



CITY OF INDIANOLA COUNCIL MEETING

March 25, 2013

6:00 p.m.

Agenda

1. Call to order
2. Pledge of allegiance
3. Roll call
4. Consent
 - A. Approve agenda
 - B. March 4 and 11, 2013 Minutes
 - C. Applications
 1. A new Class "B" Beer permit and Outdoor Area for the Square Bar Association - Indianola Town Square
 2. A renewal Class "E" Liquor License, "B" Wine, "C" Beer and Sunday Sales Privilege for Indy 66 - 1201 N. Jefferson
 3. A Class "C" Liquor License transfer of Chartwells Dining Services from Pfieffer Dining Hall to Kent Campus Center
 - D. Change order #6 in an amount of \$2,852.89 - Larson & Larson Construction - Indianola Wellness Center - revised contract amount \$12,730,595.50
 - E. Change order #5 for the 2012 Street Improvement Project - will change the project completion date to August 22, 2013
 - F. \$9,995.00 demolition bid from Vanderpool Construction for 1206 W. 2nd Avenue
 - G. Horticulturist Assistant Request
 - H. Street Closure request for the following:
 1. First Baptist Church Ice Cream Social - August 31, 2013 from 3:00 p.m. - 7:00 p.m. - will close the N/S alley east of the First Baptist Church for their annual ice cream social
 2. Street usage request from the Rotary Club of Indianola - May 4, 2013 from Noon - 5:00 p.m. - streets included in the two routes are Salem, Howard, Kentucky, Apple Drive, Orchard, Iowa, Buxton and Summerset Trail

3. Indianola Mayor's Youth Council Bike Fest - June 8, 2013 from 6:00 a.m. - 1:00 p.m. - will close Buxton between Salem and Ashland and the remaining inside lanes on the square
- I. Noise permit for Mike Murphy - Indianola Classic Car-Truck-Cruise Night
- J. Prior and final approval applications for urban revitalization designation
- K. Claims on the computer printout for March 25, 2013 and the February 2013 receipts
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 Report - Greg Marchant
 - E. YMCA Report - John Sirianni
 - F. 65/69 Report - John Parker, Jr.
6. Council Reports
 - A. City Treasurer's Report - Doug Shull
 - B. Receive FY 11/12 Audit Report from Shull & Co.
 - C. Receive quarterly safety report - Mike Metcalf
7. Mayor's Report - Kenan Bresnan
 - A. Consider nomination to Boards and Commissions
 - B. Community Update
8. Public Consideration
 - A. Old Business
 1. Not to Exceed \$750,000 Sewer Revenue Capital Loan Notes
 - a. Public hearing on the authorization of a Loan and Disbursement Agreement and the issuance of Notes to evidence the obligation of the City thereunder
 - b. Resolution instituting proceedings to take additional action
 2. Second consideration of an ordinance adopting the 2009 International Building, Residential, Plumbing, Mechanical, Fuel Gas, Fire and 2011 Electrical Code
 - B. New Business
 1. Dangerous and Dilapidated Program
 - a. Receive and consider \$200,000 offer for 302 and 308 S. Jefferson

b. Consider setting May 6, 2013 as a public hearing for sale of property

2. Resolution approving project completion and compliance from Cambron Investments (Hotel Warren) - for the Downtown Incentive Program

9. Other Business

A. Public comment

10. Adjourn

City Council Regular

4. B.

Meeting Date: 03/25/2013

Information

Subject

March 4 and 11, 2013 Minutes

Information

Attachments

030413 Minutes

031113 Minutes

REGULAR SESSION – MARCH 4, 2013

The City Council met in regular session at 6:00 p.m. on March 4, 2013. 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., Pam Pepper and John Sirianni.

The following items were pulled from the consent agenda:

Item B – Agreement with Brick Gentry Attorneys & Counselor's At Law

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

Approve agenda

February 19, 2013 Minutes

Application - A renewal refuse hauling permit for Waste Connections of Iowa, Inc.

Street closure request from the Warren County Corvette Club - June 1, 2013 from 7:00 a.m. -3:45 p.m. - request is to close both side of Ashland between Howard and Buxton and the inside lane on all four streets surrounding the court house

Claims on the computer printout for March 4, 2013

Pepper moved and Sirianni seconded to approve the agreement for legal services with Brick Gentry Attorneys & Counselor's At Law. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

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

RESOLUTION APPROVING SALARIES

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

The following salaries are hereby approved:

Vonnie Peters, WPC Office Manager, from CE 3-2 \$14.465/hour to CE 3-3 \$14.839/hour effective March 10, 2013

Eric Tate, Paid On Call Firefighter, \$12.840/hour effective March 1, 2013

Passed and approved on the 4th day of March, 2013.

A motion was made by Marchant and seconded by Parker to approve the amendment to the bargaining unit which would separate the police officers into their own bargaining unit. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

The FY 2013/14 through FY 2015/16 union contract was approved on a motion by Marchant and seconded by Sirianni. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Council member Greg Marchant reported on the WCEDC meeting.

The YMCA report was presented by Council member John Sirianni.

Council member John Parker Jr. reported on the 65/69 project.

Council member Berry moved to approve the Mayor's nomination of Jim Lee to the Library Board, a term to begin immediately and expire July 1, 2014. Marchant seconded the motion. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Mayor Kenan Bresnan stated a petition had been submitted to the City Clerk on March 4, 2013 requesting a special election to change the current form of city government in the City of Indianola, Iowa from "Mayor-Council" to a "Council-Manager-At-Large" form of government. A special council meeting will be held on March 11, 2013 at 6:00 p.m. to receive, file and authorize publication of the date of the special election on the petition.

Mayor Bresnan read a letter from Representative Tom Latham recognizing the City of Indianola, Iowa for earning the Connected program's Connected certificate. Indianola is the first community in the state of Iowa and the third in the country to garner this technology designation.

A public hearing was held to consider the 2013/14 Budget. Susan Glick, 511 W. Boston, requested that the total increase to the city budget be stated. Jean Furler, Finance Director, said the total increase to the city budget was \$200,000. There were no written objections. A motion was made by Sirianni and seconded by Berry to approve the following Resolution Adopting The Annual Budget for fiscal year ending June 30, 2014 with a tax rate of \$11.20. On roll call the vote was, AYES: Marchant, Pepper, Mathieu, Berry, Parker and Sirianni. NAYS: None. Whereupon the Mayor declared the motion carried unanimously and the following Resolution duly adopted.

**RESOLUTION ADOPTING THE ANNUAL BUDGET
FOR FISCAL YEAR ENDING JUNE 30, 2014**

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

The annual budget for the fiscal year ending June 30, 2014 as set forth in the Budget Summary Certificate and in the detail budget in support thereof showing the revenue estimates and appropriations expenditures and allocations to program and activities for said fiscal year is adopted, the Finance Director is directed to make the filings required by law and set up her books in accordance with the summary and details as adopted.

A public hearing and first consideration of an ordinance adopting the 2009 International Building, Residential, Plumbing, Mechanical, Fuel Gas, Fire and 2011 Electrical Code was held. There were no objections either oral or written. Parker moved and Pepper seconded to approve the first consideration of this ordinance. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Upon the final consideration of an ordinance readopting the existing City Code of Ordinances, Mathieu moved and Berry seconded to adopt ORDINANCE NO. 1510 entitled, "AN ORDINANCE

READOPTING THE EXISTING CITY CODE OF THE CITY OF INDIANOLA, IOWA, 2000, AS THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA.” On roll call the vote was, AYES: Berry, Parker, Sirianni, Marchant, Pepper and Mathieu. NAYS: None. Whereupon the Mayor declared the motion carried unanimously and the ordinance to be effective upon publication.

Peter Jakes, 1201 E. Iowa, requested an amendment to Section 55.06 of the Code of Ordinance to permit beekeeping in the City of Indianola. It was the consensus of the Mayor/Council to place this item on the next council agenda to set a public hearing to amend this ordinance.

Council Member Berry introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING (March 25, 2013) ON THE AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$750,000 SEWER REVENUE CAPITAL LOAN NOTES OF CITY OF INDIANOLA, IOWA, AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member Parker seconded the motion to adopt. The roll was called and the vote was, AYES: Parker, Sirianni, Marchant, Pepper, Mathieu and Berry. NAYS: None. Whereupon the Mayor declared the Resolution duly adopted as follows:

RESOLUTION FIXING DATE FOR A MEETING (March 25, 2013)
ON THE AUTHORIZATION OF A LOAN AND DISBURSEMENT
AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED
\$750,000 SEWER REVENUE CAPITAL LOAN NOTES OF CITY OF
INDIANOLA, IOWA, AND PROVIDING
FOR PUBLICATION OF NOTICE THEREOF

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

Council member Pepper introduced the following Resolution official naming the Sesquicentennial Park. Council member Parker seconded the motion. On roll call the vote was, AYES: Mathieu, Berry, Parker, Sirianni, Marchant and Pepper. NAYS: None. Whereupon the Mayor declared the Resolution duly adopted as follows:

RESOLUTION NO. 2013-03

A RESOLUTION NAMING A PARK GRANTED BY DENNIS AND LINDA SCHRADER
IN THE CITY OF INDIANOLA, IOWA
As “Sesquicentennial Park”
Located at Salem & Hwy 65/69

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

Sandy Opstad, 510 W. Ashland, spoke regarding the petition, with over 300 signatures, that was submitted to the City Clerk on March 4, 2013, requesting a special election to vote on the following public measure:

“Adoption of the “Council-manager-at-Large” form of city government for the City of Indianola, Iowa, in accordance with Chapter 372 of the Iowa Code, in lieu of the current “Mayor-Council” form of city government.”

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

Kenan Bresnan, Mayor

Diana Bowlin, City Clerk

SPECIAL SESSION – MARCH 11, 2013

The City Council met in special session at 6:00 p.m. on March 11, 2013. 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., Pam Pepper and John Sirianni.

A motion was made by Marchant and seconded by Pepper to receive and file the petition delivered on March 4, 2013 requesting a special election on the change of form of government from Mayor-Council to Council-Manager-At Large. Question was called for and on voice vote the mayor declared the motion carried unanimously.

The following resolution directing the publication of a notice of the date for a special election considering adoption of the council-manager-at large form of city government was approved on a motion by Parker and seconded by Marchant. On roll call the vote was, AYES: Sirianni, Marchant, Mathieu, Berry and Parker. NAYS: Pepper. Whereupon the Mayor declared the motion carried and the following resolution duly adopted.

RESOLUTION NO. 2013-04

WHEREAS, a Petition to submit to the electors the question of adopting the council-manager-at-large form of city government pursuant to Iowa Code chapter 372 was delivered on March 4, 2013; and

WHEREAS, a minimum of 25% of the number of citizens who voted in the last regular city election have signed the Petition and their signatures have been verified; and

WHEREAS, a special election for the purpose of determining whether the City of Indianola, Iowa should change its form of government from its current mayor-council form to the council-manager-at-large form has been set by the county auditor and will take place on Tuesday August 6, 2013.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Indianola, Iowa, that the requirements of Iowa Code section 372.2 for a valid Petition have been met, and the Council hereby directs the City Clerk to publish notice in compliance with said Iowa Code section;

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Clerk work with the auditor to establish a special election for August 6, 2013, on the question of: whether the City of Indianola, Iowa should change its form of government from mayor-council to council-manager-at-large.

APPROVED this 11th day of March, 2013.

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

Kenan Bresnan, Mayor

Diana Bowlin, City Clerk

Information

Subject

A new Class "B" Beer permit and Outdoor Area for the Square Bar Association - Indianola Town Square

Information

This is a new Class "B" Beer permit and Outdoor Area for the Square Bar Association at The Indianola Square. Staff has approved and the paperwork is in order. Owners include: Aaron Kennedy, Darrel Augustson and Randy Gathers.

Attachments

Permit

March 8, 2013

NAME OF APPLICANT: Square Bar Association – Indianola Town Square

TYPE OF LICENSE/PERMIT: Class "B" Beer Permit and Outdoor Area

	<u>Date & Initial</u>	<u>Approve</u>	<u>Disapprove*</u>
Police Chief	<u>03-11-13</u>	<u></u>	<u> </u>
Fire Chief	<u>03-11-13</u>	<u></u>	<u> </u>
B&Z Official	<u>3-11-13</u>	<u></u>	<u> </u>
Sign Compliance	<u>3-11-13</u>	<u></u>	<u> </u>

*Reasons for disapproval

License Application ()

Applicant

Name of Applicant: Square Bar Association

Name of Business (DBA): Square Bar Association

Address of Premises: Indianola Town Square

City: Indianola County: Warren Zip: 50125

Business Phone: (515) 240-4188

Mailing Address: 411 E Second Ave

City: Indianola State: IA Zip: 50125

Contact Person

Name: Aaron Kennedy

Phone: (515) 240-4188 Email Address: aaronandjannelle@aol.com

Classification: Class B Beer (BB) (Includes Wine Coolers)

Term: 6 months

Effective Date: 04/17/2013

Expiration Date: 01/01/1900

Privileges:

Class B Beer (BB) (Includes Wine Coolers)
Outdoor Service

Status of Business

BusinessType: Privately Held Corporation

Corporate ID Number: 311999 Federal Employer ID # 270124103

Ownership

Aaron Kennedy**First Name:** Aaron**Last Name:** Kennedy**City:** Indianola**State:** Iowa**Zip:** 50125**Position** Secretary/Treasurer**% of Ownership** 33.33 %**U.S. Citizen****Darrel Augustson****First Name:** Darrel**Last Name:** Augustson**City:** Indianola**State:** Iowa**Zip:** 50125**Position** Vice President**% of Ownership** 33.33 %**U.S. Citizen****Randy Gathers****First Name:** Randy**Last Name:** Gathers**City:** Indianola**State:** Iowa**Zip:** 50125**Position** President**% of Ownership** 33.34 %**U.S. Citizen*****Insurance Company Information*****Insurance Company:** Founders Insurance Company**Policy Effective Date:** 04/17/2013**Policy Expiration Date:** 10/17/2013**Bond Effective Continuously:****Dram Cancel Date:****Outdoor Service Effective Date:****Outdoor Service Expiration Date:****Temp Transfer Effective Date:****Temp Transfer Expiration Date:**

Information

Subject

A renewal Class "E" Liquor License, "B" Wine, "C" Beer and Sunday Sales Privilege for Indy 66 - 1201 N. Jefferson

Information

This is a renewal liquor license for Indy 66 at 1201 N. Jefferson. Staff has approved and the paperwork is in order. Owners include: Lee & Christine Adams and Daniel Moellers.

Attachments

Permit

February 20, 2013

NAME OF APPLICANT: Indy 66 – 1201 N. Jefferson

TYPE OF LICENSE/PERMIT: Class "E" Liquor License, "B" Wine, "C" Beer and Sunday Sales Privilege

	<u>Date & Initial</u>	<u>Approve</u>	<u>Disapprove*</u>
Police Chief	<u>02-21-13 R.H.</u>	<u>X</u>	<u> </u>
Fire Chief	<u>3/1/13</u>	<u>BB</u>	<u> </u>
B&Z Official	<u>2-21-13</u>	<u>R.P.</u>	<u> </u>
Sign Compliance	<u>2-21-13</u>	<u>R.P.</u>	<u> </u>

*Reasons for disapproval

License Application (LE0002131)

Applicant

Name of Applicant: DANLEE CORP
Name of Business (DBA): INDY 66 # 928
Address of Premises: 1201 NORTH JEFFERSON
City: Indianola County: Warren Zip: 50125
Business Phone: (515) 961-6470
Mailing Address: 101 SOUTH JEFFERSON
City: INDIANOLA State: IA Zip: 50125

Contact Person

Name: CHRISTINE ADAMS
Phone: (515) 961-6470 Email Address: CCLLDD@MSN.COM

Classification: Class E Liquor License (LE)

Term: 12 months

Effective Date: 05/01/2013

Expiration Date: 04/30/2014

Privileges:

Class B Wine Permit (Carryout Wine)
Class C Beer Permit (Carryout Beer)
Class E Liquor License (LE)
Sunday Sales

Status of Business

BusinessType: Privately Held Corporation
Corporate ID Number: 155789 Federal Employer ID # 42-1380450

Ownership

CHRISTINE ADAMS**First Name:** CHRISTINE**Last Name:** ADAMS**City:** INDIANOLA**State:** Iowa**Zip:** 50125**Position** DIRECTOR**% of Ownership** 10.00 %**U.S. Citizen****DANIEL MOELLERS****First Name:** DANIEL**Last Name:** MOELLERS**City:** MARSHALLTOWN**State:** Iowa**Zip:** 50158**Position** PRES**% of Ownership** 50.00 %**U.S. Citizen****LEE ADAMS****First Name:** LEE**Last Name:** ADAMS**City:** INDIANOLA**State:** Iowa**Zip:** 50125**Position** SEC**% of Ownership** 40.00 %**U.S. Citizen*****Insurance Company Information*****Insurance Company:** IMT Insurance Co**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:**

Information

Subject

A Class "C" Liquor License transfer of Chartwells Dining Services from Pfeiffer Dining Hall to Kent Campus Center

Information

This is a transfer of Chartwells Dining Services Liquor License from Pfeiffer Dining Hall to the Kent Campus Center. Staff has approved and the paperwork is in order. Owners include: Adrian Meredith, Antony Shearer and C. Palmer Brown.

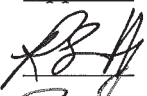
Attachments

Liquor License

March 19, 2013

NAME OF APPLICANT: Compass Group USA, Inc – Chartwells Dining Services –
Transfer of license from Pfeffer Dining Hall to the Kent Campus Center

TYPE OF LICENSE/PERMIT: Class "C" Liquor License

	<u>Date & Initial</u>	<u>Approve</u>	<u>Disapprove*</u>
Police Chief	<u>03-19-13</u>	<u></u>	<u> </u>
Fire Chief	<u>3-21-13</u>	<u></u>	<u> </u>
B&Z Official	<u>3-20-13</u>	<u>C.S.</u>	<u> </u>
Sign Compliance	<u>3-20-13</u>	<u>C.B.</u>	<u> </u>

*Reasons for disapproval

License Application (LC0038736)

Applicant

Name of Applicant: Compass Group USA, Inc.

Name of Business (DBA): Chartwells Dining Services

Address of Premises: Pfeiffer Dining Hall, Simpson College

City: Indianola County: Warren Zip: 50125

Business Phone: (515) 961-1851

Mailing Address: 2400 Yorkmont Rd.

