party prepared any portion of this Agreement, but shall be interpreted according to the application of rules of interpretation of contracts generally.

13. Performance of the Agreement shall be complete, and this Agreement shall terminate, when each of the parties has satisfied its respective covenants and obligations hereunder.

14. Each party will, whenever it shall be reasonably requested to do so by another party, promptly execute, acknowledge, and deliver, or cause to be executed, acknowledged, or delivered, any and all such further conveyances, confirmations, instruments, or further assurances and consents as may be necessary or proper, in order to effectuate the covenants and agreements herein provided. Each party will cooperate in good faith with the other parties and shall

execute, acknowledge, and deliver any and all documents or requests in order to satisfy the conditions set forth therein and carry out the intent and purposes of this Agreement.

15. Any consent or approval required herein shall not be unreasonably withheld; provided, however, that this Agreement is subject to the approval of the City Council of the City of Indianola, Iowa.

16. Neither the method of computation of funding nor any other provisions contained in this Agreement nor any acts of any party shall be deemed or construed by DEVELOPERS or by any third person to create the relationship of partnership or joint venture or of any association between the parties.

17. The undersigned officers of the parties covenant and confirm that this Agreement has been approved, and its execution authorized, by DEVELOPERS and the City Council of the City of Indianola, Iowa, and that the undersigned officers have been authorized to enter into and execute this Agreement on behalf of DEVELOPERS and the City.

18. The City has found and determined that this Agreement serves and accomplishes a public purpose and is in the best interests of the City and its citizens and residents.

19. All notices or requests under this Agreement shall be given by certified mail, postage prepaid, return receipt requested, to the addresses shown below.

City:

City of Indianola
110 North 1st Street
Indianola, IA 50125
Attn: City Manager

DEVELOPERS:

Diligent Development Group, L.L.C.
12119 Straford Drive
Clive, IA 50325

Jerry's Homes, Inc.
10430 New York Avenue, Suite C
Urbandale, IA 50322

Each properly addressed notice or request sent by certified mail shall be deemed given and served upon being actually received by the addressee or being rejected by the addressee. The City or DEVELOPERS shall have the right to send notices by overnight delivery which notices shall be deemed given and served upon actual receipt by the addressee or rejection by the addressee.

IN WITNESS WHEREOF, the parties hereto have caused the Agreement to be executed by their duly authorized representatives on this the _____day of April, 2017.

THE CITY OF INDIANOLA, IOWA

_____
Kelly B. Shaw, Mayor

I, Diana Bowlin, City Clerk of the City of Indianola Iowa do hereby certify that the within and foregoing Development Agreement was duly approved and accepted by the City Council of said City of Indianola by Resolution No. _____ passed on the ___ day of April, 2017 and this certificate is made pursuant to authority contained in said Resolution.

Signed the ___ day of April, 2017.

_____
Diana Bowlin, City Clerk

STATE OF IOWA, COUNTY OF WARREN, ss:

On the ___ day of April, 2017, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kelly B. Shaw and Diana Bowlin, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk of the City of Indianola, Iowa, a municipal corporation; that the seal affixed to the above and foregoing instrument is the corporate seal of said municipal corporation, and the said Kelly B. Shaw and Diana Bowlin acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it and by them voluntarily executed.

[Stamp or Seal}

_____
Notary Public in and for the State of Iowa

Diligent Development Group, L.L.C.

_____

_____, Manager

STATE OF IOWA, COUNTY OF WARREN, ss:

On the _____ day of April, 2017, before me , the undersigned, a Notary in and for the said State, personally appeared _____, to me personally known, who being duly sworn, did say that he is the Manager of Diligent Development Group, L.L.C., an Iowa Limited Liability Company; the instrument was signed on behalf of the limited liability company by authority of its members; and that he as Manager acknowledges execution of the instrument to be the voluntaryact and deed of the limited liability company by it and by him voluntarily executed.

[Stamp or Seal}

_____

Notary Public in and for the State of Iowa

Jerry's Homes, Inc.

