



CITY OF INDIANOLA COUNCIL MEETING

January 7, 2013

6:00 p.m.

Agenda

1. Call to order
2. Pledge of allegiance
3. Roll call
4. Consent
 - A. Approve agenda
 - B. December 17, 2012 Minutes
 - C. Applications
 1. A renewal Class "C" Liquor, Sunday Sales Privilege and Outdoor Area for the Indianola Country Club - 1610 Country Club Road
 - D. Prior and final approval applications for urban revitalization designation
 - E. Claims on the computer printout for January 7, 2013
5. Council Representative Reports
 - A. Resolution approving salaries
 - B. Metro Advisory - Mayor Bresnan and Eric Mathieu
 - C. WCEDC - Greg Marchant
 - D. Greater Des Moines Convention & Tourism Report - Greg Marchant
6. Council Reports
 - A. Receive quarterly WCEDC report - Jason White, Executive Director
7. Mayor's Report - Kenan Bresnan
 - A. Community Update
8. Public Consideration
 - A. Old Business

1. "C" Street
 - a. Resolution to Proceed with Vacation of "C" Street Based Upon Findings Pursuant to Indianola Code Section 137.04
 - b. Public hearing and first consideration of an ordinance to vacate "C" Street between Girard Avenue to Clinton Avenue except the north 174 feet
2. Consider 28E Share Use Agreements between the City of Indianola/Indianola Community School and City of Indianola/Simpson College for use of the YMCA
3. Public hearing and first consideration of the following:
 - a. Amend C-3 General Retail and Office Zoning to include community meeting rooms (P&Z approved December 11, 2012)
 - b. An ordinance amending changes to Chapter 155 as to permitted and prohibited signs
- B. New Business
 1. Resolution approving project completion and compliance from Crouse Cafe - 115 E. Salem - for the Downtown Incentive Program
9. Other Business
 - A. Public comment
10. Adjourn

Information

Subject
December 17, 2012 Minutes

Information

Attachments

Minutes

REGULAR SESSION – DECEMBER 17, 2012

The City Council met in regular session at 6:00 p.m. on December 17, 2012. Mayor Kenan Bresnan called the meeting to order and on roll call the following members were present: Pete Berry, Greg Marchant, Eric Mathieu, John Parker Jr., and John Sirianni. Absent: Pam Pepper.

Item D change order #4 in an amount of \$33,612.79 – Larson & Larson Construction – Indianola Wellness Center was pulled from the consent agenda.

The consent agenda consisting of the following was approved on a motion by Sirianni and second by Berry. Question was called for and upon the council member votes, the Mayor declared the motion carried unanimously.

Approve agenda

December 3 and 10, 2012 Minutes

Set a public hearing and first consideration of the following:

- January 7, 2013 - An ordinance amending changes to Chapter 155 as to permitted and prohibited signs
- January 7, 2013 - Amend C-3 General Retail and Office Zoning to include community meeting rooms
- January 22, 2013 - A request from Larry McConnell to rezone a portion of the SE 1/4 of the NE 1/4 of Section 29, Township 76, Range 23, locally known as 2008 E. 2nd Avenue from A-1 (Agriculture) to C-2 (Highway Commercial)

Change order #4 in an amount of \$16,263.88 - Sternquist Construction for the 2012 Street Improvement Project

Claims on the computer printout for December 17, 2012 and the November 2012 receipts

A motion was made by Sirianni and seconded by Parker to approved change order #4 in an amount of \$33,612.79 - Larson & Larson Construction - Indianola Wellness Center. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Council member Berry moved to approve the following Resolution Approving Personnel Salaries. Council member Mathieu seconded the motion. On roll call the vote was, AYES: Parker, Sirianni, Marchant, Mathieu and Berry. NAYS: None. ABSENT: Pepper. Whereupon the Mayor declared the motion carried unanimously and the following resolution duly adopted.

Kurt Ripperger, Information Technology Manager, from CE 10-1 \$56,770/year to CE 10-2 \$58,444/year effective November 18, 2012

Ron Hamell, Interim Police Chief, from CE 8.5-12 \$66,707/year to CE 12-5 \$76,959/year effective December 2, 2012

Jean Furler, Finance Director, from CE 11-7 \$74,389/year to CE 12-9 \$85,619/year effective December 2, 2012

Dorothy Houston, Library Assistant Part-time, from CE 1-2 \$11.458/hour to CE 1-3 \$11.787/hour effective January 13, 2012

Brian Stolte, Cable Operator, from CE 2-6 \$15.021/hour to CE 2-7 \$15.407/hour effective December 2, 2012

Continued on Page

REGULAR SESSION – DECEMBER 17, 2012 (Continued)

Passed and approved on the 17th day of December, 2012.

Mayor Bresnan reported on the Metro Advisory meeting.

Council member John Parker reported on the IDOT meeting regarding 65/69.

The November 2012 City Treasurer report was approved on a motion by Parker and seconded by Sirianni. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Mike Metcalf presented the quarterly safety report.

A motion was made by Sirianni and seconded by Parker to approve the following Mayor's nominations to Boards and Commission. Question was called for and on voice vote the vote was, AYES: Mathieu, Berry, Parker and Sirianni. NAYS: None. ABSTAINED: Marchant. ABSENT: Pepper. Whereupon the Mayor declared the motion carried.

Joe Butler, Planning and Zoning Commission, a term to begin February 1, 2013 and expire February 1, 2018

Reed Thacker, Board of Adjustment, a term to begin December 31, 2012 and expire December 31, 2017

Jennifer Leech, re-nomination to the Park and Recreation Commission, a term to begin January 1, 2013 and expire January 1, 2016

Dave Button, re-nomination to the Park and Recreation Commission, a term to begin January 1, 2013 and expire January 1, 2016

Berry moved and Mathieu seconded to approve the following representatives to the Central Iowa Regional Transportation Planning Alliance. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Eric Hanson, Policy Committee Representative (Chuck Burgin as alternate)
Chuck Burgin, Technical Committee Representative (Eric Hanson as alternate)

Council member Mathieu moved to approve the following representatives to the Des Moines Metropolitan Planning Organization. Council member Parker seconded the motion. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Eric Hanson, MPO Primary Representative (Chuck Burgin as alternate)
Chuck Burgin, MPO Technical Committee Representative (Eric Hanson as alternate)

A public hearing to consider the proposal from Simpson College to vacate "C" Street from Girard Avenue to Clinton Avenue except the north 174 feet was held. Those speaking in favor of the proposal were:

Christopher R. Pose, Lillis O'Malley Olson Manning Pose & Van Dike-317 6th Avenue, Suite 300 Des Moines, Iowa, Attorney for the Delta House Corporation located at 705 North "C" Street. He stated the Delta House supports the request of Simpson College with conditions (on file at the City Clerk's Office).

Ken Birkenholtz-1909 Country Club Road, Simpson College Vice President for Business and Finance
Doug Schuster – 801 N. "C" Street
Ryan Lane – 700 W. Scenic Valley Drive and Student Vice President of Simpson College

Continued on Page

REGULAR SESSION – DECEMBER 17, 2012 (Continued)

Those speaking against were:

Brad Ross – 812 N. “S” Court
Sam Stanfield – 407 W. Ashland
David Slick – 502 N. “N”
Gary Middleswart – 102 Orchard
Susan Glick – 511 W. Boston
Jenny Wren – 509 Norwood
Michelle Bradford – 311 W. Clinton
Cathy Stanfield – 407 W. Ashland
Orrie Koehlmoos – 804 Sunset Drive
Linda Brown – 1101 N. “C”
Elaine Ansley – 1000 N. Buxton
Jim Jauron – 1203 W. 2nd
Charlotte Guilford – 407 N. “K”

Written comments against the vacation of “C” Street were received from Timothy Paterson, 207 W. Boston #3.

Each council member stated their comments regarding the vacation of “C” Street. Mayor Bresnan read Council Member Pam Pepper’s comments.

Council member Marchant moved that the City Council pass a resolution to move forward with the process of vacating “C” Street, as specifically described in this public hearing, in accordance with City Code Chapter 137, and the Council do so by making the following findings as required by the Indianola City Code Section 137.04.

- “C” Street, as described, is not needed for the use of the public, and therefore its maintenance at public expense is no longer justified for these reasons:
 - Safety
 - Infrastructure
 - Economic Development
- That this proposed vacation will not deny owners of the property abutting on “C” Street reasonable access to their property because:
 - We have received a letter from Christopher Pose, who represents the Delta House Corporation stating the Delta House supports the request of Simpson College to the city to vacate and convey a portion of North “C” Street to Simpson College
 - Conditions of this support are provided in the letter (on file at the City Clerk’s Office) and are agreed to as part of this motion and will be incorporated in the Resolution to Proceed with Vacation of “C” Street Based Upon Findings Pursuant to Indianola Code Section 137.04

Also to direct City Staff and the City Attorney to prepare a Resolution to Proceed with Vacation of “C” Street Based Upon Findings Pursuant to Indianola Code Section 137.04 in written form for review and formal passage at the January 7, 2013 City Council meeting and proceed with the first consideration of the ordinance vacating said street on that same date. Council member Parker seconded the motion. On roll call the vote was AYES: Mathieu, Parker and Marchant. NAYS: Berry. ABSTAINED: Sirianni. ABSENT: Pepper. Whereupon the Mayor declared the motion carried.

The following Resolution Approving Contract and Bond to Municipal Pipe and Tool in an amount of \$3,219,342.85 for the I&I Phase 4 project was approved on a motion by Marchant and seconded by Mathieu. On roll call the vote was, AYES: Mathieu, Berry, Parker, Sirianni and Marchant. NAYS: None. ABSENT: Pepper. Whereupon the Mayor declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION APPROVING CONTRACT AND BOND
FOR THE I&I PHASE 4 PROJECT

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

Council Member Berry moved that the form of Tax Exemption Certificate for the \$1,865,000 General Obligation Bonds Series 2013A be placed on file and approved. Council Member Mathieu seconded the motion. The roll was called and the vote was, AYES: Parker, Sirianni, Marchant, Mathieu and Berry. NAYS: None. ABSENT: Pepper. Whereupon the Mayor declared the motion carried unanimously.

Council Member Sirianni moved that the form of Continuing Disclosure Certificate for the \$1,865,000 General Obligation Bonds Series 2013A be placed on file and approved. Council Member Parker seconded the motion. The roll was called and the vote was, AYES: Marchant, Mathieu, Berry, Parker and Sirianni. NAYS: None. ABSENT: Pepper. Whereupon the Mayor declared the motion carried unanimously.

Council Member Parker introduced the following Resolution entitled "RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$1,865,000 GENERAL OBLIGATION BONDS, SERIES 2013A, AND LEVYING A TAX TO PAY SAID BONDS" and moved that it be adopted. Council Member Sirianni seconded the motion to adopt, and the roll being called thereon, the vote was as follows: AYES: Sirianni, Marchant, Mathieu, Berry and Parker. NAYS: None. ABSENT: Pepper. Whereupon the Mayor declared said Resolution duly adopted as follows:

RESOLUTION AUTHORIZING AND PROVIDING FOR THE
ISSUANCE OF NOT TO EXCEED \$1,865,000
GENERAL OBLIGATION BONDS, SERIES 2013A
AND LEVYING A TAX TO PAY SAID BONDS

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

Council Member Mathieu moved that the form of Tax Exemption Certificate for the \$5,510,000 General Obligation Urban Renewal Bonds, Series 2013B be placed on file and approved. Council Member Parker seconded the motion. The roll was called and the vote was, AYES: Berry, Parker, Sirianni, Marchant and Mathieu. NAYS: None. ABSENT: Pepper. Whereupon the Mayor declared the motion carried unanimously.

Council Member Sirianni moved that the form of Continuing Disclosure Certificate for the \$5,510,000 General Obligation Urban Renewal Bonds, Series 2013B be placed on file and approved. Council Member Marchant seconded the motion. The roll was called and the vote was, AYES: Marchant, Mathieu, Berry, Parker and Sirianni. NAYS: None. ABSENT: Pepper. Whereupon the Mayor declared the motion carried unanimously.

Council Member Marchant introduced the following Resolution entitled "RESOLUTION AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF \$5,510,000 GENERAL OBLIGATION URBAN RENEWAL BONDS, SERIES 2013B, AND LEVYING A TAX TO PAY SAID BONDS" and moved that it be adopted. Council Member Mathieu seconded the motion to adopt, and the roll being called thereon, the vote was as follows: AYES: Mathieu, Berry, Parker, Sirianni and Marchant. NAYS: None. ABSENT: Pepper. Whereupon the Mayor declared said Resolution duly adopted as follows:

RESOLUTION AUTHORIZING AND PROVIDING FOR THE
ISSUANCE OF \$5,510,000 GENERAL OBLIGATION URBAN RENEWAL BONDS,
SERIES 2013B, AND LEVYING A TAX TO PAY SAID BONDS

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

Continued on Page

REGULAR SESSION – DECEMBER 17, 2012 (Continued)

The Mayor and Council discussed the Chamber of Commerce funding. It was the consensus to support this group.

Meeting adjourned on a motion by Parker and second by Marchant.

Kenan Bresnan, Mayor

Diana Bowlin, City Clerk

Information

Subject
Applications

Information
Council needs to consider the following application.

Information

Subject

A renewal Class "C" Liquor, Sunday Sales Privilege and Outdoor Area for the Indianola Country Club - 1610 Country Club Road

Information

This is a renewal of the Indianola Country Club's liquor permit. Staff has approved and the paper work is in order.

Attachments

Permit

December 6, 2012

NAME OF APPLICANT: Indianola Country Club – 1610 Country Club Rd.

TYPE OF LICENSE/PERMIT: Class "C" Liquor, Sunday Sales Privilege & Outdoor area

	<u>Date & Initial</u>	<u>Approve</u>	<u>Disapprove*</u>
Police Chief	<u>12-06-12 RJA</u>	<u>X</u>	<u> </u>
Fire Chief	<u>12-12-12</u>	<u>[Signature]</u>	<u> </u>
B&Z Official	<u>12-13-12</u>	<u>CS</u>	<u> </u>
Sign Compliance	<u>N/A</u>	<u>CS</u>	<u> </u>

*Reasons for disapproval

License Application (LC0025534)

Applicant

Name of Applicant:	<u>Indianola Country Club</u>		
Name of Business (DBA):	<u>Indianola Country Club</u>		
Address of Premises:	<u>1610 Country Club Road</u>		
City: <u>Indianola</u>	County: <u>Warren</u>	Zip: <u>50125000</u>	
Business Phone:	<u>(515) 961-3303</u>		
Mailing Address:	<u>1610 Country Club Rd</u>		
City: <u>Indianola</u>	State: <u>IA</u>	Zip: <u>501250000</u>	

Contact Person

Name:	<u>Robert Curtiss</u>		
Phone:	<u>(515) 779-6342</u>	Email Address:	<u>rwcurtiss@mchsi.com</u>

Classification: Class C Liquor License (LC) (Commercial)

Term: 12 months

Effective Date: 02/02/2013

Expiration Date: 02/01/2014

Privileges:

Class C Liquor License (LC) (Commercial)
Outdoor Service
Sunday Sales

Status of Business

BusinessType:	<u>Privately Held Corporation</u>		
Corporate ID Number:	<u>73606</u>	Federal Employer ID #	<u>42-0328325</u>

Ownership

Robert Curtiss

First Name: Robert

Last Name: Curtiss

City: Indianola

State: Iowa

Zip: 50125

Position President

% of Ownership 0.00 %

U.S. Citizen

Insurance Company Information

Insurance Company:	<u>Founders Insurance Company</u>		
Policy Effective Date:		Policy Expiration Date:	
Bond Effective Continuously:		Dram Cancel Date:	
Outdoor Service Effective Date:		Outdoor Service Expiration Date:	
Temp Transfer Effective Date:		Temp Transfer Expiration Date:	

Meeting Date: 01/07/2013

Information
Subject

Prior and final approval applications for urban revitalization designation

Information

The following comprise a list of prior/final applications for Urban Revitalization Designation. The paperwork is in order.

Prior

Highland Development, Inc. - 1503 W. Kentucky Avenue - SFD - \$136,500

Jerry's Homes - 113 Rolling Vista Place - SFD - \$132,250

Final

Van Dam Construction - 804 North "W" Street - SFD - \$166,750

Dwight Hicks - 906 North "C" - Addition - 19,000

Autumn Ridge Development - 400 S. 8th Ct. #33 - Duplex - \$230,000

NOTE: All SFD's have the first \$75,000 abated.

Below is a list of permits issued through December 31, 2012 and previous years.

	<u>2012</u>		<u>2011</u>		<u>2010</u>		<u>2009</u>		<u>2008</u>	
SFD	14	\$2,035,200	21	\$3,362,600	35	\$5,022,118	22	\$3,542,130	22	\$3,617,146
		\$145,371		\$160,124		\$143,489		\$161,416		\$164,416
Duplexes	2	\$574,650	1	\$223,000	42	\$7,312,766	0	0	31	\$5,306,376
MFD	2	\$5,676,350	0	0	2	\$832,000	2	\$4,552,268	2	\$3,049,420
Add/Alt	42	\$262,201	46	\$540,643	45	\$1,459,209	35	\$278,426	59	\$670,221
Non-Residential	29	\$19,690,301	39	\$40,626,359	30	\$5,439,383	21	\$4,399,823	22	\$3,835,616
Total	89	\$28,238,702	107	\$44,752,602	154	\$20,065,476	80	\$12,772,647	136	\$16,478,779

AttachmentsUR AppsUR App

APPLICATION FOR TAX ABATEMENT UNDER THE URBAN REVITALIZATION PLAN FOR
CLASS A (3 or 5 YEAR \$75,000 INCENTIVE) RESIDENTIAL:

☒ 3 Year Abatement ☐ 5 Year Abatement Date 12/4/12

☒ Prior Approval for Intended Improvements ☐ Approval of Improvements Completed

Address of Property: 1503 W. KENTUCKY AVE

Legal Description of Property: LOT 45, AUTUMN RIDGE PHASE 2

Title Holder or Contract Buyer: HIGHLAND DEVELOPMENT, INC.

Address of Owner (if different than above): _____

Phone Number (to be reached during the day): 575-244-9987

Existing Property Use: ☒ Residential ☐ Commercial ☐ Industrial ☒ Vacant

Proposed Property Use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Vacant

☐ Rental ☒ Owner Occupied

Nature of Improvements: ☐ Addition ☒ New Construction ☐ General Improvements

DESCRIPTION: NEW SINGLE FAMILY DWELLING - 1 STORY -
1,482 SQ. FT. 3 BEDROOMS - 2 FULL BATHS - 2 CAR GARAGE

CLASS A / 5 YEAR TAX ABATEMENT REQUIREMENTS:

Sidewall Insulation rated R-15 or higher? Yes ☐ No ☐

Attic space insulation rated R-44 or higher? Yes ☐ No ☐

Roofed using 40-year shingle? Yes ☐ No ☐

Windows have minimum U factor of .31 or less or a low E rating? Yes ☐ No ☐

H.V.A.C. has a minimum 90% efficiency rating? Yes ☐ No ☐

Programmable Energy Star thermostat installed? Yes ☐ No ☐

All ductwork is taped and sealed? Yes ☐ No ☐

All appliances are Energy Star rated? Yes ☐ No ☐

A/C Unit with Minimum SEER rating of 14 Yes ☐ No ☐ Brand? _____

Furnace with a minimum 90% efficiency rating Yes ☐ No ☐ Brand? _____

Gas Water Heater 0.62 EF to 0.79 EF or 0.80 EF and above? Yes ☐ No ☐ Brand? _____

Rating? _____

Plumbing fixtures in both kitchen and baths are all Energy Star rated? Yes ☐ No ☐

Faucets 2.0 GPM? Yes ☐ No ☐

Showers 2.0 GPM? Yes ☐ No ☐

Water closets 1.3 GPM or dual flush? Yes ☐ No ☐

Ductwork in unconditioned spaces all insulated? Yes ☐ No ☐

Four trees and six shrubs planted? Yes ☐ No ☐

Estimated or Actual Date of Completion: 5/2013

Estimated or Actual Value of Improvements: \$136,500

If rental property, complete the following: Number of Units _____

Tenants occupying the building when purchased (or present tenants if unknown) Date of tenant occupancy/relocation benefits received by eligible tenants: (to be continued on a separate page if necessary)

Tenant _____ Date of Occupancy _____ Relocation Benefits _____

Signed By: Chad C. Ben

APPLICATION FOR TAX ABATEMENT UNDER THE URBAN REVITALIZATION PLAN FOR
CLASS A (3 or 5 YEAR \$75,000 INCENTIVE) RESIDENTIAL:

☒ 3 Year Abatement ☐ 5 Year Abatement Date 12/1/12

☒ Prior Approval for Intended Improvements ☐ Approval of Improvements Completed

Address of Property: 113 Rolling Vista Place

Legal Description of Property: Lot 39 Scenic Pointe

Title Holder or Contract Buyer: Jeep Homes

Address of Owner (if different than above): _____

Phone Number (to be reached during the day): _____

Existing Property Use: ☐ Residential ☐ Commercial ☐ Industrial ☒ Vacant

Proposed Property Use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Vacant

☐ Rental ☒ Owner Occupied

Nature of Improvements: ☐ Addition ☒ New Construction ☐ General Improvements

DESCRIPTION: 1 story sfd - 1,474 sq. ft. - 3 bedrooms -
2 full baths - 3 car garage

CLASS A / 5 YEAR TAX ABATEMENT REQUIREMENTS:

Sidewall Insulation rated R-15 or higher? Yes ☐ No ☐

Attic space insulation rated R-44 or higher? Yes ☐ No ☐

Roofed using 40-year shingle? Yes ☐ No ☐

Windows have minimum U factor of .31 or less or a low E rating? Yes ☐ No ☐

H.V.A.C. has a minimum 90% efficiency rating? Yes ☐ No ☐

Programmable Energy Star thermostat installed? Yes ☐ No ☐

All ductwork is taped and sealed? Yes ☐ No ☐

All appliances are Energy Star rated? Yes ☐ No ☐

A/C Unit with Minimum SEER rating of 14 Yes ☐ No ☐ Brand? _____

Furnace with a minimum 90% efficiency rating Yes ☐ No ☐ Brand? _____

Gas Water Heater 0.62 EF to 0.79 EF or 0.80 EF and above? Yes ☐ No ☐ Brand? _____

Rating? _____

Plumbing fixtures in both kitchen and baths are all Energy Star rated? Yes ☐ No ☐

Faucets 2.0 GPM? Yes ☐ No ☐

Showers 2.0 GPM? Yes ☐ No ☐

Water closets 1.3 GPM or dual flush? Yes ☐ No ☐

Ductwork in unconditioned spaces all insulated? Yes ☐ No ☐

Four trees and six shrubs planted? Yes ☐ No ☐

Estimated or Actual Date of Completion: 5/20/13

Estimated or Actual Value of Improvements: \$132,250

If rental property, complete the following: Number of Units _____

Tenants occupying the building when purchased (or present tenants if unknown) Date of tenant occupancy/relocation benefits received by eligible tenants: (to be continued on a separate page if necessary)

Tenant _____ Date of Occupancy _____ Relocation Benefits _____

Signed By: _____

APPLICATION FOR TAX ABATEMENT UNDER THE URBAN REVITALIZATION PLAN FOR
CLASS A (3 or 5 YEAR \$75,000 INCENTIVE) RESIDENTIAL:

☒ 3 Year Abatement _____ 5 Year Abatement _____ Date 12/21/12

_____ Prior Approval for Intended Improvements ☒ Approval of Improvements Completed

Address of Property: 804 North W St.