City: Charlotte State: NC Zip: 28217

Contact Person

Name: Tammy Cipriano

Phone: (704) 328-4036 Email Address: Tammy.Cipriano@compass-usa.com

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

Term: 12 months

Effective Date: 03/18/2013

Expiration Date:

Privileges:

Class C Liquor License (LC) (Commercial)

Status of Business

BusinessType: Publicly Traded Corporation

Corporate ID Number: 181619 Federal Employer ID # 56-1874931

Ownership

Adrian MeredithFirst Name: AdrianLast Name: MeredithCity: WaxhawState: North CarolinaZip: 28173Position CFO, President, & Directo% of Ownership 0.00 %

U.S. Citizen

Antony ShearerFirst Name: AntonyLast Name: ShearerCity: CharlotteState: North CarolinaZip: 28226Position Director% of Ownership 0.00 %

U.S. Citizen

C. Palmer BrownFirst Name: C. PalmerLast Name: BrownCity: Mt. HollyState: North CarolinaZip: 28120Position Sr. VP, Secretary & Direct% of Ownership 0.00 %

U.S. Citizen

Insurance Company InformationInsurance Company: National Union Fire Insurance Company

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:

Information**Subject**

Change order #6 in an amount of \$2,852.89 - Larson & Larson Construction - Indianola Wellness Center - revised contract amount \$12,730,595.50

Information

In your packet is change order #6 in an amount of \$2,852.89 for the Indianola Wellness Center from Larson and Larson Construction. This change order includes:

Relocate the steel X-bracing in place to allow for fabric duct to run between the steel joist in the gymnasium	\$1,414.50
Deduct the logo and labels at the gymnasium and running track	(\$375.00)
Change elevation of the return air tunnel slab in the Family Natatorium	\$1,454.89
Add access door at Family Restroom	\$358.50
Total	\$2,852.89

Attachments

Change Order

AIA® Document G701™ – 2001

Change Order

PROJECT (Name and address):	CHANGE ORDER NUMBER: 006	OWNER: ☐
Indianola Wellness Center	DATE: March 1, 2013	ARCHITECT: ☐
306 East Scenic Valley Avenue,		CONTRACTOR: ☐
Indianola, Iowa 50125		FIELD: ☐
TO CONTRACTOR (Name and address):	ARCHITECT'S PROJECT NUMBER: 11034	OTHER: ☒ Ball Team
Larson and Larson Construction	CONTRACT DATE: May 30, 2012	
10703 Justin Drive	CONTRACT FOR: General Construction	
Urbandale, IA 50322		

THE CONTRACT IS CHANGED AS FOLLOWS:

(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

1. Relocate steel X-bracing in the gymnasium as detailed in Scope Change Proposal No. 25 from Larson & Larson Construction dated January 29, 2013. Add: \$1,414.50
2. Delete logo at center court of gymnasium and "fast" and "slow" labels at running track as detailed in Scope Change Proposal No. 26 from Larson & Larson Construction dated January 30, 2013. Deduct: (\$375.00)
3. Change elevation of return air tunnel slab in Family Natatorium as detailed in attached Scope Change Proposal No. 28 from Larson & Larson Construction dated February 8, 2013. Add: \$1,454.89
4. Add access door at Family Restroom 157 as detailed in attached Scope Change Proposal No. 29 from Larson & Larson Construction dated February 8, 2013. Add: \$358.50

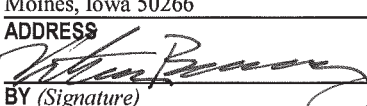
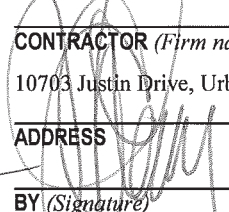
The original Contract Sum was	\$	12,641,000.00
The net change by previously authorized Change Orders	\$	86,742.61
The Contract Sum prior to this Change Order was	\$	12,727,742.61
The Contract Sum will be increased by this Change Order in the amount of	\$	2,852.89
The new Contract Sum including this Change Order will be	\$	12,730,595.50

The Contract Time will be unchanged by Zero (0) days.

The date of Substantial Completion as of the date of this Change Order therefore is

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

Savage-Ver Ploeg & Associates, Inc. dba SVPA Architects Inc.	Larson and Larson Construction	City of Indianola
ARCHITECT (Firm name)	CONTRACTOR (Firm name)	OWNER (Firm name)
1466 28th Street, Ste. 200, West Des Moines, Iowa 50266	10703 Justin Drive, Urbandale, IA 50322	110 North 1st Street, Indianola, IA 50125
ADDRESS	ADDRESS	ADDRESS
 BY (Signature)	 BY (Signature)	 BY (Signature)
B. Vitus Bering, AIA (Typed name)	Jeff Larson (Typed name)	Ken Bresnan (Typed name)
March 1, 2013 DATE	5 MAR 13 DATE	DATE



January 29, 2013

Chuck Burgin
City of Indianola
110 North 1st Street
Indianola, IA 50125

RE: Scope Change Proposal No. #25 – RFI 115 – Relocate steel X-Bracing in the Gymnasium.

Indianola Wellness Center – L & L Project No. 12-015

Dear Chuck:

Larson and Larson Construction, LLC proposes the following as a change in the Work:

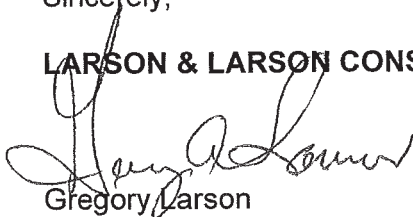
Per RFI #115, Relocate the steel X-bracing in place to allow for fabric duct to run between the steel joist in the Gymnasium as detailed by the Structural Engineer.

Proposed change in contract sum **ADD \$1,414.50**

An estimate and back up is attached. Please review and authorize one of the actions below. If you have any questions, please contact me at your earliest convenience. Thank you.

Sincerely,

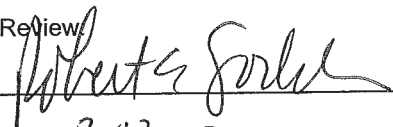
LARSON & LARSON CONSTRUCTION, LLC.


Gregory Larson

Ball Team Review

Signature

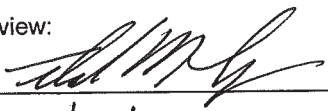
Date


2-12-13

SVPA Review:

Signature

Date

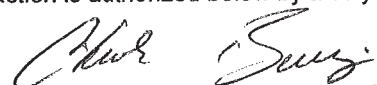

2/12/2013

- ☒ Approved, incorporate change immediately
☐ Rejected

The above action is authorized below by a duly authorized representative of the Owner:

Signature

Title


Dir of Comm Dev.

Name

Date

CHARLES BUNTIN
2-12-13

[illegible]

US Erectors, Inc.

1226 Illinois Street
Des Moines, IA 50314

Phone: (515) 243-8450
Fax: (515) 243-8451

REQUEST FOR CHANGE ORDER

016

Project Name: Indianola Wellness Center

Contract: Larson and Larson

Date: 1/29/2013

RFI#: 115

Description of Add/Deduct

Removal of X-bridging and installing of additional bridging
to each side of duct as per RFI #115

	Cost Per Hr	Total Hours	Total Cost
Foreman	\$ -	-	\$ -
Journeyman	\$ -	-	\$ -
Apprentice	\$ -	-	\$ -
Welding Machine	\$ -	-	\$ -
Forklift	\$ -	-	\$ -
Crane (40T)	\$ -	-	\$ -
Scissors Lift	\$ -	-	\$ -
BoomLift (40')	\$ -	-	\$ -
		<u>Total</u>	\$ -

Pricing

Material	
Mark-Up	\$ -
Labor	\$ 961.96
Tax	\$ -
	<u>\$ 961.96</u>

Codes (USEI Office Use)

See Attached

Please prepare the appropriate Change Order and forward copies for execution.
Upon request, all necessary back-up can be supplied as needed.

Thank you


Justin Moffitt
Project Manager

115

\$ 961.96



January 30, 2013

Chuck Burgin
City of Indianola
110 North 1st Street
Indianola, IA 50125

RE: Scope Change Proposal No. #26 – RFI 126 – Delete logo at the center court of Gymnasium and “Fast” and “Slow” labels at the running track.

Indianola Wellness Center – L & L Project No. 12-015

Dear Chuck:

Larson and Larson Construction, LLC proposes the following as a change in the Work:

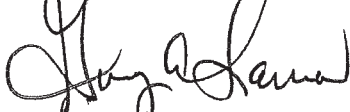
Per RFI #126, Delete the logo and labels at the Gymnasium and running track.

Proposed change in contract sum: **Deduct \$375.00**

An estimate and back up is attached. Please review and authorize one of the actions below. If you have any questions, please contact me at your earliest convenience. Thank you.

Sincerely,

LARSON & LARSON CONSTRUCTION, LLC.


Gregory Larson

Ball Team Review:

Signature

Date


2-12-13

SVPA Review:

Signature

Date


2/12/2013

☒ Approved, incorporate change immediately
☐ Rejected

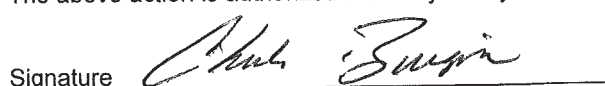
The above action is authorized below by a duly authorized representative of the Owner:

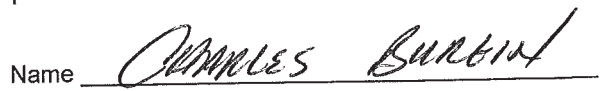
Signature

Name

Title

Date


Dir. of Comm. Dev.


2-12-13

We exclude any work not specifically listed above.

Colton Taylor

From: Mark Bjork <markb@phillipsfloors.com>
Sent: Wednesday, January 30, 2013 10:49 AM
To: Colton Taylor
Cc: Mark Bjork; Matt Phillips
Subject: Re: Final Review Complete - RFI 126 - Architectural - Indianola Wellness Center

Colton,

Deduct for the Center logo and the Fast and Slow labels would be \$375.00
Please send CO.

Respectfully Submitted,
Mark Bjork
Director / Commercial Sales
Phillips' Floors Inc.
markb@phillipsfloors.com
office: (515) 961-7300 x26
mobile: (515) 202-1355
www.phillipsfloors.com

"The darkest hour in any man's life is when he sits down to plan how to get money with-out earning it."

Horace Greeley

On Jan 29, 2013, at 5:26 PM, "Colton Taylor" <CTaylor@larsonandlarson.com> wrote:

Mark,

Here's the answers that you were looking for. Please send the deduct to delete those. See attached. Thanks

From: notifications@submittalexchange.com [mailto:notifications@submittalexchange.com]
Sent: Tuesday, January 29, 2013 4:19 PM
To: Colton Taylor
Subject: Final Review Complete - RFI 126 - Architectural - Indianola Wellness Center

Review has been completed for the following item.

Project: Indianola Wellness Center
Category: RFI - Architectural
Description: Logo, Size & Colors for Gym (RFI 126)
File: [Click to download](#)



February 8, 2013

Chuck Burgin
City of Indianola
110 North 1st Street
Indianola, IA 50125

RE: Scope Change Proposal No. #28 – RFI # 116 – Change elevation of return air tunnel slab in the Family Natatorium.

Indianola Wellness Center – L & L Project No. 12-015

Dear Chuck:

Larson and Larson Construction, LLC proposes the following as a change in the Work:

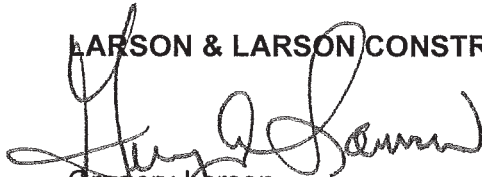
Per RFI # 116, Change elevation of the return air tunnel slab in the Family Natatorium from +95'-4" to +95'-10".

Proposed change in contract sum: **Add \$1,454.89**

An estimate and back up is attached. Please review and authorize one of the actions below. If you have any questions, please contact me at your earliest convenience. Thank you.

Sincerely,

LARSON & LARSON CONSTRUCTION, LLC.



Gregory Larson

Ball Team Review:

Signature

Date

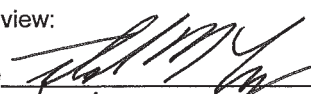


2-12-13

SVPA Review:

Signature

Date



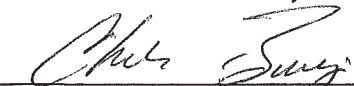
2-12-2013

- ☒ Approved, incorporate change immediately
☐ Rejected

The above action is authorized below by a duly authorized representative of the Owner:

Signature

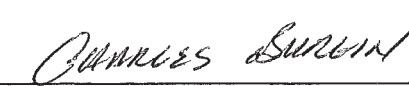
Title



Dir. of Comm. Dev.

Name

Date



2-12-13

Cameron Mitchell Inc

1588 N.E. 58th Avenue
Des Moines, IA 50313
(515) 264-8666 (515) 264-8568

Change Order Request RFI # 121

Quote Date:
1/22/2013

Page Number:
1

Quoted to:

Larson & Larson

PROJECT:

Indianola Wellness

Quoted By:

Mike Ogle

Proposal Good Thru 2/21/2013	RFI # 121	Attention: Greg Larson	
Description			Amount
Due to the timing of RFI 121 ¹¹⁶ Cameron Mitchell will have to pour the Tunnel SOG with a concrete Pump. This SOG was figured originally to be placed with concrete Buggies. Below is a breakdown for the extra pump charge.			
Hr Charge	Hr Charge		
\$680	\$93.75		
This pricing is based on 4 hours & 25cy			
Sub Total			\$ 773.75
Per RFI # 121 ¹¹⁶ the tunnel slab is around the family pool is to be placed at elevation 95'-10" 6" higher. Below is a break down for placing additional sub grade in this area			
Labor	Equipment		
\$1,125.12	\$125.00		
Sub Total			\$1,250.12
Sub Total			\$ 2,023.87
Profit & Overhead			\$ 202.39
Total:			\$ 2,226.26

Cameron Mitchell, Inc. is not responsible for materials used by the concrete redi-mix supplier. This includes cement, aggregate, sand, water and additives used by the concrete supplier. Quality concrete is expected when ordered, but we cannot assume responsibility of the materials used by our suppliers.

Proposal By: _____

Accepted By: _____

[Signature] 1-22-2013

Split
50/50

X 1.10
= \$1375.13



10703 JUSTIN DRIVE
DES MOINES, IA 50322
Ph : 515-727-5000

RFI

To: Seth Shannon
SVPA Architects, Inc
1466 28th Street, Suite 200
West Des Moines, IA 50266
Ph: (515)327-5990 Fax: (515)327-5991

RFI #: ~~121~~ 116

Date: 1/2/2013

Job: 12-015 Indianola Wellness Center

Phone:

CC:

Subject: Family Pool Slab vs Tunnel Slab Elevation

Drawing: S101.2, SP-P2, SP-P5

Spec Section:

Cost Impact:

Schedule Impact:

Request:

Date Required:

The top of the tunnel slab elevation is noted 95' - 4". On SP-P5 the top of the pool slab is noted -3.5' from 100.04' or 96' 6". The pool slab is 12" thick at the perimeter. This leaves 2" exposed along the pool wall in the tunnel. How should we address this?

Requested by: Colton Taylor
Larson & Larson Construction

Response:

The tunnel slab elevation at the competition pool is to remain at 95'-4". Raise the tunnel slab at the family pool to elevation 95'-10" and transition uniformly at the portion of the tunnel slab between pools.

This was coordinated with architectural.

Ben Long, P.E.

Seth Shannon

Answered by
Tometich Engineering, Inc.

SVPA Architects

January 7, 2013

1/7/13

Company

Date



February 8, 2013

Chuck Burgin
City of Indianola
110 North 1st Street
Indianola, IA 50125

RE: Scope Change Proposal No. #29 – RFI # 119 – Add access door at Family Restroom #157.

Indianola Wellness Center – L & L Project No. 12-015

Dear Chuck:

Larson and Larson Construction, LLC proposes the following as a change in the Work:

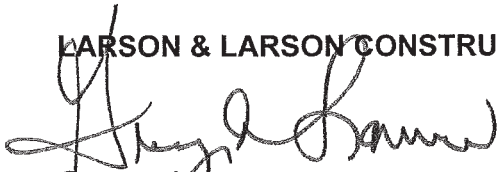
Per RFI # 119, Add access door at Family Restroom # 157.

Proposed change in contract sum: **Add \$358.50**

An estimate and back up is attached. Please review and authorize one of the actions below. If you have any questions, please contact me at your earliest convenience. Thank you.

Sincerely,

LARSON & LARSON CONSTRUCTION, LLC.

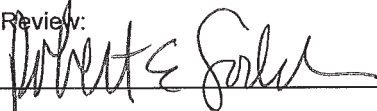


Gregory Larson

Ball Team Review:

Signature

Date

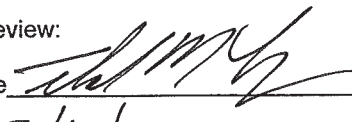


2-12-13

SVPA Review:

Signature

Date



2/13/2013

☒ Approved, incorporate change immediately
☐ Rejected

The above action is authorized below by a duly authorized representative of the Owner:

Signature

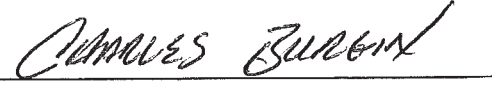
Title



Dir. of Comm. Dev.

Name

Date



2-12-13

RFI #119

320 W 18th Street
Waterloo, IA 50702
Phone:800-383-2959

1100 Second Avenue
Rock Island, IL 61204
Phone:800-383-1240



2910 W Old Highway 30
Grand Island, NE 68803
Phone:800-228-8572

2425 20th Street
Rockford, IL 61104
Phone:800-383-3808

5175 16th Avenue SW
Cedar Rapids, IA 52404
Phone:800-383-7272

6820 'J' Street
Omaha, NE 68117
Phone:800-383-1272

www.stetsons.com

2205 Bell Avenue
Des Moines, IA 50321
Phone:800-383-2181

3140 Cedar Crest Ridge
Dubuque, IA 52003
Phone:800-894-6272

4015 Terminal Drive
McFarland, WI 53558
Phone:877-645-9610

stetson@stetsons.com

Quoted To:

LARSON & LARSON CONSTRUCTION
10703 JUSTIN DRIVE
URBANDALE IA 50322-

GENERAL LINES QUOTE

PROJECT NAME INDIANOLA-FRP AND ACCESS DOOR

Project ID	Quote ID	Start Date	Expires
LAR71 ACCESSDOOR	2599	01/16/13	02/15/13

Any additional waivers of subrogation or additional insured status may result in additional fees/costs not included on this quote. Sales tax is NOT included in this quote

Lne	Item Description	Um	Quantity	Unit Price	Item Extension
	PLUS FREIGHT. LEAD TIMES MAY BE REQUIRED. QUOTE GOOD FOR 30 DAYS.				
1	11571-NS-BP LWT2424A NYSTROM ACCESS DOOR	EA	1.00	180.00000	180.00
2	11571-NS-BP LWT2024A NYSTROM ACCESS DOOR	EA	1.00	180.00000	180.00
3	APPROX. 10 WORKING DAY LEAD TIME ON ACCESS DOORS.		0.00		



10703 JUSTIN DRIVE
DES MOINES, IA 50322
Ph : 515-727-5000

RFI

To: Seth Shannon
SVPA Architects, Inc
1466 28th Street, Suite 200
West Des Moines, IA 50266
Ph: (515)327-5990 Fax: (515)327-5991

RFI #: 119

Date: 1/4/2013

Job: 12-015 Indianola Wellness Center

Phone:

CC:

Subject: Family RR 157 Plumbing Access

Drawing: A101.2, P001.2, P101.2

Spec Section:

Cost Impact:

Schedule Impact:

Request:

Date Required:

The toilet in Family RR 157 has a flush valve carriage located inside of the masonry walls. There is not an access panel called out for serviceability. Please confirm a 20" x 24" access panel will suffice, if required. The west, south, and east walls have been built. Our suggestion is install it in the north wall. Please advise.