_____

_____, President

STATE OF IOWA, COUNTY OF WARREN, ss:

On the _____ day of April, 2017, before me , the undersigned, a Notary in and for the said State, personally appeared _____, to me personally known, who being duly sworn, did say that he is the President of Jerry's Homes, Inc., an Iowa corporation; the instrument was signed on behalf of the corporation; and that he as President acknowledges execution of the instrument to be the voluntary act and deed of the corporation by it and by him voluntarily executed.

[Stamp or Seal}

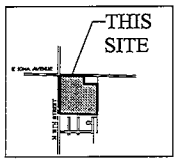
_____

Notary Public in and for the State of Iowa

PRELIMINARY PLAT

PRAIRIE GLYNN

PLAT 2

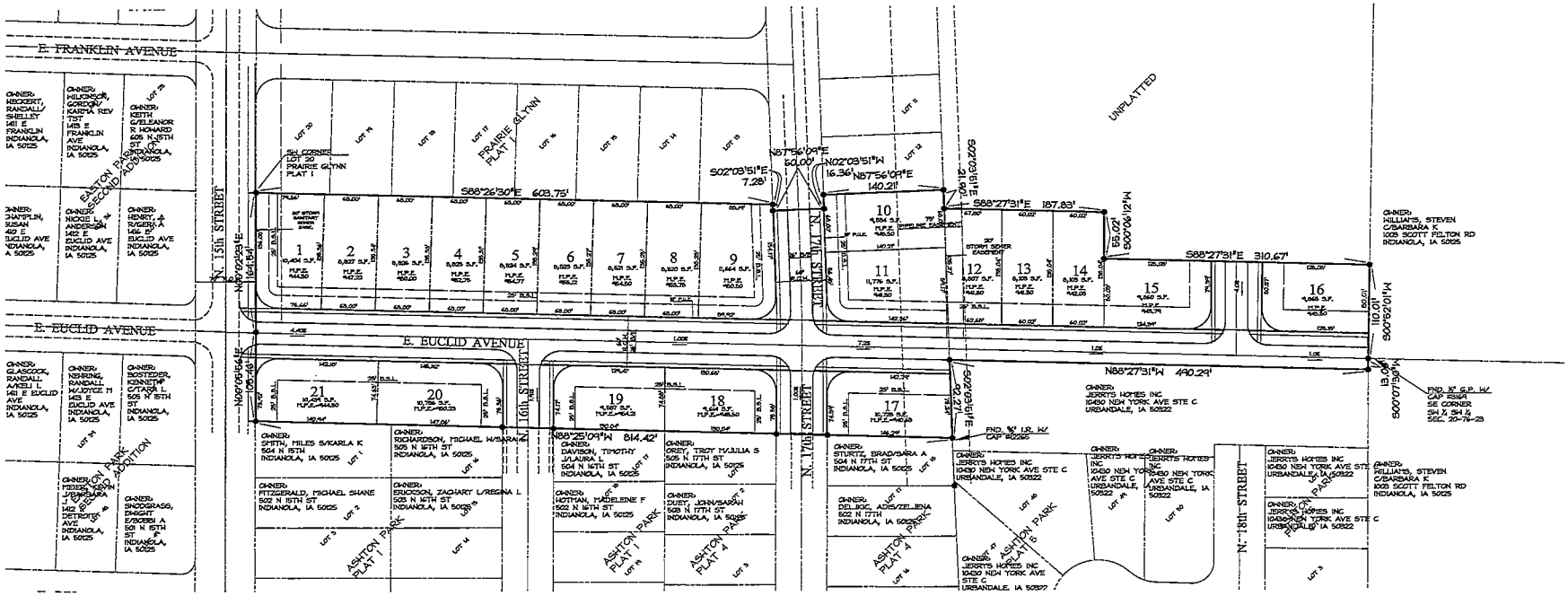


VICINITY SKETCH

NORTH
SCALE: 1"=200'

OWNER/DEVELOPER
DILIGENT PRAIRIE GLYNN
12119 STRATFORD DR.
CLIVE, IA 50325
515-309-0705

JERRYS HOMES, INC
10480 NEW YORK AVE SUITE C
URBANDALE, IA 50322



ZONING
EXISTING: R3, MIXED RESIDENTIAL

LAND USE
EXISTING: RESIDENTIAL

UTILITIES
SANITARY SEWER - CITY OF INDIANOLA
WATER - INDIANOLA MUNICIPAL UTILITIES

SETBACKS
FRONT YARD: 25'
REAR YARD: 30'
SIDE YARD: 16' TOTAL, 8' MIN.