Legal Description of Property: Lot 20 Prairie Views Plat 3

Title Holder or Contract Buyer: Van Nam Construction

Address of Owner (if different than above): _____

Phone Number (to be reached during the day): _____

Existing Property Use: _____ Residential _____ Commercial _____ Industrial ☒ Vacant

Proposed Property Use: ☒ Residential _____ Commercial _____ Industrial _____ Vacant

_____ Rental ☒ Owner Occupied

Nature of Improvements: _____ Addition ☒ New Construction _____ General Improvements

DESCRIPTION: 1 story sfd - 1,712 sq ft - 4 bedrooms -
3 full baths - 3 car garage

CLASS A / 5 YEAR TAX ABATEMENT REQUIREMENTS:

Sidewall Insulation rated R-15 or higher? Yes _____ No _____

Attic space insulation rated R-44 or higher? Yes _____ No _____

Roofed using 40-year shingle? Yes _____ No _____

Windows have minimum U factor of .31 or less or a low E rating? Yes _____ No _____

H.V.A.C. has a minimum 90% efficiency rating? Yes _____ No _____

Programmable Energy Star thermostat installed? Yes _____ No _____

All ductwork is taped and sealed? Yes _____ No _____

All appliances are Energy Star rated? Yes _____ No _____

A/C Unit with Minimum SEER rating of 14 Yes _____ No _____ Brand? _____

Furnace with a minimum 90% efficiency rating Yes _____ No _____ Brand? _____

Gas Water Heater 0.62 EF or 0.79 EF or 0.80 EF and above? Yes _____ No _____ Brand? _____

Rating? _____

Plumbing fixtures in both kitchen and baths are all Energy Star rated? Yes _____ No _____

Faucets 2.0 GPM? Yes _____ No _____

Showers 2.0 GPM? Yes _____ No _____

Water closets 1.3 GPM or dual flush? Yes _____ No _____

Ductwork in unconditioned spaces all insulated? Yes _____ No _____

Four trees and six shrubs planted? Yes _____ No _____

Estimated or Actual Date of Completion: 12/21/12

Estimated or Actual Value of Improvements: \$116,750

If rental property, complete the following: Number of Units _____

Tenants occupying the building when purchased (or present tenants if unknown) Date of tenant occupancy/relocation benefits received by eligible tenants: (to be continued on a separate page if necessary)

Tenant _____ Date of Occupancy _____ Relocation Benefits _____

Signed By: [Signature]

APPLICATION FOR TAX ABATEMENT UNDER THE URBAN REVITALIZATION PLAN FOR
CLASS A (3 or 5 YEAR \$75,000 INCENTIVE) RESIDENTIAL:

☒ 3 Year Abatement ☐ 5 Year Abatement Date 12/21/12

☐ Prior Approval for Intended Improvements ☒ Approval of Improvements Completed

Address of Property: 900 North C Street

Legal Description of Property: Lot 3 Block 15 College Addition

Title Holder or Contract Buyer: Dwight Hicks

Address of Owner (if different than above): _____

Phone Number (to be reached during the day): _____

Existing Property Use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Vacant

Proposed Property Use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Vacant

☐ Rental ☒ Owner Occupied

Nature of Improvements: ☒ Addition ☐ New Construction ☐ General Improvements

DESCRIPTION: 1 story addition 224 sq. ft. greenhouse

CLASS A / 5 YEAR TAX ABATEMENT REQUIREMENTS:

Sidewall Insulation rated R-15 or higher? Yes ☐ No ☐

Attic space insulation rated R-44 or higher? Yes ☐ No ☐

Roofed using 40-year shingle? Yes ☐ No ☐

Windows have minimum U factor of .31 or less or a low E rating? Yes ☐ No ☐

H.V.A.C. has a minimum 90% efficiency rating? Yes ☐ No ☐

Programmable Energy Star thermostat installed? Yes ☐ No ☐

All ductwork is taped and sealed? Yes ☐ No ☐

All appliances are Energy Star rated? Yes ☐ No ☐

A/C Unit with Minimum SEER rating of 14 Yes ☐ No ☐ Brand? _____

Furnace with a minimum 90% efficiency rating Yes ☐ No ☐ Brand? _____

Gas Water Heater 0.62 EF to 0.79 EF or 0.80 EF and above? Yes ☐ No ☐ Brand? _____

Rating? _____

Plumbing fixtures in both kitchen and baths are all Energy Star rated? Yes ☐ No ☐

Faucets 2.0 GPM? Yes ☐ No ☐

Showers 2.0 GPM? Yes ☐ No ☐

Water closets 1.3 GPM or dual flush? Yes ☐ No ☐

Ductwork in unconditioned spaces all insulated? Yes ☐ No ☐

Four trees and six shrubs planted? Yes ☐ No ☐

Estimated or Actual Date of Completion: 12/21/12

Estimated or Actual Value of Improvements: \$19,000

If rental property, complete the following: Number of Units _____

Tenants occupying the building when purchased (or present tenants if unknown) Date of tenant occupancy/relocation benefits received by eligible tenants: (to be continued on a separate page if necessary)

Tenant	Date of Occupancy	Relocation Benefits
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Signed By: _____

APPLICATION FOR TAX ABATEMENT UNDER THE URBAN REVITALIZATION PLAN FOR
CLASS A (3 or 5 YEAR \$75,000 INCENTIVE) RESIDENTIAL:

☒ 3 Year Abatement ☐ 5 Year Abatement Date 12/28/12

☐ Prior Approval for Intended Improvements ☒ Approval of Improvements Completed

Address of Property: 400 South 8th Ct. # 33

Legal Description of Property: Plot 3 The Meadows Plat 1

Title Holder or Contract Buyer: Autumn Ridge Development

Address of Owner (if different than above): _____

Phone Number (to be reached during the day): _____

Existing Property Use: ☐ Residential ☐ Commercial ☐ Industrial ☒ Vacant

Proposed Property Use: ☒ Residential ☐ Commercial ☐ Industrial ☐ Vacant

☐ Rental ☒ Owner Occupied

Nature of Improvements: ☐ Addition ☒ New Construction ☐ General Improvements

DESCRIPTION: 1 story duplex - 1,224 sq. ft. - 2 bedrooms
2 full baths - 2 car garage (per unit)

CLASS A / 5 YEAR TAX ABATEMENT REQUIREMENTS:

Sidewall Insulation rated R-15 or higher?	Yes ☐	No ☐
Attic space insulation rated R-44 or higher?	Yes ☐	No ☐
Roofed using 40-year shingle?	Yes ☐	No ☐
Windows have minimum U factor of .31 or less or a low E rating?	Yes ☐	No ☐
H.V.A.C. has a minimum 90% efficiency rating?	Yes ☐	No ☐
Programmable Energy Star thermostat installed?	Yes ☐	No ☐
All ductwork is taped and sealed?	Yes ☐	No ☐
All appliances are Energy Star rated?	Yes ☐	No ☐

A/C Unit with Minimum SEER rating of 14 Yes ☐ No ☐ Brand? _____

Furnace with a minimum 90% efficiency rating Yes ☐ No ☐ Brand? _____

Gas Water Heater 0.62 EF to 0.79 EF or 0.80 EF and above? Yes ☐ No ☐ Brand? _____
Rating? _____

Plumbing fixtures in both kitchen and baths are all Energy Star rated? Yes ☐ No ☐

Faucets 2.0 GPM? Yes ☐ No ☐

Showers 2.0 GPM? Yes ☐ No ☐

Water closets 1.3 GPM or dual flush? Yes ☐ No ☐

Ductwork in unconditioned spaces all insulated? Yes ☐ No ☐

Four trees and six shrubs planted? Yes ☐ No ☐

Estimated or Actual Date of Completion: 12/28/12

Estimated or Actual Value of Improvements: \$230,000

If rental property, complete the following: Number of Units _____

Tenants occupying the building when purchased (or present tenants if unknown) Date of tenant occupancy/relocation benefits received by eligible tenants: (to be continued on a separate page if necessary)

Tenant

Date of Occupancy

Relocation Benefits

Signed By: _____

Information

Subject

Claims on the computer printout for January 7, 2013

Information

Attachments

Claims

Vendor Report

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
GENERAL FUND				
911 ETC INC	001-6200-63730	911 MONTHLY ACCESS CHARG	12/31/2012	10.82
911 ETC INC	001-1700-63730	911 MONTHLY ACCESS CHARG	12/31/2012	2.50
AIR-CON MECHANICAL CORP.	001-6500-63410	REPLACE BELTS ON AHU#4	12/27/2012	126.16
AIR-CON MECHANICAL CORP.	001-6500-63410	REPLACE LEAKING ROOF CAP	12/27/2012	1,875.00
AIR-CON MECHANICAL CORP.	001-6500-63410	QTR AGREEMENT	12/27/2012	1,168.92
CITY OF INDIANOLA - UTILITY	001-6500-63710	UTILITIES	12/31/2012	2,132.60
CITY OF INDIANOLA - UTILITY	001-2300-63710	UTILITIES	12/31/2012	13,122.50
DELL MARKETING L.P.	001-6210-67240	DELL ATG LAPTOP	12/09/2012	1,857.00
DES MOINES WATER WORKS	001-6200-65080	NOVEMBER BILLING	12/11/2012	2,693.04
HY-VEE FOOD STORE	001-6500-65990	PLANT	11/13/2012	40.00
HY-VEE FOOD STORE	001-6500-64990	YMCA PETITION & WAIVER MT	12/12/2012	36.00
HY-VEE FOOD STORE	001-6200-65070	SUPPLIES	12/18/2012	14.07
INDOFF INCORPORATED	001-6200-65070	SUPPLIES	12/07/2012	77.58
INDOFF INCORPORATED	001-6200-65070	SUPPLIES	12/19/2012	120.42
INFOMAX OFFICE SYSTEMS IN	001-1700-63410	COPIER CONTRACT	12/26/2012	2.25
INFOMAX OFFICE SYSTEMS IN	001-6200-63400	COPIER CONTRACT	12/26/2012	698.44
INFOMAX OFFICE SYSTEMS IN	001-6210-63400	COPIER CONTRACT	12/26/2012	44.42
IOWA WATER MANAGEMENT C	001-6500-63100	WATER MGMT - MUN BLDG	12/31/2012	150.00
KOSMAN, MISTI L.	001-6500-64090	SECOND HALF OF DEC	12/30/2012	2,166.67
MATT PARROTT	001-6200-65070	DISCONNECT NOTICES	12/27/2012	383.90
MID AMERICAN ENERGY CO.	001-6500-63710	74080-22010 FUEL HEAT (1,877	12/19/2012	1,278.00
MID AMERICAN ENERGY CO.	001-6500-63710	05931-25003 N HWY 65/69 ENT	12/12/2012	22.76
MID AMERICAN ENERGY CO.	001-2300-63710	26321-30003 ST LIGHTING	12/11/2012	160.51
PAPER FREE TECHNOLOGY IN	001-6500-64990	LASERFICHE RENEWAL	12/14/2012	2,231.00
PETTY CASH-CITY CLERK	001-6500-64990	PROPERTY TAXES	12/07/2012	14.00
PETTY CASH-CITY CLERK	001-6100-67215	MEALS 12/12/12	12/07/2012	52.45
PETTY CASH-CITY CLERK	001-6500-65990	BALANCE PETTY CASH 12/31/1	12/07/2012	1.75
PITNEY BOWES	001-6200-65080	POSTAGE METER	12/17/2012	329.74
PITNEY BOWES	001-1700-65080	POSTAGE METER	12/17/2012	26.60
PURCHASE POWER	001-6500-65080	POSTAGE	12/17/2012	294.25
RAY'S WINDOW CLEANING	001-6500-63100	WINDOW CLEANING	01/02/2013	90.00
SHULL, DOUG	001-6500-64990	TREASURER CONTRACT	01/01/2013	83.33
TOBY KID	001-6500-65990	ENTERTAINMENT FOR AWARD	12/27/2012	250.00
U.S. BANK	001-6500-65990	CITY MANAGER PUBLIC RECEP	12/06/2012	306.37
U.S. BANK	001-6150-62300	LEGISLATIVE DAY REGISTRATI	12/06/2012	50.00
U.S. BANK	001-6100-62300	BUDGET WORKSHOP	12/06/2012	120.00
U.S. BANK	001-6500-65990	CARDS	12/06/2012	350.98
U.S. BANK	001-6200-62300	BUDGET WORKSHOP 2012	12/06/2012	30.00
U.S. BANK	001-6200-65070	IOWA NOTARY STAMP	12/06/2012	22.15
U.S. BANK	001-6210-67250	BATTERIES FOR IT ROOM	12/06/2012	154.51
U.S. BANK	001-6210-67240	IT RACK PDU'S	12/06/2012	93.23
U.S. BANK	001-6200-67250	CLERK'S OFFICE MONITOR	12/06/2012	115.54
U.S. BANK	001-1700-64190	ADOBE PROGRAM	12/06/2012	99.99
U.S. BANK	001-6210-67240	REPLACEMENT HARDDRIVES	12/06/2012	328.06
U.S. BANK	001-6210-67240	APC MANAGEMENT CARD	12/06/2012	257.71
U.S. BANK	001-6210-67250	APC MANAGEMENT CARD IT B	12/06/2012	367.17
U.S. BANK	001-6210-67240	IT RACK PDU	12/06/2012	93.23
U.S. BANK	001-6210-67240	CABLES	12/06/2012	111.75
U.S. BANK	001-6210-64141	MAGAZINE ONLINE PROVIDER	12/06/2012	19.00
U.S. BANK	001-6210-64141	ADOBE SOFTWARE SUBSCRIP	12/06/2012	49.99
U.S. BANK	001-6210-67240	CABLES	12/06/2012	29.99
U.S. BANK	001-6210-64141	ADOBE SOFTWARE SUBSCRIP	12/06/2012	29.99
U.S. BANK	001-6210-64141	INDIANOLA MAGAZINE STOCK	12/06/2012	229.99
U.S. POSTMASTER	001-6210-65081	POSTAGE	12/31/2012	1,800.00
UNUM LIFE INSURANCE CO OF	001-6150-61550	LIFE, AD&D AND LTD INSURAN	12/21/2012	39.60
UNUM LIFE INSURANCE CO OF	001-6210-61550	LIFE, AD&D AND LTD INSURAN	12/21/2012	22.60
UNUM LIFE INSURANCE CO OF	001-6200-61550	LIFE, AD&D AND LTD INSURAN	12/21/2012	202.74

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
UNUM LIFE INSURANCE CO OF	001-6250-61550	LIFE, AD&D AND LTD INSURAN	12/21/2012	87.36
UNUM LIFE INSURANCE CO OF	001-1700-61550	LIFE, AD&D AND LTD INSURAN	12/21/2012	70.20
VEENSTRA & KIMM	001-1700-64990	REPRINTS - SANITARY SEWER	12/21/2012	31.60
WASTE MANAGEMENT OF IOW	001-6500-64090	WASTE PICK UP 494-0152853-0	01/01/2013	104.00
Total GENERAL FUND:				36,774.43
POLICE FUND				
911 ETC INC	011-1100-63730	911 MONTHLY ACCESS CHARG	12/31/2012	15.00
AUBERT'S TOWING	011-1100-64860	TOWING	11/18/2012	470.00
BLONDOWSKI, SLAWOMIR	011-1100-61440	WELLNESS JAN - DEC 2012	12/27/2012	300.00
CARPENTER UNIFORM CO	011-1100-61810	UNIFORMS	12/18/2012	337.93
CARPENTER UNIFORM CO	011-1100-61810	UNIFORMS	12/19/2012	107.99
DELL MARKETING L.P.	011-1100-67240	COMPUTER	11/30/2012	898.00
ELECTRONIC ENGINEERING C	011-1100-64990	PAGER	12/25/2012	11.95
HAMELL, RON	011-1100-61810	UNIFORMS	11/29/2012	67.58
IA DEPT OF PUBLIC SAFETY	011-1100-64990	IOWA SYSTEMS	12/06/2012	100.00
KIYA KODA HUMANE SOCIETY	011-1100-64137	HUMANE SOCIETY CONTRACT	01/01/2013	2,412.74
LARGESSE, RICK	011-1100-62300	TRAINING	12/30/2012	375.00
MID AMERICAN ENERGY CO.	011-1100-67260	56131-66004 FUEL HEAT (24 TH	12/19/2012	27.97
PITNEY BOWES	011-1100-65080	POSTAGE METER	12/17/2012	12.61
QUILL CORPORATION	011-1100-65060	OFFICE SUPPLIES	12/19/2012	493.84
T.R.M. DISPOSAL LLC	011-1100-67260	GARBAGE DISPOSAL	12/26/2012	15.00
UNUM LIFE INSURANCE CO OF	011-1100-61550	LIFE, AD&D AND LTD INSURAN	12/21/2012	501.05
VERIZON WIRELESS	011-1100-63730	DATA	12/15/2012	288.07
VR ID CARDS	011-1100-65060	OFFICE SUPPLIES	12/17/2012	20.50
VR ID CARDS	011-1100-65060	OFFICE SUPPLIES	12/22/2012	70.00
WAGNER, MESHA	011-1100-61440	WELLNESS 2011 (9 MONTHS) &	12/31/2012	315.00
WAL-MART STORES INC.	011-1100-65060	OFFICE SUPPLIES	12/18/2012	78.84
WAL-MART STORES INC.	011-1100-65060	OFFICE SUPPLIES	12/20/2012	24.00
WARREN COUNTY SHERIFF	011-1111-64136	2ND QTR RADIO FY12/13	12/28/2012	19,900.00
Total POLICE FUND:				26,843.07
FIRE FUND				
911 ETC INC	015-1500-63730	911 MONTHLY ACCESS CHARG	12/31/2012	9.17
ACS	015-1500-67240	SOFTWARE SUPPORT	12/19/2012	1,780.00
BENDON PLUMBING	015-1500-63100	FURNACE REPAIR	12/26/2012	347.60
CITY OF INDIANOLA - UTILITY	015-1500-63710	UTILITIES	12/31/2012	200.00
CITY OF INDIANOLA - UTILITY	015-1500-63710	UTILITIES - PD/FIRE BLDG	12/31/2012	34.03
CROW'S AUTOMOTIVE SERVIC	015-1500-62300	CARS FOR TRAINING	12/15/2012	715.00
DIVERSIFIED INSPECTIONS IN	015-1500-63410	LADDER INSPECTIONS	12/18/2012	1,535.04
ELECTRONIC ENGINEERING C	015-1500-63730	PAGER	12/25/2012	8.00
GEOCOMM INC	015-1500-67240	SOFTWARE	12/01/2012	800.00
HEIMAN FIRE EQUIPMENT	015-1500-63410	PARTS	12/04/2012	168.12
ILLOWA COMMUNICATIONS	015-1500-63415	RADIO	11/29/2012	95.00
ILLOWA COMMUNICATIONS	015-1500-63415	RADIO	11/29/2012	87.00
INFOMAX OFFICE SYSTEMS IN	015-1500-64990	COPIER CONTRACT	12/26/2012	31.94
IOWA STATE UNIVERSITY	015-1500-62300	CERT FEES	12/26/2012	100.00
MC COY HARDWARE INC	015-1500-65070	SUPPLIES	11/26/2012	19.12
MC COY HARDWARE INC	015-1500-65076	SHOP	11/27/2012	8.35
MC COY HARDWARE INC	015-1500-65076	SHOP	11/30/2012	7.70
MC COY HARDWARE INC	015-1500-63100	BUILDING	12/03/2012	47.76
MC COY HARDWARE INC	015-1500-65070	SUPPLIES	12/06/2012	16.70
MC COY HARDWARE INC	015-1500-65070	SUPPLIES	12/10/2012	12.59
MC COY HARDWARE INC	015-1500-65076	SHOP	12/13/2012	10.43
MC COY HARDWARE INC	015-1500-63100	BUILDING	12/14/2012	87.80
MID AMERICAN ENERGY CO.	015-1500-63710	4360-22022 FUEL HEAT (146 TH	12/19/2012	102.76

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
MID AMERICAN ENERGY CO.	015-1500-63710	45571-48008 FUEL HEAT (3 THE	12/19/2012	1.09
MIDWEST BREATHING AIR LLC	015-1500-63410	COMPRESSOR TEST	12/18/2012	179.90
O'REILLY AUTO PARTS	015-1500-65070	SUPPLIES	12/06/2012	47.97
PARKER SIGN & GRAPHICS	015-1500-65070	DECALS	12/20/2012	73.00
PITNEY BOWES	015-1500-65080	POSTAGE METER	12/17/2012	1.57
SANDRY FIRE SUPPLY LLC	015-1500-63410	MSA PACK REPAIR	12/05/2012	221.15
U.S. BANK	015-1500-65070	SUPPLIES	12/06/2012	32.00
U.S. BANK	015-1500-65070	SUPPLIES	12/06/2012	33.37
U.S. BANK	015-1500-67240	USB CORD	12/06/2012	13.99
UNUM LIFE INSURANCE CO OF	015-1500-61550	LIFE, AD&D AND LTD INSURAN	12/21/2012	58.98
VANDERPOOL PLUMBING	015-1500-63410	FITTING	12/27/2012	12.78
Total FIRE FUND:				6,899.91
AMBULANCE FUND				
AIRGAS USA LLC	016-1600-65070	RENTAL	11/30/2012	56.60
BOUND TREE MEDICAL LLC	016-1600-65070	MED SUPPLIES	12/14/2012	1,072.51
CONTINENTAL RESEARCH CR	016-1600-65010	CHEMICALS	12/21/2012	991.59
DOWNEY TIRE SERVICE	016-1600-65050	TIRE ROTATION	12/18/2012	47.08
FERNO-WASHINGTON INC	016-1600-65070	FREIGHT	12/19/2012	58.89
FRASER TRANSPORTATION LL	016-1600-65070	TIER	09/23/2012	200.00
HY-VEE FOOD STORE	016-1600-65070	MED SUPPLIES	12/05/2012	223.80
INDOFF INCORPORATED	016-1600-65060	OFFICE SUPPLIES	12/12/2012	894.48
INFOMAX OFFICE SYSTEMS IN	016-1600-63400	COPIER CONTRACT	12/26/2012	13.99
O'REILLY AUTO PARTS	016-1600-65051	PARTS	12/07/2012	4.15
O'REILLY AUTO PARTS	016-1600-65051	PARTS	12/10/2012	9.49
O'REILLY AUTO PARTS	016-1600-65051	PARTS	12/18/2012	112.08
PHILIPS MEDICAL CAPITAL	016-1600-67245	MONITOR LEASE	12/08/2012	731.18
PITNEY BOWES	016-1600-65080	POSTAGE METER	12/17/2012	66.52
UNUM LIFE INSURANCE CO OF	016-1600-61550	LIFE, AD&D AND LTD INSURAN	12/21/2012	250.05
VERMED	016-1600-65070	MED SUPPLIES	12/18/2012	627.44
WARREN CO. HEALTH SERVIC	016-1600-64120	TB TESTING	12/17/2012	350.00
Total AMBULANCE FUND:				5,709.85
LIBRARY FUND				
911 ETC INC	041-4100-63730	911 MONTHLY ACCESS CHARG	12/31/2012	9.17
IOWA WATER MANAGEMENT C	041-4100-63100	WATER MGMT - LIBRARY	12/31/2012	40.00
PITNEY BOWES	041-4100-65080	POSTAGE METER	12/17/2012	144.06
U.S. BANK	041-4100-65020	AMAZON - 4709855 - 1 BOOK	12/06/2012	14.95
U.S. BANK	041-4100-65020	AMAZON - 4709855 - 1 BOOK	12/06/2012	9.95
U.S. BANK	041-4100-65020	AMAZON - 3321004 - 1 BOOK	12/06/2012	17.98
UNUM LIFE INSURANCE CO OF	041-4100-61550	LIFE, AD&D AND LTD INSURAN	12/21/2012	95.01
Total LIBRARY FUND:				331.12
PARK & RECREATION FUND				
911 ETC INC	042-4370-63730	911 MONTHLY ACCESS CHARG	12/31/2012	4.17
911 ETC INC	042-4200-63730	911 MONTHLY ACCESS CHARG	12/31/2012	13.33
COSTUME GALLERY	042-4485-61810	DANCE UNIFORMS	12/18/2012	2,376.00
IOWA ASSOC OF MUN UTILITIE	042-4300-62300	DES SAFETY TRAINING - PARK	12/19/2012	114.64
MID AMERICAN ENERGY CO.	042-4370-63710	54240-21044 FUEL HEAT (297 T	12/19/2012	147.25
SIMPSON COLLEGE	042-4435-64152	POOL RENT - MARCH 2012	12/17/2012	161.00
U.S. BANK	042-4200-65070	TONER	12/06/2012	176.29
U.S. BANK	042-4400-62300	NAYS CONFERENCE TRAVEL	12/06/2012	121.30
U.S. BANK	042-4200-65990	EVENT SUPPLIES	12/06/2012	27.80
U.S. BANK	042-4300-65079	PRINTING	12/06/2012	105.12
U.S. BANK	042-4200-67240	MICROSOFT OFFICE - DOUG'S	12/06/2012	109.00