Requested by: Colton Taylor
Larson & Larson Construction

Response:

The access door for the flush valve in Family RR 157 may be on the north chase wall as suggested. Verify that a 20x24 access panel will fit. Our concern is the access door dimension is 20x24 and the flanges will be too wide and might interfere with the wall adjacent to the lockers. Including the flanges, the width should not be longer than 20 inches.

Matt Turley

Answered by
Hoss & Brown Engineers

Company

1/7/13

Date

Information

Subject

Change order #5 for the 2012 Street Improvement Project - will change the project completion date to August 22, 2013

Information

In your packet is change order #5 for the 2012 Street Improvement Project which extends the project completion date to August 22, 2013.

Attachments

Change Order

CHANGE ORDER NO. 5

OWNER: City of Indianola, Iowa

PROJECT: 2012 Indianola Street Improvements Project
PROJECT #: 110.0819

To: Sternquist Construction
Contractor
1110 North 14th Street
Address
Indianola, IA 50125
City, State, Zip

You are directed to make the following changes in this contract:

1. Description of change to be made:

1) Change project completion date to August 22, 2013.

2. Reason for Change:

The property owners requested to postpone the construction on Detroit and the remaining block of Howard until mid-July due to the opera season at Simpson College and spring/early summer being the busy time of year for McCoy's True Value. City staff and Sternquist Construction agreed to delay the startup of construction for this season until July 15, 2013. Project completion date is now revised to August 22, 2013. Liquidated damages, as set forth in the original agreement, will be assessed for work completed after the revised contract term.

3. Settlement for the cost of making the change shall be as follows:

Item No.	Item Description	Quantity		Unit	Unit Price	Total Price		
		Div 1	Div 2			Div 1	Div 2	
DIVISION TOTALS					\$	-	\$	-
CHANGE ORDER TOTAL							\$	-

4. This change order will result in a net change in the contract working days of 113 days and a net change in the cost of the project of \$0 divided as follows:

	Contract Amount	Contract Completion Date
Approved funds and contract completion date as per (Engineer's Estimate, Contract or last approved C.O.)	\$2,703,457.86	May 1, 2013
Change due to this C.O. (+ or -)	\$0.00	113
Totals including this C.O.:	\$2,703,457.86	August 22, 2013

The change described herein is understood, and the terms of settlement are hereby agreed to:

Sternquist Construction
CONTRACTOR

By Bro. J. F. [Signature]

DATE: 3-1-13

Snyder & Associates, Inc.
ENGINEER

By Jeff Bates

DATE: 3-4-13

City of Indianola
OWNER

By _____

DATE: _____

Meeting Date: 03/25/2013

Information

Subject

\$9,995.00 demolition bid from Vanderpool Construction for 1206 W. 2nd Avenue

Information

Chuck Burgin received the following demolition bids for 1206 West 2nd Avenue (Champlin property) on March 12, 2013 and recommends the low bid from Vanderpool Construction in an amount of \$9,995.00

<u>Company</u>	<u>Bid</u>
Howard Construction Indianola, Iowa	\$11,995.00
Vanderpool Construction Indianola, Iowa	\$9,995.00

The buildings and hard surface areas will be removed by May 31, 2013.

Attachments

Memo

The proposals require all buildings and hard surface areas to be removed no later than May 31, 2013. I have enclosed a photo of the buildings to be removed. I recommend the work be awarded to the low bid presented by Vanderpool Construction.



03/12/2013
1206 West 2nd Ave.

Information

Subject

Horticulturist Assistant Request

Information

The Parks & Recreation Department would like to request the use of funds allocated for a part-time horticulturist assistant, to be used to start the full-time horticulturist assistant two months early. The new full time position was approved in the 13-14 fiscal year budget. In the past, the horticulturist assistant started in February to help with the greenhouse operations, transplanting and other flower preparations. Due to the delay, we are already behind with the flower growing operations. Starting a person May 1st instead of July 1st will provide appropriate staff for the planting season. Existing funds will be used, no additional funding is requested.

Information

Subject

Street Closure request for the following:

Information

Staff has reviewed and recommends approval of the following. There have been no comments from the Chamber.

Information

Subject

First Baptist Church Ice Cream Social - August 31, 2013 from 3:00 p.m. - 7:00 p.m. - will close the N/S alley east of the First Baptist Church for their annual ice cream social

Information

Request is to close the north/south alley east of the First Baptist Church on August 31, 2013 from 3:00 p.m. - 7:00 p.m. for their annual ice cream social. The application was received on February 27, 2013.

Attachments

St Closure First Baptist Church

Event Name: Church Ice Cream Social
Date/Time of Event: Aug 31, 2013 4:00 p.m.
Location of Event: East Alley First Baptist Church 200 E. First
Event Sponsor(s): First Baptist Church

Contact Information:

Organization: First Baptist Church
Contact Name: Coleen Remick
Address: 812 E. Detroit Indianola, IA 50125
Telephone Number: 961-4419 247-5440 Daytime
Cell Phone Number: 515-669-2464
Fax Number: _____
Email Address: remicke@sunu.com
Today's Date: 2-24-2013

Anticipated Attendance: 50-70 Per Day 50-70 Total

Event Information:

Setup Begins	Date: <u>8-31-13</u>	Time <u>3:00 p.m.</u>	Day of Week <u>Saturday</u>
Event Starts	Date: <u>8-31-13</u>	Time <u>4:00 p.m.</u>	Day of Week <u>Saturday</u>
Event Ends	Date: <u>8-31-13</u>	Time <u>7:00 p.m.</u>	Day of Week <u>Saturday</u>
Dismantle	Date: <u>8-31-13</u>	Time <u>7:00 p.m.</u>	Day of Week <u>Saturday</u>

Coleen Remick

Applicant Signature

RETURN PERMIT APPLICATION TO:
110 North First Street, PO Box 299
Indianola, Iowa 50125
Phone: 515-961-9410 Fax: 515-961-9402
www.cityofindianola.com
E-Mail: dbowlin@cityofindianola.com

Narrative:

Please describe your request and event:

Closure of east alley by First Baptist Church 200 E First for annual ice cream social. Christian music group may provide entertainment during event. If music is outside, noise application accompanies these forms.

Please describe what streets you are planning to close:

East alley by First Baptist Church.

Please describe your safety plan including crowd control. Attach additional sheets if necessary. The Indianola Police and Fire Departments will review your safety plans to determine if safety is adequate. In reviewing the application, they will be looking at anticipated crowd size, demographics, entertainment, and alcohol, prior history with this event or similar events and other criteria.

Barricades in alley to the north between church property and laundromat. Barricades at south end of alley by 1st Street. No traffic will be allowed between north end of church property and East 1st Street at south end of alley during event hours.

Please describe your emergency/medical plan, including your communication procedures. Attach additional sheets if necessary.

In case of emergency, barricades will be removed to allow access for emergency vehicles.

Please describe your plan for cleanup and removal of recyclable goods and garbage during and after your event.

All garbage and recyclable products will be removed and properly disposed of by the church.

Thank you for your interest in holding a neighborhood or community event!

RETURN PERMIT APPLICATION TO:

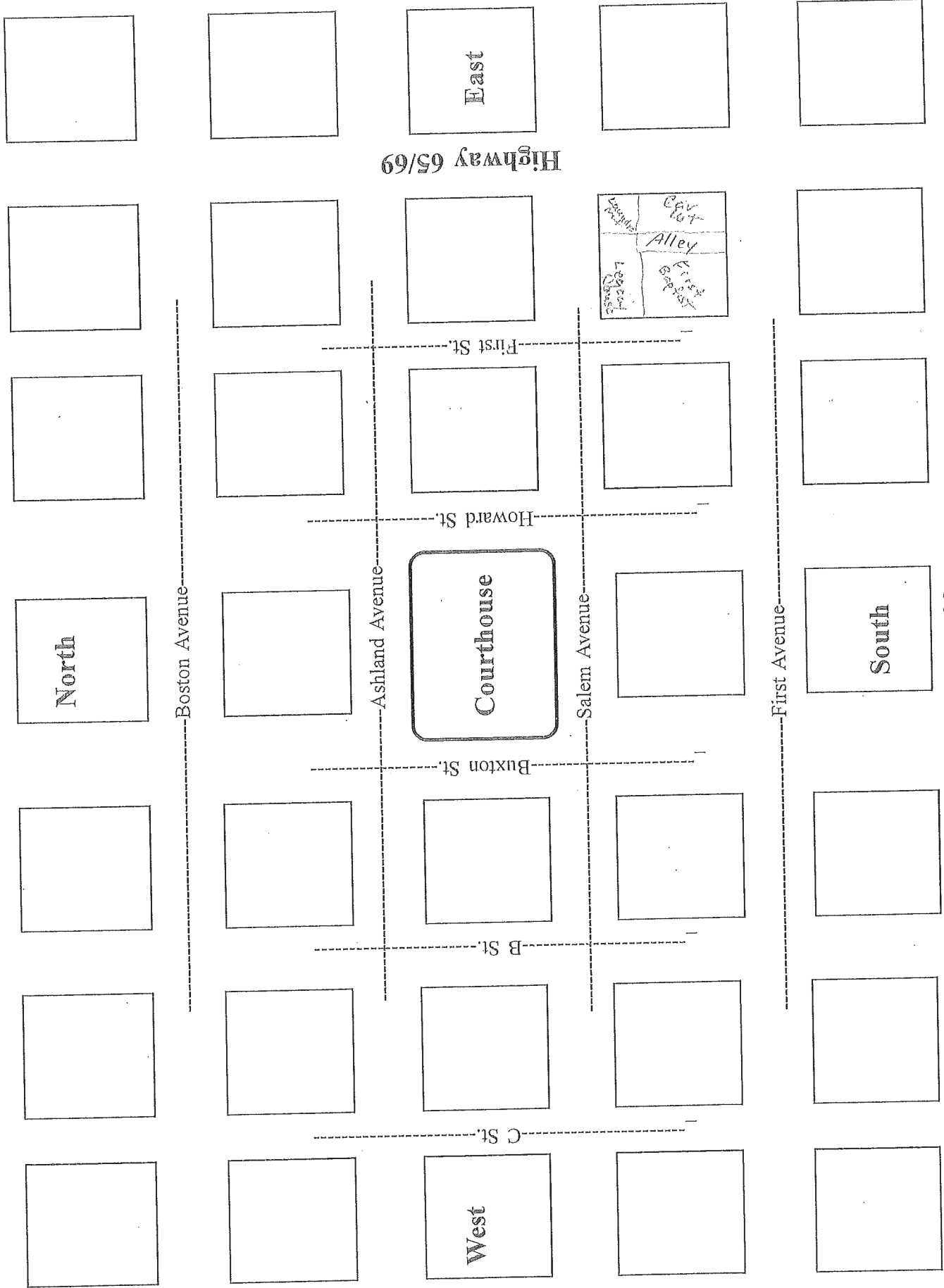
110 North First Street, PO Box 299

Indianola, Iowa 50125

Phone: 515-961-9410 Fax: 515-961-9402

www.cityofindianola.com

E-Mail: dbowlin@cityofindianola.com



Highway 65/69

Highway 92

East

North

Courthouse

South

West

Boston Avenue

First Avenue

Ashland Avenue

Salem Avenue

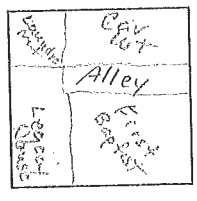
First St.

Howard St.

Buxton St.

B St.

C St.



Late Fee: Cash: _____ Check: _____ Received By: _____

OFFICE USE ONLY

DATE RECEIVED:				
	Signature	Date	Approved	Denied
Police Department:				
Fire Department:				
Public Works:				
City Manager:				

RETURN PERMIT APPLICATION TO:
110 North First Street, PO Box 299
Indianola, Iowa 50125
Phone: 515-961-9410 Fax: 515-961-9402
www.cityofindianola.com
E-Mail: dbowlin@cityofindianola.com

Information

Subject

Street usage request from the Rotary Club of Indianola - May 4, 2013 from Noon - 5:00 p.m. - streets included in the two routes are Salem, Howard, Kentucky, Apple Drive, Orchard, Iowa, Buxton and Summerset Trail

Information

The Rotary Club of Indianola is requesting approval of their annual bike ride fundraising event (see packet) and will include two routes, A short route through Indianola and a longer route which will proceed to Summerset Winery. Both routes will start and finish at The Brickhouse (see map). The Rotary club will provide volunteers to patrol intersections where cross-traffic does not stop and participants will be notified prior to departure, that there are no road closures for the event and need to follow bike safety guidelines at all times. Patrolled intersections include:

N. Buxton and W. Kentucky
E. Hillcrest and Summerset Trail
N. Buxton and W. Euclid Avenue

The application was received March 6, 2013.

Attachments

Rotary Club Request

Event Name: 2nd Annual Rotary Ride Across Warren County **MAR 06 2013**
Date/Time of Event: Saturday, May 4, 2013 12:00 PM - 5:00 PM **INDIANOLA, IOWA**
Location of Event: Start/end site: The BrickHouse (See attachment for bike route)
Event Sponsor(s): Rotary Club of Indianola

Contact Information:

Organization: Rotary Club of Indianola
Contact Name: Jennifer McCurdy
Address: 200 North Howard Street Indianola, IA 50125
Telephone Number: 515.961.9800
Cell Phone Number:
Fax Number: 515.961.4993
Email Address: drjennifer@mccurdyfamilychiropractic.com
Today's Date: 3/5/13

Anticipated Attendance: 50-100 Per Day 50-100 Total

Event Information:

Setup Begins	Date: 5/4/13	Time 12:00 P	Day of Week Sat
Event Starts	Date: 5/4/13	Time 1:00 PM	Day of Week Sat
Event Ends	Date: 5/4/13	Time 5:00 PM	Day of Week Sat
Dismantle	Date: 5/4/13	Time 5:00 PM	Day of Week Sat


Applicant Signature

RETURN PERMIT APPLICATION TO:
110 North First Street, PO Box 299
Indianola, Iowa 50125
Phone: 515-961-9410 Fax: 515-961-9402
www.indianolaiowa.gov
E-Mail: dbowlin@cityofindianola.com

Narrative:

Please describe your request and event:

The Rotary Club of Indianola requests approval for a bike ride fundraising event: The 2nd Annual Rotary Ride Across Warren County. The event will include two routes: a short route to Summerset Winery and a longer route option to Carlisle. Both routes will start and finish at The BrickHouse. A silent auction will be held throughout the day and a band will perform following the ride.

Please describe what streets you are planning to close:

N/A -no street closures requested

Please describe your safety plan including crowd control. Attach additional sheets if necessary. The Indianola Police and Fire Departments will review your safety plans to determine if safety is adequate. In reviewing the application, they will be looking at anticipated crowd size, demographics, entertainment, and alcohol, prior history with this event or similar events and other criteria.

Anticipated crowd size: 50-100 participants

Demographics: Bicyclists, adults and children (adult/parental supervision will be required for children)

Activities/Entertainment: A silent auction will be open throughout the day and a band will perform following the ride.

Alcohol: Alcohol will not be supplied by the event. Two site locations (The Brickhouse and Summerset Winery) do serve alcohol.

Please describe your emergency/medical plan, including your communication procedures. Attach additional sheets if necessary.

The Police Department was contacted last year to establish a plan. Per Captain Bartling's advice, at each intersection where cross-traffic does not stop, a volunteer will be assigned to patrol traffic (see attachment for assigned intersections.) Prior to departure, participants will be notified that there are no road closures for the event and they will be required to follow bike safety guidelines.

The Fire Department was also contacted last year to establish a plan. Per Brian Seymour's instruction, an individual will be assigned to place calls in the event of an emergency and provide mile marker information. A travel route (see attachment) has been established and will be communicated with involved parties. Non-emergency related events and bike maintenance will also be directed to an assigned individual with travel route and site location information.

Please describe your plan for cleanup and removal of recyclable goods and garbage during and after your event.

Individuals will be assigned to pick up recyclable goods and garbage along each route.

Thank you for your interest in holding a neighborhood or community event!

RETURN PERMIT APPLICATION TO:

110 North First Street, PO Box 299

Indianola, Iowa 50125

Phone: 515-961-9410 Fax: 515-961-9402

www.indianolaiowa.gov

E-Mail: dbowlin@cityofindianola.com

Information

Subject

Indianola Mayor's Youth Council Bike Fest - June 8, 2013 from 6:00 a.m. - 1:00 p.m. - will close Buxton between Salem and Ashland and the remaining inside lanes on the square

Information

Request is to close both sides of Buxton between Salem and Ashland and inside lanes on the square on June 8, 2013 from 6:00 a.m. – 1:00 p.m. for the Mayor's Youth Council Annual Bike Fest. The application was received on March 6, 2013.

Attachments

St Closure Mayor's Youth Council

Event Name: Indianola Mayor's Youth Council Bike FestDate/Time of Event: Saturday, June 8, 2013 10:00am - NoonLocation of Event: The Square OFFICE OF CITY CLERKEvent Sponsor(s): Indianola Mayor's Youth Council MAR 06 2013

INDIANOLA, IOWA

Contact Information:Organization: Indianola Mayor's Youth CouncilContact Name: Betsy LaneAddress: Indianola Parks & Recreation, 2204 W. 2nd AveTelephone Number: 961-9420Cell Phone Number: 783-7150Fax Number: 961-9426Email Address: blane@cityofindianola.comToday's Date: 3/5/13Anticipated Attendance: 200-300 Per Day200-300 Total**Event Information:**

Setup Begins	Date: <u>6/8/13</u>	Time: <u>6:00am</u>	Day of Week: <u>Saturday</u>
Event Starts	Date: <u>6/8/13</u>	Time: <u>10:00am</u>	Day of Week: <u>Saturday</u>
Event Ends	Date: <u>6/8/13</u>	Time: <u>Noon</u>	Day of Week: <u>Saturday</u>
Dismantle	Date: <u>6/8/13</u>	Time: <u>1:00pm done</u>	Day of Week: <u>Saturday</u>

Betsy Lane

Applicant Signature

RETURN PERMIT APPLICATION TO:

110 North First Street, PO Box 299

Indianola, Iowa 50125

Phone: 515-961-9410 Fax: 515-961-9402

www.cityofindianola.com

E-Mail: dbowlin@cityofindianola.com

Please describe your request and event:

The Indianola Mayor's Youth Council is planning their 2nd annual community bicycle event — a family friendly event that offers free and fun bike-related activities to encourage bicycling in Indianola and to promote a healthy lifestyle.

Please describe what streets you are planning to close:

The MYC would like to close the west side of the square (both lanes) plus the inside lanes around the entire square. (Same as last year's event.)