NOTES
1. A 4' SIDEWALK SHALL BE REQUIRED ON BOTH SIDES OF ALL STREETS.
2. EARTHWORK BALANCES. NO BORROW/SPOIL SITES ANTICIPATED.
3. LOT SIZES MAY CHANGE FOR THE FINAL PLAT.

LEGAL DESCRIPTION

A part of the Southwest quarter of the Southwest quarter of Section 20, Township 76 North, Range 23 West of the 5th P.M., and a part of the Northwest quarter of the Northwest quarter of Section 29, Township 76 North, Range 23 West of the 5th P.M., all in the city of Indianola, Warren County, Iowa, that is more particularly described as follows:

Beginning at the Southwest corner of Lot 20, Prairie Glynn Plat 1, an official plat, city of Indianola, Warren County, Iowa, said point being on the East Right-of-way line of N. 15th Street, as it is presently established; thence S88°26'30"E, 603.75 feet along the South line of Prairie Glynn Plat 1, said point also being on the West Right-of-way line of N. 17th Street, as it is presently established; thence S02°03'51"E, 7.28 feet along said South line, and along said West Right-of-way line; thence N87°56'09"E, 60.00 feet along said South line to the East Right-of-way line of said N. 17th Street; thence N02°03'51"W, 16.36 feet along said South line and along said East Right-of-way line; thence N87°56'09"E, 140.21 feet along said South line to the Southeast corner of Lot 12, Prairie Glynn Plat 1; thence S02°03'51"E, 21.90 feet; thence S88°27'31"E, 187.83 feet; thence S00°06'12"W, 55.02 feet; thence S88°27'31"E, 310.67 feet to the East line of the Southwest quarter of the Southwest quarter of Section 20, Township 76 North, Range 23 West of the 5th P.M., city of Indianola, Warren County, Iowa; thence S00°52'01"W, 110.01 feet along said East line to the Southeast corner of the Southwest quarter of the Southwest quarter of said Section 20, said point also being the Northeast corner of the Northwest quarter of the Northwest quarter of Section 29, Township 76 North, Range 23 West of the 5th P.M., city of Indianola, Warren County, Iowa; thence S00°07'30"W, 13.00 feet along the East line of the Northwest quarter of the Northwest quarter of said Section 29; thence N88°27'31"W, 490.29 feet; thence S02°03'51"E, 92.27 feet to the Northeast corner of Lot 18, Ashton Park Plat 4, an official plat, city of Indianola, Warren County, Iowa; thence N88°25'09"W, 814.42 feet along the North line of said Ashton Park Plat 4, and along the North line of Ashton Park Plat 1, an official plat, city of Indianola, Warren County, Iowa to the East Right-of-way line of N. 15th Street; thence N00°05'56"E, 105.46 feet along said East Right-of-way line; thence N00°02'23"E, 164.54 feet along said East Right-of-way line to the Point of Beginning.

Said tract of land contains 6.695 acres more or less.

Said tract of land being subject to any and all easements of record.

LEGEND
EXISTING/PROPOSED

- PLAT BOUNDARY
- ST — STORM SEWER & SIZE
- SAN — SANITARY SEWER & SIZE
- W — WATER MAIN & SIZE
- MANHOLE
- STORM INTAKE
- FIRE HYDRANT
- VALVE
- F.E.S.
- 490 — EXISTING CONTOURS
- 490 — PROPOSED CONTOURS
- SILT FENCE OR APPROVED FILTRATION SOCK
- M.P.E. — MINIMUM PROTECTION ELEVATION
- 1234 — ADDRESS

IOWA ONE-CALL
811 or 800-292-8989
CALL BEFORE YOU DIG

CERTIFICATION

LICENSED PROFESSIONAL ENGINEER
BRADLEY R. COOPER
12980
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME, OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

BRADLEY R. COOPER, IOWA LICENSE NO. 12980
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017