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
U.S. BANK	042-4200-67240	CLEANING KIT FOR CARD PRIN	12/06/2012	58.75
U.S. BANK	042-4200-67240	COMPUTER MONITOR - DOUG	12/06/2012	22.78
U.S. BANK	042-4370-67245	COMPUTER MONITOR - MARTY	12/06/2012	104.94
U.S. BANK	042-4200-64190	ADOBE SOFTWARE SUBSCRIP	12/06/2012	29.99
U.S. BANK	042-4200-67240	MICROSOFT OFFICE SOFTWARE	12/06/2012	545.00
U.S. CELLULAR	042-4370-63730	CELL PHONE-1	12/12/2012	27.12
U.S. CELLULAR	042-4400-63730	CELL PHONE-1	12/12/2012	27.12
U.S. CELLULAR	042-4400-63730	TEXT MESSAGING - JUSTIN	12/12/2012	9.95
U.S. CELLULAR	042-4200-63730	CELL PHONE-1	12/12/2012	27.12
UNUM LIFE INSURANCE CO OF	042-4300-61550	LIFE, AD&D AND LTD INSURAN	12/21/2012	135.55
UNUM LIFE INSURANCE CO OF	042-4400-61550	LIFE, AD&D AND LTD INSURAN	12/21/2012	40.82
UNUM LIFE INSURANCE CO OF	042-4200-61550	LIFE, AD&D AND LTD INSURAN	12/21/2012	125.91
VEENSTRA & KIMM	042-4300-65090	ENGINEERING SERVICES - MC	12/21/2012	1,400.00
WAL-MART STORES INC.	042-4465-65070	AFTER SCHOOL SNACKS	12/14/2012	11.56
WAL-MART STORES INC.	042-4465-65070	AFTER SCHOOL SNACKS	12/13/2012	41.18
WAL-MART STORES INC.	042-4465-65070	ITEM RETURNED	12/14/2012	8.79-
Total PARK & RECREATION FUND:				5,954.90
POOL (MEMORIAL) FUND				
911 ETC INC	045-4500-63730	911 MONTHLY ACCESS CHARG	12/31/2012	1.67
CITY OF INDIANOLA - UTILITY	045-4500-63710	POOL UTILITIES	12/31/2012	284.10
Total POOL (MEMORIAL) FUND:				285.77
ROAD USE TAX FUND				
911 ETC INC	110-2100-63730	911 MONTHLY ACCESS CHARG	12/31/2012	1.67
CENTURYLINK	110-2100-63730	TRAFFIC SIGNALS	12/22/2012	46.62
CIRCLE B CASHWAY	110-2100-65073	MAILBOX POST	12/27/2012	26.99
CITY OF INDIANOLA - UTILITY	110-2100-63710	UTILITIES	12/31/2012	397.83
DOWNEY TIRE SERVICE	110-2100-63320	TIRE REPAIR	12/03/2012	20.71
FASTENAL	110-2100-63320	BOLTS	12/18/2012	1.97
FASTENAL	110-2100-65076	BATTERIES	01/02/2013	16.56
FASTENAL	110-2100-65076	BRAKLEEN/SCREWS	12/26/2012	46.70
FASTENAL	110-2100-63320	BOLTS	12/28/2012	45.36
HALLETT MATERIALS	110-2500-65070	SKID SAND	12/22/2012	693.19
HENDERSON TRUCK EQUIPME	110-2100-63320	CYLINDERS	12/27/2012	1,112.00
IOWA ASSOC OF MUN UTILITIE	110-2100-62300	DES SAFETY TRAINING - STRE	12/19/2012	200.62
MC COY HARDWARE INC	110-2100-65076	DUCT TAPE	12/18/2012	5.66
MC COY HARDWARE INC	110-2100-63320	BOLTS/STRAPING	12/21/2012	14.57
MC COY HARDWARE INC	110-2100-65073	LETTERS	12/27/2012	10.73
MID AMERICAN ENERGY CO.	110-2100-63710	04381-08008 HWY 92 FLASHING	12/12/2012	9.19
MID AMERICAN ENERGY CO.	110-2100-63710	54240-21044 FUEL HEAT (324 T	12/19/2012	160.65
MOMAR	110-2100-65076	OIL/GAS ABSORBENT	12/20/2012	508.50
NAPA AUTO PARTS	110-2100-63320	HYD HOSE	12/26/2012	97.44
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	12/10/2012	110.00
O'HALLORAN INTERNATIONAL	110-2100-63320	MIRROR KIT	12/21/2012	45.16
O'REILLY AUTO PARTS	110-2100-63320	ELC. PARTS	12/13/2012	2.16
O'REILLY AUTO PARTS	110-2100-63320	FLASHLIGHTS	12/14/2012	62.91
O'REILLY AUTO PARTS	110-2100-63320	BRAKE FITTING	12/18/2012	5.49
O'REILLY AUTO PARTS	110-2100-63320	COUPLING	12/19/2012	4.76
THEISEN'S	110-2100-63320	TOOL BOX	12/26/2012	24.99
TITAN MACHINERY	110-2100-63320	RESISTOR	12/12/2012	10.96
TRANS-IOWA EQUIPMENT INC	110-2500-63320	SHEAR PINS	12/27/2012	158.03
TRANS-IOWA EQUIPMENT INC	110-2500-63320	SHEAR PINS	12/28/2012	246.26
TRANS-IOWA EQUIPMENT INC	110-2500-63320	SHEAR PINS	12/28/2012	35.94
U.S. CELLULAR	110-2100-63730	CELL PHONE-3	12/12/2012	81.34
UNUM LIFE INSURANCE CO OF	110-2100-61550	LIFE, AD&D AND LTD INSURAN	12/21/2012	206.61

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
VETTER EQUIPMENT CO	110-2100-63320	BUCKET TEETH	12/27/2012	98.32
WARREN CO OIL CO	110-2100-65050	HYDRAULIC OIL	12/19/2012	964.00
WARREN CO OIL CO	110-2100-65050	OIL	12/26/2012	168.00
WASTE MANAGEMENT OF IOW	110-2100-64090	TRASH - JAN 2013	01/01/2013	32.00
Total ROAD USE TAX FUND:				5,673.89
LIBRARY SPECIAL REVENUE FUND				
U.S. BANK	141-4100-65020	AMAZON - 4709855 - 1 BOOK	12/06/2012	17.50
Total LIBRARY SPECIAL REVENUE FUND:				17.50
PARK & REC SPECIAL REV FUND				
PETTY CASH-RECREATION	142-4615-65992	KEY CARD - JOHNSON	12/12/2012	21.00
PETTY CASH-RECREATION	142-4615-65992	KEY CARD - FOSTER	12/28/2012	20.00
PETTY CASH-RECREATION	142-4615-65992	KEY CARD - KINGKADE	12/31/2012	19.50
Total PARK & REC SPECIAL REV FUND:				60.50
DOWNTOWN BIZ INCENTIVE PROGRAM				
COMMUNITY BANK	161-5200-64154	INTEREST EXP FOR DANLEE D	12/12/2012	762.50
Total DOWNTOWN BIZ INCENTIVE PROGRAM:				762.50
DEBT SERVICE FUND				
D.A. DAVIDSON & CO.	200-7100-68990	2013A BONDS (DEBT SERVICE)	12/20/2012	12,500.00
I-DEAL LLC	200-7100-68990	2013S & 2013B POS	12/17/2012	1,000.00
Total DEBT SERVICE FUND:				13,500.00
CAPITAL PROJECTS FUND				
D.A. DAVIDSON & CO.	301-8000-64990	2013B BONDS (WELLNESS CEN	12/20/2012	16,500.00
HEIMAN INC	301-4300-67900	AERIAL FIRE TRUCK	12/14/2012	1,249,655.00
MULTIVISTA	301-8000-64990	PHOTO DOCUMENTATION - Y	12/09/2012	720.00
TEAM SERVICES INC	301-8000-64990	SOIL TESTING SERVICES	12/14/2012	2,038.70
UNDERGROUND CO LTD, THE	301-4315-67803	MCVAY TRAIL EROSION PROJE	12/12/2012	71,869.75
VEENSTRA & KIMM	301-4355-67803	JERRY KELLEY TRAIL PHASE 2	12/21/2012	3,325.00
Total CAPITAL PROJECTS FUND:				1,344,108.45
STREET CAPITAL PROJECTS FUND				
SNYDER & ASSOCIATES INC	321-2100-67714	2011 STREET IMPROVEMENT P	12/14/2012	6,227.25
VEENSTRA & KIMM	321-2103-64070	J & K ALIGNMENT PROJECT	12/21/2012	1,150.00
Total STREET CAPITAL PROJECTS FUND:				7,377.25
CP--CAF FUND				
CITY OF INDIANOLA - UTILITY	344-4400-67805	UTILITIES	12/31/2012	49.12
Total CP--CAF FUND:				49.12
SEWER FUND				
911 ETC INC	610-8300-63730	911 MONTHLY ACCESS CHARG	12/31/2012	6.67
CANON FINANCIAL SERVICES I	610-8300-64990	COPIER	12/13/2012	130.86
CENTURYLINK	610-8300-63730	PHONE	12/22/2012	44.20
CHUMBLEY & JONES OIL	610-8350-65049	KEROSENE	12/19/2012	44.50
CITY OF INDIANOLA - UTILITY	610-8350-63710	UTILITIES	12/31/2012	12,006.38
CITY OF INDIANOLA - UTILITY	610-8325-63710	UTILITIES	12/31/2012	2,506.97

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
CNM OUTDOOR EQUIPMENT	610-8350-63410	CHAINSAW REPAIR	12/10/2012	73.00
COMBUSTION CONTROL CO.	610-8350-63410	BOILER CLEANING	12/14/2012	498.40
CONCENTRA	610-8300-64121	SUBSTANCE TESTING - WPC	12/13/2012	60.50
CRAIG'S AUTOMOTIVE	610-8300-63320	CAMERA VAN	12/10/2012	1,001.00
CURL, MELISSA SUE	610-8300-64148	I & I LOAN	12/11/2012	2,600.00
HACH COMPANY	610-8350-65012	LAB SUPPLIES	12/04/2012	199.00
HD SUPPLY UTILITIES LTD.	610-8325-65072	MANHOLE FRAMES	12/21/2012	786.44
INTERSTATE POWER SYSTEM	610-8350-63410	NORTH PLANT GENERATOR	12/27/2012	1,318.47
IOWA ASSOC OF MUN UTILITIE	610-8300-62300	DEC SAFETY TRAINING - WPC D	12/19/2012	200.62
IOWA PRISON INDUSTRIES	610-8325-65070	NO TREASPASSING SIGNS	12/21/2012	198.00
ITRON INC.	610-8300-64990	QUARTERLY SUPPORT (01/01/1	12/19/2012	606.67
JONES, MICHELLE	610-8300-66989	I & I REIMBURSEMENT	12/18/2012	101.43
KELLER, RANDY	610-8300-66989	I & I REIMBURSEMENT 411 N 10	12/10/2012	875.00
MID AMERICAN ENERGY CO.	610-8325-63710	07741-18004 65/69 LIFT (869 KW	12/12/2012	67.83
MID AMERICAN ENERGY CO.	610-8325-63710	08701-24006 QUAIL MDWS LIFT	12/19/2012	49.43
MID AMERICAN ENERGY CO.	610-8325-63710	08701-24006 QUAIL MDWS LIFT	12/19/2012	13.75
MID AMERICAN ENERGY CO.	610-8325-63710	09750-87035 WESLEY LIFT (470	12/19/2012	40.33
MIDWEST OFFICE TECH	610-8300-64990	COPIES	12/28/2012	51.75
O'REILLY AUTO PARTS	610-8300-63320	SVC TRUCK	12/13/2012	40.47
PARSONS, JODI L	610-8300-66989	I & I REIMBURSEMENT	12/28/2012	516.75
PITNEY BOWES	610-8300-65080	POSTAGE METER	12/17/2012	32.10
T.R.M. DISPOSAL LLC	610-8350-64990	TRASH - NORTH PLANT	12/26/2012	96.00
T.R.M. DISPOSAL LLC	610-8325-64990	TRASH - SOUTH PLANT	12/26/2012	49.00
U.S. BANK	610-8350-65060	GLOVES	12/06/2012	97.50
U.S. BANK	610-8300-65500	SAFETY VESTS	12/06/2012	32.50
U.S. BANK	610-8300-65051	TRAFFIC CONES	12/06/2012	359.85
U.S. CELLULAR	610-8300-63730	CELL PHONE - 2	12/12/2012	54.23
U.S. CELLULAR	610-8300-63730	REPLACEMENT CELL PHONE	12/12/2012	50.00
U.S. CELLULAR	610-8300-63730	CELL PHONE-1	10/16/2012	33.55
U.S. CELLULAR	610-8300-63730	CELL PHONE-1	12/16/2012	41.44
UNUM LIFE INSURANCE CO OF	610-8300-61550	LIFE, AD&D AND LTD INSURAN	12/21/2012	147.76
VAN WALL MOTORSPORTS	610-8325-63410	CAP FOR GENERATOR	12/21/2012	8.68
VANDERPOOL CONSTRUCTIO	610-8325-63453	ROCK FOR N HOWARD	11/29/2012	229.00
VETTER EQUIPMENT CO	610-8300-63320	REPAIR TRACTOR	10/26/2012	1,471.05
WARREN CO OIL CO	610-8350-65049	PROPANE - NORTH PLANT	12/21/2012	516.80
WARREN CO OIL CO	610-8325-65049	PROPANE - SOUTH PLANT	12/21/2012	1,156.00
Total SEWER FUND:				28,413.88
RECYCLING FUND				
WASTE MANAGEMENT OF IOW	670-8400-64700	RECYCLING RES 494-0152818-0	12/19/2012	13,247.83
WASTE MANAGEMENT OF IOW	670-8400-64701	RECYCLING APT 494-0152822-0	01/01/2013	3,124.72
WASTE MANAGEMENT OF IOW	670-8400-64702	RECYCLING TOTES 494-015285	01/01/2013	10.00
WASTE MANAGEMENT OF IOW	670-8400-64702	RECYCLING TOTES 494-015285	01/01/2013	10.00
WASTE MANAGEMENT OF IOW	670-8400-64702	RECYCLING TOTES 494-015285	01/01/2013	10.00
Total RECYCLING FUND:				16,402.55
SEWER CAPITAL PROJECTS FUND				
VANDERPOOL CONSTRUCTIO	710-8300-65990	13TH ST SAN SEW REPAIR	12/26/2012	28,290.00
VEENSTRA & KIMM	710-8300-67502	I & I PHASE 4	12/21/2012	10,590.00
VEENSTRA & KIMM	710-8300-65990	13TH STREET SEWER REPAIR	12/21/2012	1,450.00
VISU-SEWER CLEAN SEAL INC.	710-8300-67502	I & I - PHASE II	12/11/2012	108,984.57
Total SEWER CAPITAL PROJECTS FUND:				149,314.57
HRA FUND				
BOWLIN, DIANA	830-6500-61525	MEDICAL EXPENSE	12/31/2012	173.84

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
CHITTENDEN, MARTY	830-4200-61525	DENTAL EXPENSE	12/20/2012	155.00
CLINGMAN, STEPHEN	830-8200-61525	MEDICAL EXPENSE	12/17/2012	136.78
GOODRICH, ROD	830-8200-61525	DENTAL EXPENSE	12/17/2012	283.00
HOMMER, TIM	830-8200-61525	VISION EXPENSE	12/18/2012	404.00
KAPPELMAN, LU ANN	830-6500-61525	DENTAL EXPENSE	12/19/2012	126.00
KIELKOPF, TODD	830-8000-61525	DENTAL EXPENSE	12/31/2012	1,800.00
KNESS, KURT	830-1100-61525	VISION EXPENSE	12/19/2012	60.00
MARSH, CHRISTOPHER	830-1100-61525	DENTAL EXPENSE	12/31/2012	159.00
METCALF, BRAD	830-1100-61525	DENTAL EXPENSE	12/18/2012	317.00
Total HRA FUND:				3,614.62
Grand Totals:				1,652,093.88