Please describe your safety plan including crowd control. Attach additional sheets if necessary. The Indianola Police and Fire Departments will review your safety plans to determine if safety is adequate. In reviewing the application, they will be looking at anticipated crowd size, demographics, entertainment, and alcohol, prior history with this event or similar events and other criteria.

The inside lanes will be barricaded to allow for safe bike passage to all sides of the square. Signage will direct bicyclists to stay off the sidewalks.

Please describe your emergency/medical plan, including your communication procedures. Attach additional sheets if necessary.

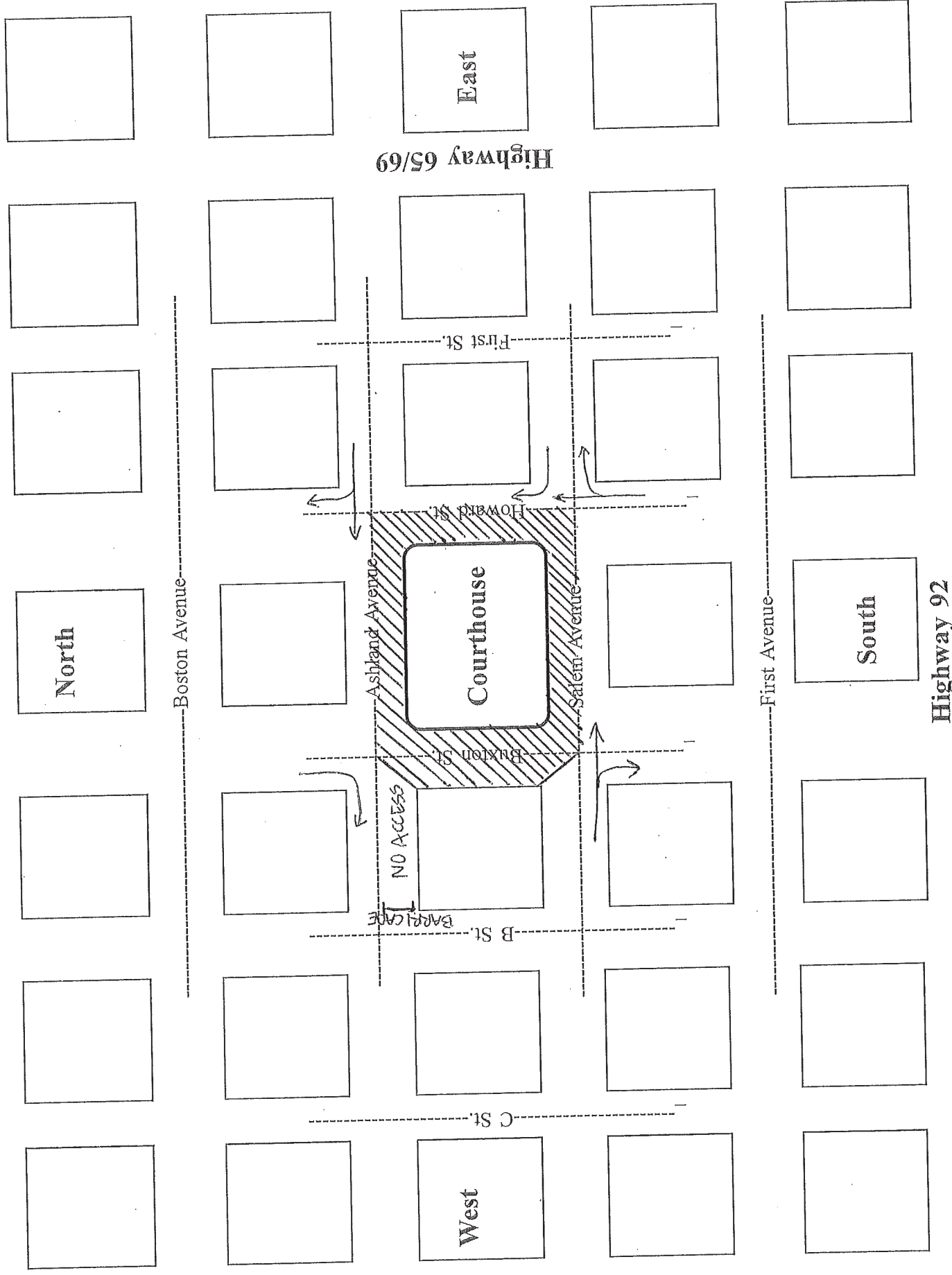
First Aid Kits will be available at the event. All workers will have either a cell phone or walkie talkie for communication. In the event of an emergency, 911 will be called.

Please describe your plan for cleanup and removal of recyclable goods and garbage during and after your event.

No outside vendors (food) are planned at this time. We will utilize existing trash receptacles and/or contract with local waste management as needed.

Thank you for your interest in holding a neighborhood or community event!

RETURN PERMIT APPLICATION TO:
110 North First Street, PO Box 299
Indianola, Iowa 50125
Phone: 515-961-9410 Fax: 515-961-9402
www.cityofindianola.com
E-Mail: dbowlin@cityofindianola.com



Highway 65/69

North

Boston Avenue

Courthouse

Ashland Avenue

Salem Avenue

First Avenue

South

Highway 92

West

C St.

B St.

Buxton St.

Howard St.

First St.

NO ACCESS
BARRICADE

Late Fee: Cash: _____ Check: _____ Received By: _____

OFFICE USE ONLY

DATE RECEIVED:				
	Signature	Date	Approved	Denied
Police Department:				
Fire Department:				
Public Works:				
City Manager:				

RETURN PERMIT APPLICATION TO:
110 North First Street, PO Box 299
Indianola, Iowa 50125
Phone: 515-961-9410 Fax: 515-961-9402
www.cityofindianola.com
E-Mail: dbowlin@cityofindianola.com

Information

Subject

Noise permit for Mike Murphy - Indianola Classic Car-Truck-Cruise Night

Information

In your packet is a noise permit application for Indianola Classic Car-Truck-Cruise Night event which will be held every Saturday night starting May 18, 2013 through September 21, 2013 from 4:00 p.m. - 9:00 p.m. This event will again be held in the Community Bank Parking Lot located at 1401 N. Jefferson, and they will be using a CD player instead of a band or DJ. Council approval is necessary since this permit is for multiple days. No complaints were received during last year's event.

Attachments

Noise Permit

Date: 3/8/13

Noise Permit Application

For Indianola Classic Car-Truck-Cruise Night

Event Date: May 18-Sept 21 Every Sat. Night (4:00 p.m. - 9:00 p.m.)

Staff Recommendation

Attached is an noise permit application. Please review; add any comments you feel are necessary, such as concerns or other items to be considered regarding the request. Initial and date under either approval or disapproval.

Police Department – Ron Hamell

Approve

Disapprove

RH 030813

Comments:

Please return to Diana Bowlin by: ASAP

Thank you for your time and consideration!

Event Name: Indianola Classic Car - Truck Cruise Night
Date/Time of Event: May 18-2013 - Sept 21-2013 4-9 PM
Location of Event: Community Barn 1401 N Jefferson
Event Sponsor(s): Community Barn - Chambers Auto Care
TO MANY TO LIST

Contact Information:

Organization: Indianola Classic Car - Truck Cruise Night
Contact Name: MIKE MORPHY
Address: 19995 80th Ave New Virginia IA 50210
Telephone Number: 515-771-8966
Cell Phone Number: SOME
Fax Number: _____
Email Address: MIKES.PONTIAC@HOTMAIL.COM
Today's Date: 3-5-2013

Anticipated Attendance: 75 Per Day _____ Total

Event Information:

Event Starts	Date: <u>May 18</u>	Time: <u>4-9</u>	Day of Week: <u>Sat</u>
Event Ends	Date: <u>Sept 21</u>	Time: <u>4-9</u>	Day of Week: <u>Sat</u>

Previous Event Information

Date of Event: SAME Time of Event: 5-9

Please provide a map showing the event location and location of band/music,
please specify: _____ Band _____ DJ ☒ Other (please specify)
CD Player

RETURN NOISE APPLICATION TO:

110 North First Street, PO Box 299
Indianola, Iowa 50125
Phone: 515-961-9410 Fax: 515-961-9402
www.indianolaiowa.gov
E-Mail: dbowlin@cityofindianola.com

APPLICANT SIGNATURE: 

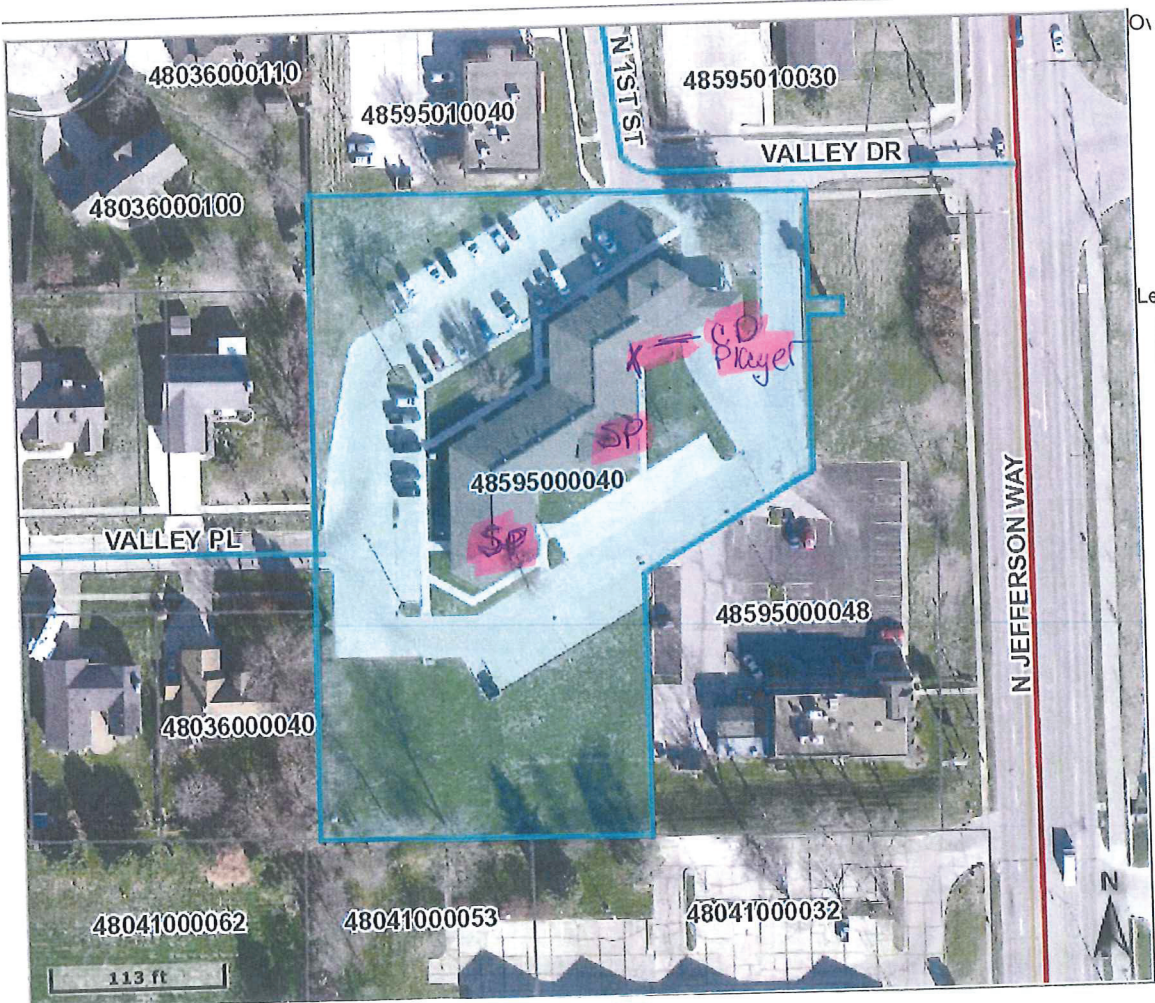
Late Fee: Cash: _____ Check: _____ Received By: _____

OFFICE USE ONLY

DATE RECEIVED:				
	Signature	Date	Approved	Denied
Police Department:				
City Manager:				

RETURN NOISE APPLICATION TO:
110 North First Street, PO Box 299
Indianola, Iowa 50125
Phone: 515-961-9410 Fax: 515-961-9402
www.indianolaiowa.gov
E-Mail: dbowlin@cityofindianola.com

Warren County, IA



SP = speaker

Meeting Date: 03/25/2013

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

Jerry's Homes - 1401 N. 6th St. #17 - 4 plex - \$426,350

Jerry's Homes - 1401 N. 6th St. #18 - 4 plex - \$426,350

Jerry's Homes - 1401 N. 6th St. #19 - 4 plex - \$426,350

Jerry's Homes - 1401 N. 6th St. #20 - 4 plex - \$426,350

Emmet Brody - 2301 N. 8th St. - SFD - \$250,000

Emmet Brody - 2209 N. 8th St. - SFD - \$240,000

Final

Brody Construction - 2204 N. 8th Street - SFD - \$200,000

Barry Robb - 1102 N. 9th St. - SFD - \$210,000

Cody Sinclair - 2101 E. 1st - Duplex - \$172,325

804 E. Scenic Valley Court - Steger Construction - \$152,800

2108 N. 8th Street - Steger Construction - \$165,800

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

Below is a list of permits issued through February 28, 2013 and previous years.

	<u>2013</u>		<u>2012</u>		<u>2011</u>		<u>2010</u>		<u>2009</u>	
SFD	0	0	0	0	0	0	3	\$234,600	3	\$607,290
		0		0		0		\$78,200		\$202,430
Duplexes	1	\$230,000	0	0	0	0	1	\$228,200	0	0
MFD	0	0	0	0	0	0	0	0	0	0
Add/Alt	4	\$25,400	3	\$63,000	3	\$45,250	4	\$161,000	0	0
Non-Residential	3	\$690,950	3	\$142,000	5	\$242,200	4	\$176,420	2	\$45,000
Total	8	\$946,350	6	\$205,000	8	\$285,450	12	\$800,320	5	\$652,290

AttachmentsUR AppsUR Apps 1UR Apps 2

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 3/6/13
☒ Prior Approval for Intended Improvements _____ Approval of Improvements Completed _____

Address of Property: 1401 North 6th St. #17

Legal Description of Property: Sunset Terrace Plat 3

Title Holder or Contract Buyer: Jerry's 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: 2 story 4 Plex - 2 bedrooms - 2 full baths -
1 partial bath - 2 car garage, 1,328 sq. ft.

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: _____

Estimated or Actual Value of Improvements: \$426,350

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 3/6/13

☒ Prior Approval for Intended Improvements ☐ Approval of Improvements Completed

Address of Property: 1401 North 16th St. #18

Legal Description of Property: Sunset Terrace Plat 3

Title Holder or Contract Buyer: Berrys 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: 2 story 4 Plex - 2 bedrooms - 2 full baths -
1 partial bath - 1 car garage - 1,328 sq. ft.

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: _____

Estimated or Actual Value of Improvements: \$426,350

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 3/6/13

☒ Prior Approval for Intended Improvements ☐ Approval of Improvements Completed

Address of Property: 1401 North 6th St. #19

Legal Description of Property: Sunset Terrace Plat 3

Title Holder or Contract Buyer: Jerry's 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: 2 story 4 Plex - 3 bedrooms - 2 full baths
1 partial bath - 2 car garage - 1,376 sq. ft.

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: _____

Estimated or Actual Value of Improvements: \$426,350

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 3/6/13

☒ Prior Approval for Intended Improvements _____ Approval of Improvements Completed _____

Address of Property: 1401 North 16th St. #20

Legal Description of Property: Sunset Terrace Plat 3

Title Holder or Contract Buyer: Jerry's 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: 2 story 4 Plex - 3 bedrooms - 2 full baths -

1 partial bath - 2 car garage - 1,326 sq. ft.

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: _____

Estimated or Actual Value of Improvements: \$426,350

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 3/1/13
_____ Prior Approval for Intended Improvements ☒ Approval of Improvements Completed

Address of Property: 2204 North 8th St.

Legal Description of Property: Lot 33 Quail Meadows Plat 2

Title Holder or Contract Buyer: Brady 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 - 1,700 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: 10/1/12 2/28/13

Estimated or Actual Value of Improvements: \$200,000

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: Ernest Brady

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 2/20/13
_____ Prior Approval for Intended Improvements ☒ Approval of Improvements Completed

Address of Property: 1102 N. 9th St.

Legal Description of Property: Lot 9 Lincoln Ridge Plat 1

Title Holder or Contract Buyer: Benny Robb

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: 2 story sfd - 1,815 sq. ft. - 2 full baths
1 partial bath - 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: 2/15/13

Estimated or Actual Value of Improvements: \$210,000

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: [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 3/11/13

_____ Prior Approval for Intended Improvements ☒ Approval of Improvements Completed

Address of Property: 201 E. 1st Ave.

Legal Description of Property: Lot 1 & West 20' Lot 2 Meadow Brook

Title Holder or Contract Buyer: Cody Suchie

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 - 3 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: 3/8/13

Estimated or Actual Value of Improvements: \$172,325

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: Cody Suchie

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 3/18/13
☒ Prior Approval for Intended Improvements _____ Approval of Improvements Completed _____

Address of Property: 2301 North 8th Street

Legal Description of Property: Plot 35 Quail Meadows Plot 2

Title Holder or Contract Buyer: Emmet Brody

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 - 1,600 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: 7/2013

Estimated or Actual Value of Improvements: \$250,000

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: Emmet Brody

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 3/18/13

☒ Prior Approval for Intended Improvements _____ Approval of Improvements Completed _____

Address of Property: 2209 North 8th Street

Legal Description of Property: Ad 36 Quail Meadows Plat 2

Title Holder or Contract Buyer: Emmet Brady

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 - 1,600 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: 7/20/13

Estimated or Actual Value of Improvements: \$240,000

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

X Signed By: Emmet Brady

~~X~~ 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 3/13/13

 Prior Approval for Intended Improvements ☒ Approval of Improvements Completed ☐

Address of Property: 804 East Seaside Valley Court

Legal Description of Property: Lot 28 David Meadows Plat 2

Title Holder or Contract Buyer: Stage 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 - 3 bedrooms - 2 full baths -

3 car garage - 1,611 sq. ft.