PAGES OR SHEETS COVERED BY THIS SEAL:
(SHEETS 1-2)

COOPER CRAWFORD
& ASSOCIATES, L.L.C.
CIVIL ENGINEERS
475 S. 50th STREET, SUITE 800, WEST DES MOINES, IOWA 50265
PHONE: (515) 224-1344 FAX: (515) 224-1345

DATE: 7-7-2016
REVISIONS:

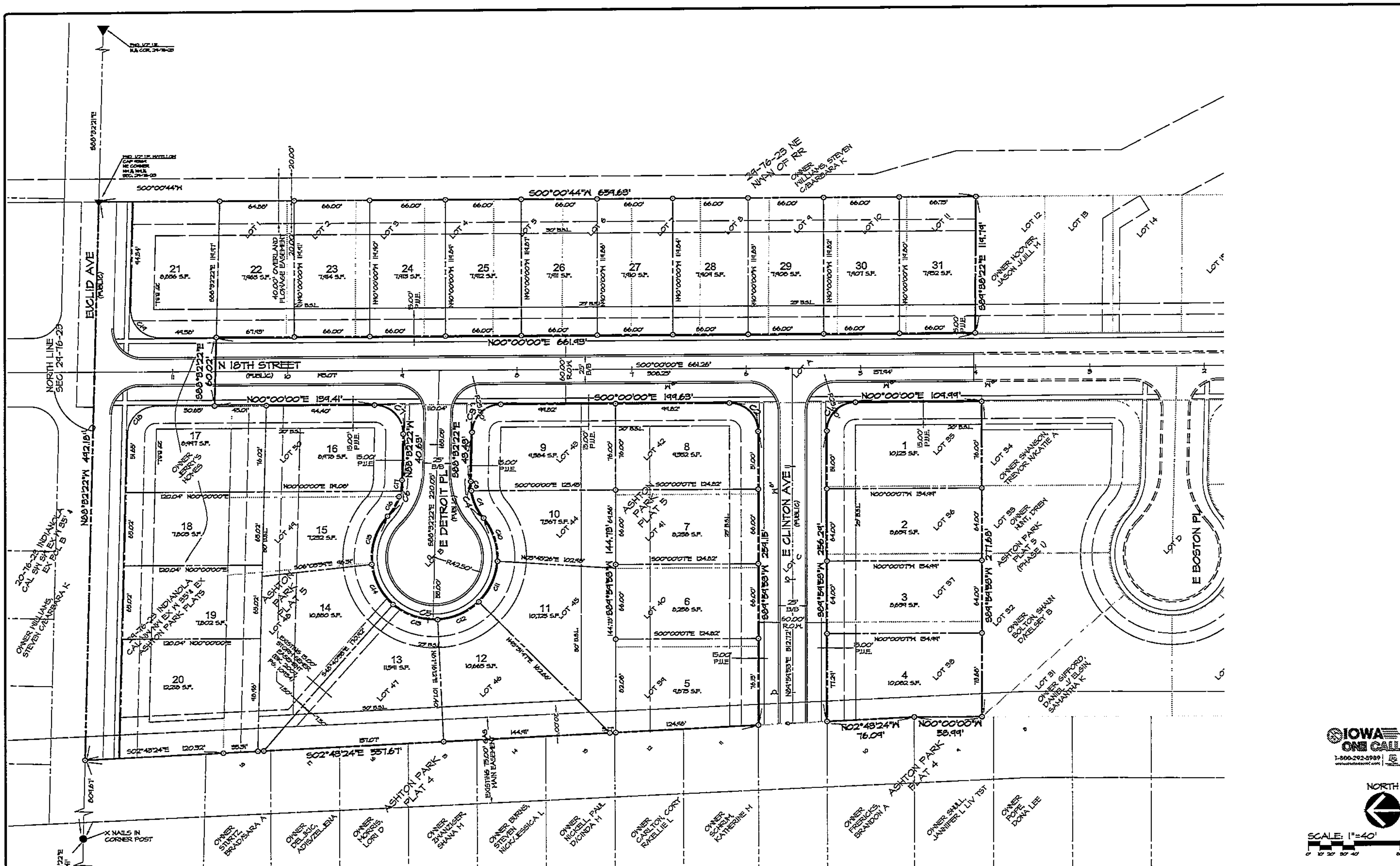
SCALE: 1"=60'