City Council: _____

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
911 ETC INC				
911 ETC INC	911 MONTHLY ACCESS CHARGE	12/31/2012	10.82	GENERAL FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	12/31/2012	2.50	GENERAL FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	12/31/2012	1.67	ROAD USE TAX FU
911 ETC INC	911 MONTHLY ACCESS CHARGE	12/31/2012	15.00	POLICE FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	12/31/2012	9.17	FIRE FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	12/31/2012	1.67	POOL (MEMORIAL)
911 ETC INC	911 MONTHLY ACCESS CHARGE	12/31/2012	4.17	PARK & RECREATI
911 ETC INC	911 MONTHLY ACCESS CHARGE	12/31/2012	13.33	PARK & RECREATI
911 ETC INC	911 MONTHLY ACCESS CHARGE	12/31/2012	9.17	LIBRARY FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	12/31/2012	6.67	SEWER FUND
Total 911 ETC INC:			74.17	
ACS				
ACS	SOFTWARE SUPPORT	12/19/2012	1,780.00	FIRE FUND
Total ACS:			1,780.00	
AIR-CON MECHANICAL CORP.				
AIR-CON MECHANICAL CORP.	REPLACE BELTS ON AHU#4	12/27/2012	126.16	GENERAL FUND
AIR-CON MECHANICAL CORP.	REPLACE LEAKING ROOF CAP	12/27/2012	1,875.00	GENERAL FUND
AIR-CON MECHANICAL CORP.	QTR AGREEMENT	12/27/2012	1,168.92	GENERAL FUND
Total AIR-CON MECHANICAL CORP.:			3,170.08	
AIRGAS USA LLC				
AIRGAS USA LLC	RENTAL	11/30/2012	56.60	AMBULANCE FUN
Total AIRGAS USA LLC:			56.60	
AUBERT'S TOWING				
AUBERT'S TOWING	TOWING	11/18/2012	470.00	POLICE FUND
Total AUBERT'S TOWING:			470.00	
BENDON PLUMBING				
BENDON PLUMBING	FURNACE REPAIR	12/26/2012	347.60	FIRE FUND
Total BENDON PLUMBING:			347.60	
BLONDOWSKI, SLAWOMIR				
BLONDOWSKI, SLAWOMIR	WELLNESS JAN - DEC 2012	12/27/2012	300.00	POLICE FUND
Total BLONDOWSKI, SLAWOMIR:			300.00	
BOUND TREE MEDICAL LLC				
BOUND TREE MEDICAL LLC	MED SUPPLIES	12/14/2012	1,072.51	AMBULANCE FUN
Total BOUND TREE MEDICAL LLC:			1,072.51	
BOWLIN, DIANA				
BOWLIN, DIANA	MEDICAL EXPENSE	12/31/2012	173.84	HRA FUND
Total BOWLIN, DIANA:			173.84	
CANON FINANCIAL SERVICES INC.				
CANON FINANCIAL SERVICES I	COPIER	12/13/2012	130.86	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total CANON FINANCIAL SERVICES INC.:			130.86	
CARPENTER UNIFORM CO				
CARPENTER UNIFORM CO	UNIFORMS	12/18/2012	337.93	POLICE FUND
CARPENTER UNIFORM CO	UNIFORMS	12/19/2012	107.99	POLICE FUND
Total CARPENTER UNIFORM CO:			445.92	
CENTURYLINK				
CENTURYLINK	PHONE	12/22/2012	44.20	SEWER FUND
CENTURYLINK	TRAFFIC SIGNALS	12/22/2012	46.62	ROAD USE TAX FU
Total CENTURYLINK:			90.82	
CHITTENDEN, MARTY				
CHITTENDEN, MARTY	DENTAL EXPENSE	12/20/2012	155.00	HRA FUND
Total CHITTENDEN, MARTY:			155.00	
CHUMBLEY & JONES OIL				
CHUMBLEY & JONES OIL	KEROSENE	12/19/2012	44.50	SEWER FUND
Total CHUMBLEY & JONES OIL:			44.50	
CIRCLE B CASHWAY				
CIRCLE B CASHWAY	MAILBOX POST	12/27/2012	26.99	ROAD USE TAX FU
Total CIRCLE B CASHWAY:			26.99	
CITY OF INDIANOLA - UTILITY				
CITY OF INDIANOLA - UTILITY	UTILITIES	12/31/2012	49.12	CP--CAF FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	12/31/2012	2,132.60	GENERAL FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	12/31/2012	200.00	FIRE FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	12/31/2012	13,122.50	GENERAL FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	12/31/2012	12,006.38	SEWER FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	12/31/2012	2,506.97	SEWER FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	12/31/2012	397.83	ROAD USE TAX FU
CITY OF INDIANOLA - UTILITY	UTILITIES - PD/FIRE BLDG	12/31/2012	34.03	FIRE FUND
CITY OF INDIANOLA - UTILITY	POOL UTILITIES	12/31/2012	284.10	POOL (MEMORIAL)
Total CITY OF INDIANOLA - UTILITY:			30,733.53	
CLINGMAN, STEPHEN				
CLINGMAN, STEPHEN	MEDICAL EXPENSE	12/17/2012	136.78	HRA FUND
Total CLINGMAN, STEPHEN:			136.78	
CNM OUTDOOR EQUIPMENT				
CNM OUTDOOR EQUIPMENT	CHAINSAW REPAIR	12/10/2012	73.00	SEWER FUND
Total CNM OUTDOOR EQUIPMENT:			73.00	
COMBUSTION CONTROL CO.				
COMBUSTION CONTROL CO.	BOILER CLEANING	12/14/2012	498.40	SEWER FUND
Total COMBUSTION CONTROL CO.:			498.40	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
COMMUNITY BANK				
COMMUNITY BANK	INTEREST EXP FOR DANLEE DOWNTOWN B	12/12/2012	762.50	DOWNTOWN BIZ I
Total COMMUNITY BANK:			762.50	
CONCENTRA				
CONCENTRA	SUBSTANCE TESTING - WPC	12/13/2012	60.50	SEWER FUND
Total CONCENTRA:			60.50	
CONTINENTAL RESEARCH CRP				
CONTINENTAL RESEARCH CR	CHEMICALS	12/21/2012	991.59	AMBULANCE FUN
Total CONTINENTAL RESEARCH CRP:			991.59	
COSTUME GALLERY				
COSTUME GALLERY	DANCE UNIFORMS	12/18/2012	2,376.00	PARK & RECREATI
Total COSTUME GALLERY:			2,376.00	
CRAIG'S AUTOMOTIVE				
CRAIG'S AUTOMOTIVE	CAMERA VAN	12/10/2012	1,001.00	SEWER FUND
Total CRAIG'S AUTOMOTIVE:			1,001.00	
CROW'S AUTOMOTIVE SERVICE INC				
CROW'S AUTOMOTIVE SERVIC	CARS FOR TRAINING	12/15/2012	715.00	FIRE FUND
Total CROW'S AUTOMOTIVE SERVICE INC:			715.00	
CURL, MELISSA SUE				
CURL, MELISSA SUE	I & I LOAN	12/11/2012	2,600.00	SEWER FUND
Total CURL, MELISSA SUE:			2,600.00	
D.A. DAVIDSON & CO.				
D.A. DAVIDSON & CO.	2013A BONDS (DEBT SERVICE)	12/20/2012	12,500.00	DEBT SERVICE FU
D.A. DAVIDSON & CO.	2013B BONDS (WELLNESS CENTER 3)	12/20/2012	16,500.00	CAPITAL PROJECT
Total D.A. DAVIDSON & CO.:			29,000.00	
DELL MARKETING L.P.				
DELL MARKETING L.P.	COMPUTER	11/30/2012	898.00	POLICE FUND
DELL MARKETING L.P.	DELL ATG LAPTOP	12/09/2012	1,857.00	GENERAL FUND
Total DELL MARKETING L.P.:			2,755.00	
DES MOINES WATER WORKS				
DES MOINES WATER WORKS	NOVEMBER BILLING	12/11/2012	2,693.04	GENERAL FUND
Total DES MOINES WATER WORKS:			2,693.04	
DIVERSIFIED INSPECTIONS INC				
DIVERSIFIED INSPECTIONS IN	LADDER INSPECTIONS	12/18/2012	1,535.04	FIRE FUND
Total DIVERSIFIED INSPECTIONS INC:			1,535.04	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
DOWNEY TIRE SERVICE				
DOWNEY TIRE SERVICE	TIRE REPAIR	12/03/2012	20.71	ROAD USE TAX FU
DOWNEY TIRE SERVICE	TIRE ROTATION	12/18/2012	47.08	AMBULANCE FUN
Total DOWNEY TIRE SERVICE:			67.79	
ELECTRONIC ENGINEERING CO				
ELECTRONIC ENGINEERING C	PAGER	12/25/2012	8.00	FIRE FUND
ELECTRONIC ENGINEERING C	PAGER	12/25/2012	11.95	POLICE FUND
Total ELECTRONIC ENGINEERING CO:			19.95	
FASTENAL				
FASTENAL	BOLTS	12/18/2012	1.97	ROAD USE TAX FU
FASTENAL	BATTERIES	01/02/2013	16.56	ROAD USE TAX FU
FASTENAL	BRAKLEEN/SCREWS	12/26/2012	46.70	ROAD USE TAX FU
FASTENAL	BOLTS	12/28/2012	45.36	ROAD USE TAX FU
Total FASTENAL:			110.59	
FERNO-WASHINGTON INC				
FERNO-WASHINGTON INC	FREIGHT	12/19/2012	58.89	AMBULANCE FUN
Total FERNO-WASHINGTON INC:			58.89	
FRASER TRANSPORTATION LLC				
FRASER TRANSPORTATION LL	TIER	09/23/2012	200.00	AMBULANCE FUN
Total FRASER TRANSPORTATION LLC:			200.00	
GEOCOMM INC				
GEOCOMM INC	SOFTWARE	12/01/2012	800.00	FIRE FUND
Total GEOCOMM INC:			800.00	
GOODRICH, ROD				
GOODRICH, ROD	DENTAL EXPENSE	12/17/2012	283.00	HRA FUND
Total GOODRICH, ROD:			283.00	
HACH COMPANY				
HACH COMPANY	LAB SUPPLIES	12/04/2012	199.00	SEWER FUND
Total HACH COMPANY:			199.00	
HALLETT MATERIALS				
HALLETT MATERIALS	SKID SAND	12/22/2012	693.19	ROAD USE TAX FU
Total HALLETT MATERIALS:			693.19	
HAMELL, RON				
HAMELL, RON	UNIFORMS	11/29/2012	67.58	POLICE FUND
Total HAMELL, RON:			67.58	
HD SUPPLY UTILITIES LTD.				
HD SUPPLY UTILITIES LTD.	MANHOLE FRAMES	12/21/2012	786.44	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total HD SUPPLY UTILITIES LTD.:			786.44	
HEIMAN FIRE EQUIPMENT				
HEIMAN FIRE EQUIPMENT	PARTS	12/04/2012	168.12	FIRE FUND
Total HEIMAN FIRE EQUIPMENT:			168.12	
HEIMAN INC				
HEIMAN INC	AERIAL FIRE TRUCK	12/14/2012	1,249,655.00	CAPITAL PROJECT
Total HEIMAN INC:			1,249,655.00	
HENDERSON TRUCK EQUIPMENT				
HENDERSON TRUCK EQUIPME	CYLINDERS	12/27/2012	1,112.00	ROAD USE TAX FU
Total HENDERSON TRUCK EQUIPMENT:			1,112.00	
HOMMER, TIM				
HOMMER, TIM	VISION EXPENSE	12/18/2012	404.00	HRA FUND
Total HOMMER, TIM:			404.00	
HY-VEE FOOD STORE				
HY-VEE FOOD STORE	PLANT	11/13/2012	40.00	GENERAL FUND
HY-VEE FOOD STORE	MED SUPPLIES	12/05/2012	223.80	AMBULANCE FUN
HY-VEE FOOD STORE	YMCA PETITION & WAIVER MTG	12/12/2012	36.00	GENERAL FUND
HY-VEE FOOD STORE	SUPPLIES	12/18/2012	14.07	GENERAL FUND
Total HY-VEE FOOD STORE:			313.87	
IA DEPT OF PUBLIC SAFETY				
IA DEPT OF PUBLIC SAFETY	IOWA SYSTEMS	12/06/2012	100.00	POLICE FUND
Total IA DEPT OF PUBLIC SAFETY:			100.00	
I-DEAL LLC				
I-DEAL LLC	2013S & 2013B POS	12/17/2012	1,000.00	DEBT SERVICE FU
Total I-DEAL LLC:			1,000.00	
ILLOWA COMMUNICATIONS				
ILLOWA COMMUNICATIONS	RADIO	11/29/2012	95.00	FIRE FUND
ILLOWA COMMUNICATIONS	RADIO	11/29/2012	87.00	FIRE FUND
Total ILLOWA COMMUNICATIONS:			182.00	
INDOFF INCORPORATED				
INDOFF INCORPORATED	SUPPLIES	12/07/2012	77.58	GENERAL FUND
INDOFF INCORPORATED	OFFICE SUPPLIES	12/12/2012	894.48	AMBULANCE FUN
INDOFF INCORPORATED	SUPPLIES	12/19/2012	120.42	GENERAL FUND
Total INDOFF INCORPORATED:			1,092.48	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	12/26/2012	31.94	FIRE FUND
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	12/26/2012	2.25	GENERAL FUND
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	12/26/2012	13.99	AMBULANCE FUN

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	12/26/2012	698.44	GENERAL FUND
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	12/26/2012	44.42	GENERAL FUND
Total INFOMAX OFFICE SYSTEMS INC.:			791.04	
INTERSTATE POWER SYSTEMS				
INTERSTATE POWER SYSTEM	NORTH PLANT GENERATOR	12/27/2012	1,318.47	SEWER FUND
Total INTERSTATE POWER SYSTEMS:			1,318.47	
IOWA ASSOC OF MUN UTILITIES				
IOWA ASSOC OF MUN UTILITIE	DEC SAFETY TRAINING - WPC DEPT	12/19/2012	200.62	SEWER FUND
IOWA ASSOC OF MUN UTILITIE	DES SAFETY TRAINING - STREET DEPT	12/19/2012	200.62	ROAD USE TAX FU
IOWA ASSOC OF MUN UTILITIE	DES SAFETY TRAINING - PARK SHOP	12/19/2012	114.64	PARK & RECREATI
Total IOWA ASSOC OF MUN UTILITIES:			515.88	
IOWA PRISON INDUSTRIES				
IOWA PRISON INDUSTRIES	NO TREASPASSING SIGNS	12/21/2012	198.00	SEWER FUND
Total IOWA PRISON INDUSTRIES:			198.00	
IOWA STATE UNIVERSITY				
IOWA STATE UNIVERSITY	CERT FEES	12/26/2012	100.00	FIRE FUND
Total IOWA STATE UNIVERSITY:			100.00	
IOWA WATER MANAGEMENT CO.				
IOWA WATER MANAGEMENT C	WATER MGMT - LIBRARY	12/31/2012	40.00	LIBRARY FUND
IOWA WATER MANAGEMENT C	WATER MGMT - MUN BLDG	12/31/2012	150.00	GENERAL FUND
Total IOWA WATER MANAGEMENT CO.:			190.00	
ITRON INC.				
ITRON INC.	QUARTERLY SUPPORT (01/01/13 - 03/31/13)	12/19/2012	606.67	SEWER FUND
Total ITRON INC.:			606.67	
JONES, MICHELLE				
JONES, MICHELLE	I & I REIMBURSEMENT	12/18/2012	101.43	SEWER FUND
Total JONES, MICHELLE:			101.43	
KAPPELMAN, LU ANN				
KAPPELMAN, LU ANN	DENTAL EXPENSE	12/19/2012	126.00	HRA FUND
Total KAPPELMAN, LU ANN:			126.00	
KELLER, RANDY				
KELLER, RANDY	I & I REIMBURSEMENT 411 N 10TH	12/10/2012	875.00	SEWER FUND
Total KELLER, RANDY:			875.00	
KIELKOPF, TODD				
KIELKOPF, TODD	DENTAL EXPENSE	12/31/2012	1,800.00	HRA FUND
Total KIELKOPF, TODD:			1,800.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
KIYA KODA HUMANE SOCIETY				
KIYA KODA HUMANE SOCIETY	HUMANE SOCIETY CONTRACT - JAN 2013	01/01/2013	2,412.74	POLICE FUND
Total KIYA KODA HUMANE SOCIETY:			2,412.74	
KNESS, KURT				
KNESS, KURT	VISION EXPENSE	12/19/2012	60.00	HRA FUND
Total KNESS, KURT:			60.00	
KOSMAN, MISTI L.				
KOSMAN, MISTI L.	SECOND HALF OF DEC	12/30/2012	2,166.67	GENERAL FUND
Total KOSMAN, MISTI L.:			2,166.67	
LARGESSE, RICK				
LARGESSE, RICK	TRAINING	12/30/2012	375.00	POLICE FUND
Total LARGESSE, RICK:			375.00	
MARSH, CHRISTOPHER				
MARSH, CHRISTOPHER	DENTAL EXPENSE	12/31/2012	159.00	HRA FUND
Total MARSH, CHRISTOPHER:			159.00	
MATT PARROTT				
MATT PARROTT	DISCONNECT NOTICES	12/27/2012	383.90	GENERAL FUND
Total MATT PARROTT:			383.90	
MC COY HARDWARE INC				
MC COY HARDWARE INC	SUPPLIES	11/26/2012	19.12	FIRE FUND
MC COY HARDWARE INC	SHOP	11/27/2012	8.35	FIRE FUND
MC COY HARDWARE INC	SHOP	11/30/2012	7.70	FIRE FUND
MC COY HARDWARE INC	BUILDING	12/03/2012	47.76	FIRE FUND
MC COY HARDWARE INC	SUPPLIES	12/06/2012	16.70	FIRE FUND
MC COY HARDWARE INC	SUPPLIES	12/10/2012	12.59	FIRE FUND
MC COY HARDWARE INC	SHOP	12/13/2012	10.43	FIRE FUND
MC COY HARDWARE INC	BUILDING	12/14/2012	87.80	FIRE FUND
MC COY HARDWARE INC	DUCT TAPE	12/18/2012	5.66	ROAD USE TAX FU
MC COY HARDWARE INC	BOLTS/STRAPING	12/21/2012	14.57	ROAD USE TAX FU
MC COY HARDWARE INC	LETTERS	12/27/2012	10.73	ROAD USE TAX FU
Total MC COY HARDWARE INC:			241.41	
METCALF, BRAD				
METCALF, BRAD	DENTAL EXPENSE	12/18/2012	317.00	HRA FUND
Total METCALF, BRAD:			317.00	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	04381-08008 HWY 92 FLASHING LIGHT (16 K	12/12/2012	9.19	ROAD USE TAX FU
MID AMERICAN ENERGY CO.	07741-18004 65/69 LIFT (869 KWH)	12/12/2012	67.83	SEWER FUND
MID AMERICAN ENERGY CO.	54240-21044 FUEL HEAT (324 THERMS) ST D	12/19/2012	160.65	ROAD USE TAX FU
MID AMERICAN ENERGY CO.	54240-21044 FUEL HEAT (297 THERMS) PAR	12/19/2012	147.25	PARK & RECREATI
MID AMERICAN ENERGY CO.	74080-22010 FUEL HEAT (1,877 THERMS)	12/19/2012	1,278.00	GENERAL FUND
MID AMERICAN ENERGY CO.	4360-22022 FUEL HEAT (146 THERMS)	12/19/2012	102.76	FIRE FUND
MID AMERICAN ENERGY CO.	05931-25003 N HWY 65/69 ENTRANCE SIGN	12/12/2012	22.76	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MID AMERICAN ENERGY CO.	08701-24006 QUAIL MDWS LIFT (611 KWH)	12/19/2012	49.43	SEWER FUND
MID AMERICAN ENERGY CO.	08701-24006 QUAIL MDWS LIFT (5 THERMS)	12/19/2012	13.75	SEWER FUND
MID AMERICAN ENERGY CO.	26321-30003 ST LIGHTING	12/11/2012	160.51	GENERAL FUND
MID AMERICAN ENERGY CO.	45571-48008 FUEL HEAT (3 THERMS)	12/19/2012	1.09	FIRE FUND
MID AMERICAN ENERGY CO.	56131-66004 FUEL HEAT (24 THERMS)	12/19/2012	27.97	POLICE FUND
MID AMERICAN ENERGY CO.	09750-87035 WESLEY LIFT (470 KWH)	12/19/2012	40.33	SEWER FUND
Total MID AMERICAN ENERGY CO.:			2,081.52	
MIDWEST BREATHING AIR LLC				
MIDWEST BREATHING AIR LLC	COMPRESSOR TEST	12/18/2012	179.90	FIRE FUND
Total MIDWEST BREATHING AIR LLC:			179.90	
MIDWEST OFFICE TECH				
MIDWEST OFFICE TECH	COPIES	12/28/2012	51.75	SEWER FUND
Total MIDWEST OFFICE TECH:			51.75	
MOMAR				
MOMAR	OIL/GAS ABSORBENT	12/20/2012	508.50	ROAD USE TAX FU
Total MOMAR:			508.50	
MULTIVISTA				
MULTIVISTA	PHOTO DOCUMENTATION - Y	12/09/2012	720.00	CAPITAL PROJECT
Total MULTIVISTA:			720.00	
NAPA AUTO PARTS				
NAPA AUTO PARTS	HYD HOSE	12/26/2012	97.44	ROAD USE TAX FU
Total NAPA AUTO PARTS:			97.44	
NORWALK READY-MIXED CONCRETE				
NORWALK READY-MIXED CON	CONCRETE	12/10/2012	110.00	ROAD USE TAX FU
Total NORWALK READY-MIXED CONCRETE:			110.00	
O'HALLORAN INTERNATIONAL				
O'HALLORAN INTERNATIONAL	MIRROR KIT	12/21/2012	45.16	ROAD USE TAX FU
Total O'HALLORAN INTERNATIONAL:			45.16	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	SUPPLILES	12/06/2012	47.97	FIRE FUND
O'REILLY AUTO PARTS	PARTS	12/07/2012	4.15	AMBULANCE FUN
O'REILLY AUTO PARTS	PARTS	12/10/2012	9.49	AMBULANCE FUN
O'REILLY AUTO PARTS	ELC. PARTS	12/13/2012	2.16	ROAD USE TAX FU
O'REILLY AUTO PARTS	SVC TRUCK	12/13/2012	40.47	SEWER FUND
O'REILLY AUTO PARTS	FLASHLIGHTS	12/14/2012	62.91	ROAD USE TAX FU
O'REILLY AUTO PARTS	BRAKE FITTING	12/18/2012	5.49	ROAD USE TAX FU
O'REILLY AUTO PARTS	PARTS	12/18/2012	112.08	AMBULANCE FUN
O'REILLY AUTO PARTS	COUPLING	12/19/2012	4.76	ROAD USE TAX FU
Total O'REILLY AUTO PARTS:			289.48	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
PAPER FREE TECHNOLOGY INC.				
PAPER FREE TECHNOLOGY IN	LASERFICHE RENEWAL	12/14/2012	2,231.00	GENERAL FUND
Total PAPER FREE TECHNOLOGY INC.:			2,231.00	
PARKER SIGN & GRAPHICS				
PARKER SIGN & GRAPHICS	DECALS	12/20/2012	73.00	FIRE FUND
Total PARKER SIGN & GRAPHICS:			73.00	
PARSONS, JODI L				
PARSONS, JODI L	I & I REIMBURSEMENT	12/28/2012	516.75	SEWER FUND
Total PARSONS, JODI L:			516.75	
PETTY CASH-CITY CLERK				
PETTY CASH-CITY CLERK	PROPERTY TAXES	12/07/2012	14.00	GENERAL FUND
PETTY CASH-CITY CLERK	MEALS 12/12/12	12/07/2012	52.45	GENERAL FUND
PETTY CASH-CITY CLERK	BALANCE PETTY CASH 12/31/12	12/07/2012	1.75	GENERAL FUND
Total PETTY CASH-CITY CLERK:			68.20	
PETTY CASH-RECREATION				
PETTY CASH-RECREATION	KEY CARD - JOHNSON	12/12/2012	21.00	PARK & REC SPEC
PETTY CASH-RECREATION	KEY CARD - FOSTER	12/28/2012	20.00	PARK & REC SPEC
PETTY CASH-RECREATION	KEY CARD - KINGKADE	12/31/2012	19.50	PARK & REC SPEC
Total PETTY CASH-RECREATION:			60.50	
PHILIPS MEDICAL CAPITAL				
PHILIPS MEDICAL CAPITAL	MONITOR LEASE	12/08/2012	731.18	AMBULANCE FUN
Total PHILIPS MEDICAL CAPITAL:			731.18	
PITNEY BOWES				
PITNEY BOWES	POSTAGE METER	12/17/2012	329.74	GENERAL FUND
PITNEY BOWES	POSTAGE METER	12/17/2012	66.52	AMBULANCE FUN
PITNEY BOWES	POSTAGE METER	12/17/2012	12.61	POLICE FUND
PITNEY BOWES	POSTAGE METER	12/17/2012	32.10	SEWER FUND
PITNEY BOWES	POSTAGE METER	12/17/2012	1.57	FIRE FUND
PITNEY BOWES	POSTAGE METER	12/17/2012	144.06	LIBRARY FUND
PITNEY BOWES	POSTAGE METER	12/17/2012	26.60	GENERAL FUND
Total PITNEY BOWES:			613.20	
PURCHASE POWER				
PURCHASE POWER	POSTAGE	12/17/2012	294.25	GENERAL FUND
Total PURCHASE POWER:			294.25	
QUILL CORPORATION				
QUILL CORPORATION	OFFICE SUPPLIES	12/19/2012	493.84	POLICE FUND
Total QUILL CORPORATION:			493.84	
RAY'S WINDOW CLEANING				
RAY'S WINDOW CLEANING	WINDOW CLEANING	01/02/2013	90.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total RAY'S WINDOW CLEANING:			90.00	
SANDRY FIRE SUPPLY LLC				
SANDRY FIRE SUPPLY LLC	MSA PACK REPAIR	12/05/2012	221.15	FIRE FUND
Total SANDRY FIRE SUPPLY LLC:			221.15	
SHULL, DOUG				
SHULL, DOUG	TREASURER CONTRACT	01/01/2013	83.33	GENERAL FUND
Total SHULL, DOUG:			83.33	
SIMPSON COLLEGE				
SIMPSON COLLEGE	POOL RENT - MARCH 2012	12/17/2012	161.00	PARK & RECREATI
Total SIMPSON COLLEGE:			161.00	
SNYDER & ASSOCIATES INC				
SNYDER & ASSOCIATES INC	2011 STREET IMPROVEMENT PROJECT	12/14/2012	6,227.25	STREET CAPITAL
Total SNYDER & ASSOCIATES INC:			6,227.25	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	GARBAGE DISPOSAL	12/26/2012	15.00	POLICE FUND
T.R.M. DISPOSAL LLC	TRASH - NORTH PLANT	12/26/2012	96.00	SEWER FUND
T.R.M. DISPOSAL LLC	TRASH - SOUTH PLANT	12/26/2012	49.00	SEWER FUND
Total T.R.M. DISPOSAL LLC:			160.00	
TEAM SERVICES INC				
TEAM SERVICES INC	SOIL TESTING SERVICES	12/14/2012	2,038.70	CAPITAL PROJECT
Total TEAM SERVICES INC:			2,038.70	
THEISEN'S				
THEISEN'S	TOOL BOX	12/26/2012	24.99	ROAD USE TAX FU
Total THEISEN'S:			24.99	
TITAN MACHINERY				
TITAN MACHINERY	RESISTOR	12/12/2012	10.96	ROAD USE TAX FU
Total TITAN MACHINERY:			10.96	
TOBY KID				
TOBY KID	ENTERTAINMENT FOR AWARDS BANQUET	12/27/2012	250.00	GENERAL FUND
Total TOBY KID:			250.00	
TRANS-IOWA EQUIPMENT INC				
TRANS-IOWA EQUIPMENT INC	SHEAR PINS	12/27/2012	158.03	ROAD USE TAX FU
TRANS-IOWA EQUIPMENT INC	SHEAR PINS	12/28/2012	246.26	ROAD USE TAX FU
TRANS-IOWA EQUIPMENT INC	SHEAR PINS	12/28/2012	35.94	ROAD USE TAX FU
Total TRANS-IOWA EQUIPMENT INC:			440.23	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
U.S. BANK				
U.S. BANK	CITY MANAGER PUBLIC RECEPTION	12/06/2012	306.37	GENERAL FUND
U.S. BANK	SUPPLIES	12/06/2012	32.00	FIRE FUND
U.S. BANK	SUPPLIES	12/06/2012	33.37	FIRE FUND
U.S. BANK	TONER	12/06/2012	176.29	PARK & RECREATI
U.S. BANK	NAYS CONFERENCE TRAVEL	12/06/2012	121.30	PARK & RECREATI
U.S. BANK	EVENT SUPPLIES	12/06/2012	27.80	PARK & RECREATI
U.S. BANK	PRINTING	12/06/2012	105.12	PARK & RECREATI
U.S. BANK	AMAZON - 4709855 - 1 BOOK	12/06/2012	17.50	LIBRARY SPECIAL
U.S. BANK	AMAZON - 4709855 - 1 BOOK	12/06/2012	14.95	LIBRARY FUND
U.S. BANK	AMAZON - 4709855 - 1 BOOK	12/06/2012	9.95	LIBRARY FUND
U.S. BANK	AMAZON - 3321004 - 1 BOOK	12/06/2012	17.98	LIBRARY FUND
U.S. BANK	GLOVES	12/06/2012	97.50	SEWER FUND
U.S. BANK	SAFETY VESTS	12/06/2012	32.50	SEWER FUND
U.S. BANK	TRAFFIC CONES	12/06/2012	359.85	SEWER FUND
U.S. BANK	LEGISLATIVE DAY REGISTRATION	12/06/2012	50.00	GENERAL FUND
U.S. BANK	BUDGET WORKSHOP	12/06/2012	120.00	GENERAL FUND
U.S. BANK	CARDS	12/06/2012	350.98	GENERAL FUND
U.S. BANK	BUDGET WORKSHOP 2012	12/06/2012	30.00	GENERAL FUND
U.S. BANK	IOWA NOTARY STAMP	12/06/2012	22.15	GENERAL FUND
U.S. BANK	BATTERIES FOR IT ROOM	12/06/2012	154.51	GENERAL FUND
U.S. BANK	IT RACK PDU'S	12/06/2012	93.23	GENERAL FUND
U.S. BANK	MICROSOFT OFFICE - DOUG'S COMPUTER	12/06/2012	109.00	PARK & RECREATI
U.S. BANK	CLERK'S OFFICE MONITOR	12/06/2012	115.54	GENERAL FUND
U.S. BANK	USB CORD	12/06/2012	13.99	FIRE FUND
U.S. BANK	CLEANING KIT FOR CARD PRINTER	12/06/2012	58.75	PARK & RECREATI
U.S. BANK	ADOBE PROGRAM	12/06/2012	99.99	GENERAL FUND
U.S. BANK	REPLACEMENT HARDDRIVES	12/06/2012	328.06	GENERAL FUND
U.S. BANK	APC MANAGEMENT CARD	12/06/2012	257.71	GENERAL FUND
U.S. BANK	COMPUTER MONITOR - DOUG	12/06/2012	22.78	PARK & RECREATI
U.S. BANK	APC MANAGEMENT CARD IT BACKUP	12/06/2012	367.17	GENERAL FUND
U.S. BANK	COMPUTER MONITOR - MARTY	12/06/2012	104.94	PARK & RECREATI
U.S. BANK	IT RACK PDU	12/06/2012	93.23	GENERAL FUND
U.S. BANK	CABLES	12/06/2012	111.75	GENERAL FUND
U.S. BANK	ADOBE SOFTWARE SUBSCRIPTION	12/06/2012	29.99	PARK & RECREATI
U.S. BANK	MAGAZINE ONLINE PROVIDER	12/06/2012	19.00	GENERAL FUND
U.S. BANK	MICROSOFT OFFICE SOFTWARE - 5 COMPU	12/06/2012	545.00	PARK & RECREATI
U.S. BANK	ADOBE SOFTWARE SUBSCRIPTION	12/06/2012	49.99	GENERAL FUND
U.S. BANK	CABLES	12/06/2012	29.99	GENERAL FUND
U.S. BANK	ADOBE SOFTWARE SUBSCRIPTION	12/06/2012	29.99	GENERAL FUND
U.S. BANK	INDIANOLA MAGAZINE STOCK FOOTAGE	12/06/2012	229.99	GENERAL FUND