CLASS A / 5 YEAR TAX ABATEMENT REQUIREMENTS:

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

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: 3/13/13

Estimated or Actual Value of Improvements: \$ 152,800

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: [Signature]

Information

Subject

Claims on the computer printout for March 25, 2013 and the February 2013 receipts

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	02/28/2013	10.82
911 ETC INC	001-1700-63730	911 MONTHLY ACCESS CHARG	02/28/2013	2.50
AHLERS & COONEY P.C.	001-6500-64110	REVIEW OF MIN ASSESSMENT	02/26/2013	804.00
AHLERS & COONEY P.C.	001-6500-64110	TEMP CITY ATTY LEGAL FEES	02/26/2013	3,400.68
AMERICAN BUSINESS PHONES	001-6210-64990	PHONE MAINTENANCE	02/26/2013	217.00
BECK ELECTRIC	001-6500-67260	ELECTRICAL WORK	02/27/2012	155.00
BRAVO GREATER DES MOINES	001-5100-40850	BRAVO 28E AGREEMENT	03/18/2013	11,182.82
CAPITAL EXPRESS	001-6200-65080	POSTAGE	03/02/2013	45.18
CENTRAL IOWA PEST CONTRO	001-6500-65990	EXTERMINATOR	03/05/2013	150.00
DES MOINES WATER WORKS	001-6200-65080	FEBRUARY BILLING	03/11/2013	2,717.37
HY-VEE FOOD STORE	001-6500-65990	PLANT - RICHARDSON	02/25/2013	50.00
INDOFF INCORPORATED	001-6200-65070	SUPPLIES	02/26/2013	170.00-
INDOFF INCORPORATED	001-6200-65070	SUPPLIES	02/26/2013	170.00-
INFOMAX OFFICE SYSTEMS IN	001-1700-63410	COPIER/CONTRACT	02/28/2013	.89
INFOMAX OFFICE SYSTEMS IN	001-6200-63400	COPIER/CONTRACT	02/28/2013	946.25
INFOMAX OFFICE SYSTEMS IN	001-6210-63400	COPIER/CONTRACT	02/28/2013	9.45
INFOMAX OFFICE SYSTEMS IN	001-6100-63400	COPIER/CONTRACT	02/28/2013	.28
INTEGRIVault	001-6500-64990	OFFSITE BACKUP	03/14/2013	250.00
IOWA ASSOC OF MUN UTILITIE	001-6200-62300	2/6/13 SAFETY TRAINING - CITY	02/25/2013	156.03
IOWA ASSOC OF MUN UTILITIE	001-1700-62300	2/6/13 SAFETY TRAINING - COM	02/25/2013	66.87
IOWA STATE AUDITOR	001-6500-64010	STATE ADUIT REPORTS FY 201	02/27/2013	425.00
IOWA WATER MANAGEMENT C	001-6500-63100	WATER MGMT - MUN BLDG	02/28/2013	150.00
KOSMAN, MISTI L.	001-6500-64090	1ST HALF OF MARCH	03/15/2013	2,166.67
LEADER, THE	001-6500-64800	FEB WEEKLY FLYER	03/01/2013	60.00
MAHASKA COMMUNICATION G	001-6210-64990	INTERNET	03/01/2013	65.92
MAHASKA COMMUNICATION G	001-6200-63730	TELEPHONE	03/01/2013	84.46
MAHASKA COMMUNICATION G	001-1700-63730	TELEPHONE	03/01/2013	19.49
MC COY HARDWARE INC	001-6500-63100	DRILL BIT	03/07/2013	7.18
MID AMERICAN ENERGY CO.	001-2300-63710	26321-30003 ST LIGHTING	03/14/2013	161.29
PELLA PRINTING	001-6150-65070	NOTECARDS/ENVELOPES	12/31/2012	440.00
PELLA PRINTING	001-6500-65070	UTILITY BILL STUFFER - SPRIN	02/22/2013	763.00
PELLA PRINTING	001-6200-64140	ENVELOPES	02/26/2013	510.00
PETTY CASH - BRUSH	001-2900-64990	OPENING CASH 2013	03/06/2013	300.00
PETTY CASH-CITY CLERK	001-6100-64990	CHAMBER DINNER	02/22/2013	45.00
PETTY CASH-CITY CLERK	001-6500-65080	POSTAGE 1/3/13	03/07/2013	92.00
RECORD-HERALD & INDIANOL	001-6200-64020	CC MIN-01	03/03/2013	326.63
RECORD-HERALD & INDIANOL	001-6200-64020	CC MIN-02	03/03/2013	250.97
RECORD-HERALD & INDIANOL	001-6200-64020	ORD 1509	03/03/2013	48.26
RECORD-HERALD & INDIANOL	001-6200-64020	PH BUDGET	03/03/2013	144.50
RECORD-HERALD & INDIANOL	001-6200-64020	PH BLDG CODE	03/03/2013	20.74
SHULL AND CO	001-6500-64010	FY2012 CITY AUDIT	02/26/2013	2,600.00
TELRITE CORPORATION	001-6150-63730	LONG DISTANCE SERVICE	02/22/2013	2.24
TELRITE CORPORATION	001-6210-63730	LONG DISTANCE SERVICE	02/22/2013	14.74
TELRITE CORPORATION	001-6200-63730	LONG DISTANCE SERVICE	02/22/2013	18.54
TELRITE CORPORATION	001-1700-63730	LONG DISTANCE SERVICE	02/22/2013	15.07
U.S. BANK	001-6500-65070	STAFF LUNCH - GOAL SETTING	03/06/2013	138.15
U.S. BANK	001-6210-64990	MONTHLY DMX CHARGE PHON	03/06/2013	24.95
U.S. BANK	001-6210-67250	APP-DESIGN TOOL IT	03/06/2013	8.99
U.S. BANK	001-6210-67240	AUDIO DISTRIBUTION AMP IT R	03/06/2013	37.48
U.S. BANK	001-6210-67240	CABLES IT ROOM	03/06/2013	7.94
U.S. BANK	001-6210-67240	CONNECTORS IT ROOM	03/06/2013	6.18
U.S. BANK	001-6210-67240	COMPUTER IT	03/06/2013	889.32
U.S. BANK	001-6210-67250	WHITE BOARD IT	03/06/2013	209.12
U.S. BANK	001-6200-62300	MEALS-KURT/SKYE/KATHY	03/06/2013	32.54
U.S. BANK	001-6210-64141	ADOBE SOFTWARE - SKYE	03/06/2013	49.99
U.S. BANK	001-6210-67240	E-MAIL APP ERIC'S PHONE	03/06/2013	2.84
U.S. BANK	001-6200-67240	YEARLY DOMAIN REGISTRATI	03/06/2013	125.00

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
U.S. BANK	001-6210-64141	ADOBE SOFTWARE SUBSCRIP	03/06/2013	29.99
U.S. BANK	001-6210-64141	SPRING MAGAZINE CLIP ART	03/06/2013	12.00
U.S. BANK	001-6210-64141	STOCK FOOTAGE SPRING MA	03/06/2013	230.99
U.S. CELLULAR	001-1700-63730	CELL PHONE CHARGES	02/20/2013	44.53
UNUM LIFE INSURANCE CO OF	001-6150-61550	LIFE, AD&D AND LTD INSURAN	03/19/2013	39.60
UNUM LIFE INSURANCE CO OF	001-6210-61550	LIFE, AD&D AND LTD INSURAN	03/19/2013	22.60
UNUM LIFE INSURANCE CO OF	001-6200-61550	LIFE, AD&D AND LTD INSURAN	03/19/2013	203.60
UNUM LIFE INSURANCE CO OF	001-6250-61550	LIFE, AD&D AND LTD INSURAN	03/19/2013	92.22
UNUM LIFE INSURANCE CO OF	001-1700-61550	LIFE, AD&D AND LTD INSURAN	03/19/2013	70.20
VEENSTRA & KIMM	001-1700-64070	STORMWATER REVIEW - COW	02/22/2013	140.00
VERIZON WIRELESS	001-6200-63730	WIRELESS FOR SPARE LAPTO	02/26/2013	20.01
WAL-MART STORES INC.	001-6500-65070	SUPPLIES	02/28/2013	27.88
WAL-MART STORES INC.	001-6500-65990	SUPPLIES	03/07/2013	73.95
WAL-MART STORES INC.	001-1700-65990	SUPPLIES	03/07/2013	6.96
WARREN COUNTY ENGINEER	001-1700-65050	FUEL DISTRIBUTION	03/05/2013	83.45
WARREN COUNTY RECORDER	001-6500-64050	REC FEES	03/06/2013	17.00
WASTE MANAGEMENT OF IOW	001-6500-64090	WASTE PICK UP	03/01/2013	104.00
Total GENERAL FUND:				31,308.32

POLICE FUND

911 ETC INC	011-1100-63730	911 MONTHLY ACCESS CHARG	02/28/2013	15.00
AUBERT'S TOWING	011-1100-64860	TOW/STORAGE	12/19/2012	195.00
BUHROW, LUKE	011-1100-61810	UNIFORMS - REIMBURSEMENT	03/11/2013	142.60
CARPENTER UNIFORM CO	011-1100-61810	UNIFORMS	03/11/2013	261.99
CARPENTER UNIFORM CO	011-1100-61810	UNIFORMS	03/12/2013	264.99
CRAIG'S AUTOMOTIVE	011-1100-63320	VEHICLE REPAIR	02/22/2013	650.82
CRAIG'S AUTOMOTIVE	011-1100-63320	VEHICLE REPAIR	02/20/2013	390.36
DAHL, NIC	011-1100-64135	PRISONER TRANSPORT	03/01/2013	129.40
ILLOWA COMMUNICATIONS	011-1111-63415	REPAIR RADIO	02/22/2013	138.09
ILLOWA COMMUNICATIONS	011-1111-63415	REPAIR RADIO	02/22/2013	118.50
INFOMAX OFFICE SYSTEMS IN	011-1100-64900	MISC-CONTRACT	03/04/2013	51.34
INFOMAX OFFICE SYSTEMS IN	011-1100-64990	COPIER/CONTRACT	03/11/2013	50.00
IOWA ASSOC OF MUN UTILITIE	011-1100-62300	2/6/13 SAFETY TRAINING - POLI	02/25/2013	468.04
IOWA ASSOCIATION OF WOMEN	011-1100-62300	TRAINING	03/01/2013	75.00
MAHASKA COMMUNICATION G	011-1100-63730	TELEPHONE	03/01/2013	116.93
MAHASKA COMMUNICATION G	011-1100-63730	INTERNET	03/01/2013	21.99
MID AMERICAN ENERGY CO.	011-1100-67260	56131-66004 FUEL HEAT (93 TH	02/21/2013	81.11
O'REILLY AUTO PARTS	011-1100-65070	SUPPLIES	03/04/2013	27.48
QUILL CORPORATION	011-1100-65060	SUPPLIES	02/22/2013	301.90
QUILL CORPORATION	011-1100-65060	SUPPLIES	02/22/2013	21.93
SECRETARY OF STATE	011-1100-62100	NOTARY RENEWAL - KELLER	03/11/2013	30.00
SECRETARY OF STATE	011-1100-62100	NOTARY RENEWAL - DWYER	03/11/2013	30.00
T.R.M. DISPOSAL LLC	011-1100-67260	TRASH DISPOSAL	02/25/2013	15.00
TELRITE CORPORATION	011-1100-63730	LONG DISTANCE SERVICE	02/22/2013	17.37
U.S. BANK	011-1100-67245	VIDEO EQUIPMENT	03/06/2013	648.50
U.S. BANK	011-1100-62300	TRAINING/HOTEL	03/06/2013	86.24
U.S. BANK	011-1100-65060	OFFICE SUPPLIES	03/06/2013	57.14
UNUM LIFE INSURANCE CO OF	011-1100-61550	LIFE, AD&D AND LTD INSURAN	03/19/2013	503.51
VERIZON WIRELESS	011-1100-63730	DATA	02/15/2013	329.22
WARREN COUNTY ENGINEER	011-1100-65050	FUEL DISTRIBUTION	03/05/2013	3,396.73
Total POLICE FUND:				8,636.18

FIRE FUND

911 ETC INC	015-1500-63730	911 MONTHLY ACCESS CHARG	02/28/2013	9.17
DUO-SAFETY LADDER CORPO	015-1500-65070	SUPPLIES	03/05/2013	35.81
ERGOMETRICS	015-1500-65070	TESTING MATERIALS	02/28/2013	396.00

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
G & D ELECTRIC INC	015-1500-65051	BATTERY UNIT 330	01/17/2013	95.00
HIRE IMAGE	015-1500-65070	BACKGROUND CHECK	03/07/2013	277.50
HYDRAQUIP	015-1500-63410	JACK REPAIR	03/13/2013	600.00
HY-VEE FOOD STORE	015-1500-65070	SUPPLIES	02/23/2013	78.60
ILLINOIS FIRE STORE	015-1500-61810	UNIFORM	02/25/2013	136.85
ILLINOIS FIRE STORE	015-1500-61810	UNIFORM	02/25/2013	206.47
INFOMAX OFFICE SYSTEMS IN	015-1500-64990	COPIER/CONTRACT	02/28/2013	93.46
INT ASSOC OF FIRE CHIEFS	015-1500-62100	DUES	03/12/2013	234.00
IOWA CHAPTER I.A.A.I.	015-1500-62100	DUES	02/25/2013	30.00
KELTEK INCORPORATED	015-1500-65070	SUPPLIES	01/22/2013	281.87
KELTEK INCORPORATED	015-1500-63410	REPAIR	02/11/2013	120.90
MAHASKA COMMUNICATION G	015-1500-63730	TELEPHONE	03/01/2013	71.46
MAHASKA COMMUNICATION G	015-1500-63730	INTERNET	03/01/2013	21.99
MC COY HARDWARE INC	015-1500-65070	SUPPLIES	03/01/2013	67.47
MC COY HARDWARE INC	015-1500-63100	BUILDING SUPPLIES	03/04/2013	11.88
MC COY HARDWARE INC	015-1500-65070	SUPPLIES	03/05/2013	42.80
MC COY HARDWARE INC	015-1500-65070	SUPPLIES	03/06/2013	20.59
MC COY HARDWARE INC	015-1500-65070	SUPPLIES	03/08/2013	14.38
MC COY HARDWARE INC	015-1500-65070	SUPPLIES	03/08/2013	4.94
MC COY HARDWARE INC	015-1500-63100	BUILDING SUPPLIES	03/08/2013	67.47
MID AMERICAN ENERGY CO.	015-1500-63710	43630-22022 FUEL HEAT (333 T	03/15/2013	257.57
MID AMERICAN ENERGY CO.	015-1500-63710	45571-48008 FUEL HEAT (2 THE	03/15/2013	11.53
MIDWEST BREATHING AIR LLC	015-1500-63410	QUARTERLY TESTING	03/13/2013	117.90
NAPA AUTO PARTS	015-1500-65070	SUPPLIES	02/22/2013	2.49
NAPA AUTO PARTS	015-1500-65070	SUPPLIES	02/14/2013	5.58
O'REILLY AUTO PARTS	015-1500-65076	SHOP	03/04/2013	34.32
O'REILLY AUTO PARTS	015-1500-65076	SHOP	03/06/2013	89.34
PIERCE BROTHERS	015-1500-65070	SUPPLIES	02/26/2013	28.00
SANDRY FIRE SUPPLY LLC	015-1500-63410	P & E REPAIRS	02/27/2013	260.43
TELRITE CORPORATION	015-1500-63730	LONG DISTANCE SERVICE	02/22/2013	18.75
UNUM LIFE INSURANCE CO OF	015-1500-61550	LIFE, AD&D AND LTD INSURAN	03/19/2013	55.03
VERIZON WIRELESS	015-1500-63730	FIRE CELL PHONE	02/26/2013	10.75
WARREN COUNTY ENGINEER	015-1500-65050	FUEL DISTRIBUTION	03/05/2013	1,309.60

Total FIRE FUND:

5,119.90

AMBULANCE FUND

AIRGAS USA LLC	016-1600-65070	OXYGEN	03/05/2013	30.70
AIRGAS USA LLC	016-1600-65070	OXYGEN	02/28/2013	53.36
BOUND TREE MEDICAL LLC	016-1600-65070	SUPPLIES	02/28/2013	14.70
GATEWAY EDI	016-1600-64990	ELECTRONIC FILING	03/01/2013	37.00
HY-VEE FOOD STORE	016-1600-65070	MEDICATION SUPPLIES	02/09/2013	81.34
INFOMAX OFFICE SYSTEMS IN	016-1600-63400	COPIER/CONTRACT	02/28/2013	16.29
IOWA EMS ASSOC.	016-1600-62100	ANNUAL DUES	03/11/2013	250.00
MAHASKA COMMUNICATION G	016-1600-63730	TELEPHONE	03/01/2013	28.50
MERCY COLLEGE OF HEALTH	016-1600-65051	TATE EMT CLASS	03/15/2013	725.00
MERCY COLLEGE OF HEALTH	016-1600-65051	SMITH EMT CLASS	03/15/2013	725.00
MOHR, THOMAS	016-1600-66990	REFUND	03/08/2013	325.00
O'REILLY AUTO PARTS	016-1600-65051	VEHICLE PARTS	03/04/2013	37.77
PHILIPS MEDICAL CAPITAL	016-1600-67245	MONITOR LEASE	03/09/2013	767.74
TELRITE CORPORATION	016-1600-63730	LONG DISTANCE SERVICE	02/22/2013	.93
U.S. BANK	016-1600-65070	APPLICATION FEE FOR MEDIC	03/06/2013	532.00
UNUM LIFE INSURANCE CO OF	016-1600-61550	LIFE, AD&D AND LTD INSURAN	03/19/2013	234.25
VERIZON WIRELESS	016-1600-63730	EMS CELL PHONE	02/26/2013	367.91
WARREN COUNTY ENGINEER	016-1600-65050	FUEL DISTRIBUTION	03/05/2013	1,531.63

Total AMBULANCE FUND:

5,759.12

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
LIBRARY FUND				
911 ETC INC	041-4100-63730	911 MONTHLY ACCESS CHARG	02/28/2013	9.17
AUDIOGO	041-4100-65021	2 BOOKS ON CD	01/17/2013	80.00
AUDIOGO	041-4100-65021	2 BOOKS ON CD	01/28/2013	80.00
BAKER & TAYLOR ENTERTAIN	041-4100-65021	CD'S	01/17/2013	66.53
BAKER & TAYLOR ENTERTAIN	041-4100-65022	DVD'S	01/17/2013	134.21
BAKER & TAYLOR ENTERTAIN	041-4100-65022	DVD	01/17/2013	22.93
BAKER & TAYLOR ENTERTAIN	041-4100-65022	DVD'S	01/25/2013	59.92
BAKER & TAYLOR ENTERTAIN	041-4100-65021	CD	02/08/2013	26.63
BAKER & TAYLOR ENTERTAIN	041-4100-65021	CD	02/14/2013	7.39
BAKER & TAYLOR ENTERTAIN	041-4100-65022	DVD	02/14/2013	14.79
BAKER & TAYLOR ENTERTAIN	041-4100-65021	CD'S	02/14/2013	201.94
BAKER & TAYLOR ENTERTAIN	041-4100-65022	DVD'S	02/14/2013	228.44
BAKER AND TAYLOR	041-4100-65020	BOOK	02/18/2013	20.71-
BAKER AND TAYLOR	041-4100-65020	BOOKS	01/16/2013	148.20
BAKER AND TAYLOR	041-4100-65020	BOOKS	01/22/2013	376.27
BAKER AND TAYLOR	041-4100-65020	BOOKS	01/29/2013	378.23
BAKER AND TAYLOR	041-4100-65020	BOOKS	02/05/2013	548.44
BAKER AND TAYLOR	041-4100-65020	BOOKS	02/06/2013	58.19
BAKER AND TAYLOR	041-4100-65020	BOOKS	02/11/2013	105.49
BAKER AND TAYLOR	041-4100-65020	BOOKS	02/14/2013	1,127.05
BAKER AND TAYLOR	041-4100-65021	BOOK ON CD	02/14/2013	32.92
BAKER AND TAYLOR	041-4100-65020	BOOKS	01/30/2013	90.52
BARKER, JOHN	041-4100-65020	1 BOOK	03/01/2013	19.95
CARLSON, JANE	041-4100-62700	MILEAGE FEB 2013	03/01/2013	22.09
CENTURION HOLDINGS I LLC	041-4100-67240	SMART SHIELD ANNUAL MAINT	03/07/2013	164.00
CITY OF INDIANOLA - UTILITY	041-4100-63710	UTILITIES	02/28/2013	1,029.60
CR SERVICES	041-4100-64090	MONTHLY CLEANING	02/20/2013	1,255.00
CR SERVICES	041-4100-65071	CLEANING SUPPLIES	02/20/2013	.59
DEMCO EDUCATIONAL CORP	041-4100-65070	BOOK ENDS AND NEW LABELS	02/26/2013	118.61
HOBBY LOBBY	041-4100-65079	PROGRAM SUPPLIES	03/08/2013	2.99
HOBBY LOBBY	041-4100-65079	PROGRAM SUPPLIES	02/23/2013	3.96
HY-VEE FOOD STORE	041-4100-65079	PROGRAM SUPPLIES	03/10/2013	12.18
INDOFF INCORPORATED	041-4100-65070	OFFICE SUPPLIES	02/22/2013	40.53
INDOFF INCORPORATED	041-4100-65070	OFFICE SUPPLIES	02/27/2013	166.37
INFOMAX OFFICE SYSTEMS IN	041-4100-64990	MONTHLY MAINTENANCE	03/04/2013	55.70
IOWA ASSOC OF MUN UTILITIE	041-4100-62300	2/6/13 SAFETY TRAINING - LIBR	02/25/2013	111.45
IOWA WATER MANAGEMENT C	041-4100-63100	WATER MGMT - LIBRARY	02/28/2013	40.00
JESS' LOCK AND KEY	041-4100-63100	SERVICE CALL - DOOR LOCK S	02/13/2013	52.45
MAHASKA COMMUNICATION G	041-4100-63730	TELEPHONE	03/01/2013	71.46
MAHASKA COMMUNICATION G	041-4100-63730	INTERNET	03/01/2013	21.99
MID AMERICAN ENERGY CO.	041-4100-63710	59090-18015 NATURAL GAS FO	02/21/2013	610.34
RANDOM HOUSE INC.	041-4100-65021	BOOK ON CD	01/17/2013	28.50
RANDOM HOUSE INC.	041-4100-65021	BOOK ON CD	02/01/2013	30.00
RANDOM HOUSE INC.	041-4100-65021	BOOK ON CD	02/08/2013	30.00
RANDOM HOUSE INC.	041-4100-65021	BOOK ON CD	02/08/2013	30.00
RECORDED BOOKS LLC	041-4100-65021	BOOK ON CD	01/23/2013	31.50
RECORDED BOOKS LLC	041-4100-65021	BOOK ON CD	02/01/2013	58.20
RECORDED BOOKS LLC	041-4100-65021	BOOKS ON CD	02/05/2013	198.00
RECORDED BOOKS LLC	041-4100-65021	BOOK ON CD	02/12/2013	99.00
RECORDED BOOKS LLC	041-4100-65021	BOOK ON CD	02/13/2013	82.20
RECORDED BOOKS LLC	041-4100-65022	DVD	02/21/2013	33.00
RECORD-HERALD & INDIANOL	041-4100-65020	RENEW SUBSCRIPTION 4/1/13/-	03/21/2013	14.55
SPRINGER PEST SOLUTIONS D	041-4100-64990	MONTHLY SERVICE	03/11/2013	53.00
T.R.M. DISPOSAL LLC	041-4100-64090	GARBAGE DISPOSAL	02/25/2013	89.00
TELRITE CORPORATION	041-4100-63730	LONG DISTANCE SERVICE	02/22/2013	8.82
U.S. BANK	041-4100-65022	AMAZON - 368258 2 DVD'S	03/06/2013	37.31
U.S. BANK	041-4100-65020	AMAZON - 368258 1 BOOK	03/06/2013	14.99

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
UNIQUE MANAGEMENT SERVI	041-4100-64990	PLACEMENTS	03/01/2013	59.70
UNUM LIFE INSURANCE CO OF	041-4100-61550	LIFE, AD&D AND LTD INSURAN	03/19/2013	94.79
WAL-MART STORES INC.	041-4100-65079	PROGRAM SUPPLIES	02/24/2013	7.97
WAL-MART STORES INC.	041-4100-65079	PROGRAM SUPPLIES	03/04/2013	21.60
WAL-MART STORES INC.	041-4100-65070	OFFICE SUPPLIES	02/13/2013	7.97
WAL-MART STORES INC.	041-4100-65079	PROGRAM SUPPLIES	02/13/2013	13.96
Total LIBRARY FUND:				8,619.87
PARK & RECREATION FUND				
911 ETC INC	042-4370-63730	911 MONTHLY ACCESS CHARG	02/28/2013	4.17
911 ETC INC	042-4200-63730	911 MONTHLY ACCESS CHARG	02/28/2013	13.33
AMERICAN PUBLIC GARDENS	042-4300-62100	APGA MEMBERSHIP DUES 201	03/07/2013	150.00
BFG SUPPLY COMPANY	042-4345-65200	CUTTINGS	01/14/2013	98.39
BFG SUPPLY COMPANY	042-4300-65079	PLANT SALE	02/12/2013	703.74
BFG SUPPLY COMPANY	042-4345-65200	GREENHOUSE	02/12/2013	763.12
BFG SUPPLY COMPANY	042-4300-65079	PLANT SALE	02/26/2013	134.30
BFG SUPPLY COMPANY	042-4345-65200	GREENHOUSE	03/05/2013	128.43
BOB'S CUSTOM TROPHIES	042-4200-65990	NAME BADGES, CLOCK	03/08/2013	92.50
BOB'S CUSTOM TROPHIES	042-4320-65070	PLAQUE - VANDERLINDEN	03/13/2013	26.10
BORGMAN, KEN	042-4480-64250	BASKETBALL OFFICIAL	03/12/2013	144.00
BOWLIN, MIKE	042-4300-62300	CONFERENCE MEALS	02/28/2013	44.11
CAMBRON & THACKER	042-4350-65070	MCCORD PARK-CONCRETE W	03/14/2013	2,400.00
CENTURYLINK	042-4355-63730	911 PHONE	02/22/2013	53.08
CITY OF INDIANOLA - UTILITY	042-4355-63710	UTILITIES - MEMORIAL	02/28/2013	34.40
CITY OF INDIANOLA - UTILITY	042-4310-63710	UTILITIES - BARKER	02/28/2013	25.92
CITY OF INDIANOLA - UTILITY	042-4375-63710	UTILITIES - PICKARD	02/28/2013	119.68
CITY OF INDIANOLA - UTILITY	042-4350-63710	UTILITIES - MCCORD	02/28/2013	36.97
CITY OF INDIANOLA - UTILITY	042-4405-63710	UTILITIES	02/28/2013	650.98
CITY OF INDIANOLA - UTILITY	042-4330-63710	UTILITIES - DOWNEY	02/28/2013	28.08
CITY OF INDIANOLA - UTILITY	042-4370-63710	UTILITIES - SHOP	02/28/2013	290.19
CITY OF INDIANOLA - UTILITY	042-4315-63710	UTILITIES - TRAIL	02/28/2013	20.00
CITY OF INDIANOLA - UTILITY	042-4375-63710	UTILITIES - PICKARD	02/28/2013	76.00
CITY OF INDIANOLA - UTILITY	042-4360-63710	UTILITIES - MOATS	02/28/2013	27.76
CITY OF INDIANOLA - UTILITY	042-4320-63710	UTILITIES - BUXTON	02/28/2013	145.28
CITY SUPPLY CORPORATION	042-4350-65070	FAUCETS & SINKS	02/20/2013	381.27
CNM OUTDOOR EQUIPMENT	042-4340-65070	CUTTING WEDGES	03/13/2013	20.82
CORY, TARRY	042-4480-64250	BASKETBALL OFFICIAL	03/12/2013	240.00
CR SERVICES	042-4370-65070	HAND CLEANER	02/25/2013	10.69
CR SERVICES	042-4405-64090	CLEANING - MARCH 2013	03/15/2013	2,420.00
CR SERVICES	042-4405-64090	TOILET PAPER/AIR FRESHNER	03/15/2013	92.27
DEPT OF INSPECTIONS/APPEA	042-4499-64200	CONCESSIONS PERMIT - ADUL	03/11/2013	114.50
DEPT OF INSPECTIONS/APPEA	042-4499-64200	CONCESSION PERMIT - YOUTH	03/11/2013	67.50
DES MOINES BICYCLE COLLEC	042-4200-65990	TRAIL MAPS	02/26/2013	35.00
DETAILS PLUS	042-4330-65070	SPRAY FOUNTAIN	03/14/2013	200.00
DLH GRAFX	042-4485-61810	DANCE SHIRTS	02/22/2013	35.06
DLH GRAFX	042-4485-61810	DANCE SHIRTS	03/06/2013	90.28
FAREWAY STORE	042-4460-65070	ICE - PING PONG EVENT	02/15/2013	3.79
FASTENAL	042-4320-65070	SIGN BOLTS	03/13/2013	6.52
FASTENAL	042-4300-65070	BOLTS	03/08/2013	18.10
GENUS LANDSCAPE ARCHITE	042-4375-64990	OAK SAVANNA PLAN PREP	03/01/2013	3,084.60
HENRY, D. LYNN	042-4480-64250	BASKETBALL OFFICIAL	03/12/2013	264.00
INDOFF INCORPORATED	042-4200-65060	ORGANIZER, RUBBER BANDS,	03/08/2013	28.77
INDOFF INCORPORATED	042-4370-65060	CALENDER	03/12/2013	20.43
IOWA ASSOC OF MUN UTILITIE	042-4300-62300	2/6/13 SAFETY TRAINING - PAR	02/25/2013	133.74
IOWA ENERGY - IOWA BASKET	042-4480-64990	IOWA ENERGY TICKETS	03/05/2013	705.00
IOWA P.R.A.	042-4300-62300	IPRA SPRING CONF - MIKE BO	03/04/2013	225.00
IOWA STATE UNIVERSITY	042-4300-62300	SHADE TREE SHORT COURSE	02/28/2013	35.00

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
J & M DISPLAYS INC	042-4460-64990	FIREWORKS	03/11/2013	8,000.00
KONICA MINOLTA BUSINESS S	042-4200-65060	COPIES	02/28/2013	16.50
MAHASKA COMMUNICATION G	042-4370-63730	TELEPHONE	03/01/2013	32.48
MAHASKA COMMUNICATION G	042-4405-63730	TELEPHONE	03/01/2013	63.50
MAHASKA COMMUNICATION G	042-4200-63730	TELEPHONE	03/01/2013	97.44
MAHASKA COMMUNICATION G	042-4200-63730	INTERNET	03/01/2013	21.99
MC COY HARDWARE INC	042-4350-65070	PLUMB SUPPLIES	02/25/2013	22.10
MC COY HARDWARE INC	042-4365-65070	SPREADER	03/01/2013	76.49
MC COY HARDWARE INC	042-4350-65070	PLUMB SUPPLIES	03/04/2013	22.54
MC COY HARDWARE INC	042-4350-65070	PLUMB SUPPLIES	03/04/2013	17.64
MC COY HARDWARE INC	042-4320-65070	HOSE MENDER	03/08/2013	4.94
MC COY HARDWARE INC	042-4350-65070	ELECTRIC SUPPLIES	03/08/2013	25.33
MC COY HARDWARE INC	042-4405-63100	PAINT	03/08/2013	15.34
MC COY HARDWARE INC	042-4320-65070	BOLTS	03/11/2013	27.73
MC COY HARDWARE INC	042-4320-65070	BOLTS	03/13/2013	1.94
MICHEL, THERESA	042-4495-66990	REFUND PARK/REC FEE	03/08/2013	67.00
MID AMERICAN ENERGY CO.	042-4405-63710	51980-51021 FUEL HEAT (693 T	02/21/2013	502.26
MIDWEST OFFICE TECH	042-4200-65060	COPIES	02/28/2013	34.00
NINER, TERESA	042-4465-66990	REFUND - CLASS CANCELLED	03/05/2013	12.00
O'REILLY AUTO PARTS	042-4300-65051	WARNING LIGHT	02/26/2013	99.99
O'REILLY AUTO PARTS	042-4300-65050	BATTERY	03/07/2013	94.97
O'REILLY AUTO PARTS	042-4300-65050	BATTERY CORE RETURN	03/07/2013	15.00-
O'REILLY AUTO PARTS	042-4495-63410	FILTERS	03/13/2013	68.70
O'REILLY AUTO PARTS	042-4495-63410	HYD OIL	03/14/2013	8.99
O'REILLY AUTO PARTS	042-4300-65050	OIL DRY	03/14/2013	5.79
O'REILLY AUTO PARTS	042-4300-65051	FUSES	03/18/2013	9.99
PAWLETZKI, TYLER	042-4480-64250	BASKETBALL OFFICIAL	03/12/2013	24.00
PER MAR SECURITY	042-4405-64990	FIRE ALARM SERVICE	03/08/2013	116.79
PETTY CASH-RECREATION	042-4200-65080	POSTAGE	03/04/2013	7.87
PETTY CASH-RECREATION	042-4200-65080	POSTAGE	03/07/2013	16.12
PORTER, PENNY	042-4465-66990	REFUND - CLASS CANCELLED	03/05/2013	14.00
RECORD-HERALD & INDIANOL	042-4200-64020	LEGAL NOTICE - CONCESSION	03/03/2013	18.41
ROGER BATES GARAGE	042-4300-65050	TANK DECAL	01/16/2013	20.10
RUNYAN, KRISTEN	042-4495-66990	REFUND P & R	03/06/2013	66.00
SIMPSON COLLEGE	042-4300-65079	THINK SPRING LUNCH	02/23/2013	1,962.50
TELRITE CORPORATION	042-4200-63730	LONG DISTANCE PHONE	02/22/2013	4.75
THEISEN'S	042-4300-65050	SUTO SUPPLIES	03/07/2013	26.89
U.S. BANK	042-4200-64140	4X6 CARDS-PLANT SALE	03/06/2013	31.62
U.S. BANK	042-4485-62100	YOUTH DANCE COMPETITION	03/06/2013	400.00
U.S. BANK	042-4315-65070	BIKE TRAIL STENCILS	03/06/2013	173.01
U.S. BANK	042-4405-65070	ROOF SEALER	03/06/2013	153.17
U.S. BANK	042-4200-65990	PROMO PENS	03/06/2013	483.93
U.S. BANK	042-4200-64190	ADOBE SOFTWARE SUBSCRIP	03/06/2013	29.99
UNUM LIFE INSURANCE CO OF	042-4300-61550	LIFE, AD&D AND LTD INSURAN	03/19/2013	125.91
UNUM LIFE INSURANCE CO OF	042-4400-61550	LIFE, AD&D AND LTD INSURAN	03/19/2013	40.82
UNUM LIFE INSURANCE CO OF	042-4200-61550	LIFE, AD&D AND LTD INSURAN	03/19/2013	133.43
WAL-MART STORES INC.	042-4465-65070	AFTER SCHOOL SNACKS	03/07/2013	30.46
WAL-MART STORES INC.	042-4200-65070	SCISSORS, VINEGAR, PENS	02/27/2013	9.70
WAL-MART STORES INC.	042-4300-65070	SHOP SUPPLIES	03/14/2013	32.17
WAL-MART STORES INC.	042-4200-65070	DOC FRAMES	03/03/2013	18.00
WAL-MART STORES INC.	042-4200-65070	TOTE, DUCT TAPE	03/01/2013	11.34
WAL-MART STORES INC.	042-4200-65070	WRITING PADS	03/07/2013	3.67
WARREN COUNTY ENGINEER	042-4300-65050	FUEL DISTRIBUTION	03/05/2013	338.26
WARREN COUNTY ENGINEER	042-4400-65050	FUEL DISTRIBUTION	03/05/2013	114.03
WEBER, CHRIS	042-4480-64250	BASKETBALL OFFICIAL	03/12/2013	96.00
Total PARK & RECREATION FUND:				28,280.46

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
POOL (MEMORIAL) FUND				
911 ETC INC	045-4500-63730	911 MONTHLY ACCESS CHARG	02/28/2013	1.67
CITY OF INDIANOLA - UTILITY	045-4500-63710	POOL UTILITIES	02/28/2013	207.30
MAHASKA COMMUNICATION G	045-4500-63730	TELEPHONE	03/01/2013	12.99
Total POOL (MEMORIAL) FUND:				221.96
ROAD USE TAX FUND				
911 ETC INC	110-2100-63730	911 MONTHLY ACCESS CHARG	02/28/2013	1.67
BLACKMAN, RYAN	110-2100-61440	WELLNESS MARCH 2013	03/01/2013	25.00
BROWN SUPPLY CO. INC.	110-2500-65070	TIRE CHAINS	02/27/2013	1,170.00
CENTURYLINK	110-2100-63730	TRAFFIC SIGNALS	02/22/2013	46.54
CIRCLE B CASHWAY	110-2100-65076	LUMBER	03/07/2013	24.54
CR SERVICES	110-2100-64090	PAPER PRODUCTS	03/12/2013	7.28
CR SERVICES	110-2100-64090	PAPER PRODUCTS	03/12/2013	35.67
CR SERVICES	110-2100-65500	HARD HATS	03/12/2013	54.35
CUNNINGHAM, GARRY	110-2100-61440	WELLNESS MARCH 2013	03/01/2013	25.00
DOWNEY TIRE SERVICE	110-2100-63320	TIRE REPAIR	01/31/2013	41.45
DOWNEY TIRE SERVICE	110-2100-63320	NEW TIRE	03/01/2013	262.43
FASTENAL	110-2100-63320	SWEEPER PARTS	03/19/2013	61.53
FASTENAL	110-2500-63320	CHAIN COUPLINGS	03/04/2013	57.89
FASTENAL	110-2500-63320	PLOW BOLTS/NUTS	03/05/2013	209.12
HALLETT MATERIALS	110-2500-65070	SKID SAND	02/23/2013	582.26
HALLETT MATERIALS	110-2500-65070	SKID SAND	02/23/2012	562.09
HALLETT MATERIALS	110-2500-65070	SKID SAND	03/02/2013	1,689.85
INFOMAX OFFICE SYSTEMS IN	110-2100-63400	COPIER/CONTRACT	02/28/2013	1.48
INLAND TRUCK PARTS	110-2100-63320	NEW BRAKES	03/01/2013	964.37
INLAND TRUCK PARTS	110-2100-63320	FRONT SPRINGS	03/04/2013	2,072.40
LOGAN CONTRACTORS SUPPL	110-2100-63450	RE-ROD/DOWELS/HANDICAP P	03/15/2013	4,401.42
MAHASKA COMMUNICATION G	110-2100-63730	TELEPHONE	03/01/2013	12.99
MAHASKA COMMUNICATION G	110-2100-64900	INTERNET	03/01/2013	21.99
MARTIN MARIETTA MATERIALS	110-2100-65073	ROAD STONE	03/11/2013	4,276.71
MC COY HARDWARE INC	110-2100-65076	PAINT	03/08/2013	8.97
MC COY HARDWARE INC	110-2100-65076	KEYS	03/12/2013	6.18
MURPHY TRACTOR & EQUIPM	110-2100-63320	FRONT AXLE/REPAIRED OIL LE	02/28/2013	6,036.11
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	02/25/2013	180.00
NORWALK READY-MIXED CON	110-2100-63450	CONCRETE	03/13/2013	879.00
O'HALLORAN INTERNATIONAL	110-2100-63320	REPAIRS	03/14/2013	1,078.81
O'REILLY AUTO PARTS	110-2100-63320	BELT	01/14/2013	34.26
O'REILLY AUTO PARTS	110-2100-63320	WIPER BLADES	03/01/2013	39.96
O'REILLY AUTO PARTS	110-2100-63320	FILTERS	03/04/2013	130.81
O'REILLY AUTO PARTS	110-2100-63320	FILTERS	03/04/2013	36.58
O'REILLY AUTO PARTS	110-2100-63320	WIPER BLADES	03/07/2013	37.99
O'REILLY AUTO PARTS	110-2100-63320	HYD HOSE	03/08/2013	30.10
PIERCE BROTHERS	110-2100-65076	PIPE	02/06/2013	58.00
PIERCE BROTHERS	110-2100-65076	HANGERS	02/07/2013	22.00
PIERCE BROTHERS	110-2100-65076	HANGERS	02/07/2013	12.00
PIERCE BROTHERS	110-2100-65076	STEEL	02/07/2013	126.00
PIERCE BROTHERS	110-2100-65076	STEEL/WELDING ROD	02/08/2013	88.00
PIERCE BROTHERS	110-2100-65076	STEEL PLATES	02/14/2013	18.00
PIERCE BROTHERS	110-2100-65076	ACETYLEN TANK	02/19/2013	79.47
PIERCE BROTHERS	110-2100-65076	STEEL	02/21/2013	9.00
PIERCE BROTHERS	110-2100-65076	STEEL	02/21/2013	26.00
PIERCE BROTHERS	110-2100-65076	STEEL TUBING	02/05/2013	42.00
PIERCE BROTHERS	110-2100-65076	HANGERS	02/08/2013	24.00
PIERCE BROTHERS	110-2100-65076	STEEL	02/21/2013	8.00
THEISEN'S	110-2100-65076	SCOOPS	03/02/2013	3.99
THEISEN'S	110-2100-65072	SHOVELS/BROOM	03/13/2013	83.95