APPROVED: INITIALED: AS-BUILT:

JOB NUMBER
CC 1873

DIMENSION PLAN
PRAIRIE GLYNN PLAT 2

SHEET 1 OF 2



CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C1	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C2	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C3	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C5	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C6	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C11	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C14	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C15	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

CURVE DATA						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
C16	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C17	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C18	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C19	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]

WARNING
HIGH-PRESSURE PIPELINE(S)
EXCAVATION AND/OR CONSTRUCTION PROHIBITED WITHOUT COMPLIANCE WITH STATE ONE-CALL, AND WITHOUT WRITTEN PERMISSION FROM MAGELLAN PIPELINE COMPANY.
JIM RYAN 918-574-7351

CEC
Civil Engineering Consultants, Inc.
2400 86th Street . Unit 12 . Des Moines, Iowa 50322
515.276.4884 . Fax: 515.276.7084 . mail@cecdsm.com

DATE:	AUGUST 22, 2016	REVISIONS	COMMENTS
DATE OF SURVEY:		1	09/06/2016
DESIGNED BY:	MMH	2	
DRAWN BY:	CH	3	

ASHTON PARK PLAT 6
INDIANOLA, IOWA

LOT DIMENSIONS

SHEET 2 OF 3

E-6790

Development Cost Summary

PRAIRIE GLYNN PLAT 2 rev.

Development Type: Multi Family 3/7/2017

Parcel Size (Acres): 1.84
Total Lots/Units 21
Density Units per Ac. 11.41

Development Items	Total Cost Per Lot	Total Units	Land Parcel Costs	Total Cost Per Acre	
Land Cost	$0.00		$0.00	$0.00	
Water assesment	$0.00				
Sewer assesment	$0.00				
Engineering	$971.43		$20,400.00	$11,086.96	
Surveying				$0.00	
Construction Inspection			$0.00		
Environmental Study			$0.00	$0.00	
Soil testing	$700.00	5	$3,500.00	$1,902.17	
Density/Compaction Test	$142.86		$3,000.00	$500.00	
City review	$0.00		$0.00	$0.00	
Cosesco Permit	$16.67		$350.00	$190.22	
City Inspections	$0.00		$0.00		
Legal	$95.24		$2,000.00	$1,000.00	
Grading	$2,814.29		$59,100.00	$32,119.57	
Demolition	$0.00		$0.00	$0.00	
Clear Trees	$0.00		$0.00	$0.00	
Lighting Design	$95.24		$2,000.00	$1,086.96	
Sanitary Sewer	$0.00		$0.00	$0.00	
Storm Sewer	$10,269.05		$215,650.00	$117,201.09	
Water Service	$0.00			$0.00	
Water/Septic/Well Removal	$0.00		$0.00	$0.00	
Paving	$10,757.14		$225,900.00	$122,771.74	
Electrical Service	$1,750.00		$20,000.00	$10,869.57	Street Lights
Pole Relocation	$0.00		$0.00	$0.00	
Gas Service			$0.00	$0.00	
Phone Service	$0.00		$0.00	$0.00	
Cable Service	$0.00		$0.00	$0.00	
Bonding (sidewalk)	$0.00	840	$0.00	$0.00	
Seed and Mulch	$0.00		$1,058.00	$575.00	
Native and Type 2 Seed	$0.00		$0.00	$0.00	
Silt Fence	$52.57		$1,104.00	$600.00	
Traffic Study	$14.29		$300.00	$163.04	
DNR Permit #2	$11.90		$250.00	$135.87	
Erosion Maintainance	$100.00		$2,100.00	$1,141.30	
SWPPP Inspections	$300.00	12	$3,600.00	$1,956.52	
City street signs	$0.00		$0.00	$0.00	
Barricades	$119.05		$2,500.00	$1,358.70	
Contingency			$0.00	$0.00	
	$ 28,209.71		$562,812.00	$304,658.70	

Estimated Sales Price total

PROPOSED 250' RADIUS
FIRE HYDRANT
COVERAGE (TYP.)