Total U.S. BANK:

4,790.21

U.S. CELLULAR

U.S. CELLULAR	CELL PHONE-3	12/12/2012	81.34	ROAD USE TAX FU
U.S. CELLULAR	CELL PHONE-1	12/12/2012	27.12	PARK & RECREATI
U.S. CELLULAR	CELL PHONE-1	12/12/2012	27.12	PARK & RECREATI
U.S. CELLULAR	TEXT MESSAGING - JUSTIN	12/12/2012	9.95	PARK & RECREATI
U.S. CELLULAR	CELL PHONE-1	12/12/2012	27.12	PARK & RECREATI
U.S. CELLULAR	CELL PHONE - 2	12/12/2012	54.23	SEWER FUND
U.S. CELLULAR	REPLACEMENT CELL PHONE	12/12/2012	50.00	SEWER FUND
U.S. CELLULAR	CELL PHONE-1	10/16/2012	33.55	SEWER FUND
U.S. CELLULAR	CELL PHONE-1	12/16/2012	41.44	SEWER FUND

Total U.S. CELLULAR:

351.87

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
U.S. POSTMASTER				
U.S. POSTMASTER	POSTAGE	12/31/2012	1,800.00	GENERAL FUND
Total U.S. POSTMASTER:			1,800.00	
UNDERGROUND CO LTD, THE				
UNDERGROUND CO LTD, THE	MCVAY TRAIL EROSION PROJECT	12/12/2012	71,869.75	CAPITAL PROJECT
Total UNDERGROUND CO LTD, THE:			71,869.75	
UNUM LIFE INSURANCE CO OF AMERICA				
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/21/2012	39.60	GENERAL FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/21/2012	22.60	GENERAL FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/21/2012	202.74	GENERAL FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/21/2012	87.36	GENERAL FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/21/2012	70.20	GENERAL FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/21/2012	206.61	ROAD USE TAX FU
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/21/2012	501.05	POLICE FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/21/2012	58.98	FIRE FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/21/2012	250.05	AMBULANCE FUN
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/21/2012	135.55	PARK & RECREATI
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/21/2012	40.82	PARK & RECREATI
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/21/2012	125.91	PARK & RECREATI
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/21/2012	95.01	LIBRARY FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/21/2012	147.76	SEWER FUND
Total UNUM LIFE INSURANCE CO OF AMERICA:			1,984.24	
VAN WALL MOTORSPORTS				
VAN WALL MOTORSPORTS	CAP FOR GENERATOR	12/21/2012	8.68	SEWER FUND
Total VAN WALL MOTORSPORTS:			8.68	
VANDERPOOL CONSTRUCTION				
VANDERPOOL CONSTRUCTIO	ROCK FOR N HOWARD	11/29/2012	229.00	SEWER FUND
VANDERPOOL CONSTRUCTIO	13TH ST SAN SEW REPAIR	12/26/2012	28,290.00	SEWER CAPITAL P
Total VANDERPOOL CONSTRUCTION:			28,519.00	
VANDERPOOL PLUMBING				
VANDERPOOL PLUMBING	FITTING	12/27/2012	12.78	FIRE FUND
Total VANDERPOOL PLUMBING:			12.78	
VEENSTRA & KIMM				
VEENSTRA & KIMM	JERRY KELLEY TRAIL PHASE 2	12/21/2012	3,325.00	CAPITAL PROJECT
VEENSTRA & KIMM	I & I PHASE 4	12/21/2012	10,590.00	SEWER CAPITAL P
VEENSTRA & KIMM	13TH STREET SEWER REPAIR	12/21/2012	1,450.00	SEWER CAPITAL P
VEENSTRA & KIMM	J & K ALIGNMENT PROJECT	12/21/2012	1,150.00	STREET CAPITAL
VEENSTRA & KIMM	ENGINEERING SERVICES - MCVAY TRAIL B	12/21/2012	1,400.00	PARK & RECREATI
VEENSTRA & KIMM	REPRINTS - SANITARY SEWER THE MEADO	12/21/2012	31.60	GENERAL FUND
Total VEENSTRA & KIMM:			17,946.60	
VERIZON WIRELESS				
VERIZON WIRELESS	DATA	12/15/2012	288.07	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total VERIZON WIRELESS:			288.07	
VERMED				
VERMED	MED SUPPLIES	12/18/2012	627.44	AMBULANCE FUN
Total VERMED:			627.44	
VETTER EQUIPMENT CO				
VETTER EQUIPMENT CO	BUCKET TEETH	12/27/2012	98.32	ROAD USE TAX FU
VETTER EQUIPMENT CO	REPAIR TRACTOR	10/26/2012	1,471.05	SEWER FUND
Total VETTER EQUIPMENT CO:			1,569.37	
VISU-SEWER CLEAN SEAL INC.				
VISU-SEWER CLEAN SEAL INC.	I & I - PHASE II	12/11/2012	108,984.57	SEWER CAPITAL P
Total VISU-SEWER CLEAN SEAL INC.:			108,984.57	
VR ID CARDS				
VR ID CARDS	OFFICE SUPPLIES	12/17/2012	20.50	POLICE FUND
VR ID CARDS	OFFICE SUPPLIES	12/22/2012	70.00	POLICE FUND
Total VR ID CARDS:			90.50	
WAGNER, MESHA				
WAGNER, MESHA	WELLNESS 2011 (9 MONTHS) & 2012 (12 MO	12/31/2012	315.00	POLICE FUND
Total WAGNER, MESHA:			315.00	
WAL-MART STORES INC.				
WAL-MART STORES INC.	AFTER SCHOOL SNACKS	12/14/2012	11.56	PARK & RECREATI
WAL-MART STORES INC.	OFFICE SUPPLIES	12/18/2012	78.84	POLICE FUND
WAL-MART STORES INC.	OFFICE SUPPLIES	12/20/2012	24.00	POLICE FUND
WAL-MART STORES INC.	AFTER SCHOOL SNACKS	12/13/2012	41.18	PARK & RECREATI
WAL-MART STORES INC.	ITEM RETURNED	12/14/2012	8.79	PARK & RECREATI
Total WAL-MART STORES INC.:			146.79	
WARREN CO OIL CO				
WARREN CO OIL CO	HYDRAULIC OIL	12/19/2012	964.00	ROAD USE TAX FU
WARREN CO OIL CO	OIL	12/26/2012	168.00	ROAD USE TAX FU
WARREN CO OIL CO	PROPANE - NORTH PLANT	12/21/2012	516.80	SEWER FUND
WARREN CO OIL CO	PROPANE - SOUTH PLANT	12/21/2012	1,156.00	SEWER FUND
Total WARREN CO OIL CO:			2,804.80	
WARREN CO. HEALTH SERVICES				
WARREN CO. HEALTH SERVIC	TB TESTING	12/17/2012	350.00	AMBULANCE FUN
Total WARREN CO. HEALTH SERVICES:			350.00	
WARREN COUNTY SHERIFF				
WARREN COUNTY SHERIFF	2ND QTR RADIO FY12/13	12/28/2012	19,900.00	POLICE FUND
Total WARREN COUNTY SHERIFF:			19,900.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	RECYCLING RES 494-0152818-0516-6	12/19/2012	13,247.83	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING APT 494-0152822-0516-8	01/01/2013	3,124.72	RECYCLING FUND
WASTE MANAGEMENT OF IOW	TRASH - JAN 2013	01/01/2013	32.00	ROAD USE TAX FU
WASTE MANAGEMENT OF IOW	WASTE PICK UP 494-0152853-0516-3	01/01/2013	104.00	GENERAL FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES 494-0152854-0156-1	01/01/2013	10.00	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES 494-0152855-0516-8	01/01/2013	10.00	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES 494-0152854-0156-6	01/01/2013	10.00	RECYCLING FUND
Total WASTE MANAGEMENT OF IOWA:			16,538.55	
Grand Totals:			1,652,093.88	

City Council: _____

Information

Subject

Resolution approving salaries

Information

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

Jeffrey Spencer, Paramedic/firefighter, from FF 3.5 \$49,310/year to FF 4.5 \$52,024/year effective January 13, 2013

Jessica Eginoire, Dance Instructor, \$12.00/hour effective January 12, 2013. This is Jessica's fourth year.

Kaylie Jones, Dance Instructor, \$12.00/hour effective January 12, 2013. This is Kaylie's fourth year.

Seth Hale, Youth Basketball Instructor, \$9.00/hour effective January 5, 2013 and Adult Basketball Scorekeeper \$8.25/hour effective January 13, 2013. This is Seth's second year.

Nicole Gilbert, Youth Basketball Instructor, \$9.00/hour effective January 12, 2013.

Roll call is in order.

Attachments

Spencer Step Increase
Resolution

RECOMMENDATION FOR WITHIN GRADE INCREASE

This is to note that Jeffrey Spencer will complete the appropriate waiting period for creditable service to salary class/range FF 4.5 on 1/13/2013 to be reflected in hourly rate on pay date 2/1/2013.

\$52,024
Annual

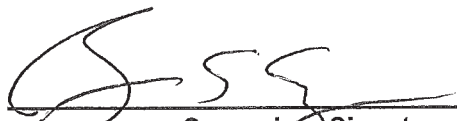
\$18.877
Hourly

XIncludes Longevity

Does Not Include Longevity

Evaluation

A finding of satisfactory service and a recommendation to advance salary class/range and step on the effective date as listed above has been made. The written Performance Evaluation has been completed and forwarded to the Human Resource Office for placement in the employee's personnel file.


Supervisor Signature

11/16/12
Date


Manager Signature

12-20-12
Date

Employment Information

Date of Hire: 1/8/2008

Present Class/Range: FF 3.5

Present Salary: \$49,310

Includes Longevity XDoes Not Include Longevity

Eligibility Date for Next Advance: 1/12/2014

City Council or Board of Trustee

Action Approved:

Disapproved:

Date:

RESOLUTION APPROVING SALARIES

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

The following salaries are hereby approved:

Jeffrey Spencer, Paramedic/Firefighter, from FF 3.5 \$49,310/year to FF 4.5 \$52,024/year effective January 13, 2013

Jessica Eginoire, Dance Instructor, \$12.00/hour effective January 12, 2013

Kaylie Jones, Dance Instructor, \$12.00/hour effective January 12, 2013

Seth Hale, Youth Basketball Instructor, \$9.00/hour effective January 5, 2013

Seth Hale, Adult Basketball Scorekeeper, \$8.25/hour effective January 13, 2013

Nicole Gilbert, Youth Basketball Instructor, \$9.00/hour effective January 12, 2013

Passed and approved on the 7th day of January, 2013.

Kenan Bresnan, Mayor

ATTEST:

Diana Bowlin, City Clerk

Information

Subject
Metro Advisory - Mayor Bresnan and Eric Mathieu

Information

Information

Subject
WCEDC - Greg Marchant

Information

Information

Subject
Greater Des Moines Convention & Tourism Report - Greg Marchant

Information

Information

Subject

Receive quarterly WCEDC report - Jason White, Executive Director

Information

Jason White, Executive Director, will present the WCEDC quarterly report. Also in your packet is the Annual Report.

Attachments

Annual Report



2011 | 2012 Annual Report

TWENTY Years Begins with Historic Campaign

By Doug Shull, Board President



The Warren County Economic Development Corporation (WCEDC) spent the last year planning for a more economically prosperous Warren County future. We want to take time, however, to say “thank you” to Warren County’s past leaders from the past two decades, who have worked to advocate for Warren County’s interests.

The strong foundation established by our predecessors have raised expectations for WCEDC. Further, changes in the manner in which the economic development industry works have increased the stakes for Warren County to “step up to the plate” and compete for projects to grow jobs, boost commercial tax base, and retain dollars in our local economy.

WCEDC launched a historic campaign this past year called **GroWARRENow!** WCEDC did this believing that Warren County’s public and private sector partners would support us. We tested the viability of a campaign by gathering the input of over 100 leaders and asked many leading business players to buy into the vision.

GroWARRENow features the following elements:

- 1) Business Retention & Expansion / Entrepreneurial Support** – assist our top job creators with high-class customer service as well as those who want to start or build their own businesses.
- 2) Public Relations and Advocacy** – ensure that Warren County’s interests are well represented and present within the Greater Des Moines and Iowa political and economic development structures.
- 3) Target Marketing & Product Development** – enhance Warren County’s infrastructure base, develop shovel-ready sites, and create sources of financial capital to help businesses start, expand, and locate here. Target the following industry groups which are Warren County strengths: Agri-business, Advanced Manufacturing, Logistics and Distribution, and Customer Service/Technology Support Operations.
- 4) Workforce Development and Quality of Life** – cultivate leaders and partner with institutions to develop workers to fill positions of need in Warren County. Develop an exemplary leadership and workforce base.

Developing a plan, however, is only a part of the deal. WCEDC needs a quality team to implement the plan which inspires your confidence. The WCEDC board is proud of the hard work and commitment put forward by Jason, Hollie and Rachel to ensure that Warren County is in the hunt for economic development deals. The staff continues to manage an ongoing group of 40 to 60 leads, prospects and projects. In the past year, the staff also assisted 33 existing businesses, responded to 31 recruitment leads, and even helped three housing projects. The organization also advocated for six transportation projects. WCEDC continues to partner with real estate brokers, developers and communities to develop approximately a half dozen business and industrial parks.

In sum, the support of our investors is already paying off. WCEDC has more private sector support now than at any point in WCEDC’s previous 20-year history. WCEDC has 33 percent more financial resources than one year ago. We expect to build on this and will inform you of our progress. As we say, let’s **GroWARRENow!**



PUBLIC INVESTORS

Warren County
Carlisle
Cumming

Des Moines
Hartford
Indianola

New Virginia
Norwalk
West Des Moines

PRIVATE INVESTORS

GOLD INVESTORS

Community Bank

SILVER INVESTORS

C&L Companies, Inc.
Capital City Fruit
Colby Interests
Downing Construction
Noble Ford
Norwalk Ready-Mix
Peoples Bank
Record Herald & Indianola Tribune

BRONZE INVESTORS

Bank of the West
City State Bank
Des Moines Truck Brokers Inc.
Doug Shull
Knapp Properties
McClure Engineering
MidAmerican Energy
Simpson College
Snyder & Associates
Summerset Winery

INVESTORS

A&W Restaurant
CemenTech
Clarke Electric Cooperative
Des Moines Area Community College
EDJE Technologies
etc!graphics, inc.
Great Western Bank
Hubbell Realty
Indianola Municipal Utilities
J.E. Meadows & Co., L.C.
James Oil Co. L.L.C.
McClarnon Properties
Medicap Pharmacy - GRX Holdings
Optometric Assoc of Warren County
Peoples Company
Regions Bank
Shull & Co
Sternquist Construction
Story Construction
Three-Sixty Group
Vander Linden Real Estate
Vanderpool Construction
Walmart
Warren County Leadership Institute
Weinman Insurance
Wells Fargo



YEAR IN REVIEW: COUNTY PROJECTS



The past year has been a year of growth for Warren County, with business expansions, attractions, and startups. The following is a sampling of projects which happened in Warren County, the majority of which involved WCEDC in same way, but all involved a variety of local, state, and regional partnerships.

Capital City Fruit built a new 83,000 square foot facility in Norwalk. The \$14 million expansion enabled Capital City Fruit to retain 140 jobs.

The company received financial assistance from the City of Norwalk in the form of a TIF financial agreement, the Iowa DOT to create a new street into the site, and a forgivable loan from the Iowa Economic Development Authority. The Greater Des Moines Partnership recently awarded the company with the 2012 Economic Impact Award.



Capital City Fruit

Harvest Innovations purchased a new building across the street from their current location in the Indianola Industrial Park. The facility was previously owned by Winfield Solutions, which closed and left Indianola in late 2010 to consolidate operations in another area. The building is currently being used by Harvest Innovations to satisfy warehouse and distribution needs. Harvest Innovations has locations in Ohio and Indianola, with the latter serving as their corporate home. Nonetheless, Harvest Innovations is out of space at their current location, which made the purchase of the Winfield building so crucial. The company has roughly 50 employees in Indianola.

Williams Machine Shop of Lacona has expanded each year over the past several years. The company was October's Iowa Farm Bureau 'Renew Rural Iowa' entrepreneur award

recipient. Williams established the machine shop in 1991. He started offering farm machinery repair and realized he needed to diversify. The business evolved to add metal fabrication and welding services. Today, Williams Machine Shop works with area farmers and large companies, including Casey's General Stores. The company has 16 employees.

Marble Works of Carlisle celebrated the opening of a new showroom with a ribbon-cutting ceremony hosted by the Carlisle Chamber of Commerce and subsequent public open house. Marble Works has been in business for approximately 10 years. The company has grown into a multi-state supplier and manufacturer of Cultured Marble Vanities and shower systems, as well as engineered surfacing for kitchens and baths. Marble Works has grown with 19 employees, one of the larger primary sector employers in the community. The company has twice expanded to meet marketplace demands.



Marbleworks

Theisen's Farm & Home store built a new retail store in Indianola. The Dubuque-based company built a 65,000-square-foot store. It was the 20th retail location for the third-generation family-owned business. Theisen said the company has been interested in entering the Indianola

market for more than five years. The right opportunity came about with Summercrest Hills. The store employs between 60 and 80 people.

Mercy Clinics opened a 22,000-square-foot clinic just to the north in the Summercrest Hills development. The facility houses a family practice, urgent care and physical therapy clinics. Digital X-ray and expanded laboratory services will also be available at the new clinic. The clinic consolidates two separate clinics that Mercy operated in Indianola.

Iowa Health built a new 9,200 square-foot facility on Hillcrest Ave. in same area. The facility is approximately twice the size of the existing clinic and will be equipped with a digital X-ray machine for faster turnaround of images.

The groundbreaking for a new **YMCA** took place in early June 2012 and is expected to be completed in the fall of 2013. The project is a partnership between the City of Indianola, Simpson College, and the Indianola School District. The Indianola YMCA is a \$15.2million capital project. The majority of the funding is supported by a \$12.5million bond project with additional funding from: Simpson College and the Indianola Community School District. Other funding sources include a Vision Iowa grant, utility franchise fee, and private funding. The facility will be approximately 62,000 square feet on a 6.6 acre lot.



YMCA Construction



YEAR IN REVIEW: COUNTY PROJECTS *Continued*

Vintage Hills Cooperative is opening a new expansion to its Indianola facility with the addition of the Vintage Hills Cooperative. Ground was broken for the new addition in May. The difference in a cooperative versus a traditional assisted living or retirement community lays in the power of control that residents — or members of the cooperative — have over their housing community. Vintage Hills is building 37 one- and two-bedroom units in the new cooperative, which will be attached to the existing building. Vintage Hills will be the 13th Iowa cooperative and the first of its kind in Warren County.

MarketLink continues to grow in Indianola as one of the company's newest locations. The company's call center growth has allowed them to currently have 40 positions open for applicants. MarketLink already has 40 employees on board and has a great future here. WCEDC continues to work with the company on workforce-related issues, assisting them with job fairs, connecting them to workforce development professionals, and getting the word out around the area.

Simpson College invested in improved campus facilities this past year. The completion of the Blank Performing Arts Center (BPAC) renovation and expansion has received positive feedback from faculty and students. Improvements include new faculty offices, a new electrical system, all new seating in Pote Theatre and "excellent" handicap accessibility. It is the first major renovation for the venue, which has served as the performance home of Des Moines Metro Opera (DMMO) for the company's entire 37-year history.

The \$14 million Kent Campus Center first opened to the campus community Oct. 11. Many students and staff

could be seen checking out the facility throughout the day, and the new eateries had lines of students during lunchtime. The Gage Kent family donated \$4 million toward the project in 2010. The new 54,000-square-foot campus hub, located in the same location as the former Brenton Student Center, features a spacious casual dining center, a large second floor Hubbell Ballroom that overlooks Buxton Park, the Principal Black Box Theatre, spacious student meeting rooms, offices, a mail room, and professional spaces for career services, health services and other student development operations.



Kent Campus Center, Simpson College

EDJE Technologies of Indianola introduced a business concept that their company is working on presently called AGiTV. The Iowa Economic Development Authority (IEDA) board awarded Indianola's EDJE Technologies funding for this venture. AG iTV seeks to create current, video-based information about markets, news, and weather - and present the information at one location on the Internet. The company was awarded a \$50,000 grant through the Demonstration Fund to develop live-streaming broadcasts that would provide a valuable viewing alternative for its target market. The primary audience will be technological-inclined agriculture producers, as well as others with an interest in commodity markets, agriculture and agribusiness.