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
TITAN MACHINERY	110-2100-63320	REPAIR FLOAT	03/13/2013	513.91
TRUCK EQUIPMENT INC	110-2500-63320	BLADE GUIDES	03/01/2013	290.88
UNUM LIFE INSURANCE CO OF	110-2100-61550	LIFE, AD&D AND LTD INSURAN	03/19/2013	206.61
VANDERPOOL CONSTRUCTIO	110-2100-63450	HAULING SAND/SNOW	03/04/2013	2,176.34
VETTER EQUIPMENT CO	110-2100-63320	REPAIRED SWITCH	01/31/2013	375.80
WARREN COUNTY ENGINEER	110-2100-65050	FUEL DISTRIBUTION	03/05/2013	7,486.89
WASTE MANAGEMENT OF IOW	110-2100-64090	TRASH - MARCH 2013	03/01/2013	32.00
WINTER EQUIPMENT COMPAN	110-2500-63320	PLOW GUARDS	03/06/2013	3,844.88
YANDO, ED	110-2100-61810	CLOTHING ALLOWANCE	03/02/2013	65.02
ZEE MEDICAL SERVICES	110-2100-65500	MEDICAL SUPPLIES	03/18/2013	90.50
Total ROAD USE TAX FUND:				40,716.88
LIBRARY SPECIAL REVENUE FUND				
BAKER AND TAYLOR	141-4100-65020	BOOKS	01/16/2013	28.14
BAKER AND TAYLOR	141-4100-65020	BOOKS	01/22/2013	25.72
BAKER AND TAYLOR	141-4100-65020	BOOK	01/29/2013	13.44
BAKER AND TAYLOR	141-4100-65020	BOOKS	02/05/2013	24.65
BAKER AND TAYLOR	141-4100-65020	BOOKS	02/14/2013	107.28
BAKER AND TAYLOR	141-4100-65024	BOOK ON CD	02/14/2013	24.36
INDOFF INCORPORATED	141-4100-65024	OFFICE SUPPLIES	02/22/2013	122.11
THOMSON GALE	141-4100-65020	10 BOOKS	01/22/2013	266.30
THOMSON GALE	141-4100-65020	2 BOOKS	01/25/2013	41.58
Total LIBRARY SPECIAL REVENUE FUND:				653.58
PARK & REC SPECIAL REV FUND				
J & M DISPLAYS INC	142-4650-64990	FIREWORKS	03/11/2013	4,000.00
PETTY CASH-RECREATION	142-4615-65992	KEY CARD - DARR	03/04/2013	25.00
PETTY CASH-RECREATION	142-4615-65992	KEY CARD - CROUSE	03/04/2013	25.00
PETTY CASH-RECREATION	142-4615-65992	KEY CARD - AVON	03/04/2013	25.00
PETTY CASH-RECREATION	142-4615-65992	KEY CARD - TOBIN	03/04/2013	49.00
PETTY CASH-RECREATION	142-4615-65992	KEY CARD - KINSEY	03/04/2013	24.00
Total PARK & REC SPECIAL REV FUND:				4,148.00
CAPITAL PROJECTS FUND				
AL COFFMAN CONSTRUCTION	301-4375-67804	DUGOUT ROOFS - PICKARD	03/12/2013	14,020.00
BALL TEAM LLC	301-8000-64990	DRAW #14 - PROJ MGMT	03/01/2013	4,246.00
ENVIROTRAXX LLC	301-8000-64990	YMCA SOIL TESTING SERV	03/18/2013	720.00
ENVIROTRAXX LLC	301-8000-64990	YMCA SOIL TESTING SERV	03/18/2013	300.00
INDIANOLA MUNICIPAL UTILITI	301-4375-67804	ELECTRIC CABLE RELATION	10/24/2012	581.77
LARSON & LARSON CONSTRU	301-8000-67000	WELLNESS CENTER CONSTRU	03/04/2013	869,833.79
MOODY'S INVESTORS SERVIC	301-8000-64990	BOND RATING FEES-YMCA & S	03/12/2013	5,175.00
MULTIVISTA	301-8000-64990	PHOTO DOCUMENTATION - YM	03/10/2013	720.00
SVPA ARCHITECTS INC	301-8000-64990	ARCHITECT FEE - YMCA	03/06/2013	7,567.06
Total CAPITAL PROJECTS FUND:				903,163.62
STREET CAPITAL PROJECTS FUND				
IOWA DEPT OF NATURAL RES	321-2100-67714	NPDES PERMIT FEE	03/12/2013	175.00
MOODY'S INVESTORS SERVIC	321-7100-68900	BOND RATING FEES-YMCA & S	03/12/2013	5,175.00
Total STREET CAPITAL PROJECTS FUND:				5,350.00
SEWER FUND				
911 ETC INC	610-8300-63730	911 MONTHLY ACCESS CHARG	02/28/2013	6.67
CENTURYLINK	610-8300-63730	PHONE	02/22/2013	44.12

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
ELECTRIC MOTORS CORP.	610-8350-65072	BLENDING TANK/RECIRC PUM	03/07/2013	1,088.68
FASTENAL	610-8325-65072	MISC PARTS	03/04/2013	26.30
HACH COMPANY	610-8350-65012	LAB SUPPLIES	03/01/2013	259.74
HUNERDOSSE, JORY	610-8300-64990	EASEMENT-PH.4 SEWER REHA	03/18/2013	400.00
INTERSTATE POWER SYSTEM	610-8325-63410	PLAINVIEW GENERATOR	03/04/2013	1,203.96
INTERSTATE POWER SYSTEM	610-8325-63410	MCCORD GENERATOR	03/06/2013	390.90
IOWA ONE CALL	610-8325-64990	WPC-LOCATING NOTIFICATION	03/07/2013	11.70
JESS' LOCK AND KEY	610-8350-65070	LOCKS	02/25/2013	259.00
JETCO INC	610-8325-63410	SP PUMP #1	03/06/2013	556.30
MAHASKA COMMUNICATION G	610-8300-63730	TELEPHONE	03/01/2013	51.97
MAHASKA COMMUNICATION G	610-8300-64990	INTERNET	03/01/2013	21.99
MC COY HARDWARE INC	610-8350-63100	DOOR KNOB	02/25/2013	34.99
MC COY HARDWARE INC	610-8350-63100	RET 1ST KNOB/NEW ONE	02/25/2013	.90-
MC COY HARDWARE INC	610-8325-65072	MISC PARTS, SP	03/01/2013	16.10
MC COY HARDWARE INC	610-8325-65072	MISC PARTS, SP	03/05/2013	40.96
MC COY HARDWARE INC	610-8350-65082	SHIPPING	03/14/2013	18.26
MC COY HARDWARE INC	610-8350-65072	MISC PARTS, NP	03/19/2013	4.12
MIDWEST OFFICE TECH	610-8300-64990	COPIES	02/28/2013	70.34
O'REILLY AUTO PARTS	610-8300-63320	BATTERY FOR SERV TRUCK	03/12/2013	109.49
O'REILLY AUTO PARTS	610-8300-63320	TURN IN OLD BATTERY	03/12/2013	15.00-
SHULL AND CO	610-8300-64010	SEWER AUDIT	02/26/2013	600.00
TELRITE CORPORATION	610-8300-63730	LONG DISTANCE SERVICE	02/22/2013	5.65
THEISEN'S	610-8325-65072	SOUTH PLANT PUMP MISC	02/21/2013	38.33
THEISEN'S	610-8350-65070	DRILL BIT	02/28/2013	34.99
THOMPSON ENVIRONMENTAL	610-8300-64900	TITLE V PERMITTING - DRAFTI	02/28/2013	1,152.00
THOMPSON ENVIRONMENTAL	610-8300-64900	TITLE V PERMITTING - DRAFTI	02/28/2013	488.72
U.S. BANK	610-8350-65072	HARBOR FRT--TOOLS	03/06/2013	342.62
U.S. BANK	610-8350-62100	COLL SYS CONF - JUSTIN	03/06/2013	135.00
U.S. BANK	610-8350-62100	COLL SYS CONF - TY	03/06/2013	135.00
U.S. BANK	610-8350-62100	COLL SYS CONF - DAN	03/06/2013	90.00
U.S. BANK	610-8350-65070	FRIDGE	03/06/2013	128.99
U.S. BANK	610-8350-65060	STAPLES MISC OFFICE SUPP	03/06/2013	52.23
U.S. BANK	610-8350-65072	GO SWITCH NORTH CLARIFIER	03/06/2013	156.33
UNUM LIFE INSURANCE CO OF	610-8300-61550	LIFE, AD&D AND LTD INSURAN	03/19/2013	147.75
WAL-MART STORES INC.	610-8350-65060	TOILET PAPER	03/08/2013	16.97
WARREN CO OIL CO	610-8350-65049	PROPANE	03/19/2013	2,432.00
WARREN COUNTY ENGINEER	610-8300-65050	FUEL DISTRIBUTION	03/05/2013	1,102.83
WILBUR, NOLA CARYLL	610-8300-66989	I & REIMBURSEMENT - 701 W 3	02/25/2013	237.50
Total SEWER FUND:				11,896.60
RECYCLING FUND				
WASTE MANAGEMENT OF IOW	670-8400-64701	RECYCLING APT 494-0152822-0	03/01/2013	3,124.72
WASTE MANAGEMENT OF IOW	670-8400-64702	RECYCLING TOTES 494-015285	03/01/2013	10.00
WASTE MANAGEMENT OF IOW	670-8400-64702	RECYCLING TOTES 494-015285	03/01/2013	10.00
WASTE MANAGEMENT OF IOW	670-8400-64702	RECYCLING TOTES 494-015281	03/01/2013	10.00
WASTE MANAGEMENT OF IOW	670-8400-64700	DEBIT PRORATE - CO CHARGE	03/01/2013	21,373.20
WASTE MANAGEMENT OF IOW	670-8400-64700	RESIDENTIAL RECYCLING - 494	03/20/2013	12,504.50
Total RECYCLING FUND:				37,032.42
HRA FUND				
BAUGHMAN, BRENT	830-1500-61525	DENTAL EXPENSE	03/20/2013	99.00
BREEDEN, ED	830-8300-61525	MEDICAL EXPENSE	03/18/2013	257.07
BREEDEN, ED	830-8300-61525	MEDICAL EXPENSE	03/12/2013	137.94
BRUCE, TAMMY	830-1100-61525	MEDICAL EXPENSE	03/04/2013	7.00
HAWKINS, ROB	830-1100-61525	DENTAL EXPENSE	03/20/2013	477.48
HOMMER, TIM	830-8200-61525	DENTAL EXPENSE	03/14/2013	173.00

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
JACOBS, SKYE	830-8300-61525	DENTAL EXPENSE	03/13/2013	286.00
JACOBS, SKYE	830-6500-61525	MEDICAL EXPENSE	03/07/2013	70.00
KAPPELMAN, LU ANN	830-6500-61525	VISION EXPENSE	03/11/2013	224.20
KELLER, JUSTIN	830-1100-61525	VISION EXPENSE	03/18/2013	854.00
OFFENBURGER, LINDSEY	830-8300-61525	MEDICAL EXPENSE	03/15/2013	128.12
OFFENBURGER, TYLER	830-8200-61525	MEDICAL EXPENSE	03/01/2013	97.81
PETERS, RICH	830-1100-61525	MEDICAL EXPENSE	03/06/2013	230.00
Total HRA FUND:				3,041.62
CITY LIAB INS RESERVE FUND				
EXTINGUISHER COMPANY, TH	850-1100-64089	DAMAGED PROPERTY FROM A	03/13/2013	50.00
GRAFIX SHOPPE	850-1100-64089	DAMAGED PROPERTY FROM A	03/12/2013	626.20
IA COMMUNITIES ASSURANCE	850-8300-64089	DAMAGE CLAIM-SHARP	03/12/2013	5,000.00
STOPTECH, LTD	850-1100-64089	DAMAGED PROPERTY FROM A	03/06/2013	475.00
Total CITY LIAB INS RESERVE FUND:				6,151.20
Grand Totals:				1,100,099.73