PROPOSED SWALE

DUAL
SETBACKS
SHOWN

NORTH O STREET

PROPOSED SWALE

MAY WANT TO
RECONFIGURE
PROPERTY LINE

PROPOSED
BIO-SWALE OR
WETLANDS

PROPOSED BYPASS
PIPE TO BE SHIFTED
SOUTH FOR DEPTH

3:1 OR
FLATTER
(TYP.)

DETENTION BASIN
(BOTTOM TO BE
SLOPED IF DRY)

4:1 OR
FLATTER

CAVITT CREEK

WEST FLOODWAY
(FEMA) LIMIT (TYP.)

EXISTING
OUTLOT

100-YEAR FLOOD
(FEMA) LIMIT (TYP.)

OUTLOT TO BE ADDED

NORTH N COURT

WEST KENTUCKY AVENUE

EXISTING 250' RADIUS
FIRE HYDRANT
COVERAGE (TYP.)

100-YEAR FLOOD
(FEMA) LIMIT (TYP.)

WEST FLOODWAY
(FEMA) LIMIT (TYP.)

CAVITT CREEK

OVERALL LOTS = 22; AND 1 OUTLOT
MINIMUM LOT AREA = 8,400 SQUARE FEET
MINIMUM WIDTH = 70 FEET
TYPICAL WIDTH = 80 FEET
FRONT YARD SET BACK = 30 FEET
DUAL ON CORNER LOTS
REAR YARD SETBACK = 35 FEET
SIDE YARD SETBACK = 10 FEET (SHOWN)
OR, 12 FEET WITH TWO (2) STORY

SHOWN BUILDING SETBACKS TO BE
ADJUSTED TO EASEMENT LINES

PROPOSED ROADWAY PROFILES AND
PROPOSED CONTOURS HAVE NOT
BEEN UPDATED/CREATED

N

0 100'

SCALE: 1" = 100' FEET

PROJECT NO: #17249
FILE NO: 17-00---
CAD DATE: 02/27/2018
CAD FILE: Z:\site comp\Clients\Autumn Ridge Development\2017\#17249 Phase 3, Indianola\Design\Base\#17249 Phase 3 Indianola - BASE_Cul-de-Sacs.dwg

DESIGNED BY: JRKoester
CHECKED BY: JRKoester
DRAWN BY: JRKoester

1
2
3
4
5

ABACI CONSULTING, INC.
CIVIL ENGINEERING - LAND SURVEYING

CONCEPT PLANS
AUTUMN RIDGE PLAT 3

INDIANOLA, WARREN COUNTY, IOWA

OVERALL LAYOUT

SHEET NO:
3 OF 3

Autumn Ridge Development L.C.

2160 Terrace Ave.
Winterset, Iowa 50273

T 515-229-3911 F 515-462-4855
E Fred@AutumnRidgeDevelopment.com

June 20,2018

Kelly Shaw
Mayor
City of Indianola
1101 N. 1st Street Indianola, Iowa 50125

Re: Phase III Autumn Ridge Subdivision

Kelly;

Pursuant to out meeting June on 18th we are submitting a proposal for the City's participation in the Development of an additional 23 Residential Lots. The 10.5 acres is at the North end of "O"st. and will add 23 single family homes that will sell for $250,000 to $300,000. Further more this will open up another 40 Acres to the North of Phase III for Development which is owned by W & G Farms. W & G Farms (Herberger Brothers) have had conceptual plans produced for developing approximately 104 Residential Lots for single family homes that also would sell for $250,000 to $300,000. Presently these 104 Lots cannot exist without the development of Phase III as there is no access.

Phase III alone will conservatively add $6.3 million in assessed value.

The Development Agreement we are proposing would be completely in line with all aspects of the recent agreement between the City and Diligent Development/Jerry's Homes and would make possible huge residential development potential to the North.

The Development Agreement would also be in line monetarily with the approximate costs to be as follows:

Paving	$211,462	or	$9,194 per lot.
Storm Sewer	$54,540	or	$2,371 per lot

We understand that these are the only two items in which the City will participate, therefore the other development costs are inconsequential at this time.