Urbandale-based **C&L Companies** announced their desire to bring a project to Warren County. The company submitted an application to the Warren County Supervisors to

re-zone property in SW Warren County in order to bring a warehouse and distribution center. The Supervisors approved the request unanimously in an effort to bring new jobs and capital investment to the area. C&L Companies manufactures motorcycle and ATV parts. The company would continue manufacturing parts in Urbandale and open their warehouse and distribution facility at the location formerly known as Farm MX, 10 miles southwest of Indianola in rural Warren County.

Energy Independence Partners (EIP) is an American based company which provides public and private entities with innovative products and systems that address important environmental challenges. Working with technology solution provider ItN Nanovation, a German company that has developed the core technology, EIP has secured exclusive rights to the intellectual property for the U.S. market and is working to develop that market with a number of partners who will provide engineering, business development, manufacturing and service. EIP recently gained approval from the City of Carlisle to continue utilizing their Waste Water Treatment Plant Lagoon as a test site for their moving bed bio-reactor waste water filtration container. Cemen Tech of Indianola is contracted with EIP to manufacture the units.

Additionally, the company was just awarded a \$500,000 Iowa Innovation Fund Loan by the Iowa Economic Development Board. Funds awarded will be used towards the commercialization of ItN's MBBR Filtration Container in the U.S. - a modular system that provides complete wastewater treatment solutions for small and/or decentralized wastewater systems.



PRODUCT DEVELOPMENT



The City of Carlisle secured funding from the Iowa DOT RISE program to develop an industrial park. An independent group owns the **Scotch Ridge Business Park** in Carlisle, and is represented by Peoples Company. The City of Carlisle has worked to extend infrastructure to this area and will complete a new into the site to be completed this spring.

The RISE application requested assistance in the construction of approximately 880 feet of Bittersweet Parkway and 700 feet of Norgard Circle north of Iowa 5 on the northwest side of town. This projects provide access to four lots totaling more than 15 acres for business office purposes.

The total project cost is \$1,001,844. The RISE grant amount is \$500,922. Carlisle has already zoned the area, extended sewer and water into the area, and has done some intersection improvements.

The City of Norwalk secured RISE funding to construct approximately

2,445 feet of **Colonial Parkway east from Iowa 28/Sunset Drive** to the Capital City Fruit located centrally on the east side of Norwalk. These improvements provide access to the Capital City Fruit distribution facility. The RISE grant is \$916,500, the total project cost is \$1,668,275. The new road also allows for an additional 80 acres of potential development.

The **Indianola Municipal Utilities** is taking a run at what Google is doing in Kansas City and trying to provide a tremendous economic stimulant to the local economy by boosting the community's fiber system. Called the **Fiber to the Premises (FTTP) system**, service will be delivered under the Mahaska Communication Group (MCG) banner. The FTTP services will be available first to customers in Indianola's East Side Electric Underground Conversion area. Two of the obvious attractions of IMU's new FTTP data service are price and speed. IMU will offer a triple play voice, video, and

data bundle. Currently, IMU provides connectivity for Indianola schools, Warren County and City of Indianola; 1 Gbps data services to businesses via an Active Ethernet infrastructure; and wholesale dark fiber services.

The Warren County Board of Supervisors approved a re-zoning request of **141.5 acres along Interstate 35 near Cumming owned by Middleton Family L.C.** This area was zoned to "General Commercial-Highway" and is a part of a larger plan to grow the Cumming area. The City of Cumming provided a letter of support with conditions, which the Zoning Commission adopted. The Middleton re-zoning is consistent with the City of Cumming's land use plan. The City of Cumming continues to explore ways to invest in their infrastructure, including upgrading the City's wastewater system within the existing incorporated limits while also examining possibilities for extending it out to the Middleton land and others along Interstate 35.

ADVOCACY Transportation Priorities



Local and regional partners comprising the Purple Heart Highway collaboration successfully pooled resources to match a commitment from the Iowa DOT to complete a safety and operations study for determining the viability of **re-designating Highway 5/65 bypass to an interstate highway**. The group is now working with the DOT on examining routes for slow-moving traffic.

Warren County leaders and regional partners had attempted for years to secure \$539,000 for engineering costs related to the Warren County portion of the **Southwest Connector**. Recent efforts secured funds from the Federal Highway Administration. The project will eventually link to the Southeast Connector in Des Moines, but also loop through West Des Moines, Warren and Madison counties before meeting Interstate 80 as a bypass to the I-80/35 congestion. These funds will be a start towards a larger effort.

The Iowa DOT plans to let in January a \$13 million project for **the Interstate 35 Cumming interchange** area, which will involve new, wider, and longer bridge and approach pavement, grading and paving of new interstate ramps, and side road construction.

Approximately \$10M has been approved for construction and right-of-way acquisition for **U.S. Highway 92** (four miles) out to R-57. Funding is committed through FY 2013 and is listed within the Iowa DOT's five-year construction program. Construction documents are being completed and work is scheduled to begin in the spring of 2014. The next step will be to secure funds out to Interstate 35.



LEADERSHIP

On April 19, 2012 at Simpson College, the members of the Warren County Leadership Institute (WCLI) celebrated their accomplishments at a graduation ceremony. This year's class participated in seven class sessions that occurred every other week starting in January. Class members learned about different personality traits, how to effectively deal with controversy, and how to improve their leadership skills. They discussed Warren County government, education, emergency management and economic development. Near the end of the program, the class took a day trip tour of Warren County. The excursion featured tours of

La Vida Loca Winery, Broadbent Distillery, Bedwell Gardens, Marbleworks, Stadium View for lunch, and Williams Machine Shop.

The class also organized and carried out a project for the betterment of Warren County. This year's class raised \$1,000 and various household products for the Warren County Necessity Pantry. This pantry was created by the Department of Public Health to assist those that do not qualify for other government assistance. The class also raised \$500 for the North Warren Fire Department for the fitting expense of their fire masks. The North Warren Fire

Department is the only fire department in Warren County that is not supported by city governments. In total, the Class of 2012 raised \$1,500 for the betterment of Warren County.

The Leadership Institute also presented the 2012 Kent Britten Memorial Leadership Award to Tim Davison of Chumbley's Automotive.



WCLI Class of 2012 Graduation

BOARD & STAFF

EXECUTIVE COMMITTEE

PRESIDENT

Doug Shull

Individual investor &
Warren County Supervisor

VICE PRESIDENT

Ruth Randleman

Mayor of Carlisle

TREASURER

Denis Frischmeyer

Downing Construction

SECRETARY

Steve Bruere

Peoples Company

COUNTY SUPERVISOR

Steve Wilson

Warren County Supervisor

BOARD OF DIRECTORS

Larry Bohlen

Mayor of Hartford

Jack Bohlender

Norwalk Ready-Mix

Rita Connor

City of Des Moines

Theresa Greenfield

Colby Interests

Naomi Hamlett

City of West Des Moines

Scott James

James Oil Company

Jill Johnson

Simpson College

Todd Kielkopf

Indianola Municipal Utilities

Stacie LoVan, Ex-Officio

Greater Des Moines Partnership

Greg Marchant

City Council Member

Jim Meadows

J.E. Meadows & Co., L.C.

Doug Pierce

Mayor of Norwalk

Jeff Saddoris

Knapp Properties Inc.

Jeff Schug

McClure Engineering

Clint Welling

Community Bank

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Jason White, Executive Director | (515) 402-7101 | jwhite@wcedc.com

Hollie Askey, Director of Operations | (515) 447-6560 | haskey@wcedc.com

Rachel Gocken, Admin & Communications Coordinator | rgocken@wcedc.com

Julie Heck, Leadership Coordinator | leadership@wcedc.com

Warren County Economic Development Corporation

111 N. Buxton St. - Indianola, IA 50125 | (515) 961-1067 | info@wcedc.com | www.wcedc.com



Information

Subject

"C" Street

Information

In your packet is the letter from Ken Birkenholtz, Simpson College Vice President for Business & Finance, requesting that "C" Street from Girard to Clinton Avenue except the north 174 feet be vacate, closed and transferred to the College upon such terms and conditions as are mutually agreeable.

A public hearing on the proposal was held on December 17, 2012.

Council needs to consider the following:

- Resolution to Proceed with Vacation of "C" Street Based Upon Findings Pursuant to Indianola Code Section 137.04
- A public hearing and first consideration of an ordinance to vacate the portion of North C Street between West Clinton Avenue to a point 174' south of the south right-of-way line of West Girard Avenue and locally known as the 400-500-600 and a portion of the 700 Block of North C Street.

Attachments

Letter

SIMPSON COLLEGE



November 27, 2012

Eric Hanson, City Manager
City of Indianola
110 N 1st St
Indianola, IA 50125

Dear Eric,

Simpson College hereby requests that the following street be vacated and closed: C Street from Girard Avenue to Clinton Avenue except the north 174 feet thereof.

Subsequent to said closing Simpson College hereby further requests that this portion of C Street be transferred to the College upon such terms and conditions as are mutually agreeable.

Please do not hesitate to contact me should you require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ken Birkenholtz', is written over a horizontal line.

Ken Birkenholtz
Vice President for Business & Finance

Office of Business and Finance

Information

Subject

Resolution to Proceed with Vacation of "C" Street Based Upon Findings Pursuant to Indianola Code Section 137.04

Information

In your packet is the Resolution To Proceed With Vacation of "C" Street Based Upon Findings Pursuant to Indianola Code 137.04. Highlights of the resolution include:

- Safety issues
- Infrastructure
- Economic Development
- Proposed vacation will not deny owners of property abutting on the affected portions of "C" Street reasonable access to their property because:
 - Simpson College, one of the abutting property owners, has requested this vacation and it will continue to have reasonable access to its property; and
 - The Delta House Corporation, the only other abutting property owner, supports the request of Simpson College to the City of Indianola to vacate the affected portions of "C" Street, based upon conditions set forth in a letter from its attorney, Christopher Pose, dated December 14, 2012
 - The City Council agrees to condition any conveyance of the vacated portions of "C" Street in accordance with the terms outlined above by the abutting property owner, Delta House Corporation.
- This proposed vacation of portions of "C" Street would be in the public interest and in accordance with Iowa Code 354.23 and Indianola Code 137.04
- An ordinance to vacate "C" Street from Girard Avenue to Clinton Avenue, except the north 174 feet, based upon the above findings should be presented to the City Council for consideration.

Roll call is in order.

Attachments

Resolution

RESOLUTION TO PROCEED WITH VACATION OF “C” STREET BASED UPON
FINDINGS PURSUANT TO INDIANOLA CODE § 137.04

WHEREAS, Indianola Code § 137.01 provides that the City Council may vacate a street, alley, portion thereof or any public grounds when, in the judgment of City Council, it would be in the best interest of the City to do so; and

WHEREAS, Iowa Code § 354.23 provides that the City Council may vacate part of an official plat that had been conveyed to the city or dedicated to the public which is deemed by the Council to be of no benefit to the public; and

WHEREAS, in accordance with Indianola Code Chapter 137, a public hearing was held on December 17, 2012, in order for the City of Indianola to consider a proposal from Simpson College to vacate “C” Street from Girard Avenue to Clinton Avenue except the north 174 feet; and

WHEREAS, numerous individuals spoke in favor of and against the proposal, as noted in Council minutes; and

WHEREAS, Indianola Code § 137.04 requires certain findings by Council in order to vacate a street, or portion thereof.

THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola that:

1. “C” Street from Girard Avenue to Clinton Avenue, except the north 174 feet, as fully described in the proposed ordinance, is not needed for the use of the public, and therefore, its maintenance at public expense is no longer justified for these reasons:
 - a. Safety issues: vacating the affected portions of “C” Street will be safer for students, faculty, visitors and residents of Indianola.
 - b. Infrastructure:
 - i. The City of Indianola will save \$500,000-\$700,000 by not having to repave or repair the affected portions of “C” Street.
 - ii. The City of Indianola will not have to maintain the affected portions of “C” Street, thus saving additional money.
 - iii. The City will be fairly compensated by Simpson College upon conveyance.
 - iv. Additional space adjacent to Buxton Park will be created for residents, visitors, faculty and students to gather.
 - c. Economic Development:

- i. Vacation of the affected portions of “C” Street will provide a natural blending with the Kent Campus Center where students and residents can enjoy different meal and entertainment options.
 - ii. Vacation of the affected portions of “C” Street will upgrade the entire Simpson College campus, making it more attractive for prospective students and the entire community.
 - iii. The benefits of vacating the affected portions of “C” Street outweigh any benefit to maintaining and keeping the affected portions of “C” Street open. Projects and future growth are enhanced by this vacation.
- 2. This proposed vacation will not deny owners of property abutting on the affected portions of “C” Street reasonable access to their property because:
 - a. Simpson College, one of the abutting property owners, has requested this vacation and it will continue to have reasonable access to its property; and
 - b. The Delta House Corporation, the only other abutting property owner, supports the request of Simpson College to the City of Indianola to vacate the affected portions of “C” Street, based upon conditions set forth in a letter from its attorney, Christopher Pose, dated December 14, 2012, as follows:
 - i. The City vacates and conveys North “C” Street except for and excluding the South 174 feet thereof measured from the North Girard Street right-of-way line; and
 - ii. No cul-de-sac or turnaround can be located on the Delta House property at 705 North C. Street; and
 - iii. Simpson College must also provide a public access easement and for any cul-de-sac or turnaround that is to be located within the Simpson College property or within the North C. Street area to be vacated and conveyed; and
 - iv. Delta House will maintain its existing public access for its property to North C. Street and the future cul-de-sac or turnaround is to be constructed on Simpson College property; and
 - v. The City conveyance of North C. Street to Simpson College shall reserve easement rights for public and private utilities located within part of North C. Street to be vacated and conveyed; and
 - vi. Consistent with City policy, no special assessments or costs are to be levied to the Delta House property for improvement of North C. Street or for any proposed cul-de-sac or turnaround to serve the portion of North C. Street not vacated or conveyed.
 - c. The City Council agrees to condition any conveyance of the vacated portions of “C” Street in accordance with the terms outlined above by the abutting property owner, Delta House Corporation.

3. This proposed vacation of portions of “C” Street would be in the public interest and in accordance with Iowa Code § 354.23 and Indianola Code § 137.04.
4. An ordinance to vacate “C” Street from Girard Avenue to Clinton Avenue, except the north 174 feet, based upon the above findings should be presented to the City Council for consideration.

Adopted this _____day of January, 2013.

Kenan Bresnan, Mayor

ATTEST:

Diana Bowlin, City Clerk

Information

Subject

Public hearing and first consideration of an ordinance to vacate "C" Street between Girard Avenue to Clinton Avenue except the north 174 feet

Information

Council needs to hold the public hearing and first consideration of an ordinance (packet) to vacate the portion of North C Street between West Clinton Avenue to a point 174' south of the south right-of-way line of West Girard Avenue and locally known as the 400-500-600 and a portion of the 700 Block of North C Street.

Simple motion for the first consideration is in order.

FYI - Once the ordinance has passed we will then set the date for a public hearing and consider the resolution to sell the street to Simpson College.

Attachments

Ordinance

ORDINANCE NO. _____

**AN ORDINANCE PROVIDING FOR THE VACATION OF A PORTION
OF STREET RIGHT-OF-WAY**

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF
INDIANOLA, IOWA:

SECTION 1. The purpose of this Ordinance is to vacate the portion of right-of-way on
land hereinafter described as follows to wit:

The portion of North C Street between West Clinton Avenue to a point 174'
south of the south right-of-way line of West Girard Avenue. Locally known
as the 400-500-600 and a portion of the 700 Block of North C Street.

And legally described as: The 60' wide public right-of-way known as North
C Street which lies directly east of Blocks 2, 5 and 8 and the vacated street
between Block 5 and Block 8 and the vacated alleys in Block 5 and Block 8
and between Block 2 and Block 5 within Jones and Windles Addition and
lying east of Block 33 and Lot 8 and the South 42' of Lot 5 of Block 30 and
vacated street which lies between Block 30 and Block 33 all within College
Addition, and all within the City of Indianola, Warren County, Iowa,
containing approximately 72,900 square feet.

SECTION 2. The City of Indianola reserves and does not vacate easement rights for
any public and private utilities now in place within the above stated right-of-way, and further
reserves rights of entry for servicing same.

SECTION 3. That on the 17th day of December, 2012, after publication of notice of the
intended vacation of portions of said street right-of-way, the City Council of the City of Indianola,
Iowa, did conduct a public hearing on the proposed vacation of said right-of-way.

SECTION 4. That the right-of-way described above is hereby declared vacated.

SECTION 5. All Ordinances or parts of Ordinances in conflict with the provisions of this
Ordinance are hereby repealed.

INTRODUCED: _____

PASSED 1ST CONSIDERATION: _____

PASSED 2ND CONSIDERATION: _____

PASSED 3RD CONSIDERATION: _____

ADOPTED: _____

Kenan Bresnan, Mayor

ATTEST:

Diana Bowlin, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council of the City of Indianola, Iowa, on the ____ day of _____, 2013, was signed by the Mayor on the ____ day of _____, 2013, and was published in the Record Herald and Indianola Tribune, a newspaper of general circulation and published in the City of Indianola, Iowa, on the ____ day of _____, 2013.

Diana Bowlin, City Clerk

Information

Subject

Consider 28E Share Use Agreements between the City of Indianola/Indianola Community School and City of Indianola/Simpson College for use of the YMCA

Information

In your packet is a shared use 28E agreement between the City of Indianola/Indianola Community School District and the City of Indianola/Simpson College to use the YMCA and contains the following:

- City shall permit the Indianola Community School District/Simpson College to share use of the following - competitive swimming pool, deck area, locker rooms and other areas needed for use of the competitive pool
- The duration of this agreement shall be for an initial term of 25 years commencing with the date of filing with the Iowa Secretary of State. At the end of the initial term, at the option of the Indianola Community School District/Simpson College, it may elect to renew the agreement. In the event the Indianola Community School District/Simpson College elects to renew, the rental amount and term shall be negotiated in good faith by the City and Indianola Community School District/Simpson College.
- ICSD and Simpson College shall pay to the City an amount of \$750,000 non-refundable for any reason in whole or in part for its use of the Facilities including the swimming pool, deck area, locker rooms and restrooms, payable by July 31, 2013.
- ICSD/Simpson College shall reimburse the City for the replacement and/or repair of any equipment damaged during ICSD/Simpson College use of such equipment excluding ordinary wear and tear.
- The YMCA shall have the exclusive right to operate the facility and will work with Simpson College and the Indianola Community School district to establish scheduling of the competitive swimming pool. The competitive pool shall be made available at reasonable times and in accordance with academic schedules for use by ICSD for competitive swimming and diving teams and the Simpson College's competitive swimming and diving teams for practices and meets during the applicable interscholastic and intercollegiate seasons. The YMCA shall determine schedules for the competitive pool.

The Indianola Community School District approved the 28E Agreement on November 12, 2012. Simpson College Board approved the basis of the arrangement last May and delegated final approval to their Board Resource Management Committee which will meet in late January. Simpson College sees no issue on moving forward (see Ken Birkenholtz's e-mail) as the Board has approved the conceptual approach and their plans for eliminating the Simpson pool are moving ahead.

Simple motion is in order.

Attachments

School 28E Agreement

Simpson 28E Agreement

E-mail

SHARED USE 28E AGREEMENT

THIS AGREEMENT made and entered into the 12 day of November, 2012, by and between CITY OF INDIANOLA (hereinafter referred to as "CITY"), and INDIANOLA COMMUNITY SCHOOL DISTRICT (hereinafter referred to as "ICSD"):

WHEREAS, CITY is a local government organization and existing under the laws of the State of Iowa and is a public agency as defined in Iowa Code Chapter 28E;

WHEREAS, ICSD is an Iowa non-profit organization existing under the laws of the State of Iowa and is a private agency as defined in Iowa Code Chapter 28E;

WHEREAS, a public agency may enter into an agreement with a private agency for joint and cooperative action pursuant to Iowa Code Chapter 28E; and

WHEREAS, CITY and ICSD find that joint and cooperative action will be to their mutual advantage;

WHEREAS, CITY owns land and improvements that will be occupied by the THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER DES MOINES (hereinafter referred to as "YMCA") thereon and will continue to own land and improvements; and

WHEREAS, ICSD is willing to accept such a shared use agreement to use CITY facilities; and

WHEREAS, CITY and ICSD believe that an agreement pursuant to Chapter 28E of the Iowa Code should be entered into with regard to the use of such land and improvements, which agreement will be to their mutual advantage.

NOW, THEREFORE, CITY and ICSD agree as follows:

1. Grant. CITY shall permit ICSD to share use of the following described real property and improvements thereon for ICSD programs:

Competitive swimming pool, deck area and locker rooms to be built by CITY in Indianola, Iowa, described in this agreement, to be constructed therein, and the parking area in connection therewith, provided that such use shall be strictly in accordance with the terms of this Agreement.

2. Term of Agreement. The duration of this Agreement shall be for an initial term of twenty-five (25) years ("Initial Term") commencing with the date of filing of this Agreement with the Iowa Secretary of State, in accordance with Iowa Code Section 28E.8. At the end of the Initial Term of this Agreement, at the option of ICSD, it may elect to renew this Agreement. In the event ICSD elects to renew the Agreement the rental amount and term shall be negotiated in good faith by the City and ICSD.

3. Financing. CITY shall be solely responsible for the construction and financing of the Facilities, including all operational costs and all expenses associated with repair, replacement, and maintenance of the facilities or as outlined in the 28E agreement with the YMCA. However, ICSD shall pay to CITY in the amount of Seven Hundred

Fifty Thousand (\$750,000.00) non-refundable for any reason in whole or in part for its use of the Facilities including the swimming pool, deck area, locker rooms and restrooms located in the Facilities, payable by July 31, 2013. This payment shall be used by CITY for its construction of a swimming pool consisting of at least eight (8) competition-size swimming lanes, with an expanded deck area for spectator seating that will accommodate at least 400 spectators. ICSD shall reimburse the CITY for the replacement and/or repair of any Equipment damaged during ICSD's use of such Equipment excluding ordinary wear and tear. YMCA shall be solely responsible for the maintenance, replacement, and/or repair of the Equipment at all other times. Both Parties shall have the right to participate in the development of the plan for such swimming pool and to approve the final plan or any revisions to it. It will be the sole responsibility of the CITY to obtain any necessary approvals for the Facilities, including the swimming pool and deck area.

4. Restrictions on Use. The parties shall not use, or permit the use of, the Facilities for any purpose which would adversely affect the value or character of the Facilities or cause the Facilities to lose exempt status for tax purposes. Neither party shall, at any time or times during the Agreement, conduct or permit any activities, program, or practices on the Facilities which shall violate any federal or state constitutional, regulatory, or statutory provisions, or which would change, jeopardize, or prevent YMCA's status as a charitable institution under Iowa law or as a 501(c)(3) non-profit institution under Federal Law.

ICSD acknowledges the City issued or will issue one or more series of tax-exempt qualified 501(c)(3) bonds ("City Bonds") to finance the construction of the facility. ICSD reasonably expects and covenants that no use will be made of the facility which will cause any of the City Bonds to be classified as arbitrage bonds within the meaning of Section 148(a) and (b) of the Internal Revenue Code of 1986 (the "Internal Revenue Code"), and that throughout the term of the Agreement, ICSD will comply with the requirements of the Internal Revenue Code and regulations issued thereunder.

5. Operating Relationship. The YMCA shall have the exclusive right to operate the facility. In so doing YMCA will work with Simpson College and the Indianola Community School district to establish scheduling of the competitive swimming pool. The competitive pool shall be made available at reasonable times and in accordance with academic schedules for use by the Indianola Community School District boys and girls competitive swimming and diving teams and the Simpson College men's and women's competitive swimming and diving teams for practices and meets during the applicable interscholastic and intercollegiate seasons. The YMCA shall determine schedules for the competitive pool and in the event of a dispute concerning the schedule it shall be resolved by an impartial Steering Committee comprised of three (3) representatives appointed by the YMCA and three (3) representatives by the City Council of City. No member of the steering committee shall be a current or former employee of ICSD or Simpson College. In arriving at its decision, the Steering Committee shall consider the need of the YMCA to operate the facility as a YMCA membership-based facility which is self-sustaining financially.

YMCA intends to operate the facility as a YMCA membership-based facility that is self-sustaining financially. There shall be no preferred rates given to employees of City, Simpson College or Indianola Community School District.

6. Liability Insurance. Both CITY and ICSD shall carry liability insurance for protection of CITY and ICSD from any liability arising out of any accident or other occurrence causing any injury and/or damage to any person or property upon the premises due directly or indirectly to the use or occupancy thereof by the insured, or any person claiming through or under the insured. Liability policies shall have limits of not less than \$1,000,000 bodily injury per person, \$1,000,000 for each occurrence, \$1,000,000 for property damage and \$5,000,000 excess liability umbrella. Such policies shall be written on Commercial General Liability coverage forms (or the equivalent) and shall include premises and operations coverage for Bodily Injury and Property Damage, and Personal and Advertising Injury. The policies shall be issued by insurance companies and in forms satisfactory to the insured, and shall provide for at least thirty (30) days' written notice to the other party before cancellation. Each party shall be furnished with a copy of each policy specified under this Agreement. The parties may adjust limits of the policies in accordance with the insurance standards in the community for similar facilities.

7. Waiver of Subrogation Rights. Each of the parties hereby releases the other from any claim for recovery for any loss or damage to any of its property or for any liability which is insured under valid and collectible insurance policies to the extent of any recovery collectible under such insurance. It is further agreed that this waiver applies only when permitted by the applicable policy of insurance.

8. Non-Assignment of Interest Under this Agreement. Neither party shall assign its interests under this Agreement without the prior written consent of the other party in each instance.

9. No Separate Entity or Joint Board. No separate legal or administrative entity or joint board shall be established to carry out the purposes of this Agreement. The CITY shall be designated as the administrator of this Agreement for purposes of Iowa Code Chapter 28E.

10. Entire Agreement – Amendment. This Agreement contains the entire understanding between the parties and cannot be changed or terminated orally but only by an agreement in writing signed by both parties.

11. Independent Contract. It is expressly understood and agreed by the parties that nothing contained in this Agreement shall be construed to create a partnership, association, or other affiliation or like relationship between the parties, it being specifically agreed that their relation is and shall remain that of independent parties to a cooperative contractual relationship. In no event shall a party be liable for the debts or obligations of another party.

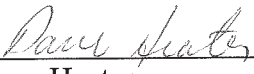
IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their respective officers, pursuant to full authority granted and given as of the day and year first above written.

City of Indianola

By 
Kenan Bresnan
Mayor

By 
Diana Bowlin
City Clerk

Indianola Community School District

By 
Darren Heater
Board President

By 
Darcy Moeller
Board Secretary

STATE OF IOWA, WARREN COUNTY, SS:

On this 30th day of November, 2012, before me, the undersigned, a Notary Public in the State of Iowa personally appeared Kenan Bresnan and Diana Bowlin, to me personally known, who being by me duly sworn, did say that they are the Mayor and City Clerk respectively of the City of Indianola, which executed the foregoing instrument to which this is attached, that the seal affixed to it is the seal of the City; that the instrument was signed and sealed on behalf of the City by authority of its Council; and that Kenan Bresnan and Diana Bowlin as such officers acknowledged the execution of the instrument to be the voluntary act of the City.

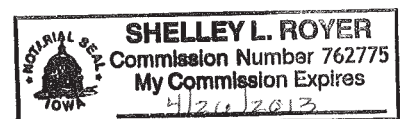

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA



STATE OF IOWA, WARREN COUNTY, SS:

On this 12 day of NOVEMBER, 2012, before me, the undersigned, a Notary Public in the State of Iowa personally appeared Darren Heater and Darcy Moeller, to me personally known, who being by me duly sworn, did say that they are the Board President and Board Secretary respectively of the Indianola Community School District, which executed the foregoing instrument to which this is attached, that the seal affixed to it is the seal of the School District; that the instrument was signed and sealed on behalf of the School District by authority of its Board; and that Darren Heater and Darcy Moeller as such officers acknowledged the execution of the instrument to be the voluntary act of the School District.


NOTARY PUBLIC IN AND FOR THE STATE OF IOWA



SHARED USE 28E AGREEMENT

THIS AGREEMENT made and entered into the ____ day of _____, 2012, by and between CITY OF INDIANOLA (hereinafter referred to as "CITY"), and SIMPSON COLLEGE (hereinafter referred to as "SIMPSON"):

WHEREAS, CITY is a local government organization and existing under the laws of the State of Iowa and is a public agency as defined in Iowa Code Chapter 28E;

WHEREAS, SIMPSON is an Iowa non-profit organization existing under the laws of the State of Iowa and is a private agency as defined in Iowa Code Chapter 28E;

WHEREAS, a public agency may enter into an agreement with a private agency for joint and cooperative action pursuant to Iowa Code Chapter 28E; and

WHEREAS, CITY and SIMPSON find that joint and cooperative action will be to their mutual advantage;

WHEREAS, CITY owns land and improvements that will be occupied by the THE YOUNG MEN'S CHRISTIAN ASSOCIATION OF GREATER DES MOINES (hereinafter referred to as "YMCA") thereon and will continue to own land and improvements; and

WHEREAS, SIMPSON is willing to accept such a shared use agreement to use CITY facilities; and

WHEREAS, CITY and SIMPSON believe that an agreement pursuant to Chapter 28E of the Iowa Code should be entered into with regard to the use of such land and improvements, which agreement will be to their mutual advantage.

NOW, THEREFORE, CITY and SIMPSON agree as follows:

1. Grant. CITY shall permit SIMPSON to share use of the following described real property and improvements thereon for SIMPSON programs:

Competitive swimming pool, deck area and locker rooms to be built by CITY in Indianola, Iowa, described in this agreement, to be constructed therein, and the parking area in connection therewith, provided that such use shall be strictly in accordance with the terms of this Agreement.

2. Term of Agreement. The duration of this Agreement shall be for an initial term of twenty-five (25) years ("Initial Term") commencing with the date of filing of this Agreement with the Iowa Secretary of State, in accordance with Iowa Code Section 28E.8. At the end of the Initial Term of this Agreement, at the option of Simpson, it may elect to renew this Agreement. In the event Simpson elects to renew the Agreement the rental amount and term shall be negotiated in good faith by the City and Simpson.

3. Financing. CITY shall be solely responsible for the construction and financing of the Facilities, including all operational costs and all expenses associated with repair, replacement, and maintenance of the facilities or as outlined in the 28E agreement with the YMCA. However, SIMPSON shall pay to CITY in the amount of Seven

Hundred Fifty Thousand (\$750,000.00) non-refundable for any reason in whole or in part for its use of the Facilities including the swimming pool, deck area, locker rooms and restrooms located in the Facilities, payable by July 31, 2013. This payment shall be used by CITY for its construction of a swimming pool consisting of at least eight (8) competition-size swimming lanes, with an expanded deck area for spectator seating that will accommodate at least 400 spectators. SIMPSON shall reimburse the CITY for the replacement and/or repair of any Equipment damaged during SIMPSON's use of such Equipment excluding ordinary wear and tear. YMCA shall be solely responsible for the maintenance, replacement, and/or repair of the Equipment at all other times. Both Parties shall have the right to participate in the development of the plan for such swimming pool and to approve the final plan or any revisions to it. It will be the sole responsibility of the CITY to obtain any necessary approvals for the Facilities, including the swimming pool and deck area.

4. Restrictions on Use. The parties shall not use, or permit the use of, the Facilities for any purpose which would adversely affect the value or character of the Facilities or cause the Facilities to lose exempt status for tax purposes. Neither party shall, at any time or times during the Agreement, conduct or permit any activities, program, or practices on the Facilities which shall violate any federal or state constitutional, regulatory, or statutory provisions, or which would change, jeopardize, or prevent YMCA's status as a charitable institution under Iowa law or as a 501(c)(3) non-profit institution under Federal Law.

Simpson acknowledges the City issued or will issue one or more series of tax-exempt qualified 501(c)(3) bonds ("City Bonds") to finance the construction of the facility. Simpson reasonably expects and covenants that no use will be made of the facility which will cause any of the City Bonds to be classified as arbitrage bonds within the meaning of Section 148(a) and (b) of the Internal Revenue Code of 1986 (the "Internal Revenue Code"), and that throughout the term of the Agreement, Simpson will comply with the requirements of the Internal Revenue Code and regulations issued thereunder.

5. Operating Relationship. The YMCA shall have the exclusive right to operate the facility. In so doing YMCA will work with Simpson College and the Indianola Community School district to establish scheduling of the competitive swimming pool. The competitive pool shall be made available at reasonable times and in accordance with academic schedules for use by the Indianola Community School District boys and girls competitive swimming and diving teams and the Simpson College men's and women's competitive swimming and diving teams for practices and meets during the applicable interscholastic and intercollegiate seasons. The YMCA shall determine schedules for the competitive pool and in the event of a dispute concerning the schedule it shall be resolved by an impartial Steering Committee comprised of three (3) appointed by the YMCA and three (3) representatives by the City Council of City. Representative. No member of the steering committee shall be a current or former employee of ICSD or Simpson College. In arriving at its decision, the Steering Committee shall consider the need of the YMCA to operate the facility as a YMCA membership-based facility which is self-sustaining financially.

YMCA intends to operate the facility as a YMCA membership-based facility that is self-sustaining financially. There shall be no preferred rates given to employees of City, Simpson College or Indianola Community School District.

6. Liability Insurance. Both CITY and SIMPSON shall carry liability insurance for protection of CITY and SIMPSON from any liability arising out of any accident or other occurrence causing any injury and/or damage to any person or property upon the premises due directly or indirectly to the use or occupancy thereof by the insured, or any person claiming through or under the insured. Liability policies shall have limits of not less than \$1,000,000 bodily injury per person, \$1,000,000 for each occurrence, \$1,000,000 for property damage and \$5,000,000 excess liability umbrella. Such policies shall be written on Commercial General Liability coverage forms (or the equivalent) and shall include premises and operations coverage for Bodily Injury and Property Damage, and Personal and Advertising Injury. The policies shall be issued by insurance companies and in forms satisfactory to the insured, and shall provide for at least thirty (30) days' written notice to the other party before cancellation. Each party shall be furnished with a copy of each policy specified under this Agreement. The parties may adjust limits of the policies in accordance with the insurance standards in the community for similar facilities.

7. Waiver of Subrogation Rights. Each of the parties hereby releases the other from any claim for recovery for any loss or damage to any of its property or for any liability which is insured under valid and collectible insurance policies to the extent of any recovery collectible under such insurance. It is further agreed that this waiver applies only when permitted by the applicable policy of insurance.

8. Non-Assignment of Interest Under this Agreement. Neither party shall assign its interests under this Agreement without the prior written consent of the other party in each instance.

9. No Separate Entity or Joint Board. No separate legal or administrative entity or joint board shall be established to carry out the purposes of this Agreement. The CITY shall be designated as the administrator of this Agreement for purposes of Iowa Code Chapter 28E.

10. Entire Agreement – Amendment. This Agreement contains the entire understanding between the parties and cannot be changed or terminated orally but only by an agreement in writing signed by both parties.

11. Independent Contract. It is expressly understood and agreed by the parties that nothing contained in this Agreement shall be construed to create a partnership, association, or other affiliation or like relationship between the parties, it being specifically agreed that their relation is and shall remain that of independent parties to a cooperative contractual relationship. In no event shall a party be liable for the debts or obligations of another party.

IN WITNESS WHEREOF, the parties have caused this instrument to be executed by their respective officers, pursuant to full authority granted and given as of the day and year first above written.

City of Indianola

Simpson College

By _____
Kenan Bresnan
Mayor

By _____
John Byrd
President

By _____
Diana Bowlin
City Clerk

By _____
Ken Birkenholtz
Vice-President for Business & Finance

STATE OF IOWA, WARREN COUNTY, SS:

On this _____ day of _____, 2012, before me, the undersigned, a Notary Public in the State of Iowa personally appeared Kenan Bresnan and Diana Bowlin, to me personally known, who being by me duly sworn, did say that they are the Mayor and City Clerk respectively of the City of Indianola, which executed the foregoing instrument to which this is attached, that the seal affixed to it is the seal of the City; that the instrument was signed and sealed on behalf of the City by authority of its Council; and that Kenan Bresnan and Diana Bowlin as such officers acknowledged the execution of the instrument to be the voluntary act of the City.

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

STATE OF IOWA, WARREN COUNTY, SS:

On this _____ day of _____, 2012, before me, the undersigned, a Notary Public in the State of Iowa personally appeared John Byrd and Ken Birkenholtz, to me personally known, who being by me duly sworn, did say that they are the Mayor and City Clerk respectively of the City of Indianola, which executed the foregoing instrument to which this is attached, that the seal affixed to it is the seal of the City; that the instrument was signed and sealed on behalf of the City by authority of its Council; and that John Byrd and Ken Birkenholtz as such officers acknowledged the execution of the instrument to be the voluntary act of the City.

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

From: "Ken Birkenholtz" <ken.birkenholtz@simpson.edu>
Sent: Friday, November 30, 2012 2:03 PM
To: "jfurler@cityofindianola.com" <jfurler@cityofindianola.com>
Subject: RE: 28E-YMCA

Thanks Jean.

Our Board approved the basis of the arrangement last May and delegated final approval to our Board resource management committee. That group will meet in late January. If that group decides the matter should be revisited by the full Board that would likely occur on Feb. 8. Again, I see no issue on moving forward as the Board has approved the conceptual approach and our plans for eliminating the Simpson pool are moving ahead.

Ken

From: Jean Furler [mailto:jfurler@cityofindianola.com]
Sent: Friday, November 30, 2012 1:46 PM
To: Ken Birkenholtz
Cc: Eric Hanson
Subject: 28E-YMCA

Ken

Attached is the 28E agreement approved by the school board on Nov 12, 2012. This is identical to the agreement I sent to you as well. Any idea when your board may approve? Thanks!

Jean Furler
Director of Finance and Administrative Services
City of Indianola
110 North 1st Street
Indianola, Iowa 50125
515-961-9410

Information

Subject

Public hearing and first consideration of the following:

Information

Council needs to hold the public hearing and first consideration of the following:

Information

Subject

Amend C-3 General Retail and Office Zoning to include community meeting rooms (P&Z approved December 11, 2012)

Information

Council needs to hold the public hearing and first consideration of an ordinance (packet) to amend C-3 General Retail and Office Zoning to include community meeting rooms. The Community Development's Office has had several inquiries regarding community meeting rooms within C-3 general retail and office zoning. Enclosed is a map indicating the current area zoned C-3. As you can see from the map, the majority of the area affected by the change is the central portion and one block in either direction of the city square. This amendment would permit uses within C-3 zoning that would allow an independent business to rent space to anyone for an event such as wedding receptions, graduations, office parties and similar events. Businesses such as restaurants, clubs or lodges can provide this type of service as an accessory to the existing use.

Currently, community meeting buildings are permitted within A-1 agriculture and five of the six residential zoning classifications. Uses similar to this are already permitted within the C-3 zoning such as restaurants and clubs. The concern is off-street parking. Because there is no off-street parking required for any of the existing businesses on the square, appropriate regulation limiting the size is needed.

There are several ways to achieve this:

1. Limit the square footage of the building to be utilized as a community room. For example, an existing building could utilize 50% of the floor space to be used as a community room. This option limits the area needed for off-street parking and keeps the integrity of promoting retail/office space on the square. However, buildings with large amounts of floor area still may create parking issues.
2. Limit the space to a maximum number of occupants. The amendment would simply read as follows: community rooms are permitted and shall not exceed an occupant load of more than 100. The actual number can be determined by the commission.
3. Place community rooms as a special use permitted by the Board of Adjustment. The C-3 zoning classification still would be amended, however it would be placed under Special Uses and Structures. Future applicants would be required to apply for a special use permit. This option would require a public hearing and therefore a waiting period of about 45 days and a \$100.00 fee to go before the Board would be required. The Board of Adjustment members would have the option of looking at each individual application to determine if the specific site would have conflicts with any existing uses.

Chuck recommended option #3 and P&Z approved unanimously.

Simple motion for the first consideration is in order.

Attachments

P&Z Memo

P&Z Minutes

Map

Ordinance



To: Planning and Zoning Commission
From: Chuck Burgin, Director of Community Development
Subject: December 11, 2012 Meeting

Item # 4 Consider request from Larry McConnell to rezone a portion of the SE 1/4 of the NE 1/4 of Section 29, Township 76, Range 23, locally known as 2008 East 2nd Avenue from A-1 Agriculture to C-2 Highway Commercial.

Enclosed are the rezoning request and an aerial map indicating the area requested for rezoning. The request would extend the existing C-2 zoning approximately 230' to the north. If approved, A-1 agriculture zoning would border to the north and west, with R-3 mixed residential zoning to the east and C-2 highway commercial to the south.

As you look at the aerial map, the north boundary line of the requested commercial zoning aligns with the rear yard of the adjacent residential properties to the east. Limiting the rezoning to this depth allows residential development to continue along the East 1st Avenue corridor in the future.

Because this is an isolated area of highway commercial zoning having residential zoning and uses on either side, I have concerns regarding the variety of uses that are permitted within C-2 zoning and conflicts which may arise if the zoning is expanded. After expressing these concerns to Larry McConnell, he has agreed to place a condition with the rezoning request which will limit the future uses of the property to the following: Self Storage Facility, Business and Professional Offices, and Personal Service and Repair Shops within the expanded C-2 area. Iowa Code 414.5 allows conditions to be placed on rezoning requests provided they have been agreed to in writing by the property owner prior to the public hearing.

The Future Land Use Map within the 2011 Comprehensive Plan indicates the area along the highway corridor as mixed residential. If the request is approved, the Planning and Zoning Commission should recommend to the council that the future land use map within the plan be amended prior to final action of the council.

Signs notifying the public of the time and place of this meeting and the requested zoning change have been placed in the area as well notification letters to all property owners within 200' of the proposed rezoning have been mailed. To date, no inquiries have been received. I recommend approval of the request.

Item # 5 Consider amending C-3 General Retail and Office zoning to include community meeting rooms.

As I explained in the November meeting, we have had several inquiries regarding community meeting rooms within C-3 general retail and office zoning. I have enclosed a map indicating the current area zoned C-3. As you can see from the map, the majority of the area affected by the change is the central portion and one block in either direction of the city square. Please keep in mind, we are reviewing an amendment to the permitted uses within C-3 zoning that would allow an independent business to rent space to anyone for an event such as wedding receptions, graduations, office parties and similar events. Businesses such as restaurants, clubs or lodges can provide this type of service as an accessory to the existing use.

Currently, community meeting buildings are permitted within A-1 agriculture and five of the six residential zoning classifications. As we discussed at the November meeting, uses similar to this are already permitted within the C-3 zoning such as restaurants and clubs. The concern is off-street parking. Because there is no off-street parking required for any of the existing businesses on the square, appropriate regulation limiting the size is needed.

There are several ways to achieve this:

1. Limit the square footage of the building to be utilized as a community room. For example, an existing building could utilize 50% of the floor space to be used as a community room. This option limits the area needed for off-street parking and keeps the integrity of promoting retail/office space on the square. However, buildings with large amounts of floor area still may create parking issues.
2. Limit the space to a maximum number of occupants. The amendment would simply read as follows: *community rooms are permitted and shall not exceed an occupant load of more than 100*. The actual number can be determined by the commission.
3. Place community rooms as a special use permitted by the Board of Adjustment. The C-3 zoning classification still would be amended, however it would be placed under *Special Uses and Structures*. Future applicants would be required to apply for a special use permit. This option would require a public hearing and therefore a waiting period of about 45 days and a \$100.00 fee to go before the Board would be required. The Board of Adjustment members would have the option of looking at each individual application to determine if the specific site would have conflicts with any existing uses.

All three options could work, however I recommend option # 3.

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR SESSION
DECEMBER 11, 2012
6:00 P.M.

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

Mike Coppess
Duane Dixon
Mary Donaghy
Leslie Held
Doug Opie
Bob Ormsby
Karla Roush
Dan Wood

Also present: Larry McConnell, Mindi Robinson and Chuck Burgin.

The minutes of the November 13, 2012 meeting were approved on a motion made by Donaghy and seconded by Roush. Question was called for and on voice vote Chairperson Dixon declared the motion carried unanimously.

Consider request from Larry McConnell to rezone a portion of the SE 1/4 of the NE 1/4 of Section 29, Township 76, Range 23, locally known as 2008 East 2nd Avenue from A-1 Agriculture to C-2 Highway Commercial.

Chuck reviewed the request from Larry McConnell to extend the C-2 zoning of his property at 2008 East 2nd Avenue approximately 230' to the north. Chuck explained that the north boundary line of the requested commercial zoning aligns with the rear yard of the adjacent residential properties to the east. Limiting the rezoning to this boundary depth allows residential development to continue along East 1st Avenue in the future.

Chuck also explained he spoke with Larry expressing concerns of the variety of permitted uses within the C-2 zoning classification. After discussion, Larry agreed to place a condition with the rezoning request which limits the future uses of the property to self storage facilities, business and professional offices and personal service and repair shops. Chuck explained to the Commission that if the rezoning was approved the motion also include amending the future land use map to reflect the area as C-2 zoning.

Commission discussed the definition of self-storage units and personal service and repair shops. Commission also discussed C-2 zoning along the highway corridors and how deep that zoning typically is.

Motion was made by Wood and seconded by Opie to approve the request from Larry McConnell to rezone a portion of the SE ¼ of the NE ¼ of Section 29, Township 76, Range 23, locally known as 2008 East 2nd Avenue from A-1 agriculture to C-2 highway

commercial with the condition that only self storage facilities, business and professional offices and personal service and repair shops be constructed and amend the Future Land Use Map within the comprehensive plan to reflect the zoning as C-2 in that area. Question was called for and on voice vote motion carried unanimously.

Consider amending C-3 General Retail and Office zoning to include community meeting rooms.

Chuck explained the majority of area within the C-3, general retail and office, was the central portion and one block in either direction of the city square. Businesses such as restaurants and clubs or lodges can provide this type of service as an accessory to the existing use. The concern of amending C-3 to include community meetings rooms is off street parking. Because there is no off-street parking required for any of the existing businesses on the square, appropriate regulation limiting the size is needed.

Chuck outlined three ways to achieve the balance of allowing community meeting rooms in C-3 zoning with the parking limitations allowed around the square.

1. Limit the square footage of the building to be utilized as a community room. For example, an existing building could utilize 50% of the floor space to be used as a community room. This option limits the area needed for off-street parking and keeps the integrity of promoting retail/office space on the square. However, buildings with large amounts of floor area still may create parking issues.
2. Limit the space to a maximum number of occupants. The amendment would simply read as follows: *community rooms are permitted and shall not exceed an occupant load of more than 100*. The actual number can be determined by the commission.
3. Place community rooms as a special use permitted by the Board of Adjustment. The C-3 zoning classification still would be amended, however it would be placed under *Special Uses and Structures*. Future applicants would be required to apply for a special use permit. This option would require a public hearing and therefore a waiting period of about 45 days and a \$100.00 fee to go before the Board would be required. The Board of Adjustment members would have the option of looking at each individual application to determine if the specific site would have conflicts with any existing uses.

Commission discussed buildings around the square that would be able to accommodate a community meeting room. Commission discussed the limitations that the Board of Adjustment would be able to place.