We look forward to a swift start to the project and are always available to answer any questions.

Sincerely;

Fred J. Dowie, President
Autumn Ridge DevelopmentL.C.

Meeting Date: 07/16/2018

Information

Subject

Receipt and file a memorandum from Finance Director providing a financial report

Information

In your packet is the FY 2020 Environmental Scan (financial report) memo from the Director of Finance, Andrew Lent.

Fiscal Impact

Attachments

Memo

To: Mayor and Council

From: Andrew J. Lent, Director of Finance

CC: Ryan Waller, City Manager

Date: 7/12/2018

Re: FY20 Environmental Scan

In reviewing the end of the FY2018, the beginning of FY2019, and planning for FY 2020, the environmental scan for the City of Indianola looks positive, although several key factors should be considered that may put a damper on a very bright future. Keeping these factors in mind when planning for FY2020 will lessen their impact on the financial health of the city.

FY2018 appears to be ending on a very positive note. Several bond notes are being retired which will allow for future borrowing or lower debt service levy to allow more flexibility with other parts of the city property tax levy. All general funds, except EMS, will end with a higher fund balance than budgeted. This growth is largely attributed to savings in health insurance changes. The largest fund increase will be the Police fund, but this increase is also a result of two open, unfilled positions. The EMS fund appears to end in a negative balance, but this is due to the on-going issues with the billing company getting started on ambulance fee collections. Chief Chia states that the company has now started to download the necessary billing information and will begin collecting revenue shortly.

The Iowa economy is largely tied to agriculture, which is based on commodity markets for corn, soybeans, and livestock. Prices for corn and soybeans were increasing, however, they have dramatically dropped due to tariff disputes. The price of soybean futures, for example, was around $10.50 per bushel, but has since dropped to around $8.50 per bushel. It is unclear whether these lower prices will continue, but if they do extend for a longer period, the value of farmland could decline. A lower value for farmland will increase the residential rollback lowering the taxable valuation. It will be clearer closer to

the beginning of the 2019 calendar year whether the tariff dispute will end to allow for increased agriculture commodity prices.

Another macroeconomic factor is the increased price for oil and gasoline. The price of oil has risen $10 per barrel over the past three months. Should this trend continue, the price for fuel will especially those departments that rely heavily on fuel for their vehicles; police, fire, EMS, and street departments. Higher fuel costs might also raise the IRS mileage rate which could increase the amount reimbursed for employee travel.

Indianola has seen several new housing developments. This will lead to more residents and customers for existing and new businesses. Permits from new housing and commercial development appear on track with previous years.

We plan to do a comprehensive review of city fees and rates soon and shared with the City Council. As we begin preparing the FY2020 budget, we will learn how the factors indicated above will affect the city's financial health and whether any changes will be needed.

Meeting Date: 07/16/2018

Information

Subject

Resolution approving salaries

Information

This action sets salaries per the personnel management guide, union contract and seasonal salaries:

MyLisa Thompson, Technical Services Assistant, from CE 3-7 $40,181/year to CE 3-7 $40,431/year effective July 8, 2018

Daniel Jones, Light Equipment Operator, Range 19-2 $21.00/hour effective July 17, 2018

Roll call is in order.

Fiscal Impact

Attachments

Resolution

RESOLUTION 2018-____
APPROVING SALARIES

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF INDIANOLA, IOWA:

MyLisa Thompson, Technical Services Assistant, from CE 3-7 $40,181/year to CE 3-7 $40,431/year effective July 8, 2018

Daniel Jones, Light Equipment Operator, Range 19-2 $21.00/hour effective July 17, 2018

Passed and approved on the 16th day of July 2018.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Diana Bowlin, City Clerk

Meeting Date: 07/16/2018

Information

Subject

City Manager's Report - Ryan Waller

Information

Fiscal Impact

Attachments

No file(s) attached.

City Council Regular 2nd Mtg **10.B.**

Meeting Date: 07/16/2018

Information

Subject

Motion to go into closed session in accordance with Iowa Code Section 21.5(1)(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation

Information

Roll call to go into closed session is in order.

Fiscal Impact

Attachments

No file(s) attached.