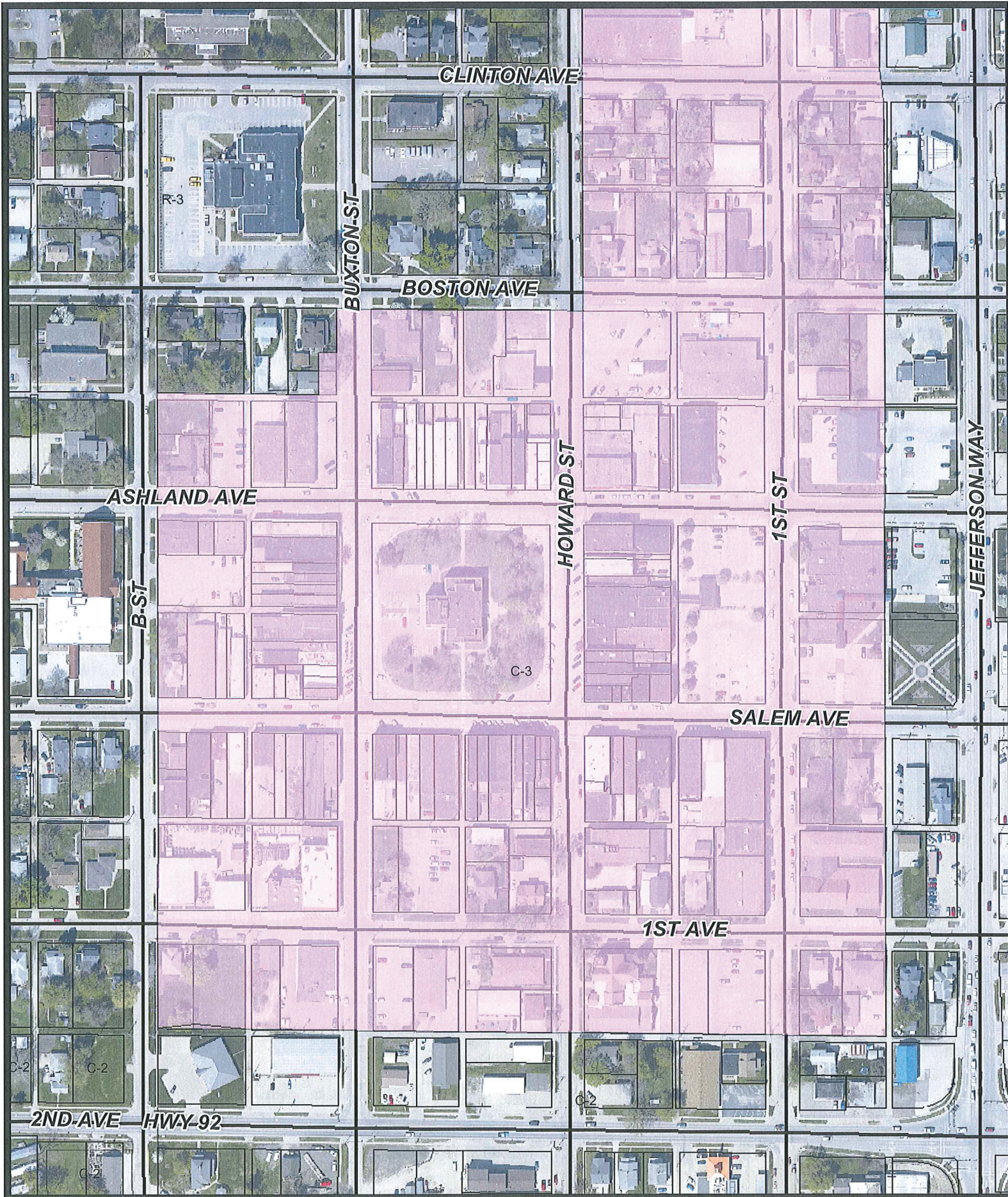
Motion was made by Opie and seconded by Ormsby to approve amending C-3 zoning as a special use permitted by the Board of Adjustment to include community meeting rooms. Question was called for and on voice vote Ayes: Coppess, Dixon, Donaghy,

Held, Opie, Ormsby, Roush. Nays: None Abstain: Wood. Chairperson Dixon declared the motion approved.

Meeting adjourned on a motion by Coppess and seconded by Donaghy.

Duane Dixon, Chairperson

Mindi Robinson



Current C-3 (general retail and office) Zoning

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING REGULATIONS BY ADDING COMMUNITY MEETING ROOMS AS A SPECIAL EXCEPTION USE TO THE C-3 ZONING (GENERAL RETAIL AND OFFICE) OF SECTION 165.09 OF THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA:

SECTION 1. The following shall be added as a Special Exception Use to the C-3 (General Retail and Office) zoning classification of Section 165.09 of the Indianola Code of Ordinances:

5. Community meeting rooms.

SECTION 2. That the right-of-way described above is hereby declared vacated.

SECTION 3. All Ordinances or parts of Ordinances in conflict with the provisions of this Ordinance are hereby repealed.

INTRODUCED: _____

PASSED 1ST CONSIDERATION: _____

PASSED 2ND CONSIDERATION: _____

PASSED 3RD CONSIDERATION: _____

ADOPTED: _____

Kenan Bresnan, Mayor

ATTEST:

Diana Bowlin, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council of the City of Indianola, Iowa, on the ____ day of _____, 2013, was signed by the Mayor on the ____ day of _____, 2013, and was published in the Record Herald and Indianola Tribune, a newspaper of general circulation and published in the City of Indianola, Iowa, on the ____ day of _____, 2013.

Diana Bowlin, City Clerk

00912631-1\13538-130

Information

Subject

An ordinance amending changes to Chapter 155 as to permitted and prohibited signs

Information

In your packet is an ordinance and Chuck's memo regarding the sign ordinance amendment. Council requested this amendment which will eliminate the council approval process (public hearing) and allow approval by the Director of Community Development. The change further requires the illuminated projection signs must be interior and cannot be flashing.

Simple motion for the first consideration is in order.

Attachments

Ordinance

Memo

ORDINANCE NO. _____

AN ORDINANCE REGARDING CHANGES TO CHAPTER 155 AS TO PERMITTED AND PROHIBITED SIGNS

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA:

1. Subsection 7 of Section 155.24 of Chapter 155 of the Indianola Code of Ordinances is hereby repealed in its entirety, and a new subsection 7 of Section 155.24 is hereby enacted in lieu thereof, as follows:

(7) Projecting Signs. It is unlawful for any person to erect, alter, relocate or maintain in the City any projecting sign except as allowed by Section 155.31(7)(E), provided the proposed location of the sign is within blocks 6, 7, 8, 12, 13, 16, 17 and 18 of the Original Town Plat.

2. Subsection (D) of subsection (7) of Section 155.31 of Chapter 155 of the Indianola Code of Ordinances is hereby repealed in its entirety, and new subsections (D) and (E) of subsection (7) of Section 155.31 are hereby enacted in lieu thereof, as follows:

(7) C-3 – General Retail and Office. Signs permitted are:

.....

(D) Wall signs shall not exceed 15% of the building face.

(E) Projection signs shall not exceed twenty-four (24) square feet.

(1) Every projection sign, including the frames, braces and supports therefor must be set at right angles to the building front and shall be securely built and designed and may require approval from a structural engineer or registered architect as requested by the Community Development Director.

(2) Projection signs must clear sidewalks by at least ten (10) feet and may project no more than six (6) feet from the building.

(3) Projection signs shall not extend above a point sixteen (16) feet above ground or above the roof line.

(4) All sign illumination shall be interior only, non-flashing and shall conform to the City's electrical code.

3. Repeal. Any ordinance or parts of ordinances in conflict with this ordinance are repealed.

4. Severability. If any section, provision or part of the Ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any section, provision or part of it not adjudged invalid or unconstitutional.

INTRODUCED: _____

PASSED 1ST CONSIDERATION: _____

PASSED 2ND CONSIDERATION: _____

PASSED 3RD CONSIDERATION: _____

ADOPTED: _____

Kenan Bresnan, Mayor

ATTEST:

Diana Bowlin, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council of the City of Indianola, Iowa, on the ____ day of _____, 2012, was signed by the Mayor on the ____ day of _____, 2012, and was published in the Record Herald and Indianola Tribune, a newspaper of general circulation and published in the City of Indianola, Iowa, on the ____ day of _____, 2012.

Diana Bowlin, City Clerk

00911322-1\13538-130

TO: Eric Hanson, City Manager

FROM: Chuck Burgin, Director of Community Development

DATE: 12/12/2012

RE: Sign Ordinance Amendment

Attached is an ordinance amending the City's sign code. Currently, all new projection signs in the downtown area require a public hearing and city council approval. If approved, the amendment will eliminate the public hearing and city council approval process and will allow the Director of Community Development to approve any future projection sign applications. The change further requires that illuminated projection signs must be interior and cannot be flashing. The request for this amendment was suggested by Council.

Information

Subject

Resolution approving project completion and compliance from Crouse Cafe - 115 E. Salem - for the Downtown Incentive Program

Information

In the packet is a memo from Community Development Director Chuck Burgin recommending final approval of the Downtown Incentive for 115 E. Salem. Also included is the resolution approving the same.

Council approved the pre-application on March 26, 2012. The final application is \$22,907.50 (grant money) and \$22,907.50 (interest free loan).

Improvements include:

- Tuck-pointing building face
- Replace 14, 2nd floor windows
- New awnings for front 2nd floor windows
- New store front windows
- New front entrance doors and stair door
- Paint, sealants, fasteners and temporary fence and structure
- Demo, clean up and labor

Roll call is in order.

Attachments

Memo

Resolution

TO: Eric Hanson, City Manager

FROM: Chuck Burgin, Director of Community Development

RE: Downtown Incentive, 115 East Ashland (Crouse Café)

Attached is the certificate of project completion and compliance form for the Crouse Café Downtown Incentive as well as the before and after photos. Listed below are the highlights of work performed.

- Tuck-pointing building face
- Replace 14, 2nd floor windows
- New awnings for front 2nd floor windows
- New store front windows
- New front entrance doors and stair door
- Paint, sealants, fasteners and temporary fence and structure
- Demo, clean up and labor

The receipts provided add up to \$ 45,815.00. This is \$600.00 less than approved by council on March 26th, 2012.

Grant Money = \$ 22,907.50

0% Interest Loan = \$ 22,907.50

I recommend approval of the application

INDIANOLA DOWNTOWN BUSINESS INCENTIVE PROGRAM
CERTIFICATION OF PROJECT COMPLETION AND COMPLIANCE

DATE 12/19/2012

OWNER'S NAME JOHN AND RHONDA CROUSE

OWNER'S ADDRESS 115 EAST SALEM

PHONE NUMBER 961-3362

CONTACT PERSON REBEL'S CUSTOM DESIGN

PHONE NUMBER 515-255-4872

SITE ADDRESS 115 EAST SALEM

DATE OF PRE-APPROVAL BY COMMUNITY DEVELOPMENT DEPART. 2/29/2012

DATE OF FINAL APPROVAL BY COMMUNITY DEVELOPMENT DEPART. 1/2/2013

WAS THE PROJECT PLAN AMENDED? YES ☐ NO ☒

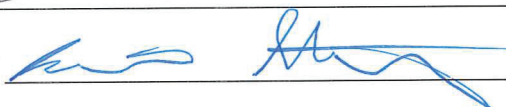
DATE OF APPROVED CHANGE / / 20

DATE PROJECT COMPLETED / / 20

ACTUAL COST OF PROJECT (with documentation such as invoices or statements of charges)
\$45,815.00

WILL YOU APPLY FOR A NO-INTEREST LOAN IN THE AMOUNT AVAILABLE FOR THIS PROJECT? YES ☒ NO ☐

IF YES, WHICH OF THE INDIANOLA BANKS WILL ADMINISTER THE LOAN?
PEOPLES BANK, INDIANOLA

SIGNATURE OF CONFIRMATION 

COMMENTS FROM THE COUNCIL:

MOTION TO APPROVE

DATE

SIGNATURE OF MAYOR

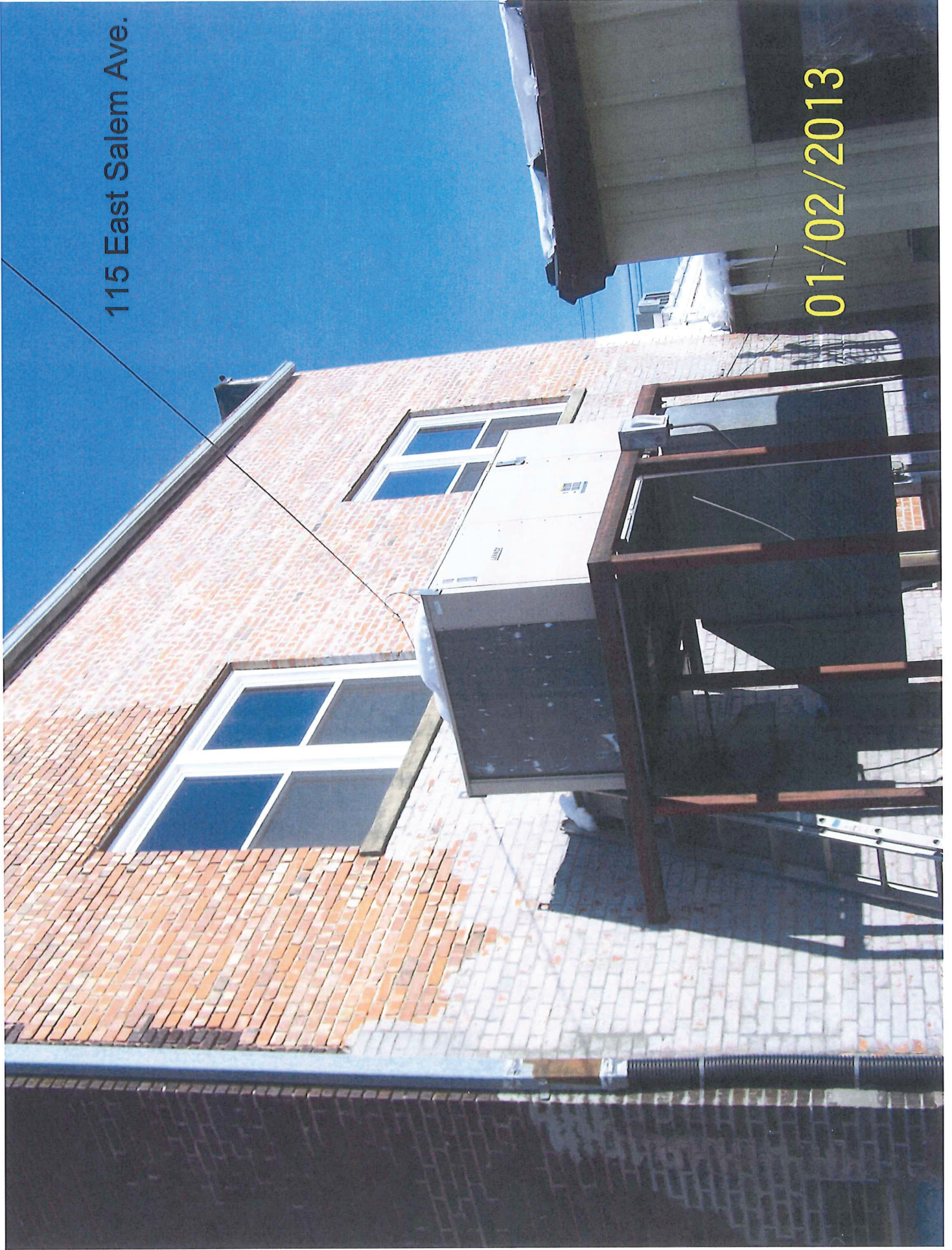


01/02/2013

115 East Salem Ave.

115 East Salem Ave.

01/02/2013



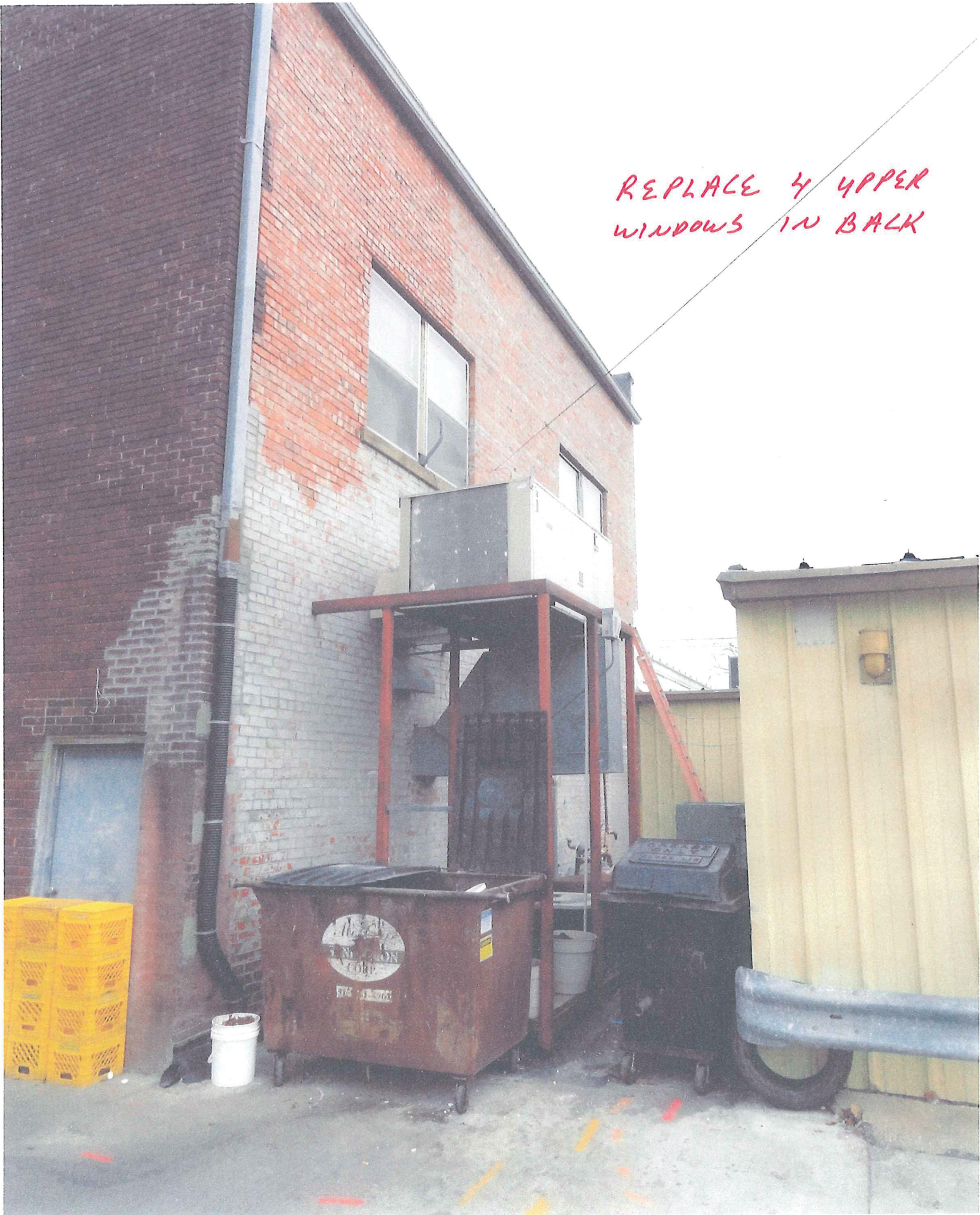
01/02/2013

115 East Salem Ave.

01/02/2013

115 East Salem Ave.

REPLACE 4 UPPER
WINDOWS IN BACK





03/20/2012

115 East Salem Ave.



REPLACE 9 WINDOWS ON UPPER ON ALLEY SIDE



RESOLUTION NO. _____

RESOLUTION APPROVING ECONOMIC DEVELOPMENT GRANT
AND INTEREST FORGIVENESS UNDER INDIANOLA
DOWNTOWN BUSINESS INCENTIVE PROGRAM

WHEREAS, The City of Indianola, Iowa has adopted an incentive program intended to assist downtown building owners to revitalize and refresh the appearance of their businesses and improve the downtown retail and economic environment called the Indianola Downtown Business Incentive Program ("Program"); such adoption was in conjunction with the passage of Resolution No. 04-10, adopted on May 3, 2010; and

WHEREAS, Iowa Code Chapters 15A and 403 (the "Urban Renewal Law") authorize cities to make loans and grants for economic development in furtherance of the objective of an urban renewal project and to appropriate such funds and make such expenditures as may be necessary to carry out the purposes of said Chapters, and to levy taxes and assessments for such purposes; and

WHEREAS, the Program contains guidelines for the use of the incentives, which guidelines provide for both grants and assistance with zero interest loan agreements; and

WHEREAS, the businesses applying for participation in the Program are all located within the Downtown Urban Renewal Area, as amended; and

WHEREAS, the Council has determined that the Program and the grants and zero interest loan package pursuant to such program are both in the best interests of the City and the residents thereof and that the performance by the City of its obligations thereunder is a public undertaking and purpose in furtherance of the Downtown Urban Renewal Plan and the Urban Renewal Law; and

WHEREAS, the application from qualifying businesses and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 403 and 15A of the Iowa Code, taking into account the factors set forth in Chapter 15A to encourage the retention and creation of jobs by enabling an attractive and updated downtown business district, which encourages business growth and maintenance; and

WHEREAS, as part of the Program, the Community Development Department has reviewed the application set forth below and determined that the application has met the objective of the Program; and

WHEREAS, the Council has determined that the Program and the economic development grants and/or loans pursuant to the Program listed below are both in the best interests of the City and the residents thereof and that the performance by the City of its obligations thereunder is a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and,

further, that the application and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapter 403 and 15A of the Iowa Code taking into account the factors set forth in Chapter 15A.

WHEREAS, the following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. That the performance by the City of its obligations under the applications listed below, including but not limited to making of economic development grants and/or loans to the applicant under the terms set forth in the Program, be and is hereby declared to be a public undertaking and purpose and in furtherance of the Plan and the Urban Renewal Law and, further, that the application and the City's performance thereunder is in furtherance of appropriate economic development activities and objectives of the City within the meaning of Chapters 403 and 15A of the Iowa Code, taking into account the factors set forth therein.

Section 2. That the form and content of the application, the provisions of which are incorporated herein by reference, be and the same hereby are in all respects authorized, approved and confirmed, and the Mayor and the City Clerk be and they hereby are authorized, empowered and directed to execute, attest, seal and deliver the application for and on behalf of the City in substantially the form and content now before this meeting, but with such changes, modifications, additions or deletions therein as shall be approved by such officers, and that from and after the execution and delivery of the application, the Mayor and the City Clerk are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Application and approve the Certification of Project Completion and Compliance, upon completion of each project.

Section 3. The following Certification of Project Completion and Compliance have been received:

Name of Business/Applicant:	Crouse Cafe 115 E. Salem
Date of Application:	February 29, 2012
Prior Approval Application By Council:	March 26, 2012
Final Approval Application By Council:	January 7, 2013
Date of Completion:	December 19, 2012
Amount of Grant:	\$22,907.50
Amount of Interest Free Loan:	\$22,907.50

Section 4. The City Clerk is hereby directed to certify to the county auditor for (i) reimbursement of the costs of the Program; and (ii) for the economic development grants and/or loans, with this approval of the Certification of Project Completion, from the special fund created under Iowa Code Section 403.19 for the Downtown Urban Renewal Area of the City.

PASSED AND APPROVED this 7th day of January, 2013.

Mayor

ATTEST:

City Clerk

Information

Subject
Public comment

Information