City Council: _____

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
911 ETC INC				
911 ETC INC	911 MONTHLY ACCESS CHARGE	02/28/2013	10.82	GENERAL FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	02/28/2013	2.50	GENERAL FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	02/28/2013	1.67	ROAD USE TAX FU
911 ETC INC	911 MONTHLY ACCESS CHARGE	02/28/2013	15.00	POLICE FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	02/28/2013	9.17	FIRE FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	02/28/2013	1.67	POOL (MEMORIAL)
911 ETC INC	911 MONTHLY ACCESS CHARGE	02/28/2013	4.17	PARK & RECREATI
911 ETC INC	911 MONTHLY ACCESS CHARGE	02/28/2013	13.33	PARK & RECREATI
911 ETC INC	911 MONTHLY ACCESS CHARGE	02/28/2013	9.17	LIBRARY FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	02/28/2013	6.67	SEWER FUND
Total 911 ETC INC:			74.17	
AHLERS & COONEY P.C.				
AHLERS & COONEY P.C.	REVIEW OF MIN ASSESSMENT AGREEMEN	02/26/2013	804.00	GENERAL FUND
AHLERS & COONEY P.C.	TEMP CITY ATTY LEGAL FEES	02/26/2013	3,400.68	GENERAL FUND
Total AHLERS & COONEY P.C.:			4,204.68	
AIRGAS USA LLC				
AIRGAS USA LLC	OXYGEN	03/05/2013	30.70	AMBULANCE FUN
AIRGAS USA LLC	OXYGEN	02/28/2013	53.36	AMBULANCE FUN
Total AIRGAS USA LLC:			84.06	
AL COFFMAN CONSTRUCTION				
AL COFFMAN CONSTRUCTION	DUGOUT ROOFS - PICKARD	03/12/2013	14,020.00	CAPITAL PROJECT
Total AL COFFMAN CONSTRUCTION:			14,020.00	
AMERICAN BUSINESS PHONES				
AMERICAN BUSINESS PHONES	PHONE MAINTENANCE	02/26/2013	217.00	GENERAL FUND
Total AMERICAN BUSINESS PHONES:			217.00	
AMERICAN PUBLIC GARDENS				
AMERICAN PUBLIC GARDENS	APGA MEMBERSHIP DUES 2013	03/07/2013	150.00	PARK & RECREATI
Total AMERICAN PUBLIC GARDENS:			150.00	
AUBERT'S TOWING				
AUBERT'S TOWING	TOW/STORAGE	12/19/2012	195.00	POLICE FUND
Total AUBERT'S TOWING:			195.00	
AUDIOGO				
AUDIOGO	2 BOOKS ON CD	01/17/2013	80.00	LIBRARY FUND
AUDIOGO	2 BOOKS ON CD	01/28/2013	80.00	LIBRARY FUND
Total AUDIOGO:			160.00	
BAKER & TAYLOR ENTERTAINMENT				
BAKER & TAYLOR ENTERTAIN	CD'S	01/17/2013	66.53	LIBRARY FUND
BAKER & TAYLOR ENTERTAIN	DVD'S	01/17/2013	134.21	LIBRARY FUND
BAKER & TAYLOR ENTERTAIN	DVD	01/17/2013	22.93	LIBRARY FUND
BAKER & TAYLOR ENTERTAIN	DVD'S	01/25/2013	59.92	LIBRARY FUND
BAKER & TAYLOR ENTERTAIN	CD	02/08/2013	26.63	LIBRARY FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
BAKER & TAYLOR ENTERTAIN	CD	02/14/2013	7.39	LIBRARY FUND
BAKER & TAYLOR ENTERTAIN	DVD	02/14/2013	14.79	LIBRARY FUND
BAKER & TAYLOR ENTERTAIN	CD'S	02/14/2013	201.94	LIBRARY FUND
BAKER & TAYLOR ENTERTAIN	DVD'S	02/14/2013	228.44	LIBRARY FUND
Total BAKER & TAYLOR ENTERTAINMENT:			762.78	
BAKER AND TAYLOR				
BAKER AND TAYLOR	BOOK	02/18/2013	20.71	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	01/16/2013	148.20	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	01/16/2013	28.14	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	01/22/2013	376.27	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	01/22/2013	25.72	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	01/29/2013	378.23	LIBRARY FUND
BAKER AND TAYLOR	BOOK	01/29/2013	13.44	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	02/05/2013	548.44	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	02/05/2013	24.65	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	02/06/2013	58.19	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	02/11/2013	105.49	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	02/14/2013	1,127.05	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	02/14/2013	107.28	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOK ON CD	02/14/2013	32.92	LIBRARY FUND
BAKER AND TAYLOR	BOOK ON CD	02/14/2013	24.36	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	01/30/2013	90.52	LIBRARY FUND
Total BAKER AND TAYLOR:			3,068.19	
BALL TEAM LLC				
BALL TEAM LLC	DRAW #14 - PROJ MGMT	03/01/2013	4,246.00	CAPITAL PROJECT
Total BALL TEAM LLC:			4,246.00	
BARKER, JOHN				
BARKER, JOHN	1 BOOK	03/01/2013	19.95	LIBRARY FUND
Total BARKER, JOHN:			19.95	
BAUGHMAN, BRENT				
BAUGHMAN, BRENT	DENTAL EXPENSE	03/20/2013	99.00	HRA FUND
Total BAUGHMAN, BRENT:			99.00	
BECK ELECTRIC				
BECK ELECTRIC	ELECTRICAL WORK	02/27/2012	155.00	GENERAL FUND
Total BECK ELECTRIC:			155.00	
BFG SUPPLY COMPANY				
BFG SUPPLY COMPANY	CUTTINGS	01/14/2013	98.39	PARK & RECREATI
BFG SUPPLY COMPANY	PLANT SALE	02/12/2013	703.74	PARK & RECREATI
BFG SUPPLY COMPANY	GREENHOUSE	02/12/2013	763.12	PARK & RECREATI
BFG SUPPLY COMPANY	PLANT SALE	02/26/2013	134.30	PARK & RECREATI
BFG SUPPLY COMPANY	GREENHOUSE	03/05/2013	128.43	PARK & RECREATI
Total BFG SUPPLY COMPANY:			1,827.98	
BLACKMAN, RYAN				
BLACKMAN, RYAN	WELLNESS MARCH 2013	03/01/2013	25.00	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total BLACKMAN, RYAN:			25.00	
BOB'S CUSTOM TROPHIES				
BOB'S CUSTOM TROPHIES	NAME BADGES, CLOCK	03/08/2013	92.50	PARK & RECREATI
BOB'S CUSTOM TROPHIES	PLAQUE - VANDERLINDEN	03/13/2013	26.10	PARK & RECREATI
Total BOB'S CUSTOM TROPHIES:			118.60	
BORGMAN, KEN				
BORGMAN, KEN	BASKETBALL OFFICIAL	03/12/2013	144.00	PARK & RECREATI
Total BORGMAN, KEN:			144.00	
BOUND TREE MEDICAL LLC				
BOUND TREE MEDICAL LLC	SUPPLIES	02/28/2013	14.70	AMBULANCE FUN
Total BOUND TREE MEDICAL LLC:			14.70	
BOWLIN, MIKE				
BOWLIN, MIKE	CONFERENCE MEALS	02/28/2013	44.11	PARK & RECREATI
Total BOWLIN, MIKE:			44.11	
BRAVO GREATER DES MOINES				
BRAVO GREATER DES MOINES	BRAVO 28E AGREEMENT	03/18/2013	11,182.82	GENERAL FUND
Total BRAVO GREATER DES MOINES:			11,182.82	
BREEDEN, ED				
BREEDEN, ED	MEDICAL EXPENSE	03/18/2013	257.07	HRA FUND
BREEDEN, ED	MEDICAL EXPENSE	03/12/2013	137.94	HRA FUND
Total BREEDEN, ED:			395.01	
BROWN SUPPLY CO. INC.				
BROWN SUPPLY CO. INC.	TIRE CHAINS	02/27/2013	1,170.00	ROAD USE TAX FU
Total BROWN SUPPLY CO. INC.:			1,170.00	
BRUCE, TAMMY				
BRUCE, TAMMY	MEDICAL EXPENSE	03/04/2013	7.00	HRA FUND
Total BRUCE, TAMMY:			7.00	
BUHROW, LUKE				
BUHROW, LUKE	UNIFORMS - REIMBURSEMENT DAMAGED I	03/11/2013	142.60	POLICE FUND
Total BUHROW, LUKE:			142.60	
CAMBRON & THACKER				
CAMBRON & THACKER	MCCORD PARK-CONCRETE WORK	03/14/2013	2,400.00	PARK & RECREATI
Total CAMBRON & THACKER:			2,400.00	
CAPITAL EXPRESS				
CAPITAL EXPRESS	POSTAGE	03/02/2013	45.18	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total CAPITAL EXPRESS:			45.18	
CARLSON, JANE				
CARLSON, JANE	MILEAGE FEB 2013	03/01/2013	22.09	LIBRARY FUND
Total CARLSON, JANE:			22.09	
CARPENTER UNIFORM CO				
CARPENTER UNIFORM CO	UNIFORMS	03/11/2013	261.99	POLICE FUND
CARPENTER UNIFORM CO	UNIFORMS	03/12/2013	264.99	POLICE FUND
Total CARPENTER UNIFORM CO:			526.98	
CENTRAL IOWA PEST CONTROL SRVCS				
CENTRAL IOWA PEST CONTRO	EXTERMINATOR	03/05/2013	150.00	GENERAL FUND
Total CENTRAL IOWA PEST CONTROL SRVCS:			150.00	
CENTURION HOLDINGS I LLC				
CENTURION HOLDINGS I LLC	SMART SHIELD ANNUAL MAINTENANCE	03/07/2013	164.00	LIBRARY FUND
Total CENTURION HOLDINGS I LLC:			164.00	
CENTURYLINK				
CENTURYLINK	911 PHONE	02/22/2013	53.08	PARK & RECREATI
CENTURYLINK	PHONE	02/22/2013	44.12	SEWER FUND
CENTURYLINK	TRAFFIC SIGNALS	02/22/2013	46.54	ROAD USE TAX FU
Total CENTURYLINK:			143.74	
CIRCLE B CASHWAY				
CIRCLE B CASHWAY	LUMBER	03/07/2013	24.54	ROAD USE TAX FU
Total CIRCLE B CASHWAY:			24.54	
CITY OF INDIANOLA - UTILITY				
CITY OF INDIANOLA - UTILITY	UTILITIES - MEMORIAL	02/28/2013	34.40	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - BARKER	02/28/2013	25.92	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - PICKARD	02/28/2013	119.68	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - MCCORD	02/28/2013	36.97	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES	02/28/2013	650.98	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - DOWNEY	02/28/2013	28.08	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - SHOP	02/28/2013	290.19	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - TRAIL	02/28/2013	20.00	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - PICKARD	02/28/2013	76.00	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - MOATS	02/28/2013	27.76	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	POOL UTILITIES	02/28/2013	207.30	POOL (MEMORIAL)
CITY OF INDIANOLA - UTILITY	UTILITIES - BUXTON	02/28/2013	145.28	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES	02/28/2013	1,029.60	LIBRARY FUND
Total CITY OF INDIANOLA - UTILITY:			2,692.16	
CITY SUPPLY CORPORATION				
CITY SUPPLY CORPORATION	FAUCETS & SINKS	02/20/2013	381.27	PARK & RECREATI
Total CITY SUPPLY CORPORATION:			381.27	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
CNM OUTDOOR EQUIPMENT				
CNM OUTDOOR EQUIPMENT	CUTTING WEDGES	03/13/2013	20.82	PARK & RECREATI
Total CNM OUTDOOR EQUIPMENT:			20.82	
CORY, TARRY				
CORY, TARRY	BASKETBALL OFFICIAL	03/12/2013	240.00	PARK & RECREATI
Total CORY, TARRY:			240.00	
CR SERVICES				
CR SERVICES	MONTHLY CLEANING	02/20/2013	1,255.00	LIBRARY FUND
CR SERVICES	CLEANING SUPPLIES	02/20/2013	.59	LIBRARY FUND
CR SERVICES	HAND CLEANER	02/25/2013	10.69	PARK & RECREATI
CR SERVICES	PAPER PRODUCTS	03/12/2013	7.28	ROAD USE TAX FU
CR SERVICES	PAPER PRODUCTS	03/12/2013	35.67	ROAD USE TAX FU
CR SERVICES	HARD HATS	03/12/2013	54.35	ROAD USE TAX FU
CR SERVICES	CLEANING - MARCH 2013	03/15/2013	2,420.00	PARK & RECREATI
CR SERVICES	TOILET PAPER/AIR FRESHNER	03/15/2013	92.27	PARK & RECREATI
Total CR SERVICES:			3,875.85	
CRAIG'S AUTOMOTIVE				
CRAIG'S AUTOMOTIVE	VEHICLE REPAIR	02/22/2013	650.82	POLICE FUND
CRAIG'S AUTOMOTIVE	VEHICLE REPAIR	02/20/2013	390.36	POLICE FUND
Total CRAIG'S AUTOMOTIVE:			1,041.18	
CUNNINGHAM, GARRY				
CUNNINGHAM, GARRY	WELLNESS MARCH 2013	03/01/2013	25.00	ROAD USE TAX FU
Total CUNNINGHAM, GARRY:			25.00	
DAHL, NIC				
DAHL, NIC	PRISIONER TRANSPORT	03/01/2013	129.40	POLICE FUND
Total DAHL, NIC:			129.40	
DEMCO EDUCATIONAL CORP				
DEMCO EDUCATIONAL CORP	BOOK ENDS AND NEW LABELS	02/26/2013	118.61	LIBRARY FUND
Total DEMCO EDUCATIONAL CORP:			118.61	
DEPT OF INSPECTIONS/APPEALS				
DEPT OF INSPECTIONS/APPEA	CONCESSIONS PERMIT - ADULT SB	03/11/2013	114.50	PARK & RECREATI
DEPT OF INSPECTIONS/APPEA	CONCESSION PERMIT - YOUTH SB	03/11/2013	67.50	PARK & RECREATI
Total DEPT OF INSPECTIONS/APPEALS:			182.00	
DES MOINES BICYCLE COLLECTIVE				
DES MOINES BICYCLE COLLEC	TRAIL MAPS	02/26/2013	35.00	PARK & RECREATI
Total DES MOINES BICYCLE COLLECTIVE:			35.00	
DES MOINES WATER WORKS				
DES MOINES WATER WORKS	FEBRUARY BILLING	03/11/2013	2,717.37	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total DES MOINES WATER WORKS:			2,717.37	
DETAILS PLUS				
DETAILS PLUS	SPRAY FOUNTAIN	03/14/2013	200.00	PARK & RECREATI
Total DETAILS PLUS:			200.00	
DLH GRAFX				
DLH GRAFX	DANCE SHIRTS	02/22/2013	35.06	PARK & RECREATI
DLH GRAFX	DANCE SHIRTS	03/06/2013	90.28	PARK & RECREATI
Total DLH GRAFX:			125.34	
DOWNEY TIRE SERVICE				
DOWNEY TIRE SERVICE	TIRE REPAIR	01/31/2013	41.45	ROAD USE TAX FU
DOWNEY TIRE SERVICE	NEW TIRE	03/01/2013	262.43	ROAD USE TAX FU
Total DOWNEY TIRE SERVICE:			303.88	
DUO-SAFETY LADDER CORPORATION				
DUO-SAFETY LADDER CORPO	SUPPLIES	03/05/2013	35.81	FIRE FUND
Total DUO-SAFETY LADDER CORPORATION:			35.81	
ELECTRIC MOTORS CORP.				
ELECTRIC MOTORS CORP.	BLENDING TANK/RECIRC PUMP MOTORS	03/07/2013	1,088.68	SEWER FUND
Total ELECTRIC MOTORS CORP.:			1,088.68	
ENVIROTRAXX LLC				
ENVIROTRAXX LLC	YMCA SOIL TESTING SERV	03/18/2013	720.00	CAPITAL PROJECT
ENVIROTRAXX LLC	YMCA SOIL TESTING SERV	03/18/2013	300.00	CAPITAL PROJECT
Total ENVIROTRAXX LLC:			1,020.00	
ERGOMETRICS				
ERGOMETRICS	TESTING MATERIALS	02/28/2013	396.00	FIRE FUND
Total ERGOMETRICS:			396.00	
EXTINGUISHER COMPANY, THE				
EXTINGUISHER COMPANY, TH	DAMAGED PROPERTY FROM ACCIDENT	03/13/2013	50.00	CITY LIAB INS RES
Total EXTINGUISHER COMPANY, THE:			50.00	
FAREWAY STORE				
FAREWAY STORE	ICE - PING PONG EVENT	02/15/2013	3.79	PARK & RECREATI
Total FAREWAY STORE:			3.79	
FASTENAL				
FASTENAL	MISC PARTS	03/04/2013	26.30	SEWER FUND
FASTENAL	SIGN BOLTS	03/13/2013	6.52	PARK & RECREATI
FASTENAL	SWEEPER PARTS	03/19/2013	61.53	ROAD USE TAX FU
FASTENAL	BOLTS	03/08/2013	18.10	PARK & RECREATI
FASTENAL	CHAIN COUPLINGS	03/04/2013	57.89	ROAD USE TAX FU
FASTENAL	PLOW BOLTS/NUTS	03/05/2013	209.12	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total FASTENAL:			379.46	
G & D ELECTRIC INC				
G & D ELECTRIC INC	BATTERY UNIT 330	01/17/2013	95.00	FIRE FUND
Total G & D ELECTRIC INC:			95.00	
GATEWAY EDI				
GATEWAY EDI	ELECTRONIC FILING	03/01/2013	37.00	AMBULANCE FUN
Total GATEWAY EDI:			37.00	
GENUS LANDSCAPE ARCHITECTS				
GENUS LANDSCAPE ARCHITE	OAK SAVANNA PLAN PREP	03/01/2013	3,084.60	PARK & RECREATI
Total GENUS LANDSCAPE ARCHITECTS:			3,084.60	
GRAFIX SHOPPE				
GRAFIX SHOPPE	DAMAGED PROPERTY FROM ACCIDENT	03/12/2013	626.20	CITY LIAB INS RES
Total GRAFIX SHOPPE:			626.20	
HACH COMPANY				
HACH COMPANY	LAB SUPPLIES	03/01/2013	259.74	SEWER FUND
Total HACH COMPANY:			259.74	
HALLETT MATERIALS				
HALLETT MATERIALS	SKID SAND	02/23/2013	582.26	ROAD USE TAX FU
HALLETT MATERIALS	SKID SAND	02/23/2012	562.09	ROAD USE TAX FU
HALLETT MATERIALS	SKID SAND	03/02/2013	1,689.85	ROAD USE TAX FU
Total HALLETT MATERIALS:			2,834.20	
HAWKINS, ROB				
HAWKINS, ROB	DENTAL EXPENSE	03/20/2013	477.48	HRA FUND
Total HAWKINS, ROB:			477.48	
HENRY, D. LYNN				
HENRY, D. LYNN	BASKETBALL OFFICIAL	03/12/2013	264.00	PARK & RECREATI
Total HENRY, D. LYNN:			264.00	
HIRE IMAGE				
HIRE IMAGE	BACKGROUND CHECK	03/07/2013	277.50	FIRE FUND
Total HIRE IMAGE:			277.50	
HOBBY LOBBY				
HOBBY LOBBY	PROGRAM SUPPLIES	03/08/2013	2.99	LIBRARY FUND
HOBBY LOBBY	PROGRAM SUPPLIES	02/23/2013	3.96	LIBRARY FUND
Total HOBBY LOBBY:			6.95	
HOMMER, TIM				
HOMMER, TIM	DENTAL EXPENSE	03/14/2013	173.00	HRA FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total HOMMER, TIM:			173.00	
HUNERDOSSE. JORY				
HUNERDOSSE. JORY	EASEMENT-PH.4 SEWER REHAB - CROPLO	03/18/2013	400.00	SEWER FUND
Total HUNERDOSSE. JORY:			400.00	
HYDRAQUIP				
HYDRAQUIP	JACK REPAIR	03/13/2013	600.00	FIRE FUND
Total HYDRAQUIP:			600.00	
HY-VEE FOOD STORE				
HY-VEE FOOD STORE	MEDICATION SUPPLIES	02/09/2013	81.34	AMBULANCE FUN
HY-VEE FOOD STORE	PLANT - RICHARDSON	02/25/2013	50.00	GENERAL FUND
HY-VEE FOOD STORE	PROGRAM SUPPLIES	03/10/2013	12.18	LIBRARY FUND
HY-VEE FOOD STORE	SUPPLIES	02/23/2013	78.60	FIRE FUND
Total HY-VEE FOOD STORE:			222.12	
IA COMMUNITIES ASSURANCE POOL				
IA COMMUNITIES ASSURANCE	DAMAGE CLAIM-SHARP	03/12/2013	5,000.00	CITY LIAB INS RES
Total IA COMMUNITIES ASSURANCE POOL:			5,000.00	
ILLINOIS FIRE STORE				
ILLINOIS FIRE STORE	UNIFORM	02/25/2013	136.85	FIRE FUND
ILLINOIS FIRE STORE	UNIFORM	02/25/2013	206.47	FIRE FUND
Total ILLINOIS FIRE STORE:			343.32	
ILLOWA COMMUNICATIONS				
ILLOWA COMMUNICATIONS	REPAIR RADIO	02/22/2013	138.09	POLICE FUND
ILLOWA COMMUNICATIONS	REPAIR RADIO	02/22/2013	118.50	POLICE FUND
Total ILLOWA COMMUNICATIONS:			256.59	
INDIANOLA MUNICIPAL UTILITIES				
INDIANOLA MUNICIPAL UTILITI	ELECTRIC CABLE RELATION	10/24/2012	581.77	CAPITAL PROJECT
Total INDIANOLA MUNICIPAL UTILITIES:			581.77	
INDOFF INCORPORATED				
INDOFF INCORPORATED	OFFICE SUPPLIES	02/22/2013	40.53	LIBRARY FUND
INDOFF INCORPORATED	OFFICE SUPPLIES	02/22/2013	122.11	LIBRARY SPECIAL
INDOFF INCORPORATED	SUPPLIES	02/26/2013	170.00-	GENERAL FUND
INDOFF INCORPORATED	SUPPLIES	02/26/2013	170.00-	GENERAL FUND
INDOFF INCORPORATED	OFFICE SUPPLIES	02/27/2013	166.37	LIBRARY FUND
INDOFF INCORPORATED	ORGANIZER, RUBBER BANDS, CLIPS	03/08/2013	28.77	PARK & RECREATI
INDOFF INCORPORATED	CALENDER	03/12/2013	20.43	PARK & RECREATI
Total INDOFF INCORPORATED:			38.21	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	COPIER/CONTRACT	02/28/2013	1.48	ROAD USE TAX FU
INFOMAX OFFICE SYSTEMS IN	COPIER/CONTRACT	02/28/2013	93.46	FIRE FUND
INFOMAX OFFICE SYSTEMS IN	COPIER/CONTRACT	02/28/2013	.89	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
INFOMAX OFFICE SYSTEMS IN	COPIER/CONTRACT	02/28/2013	16.29	AMBULANCE FUN
INFOMAX OFFICE SYSTEMS IN	COPIER/CONTRACT	02/28/2013	946.25	GENERAL FUND
INFOMAX OFFICE SYSTEMS IN	COPIER/CONTRACT	02/28/2013	9.45	GENERAL FUND
INFOMAX OFFICE SYSTEMS IN	COPIER/CONTRACT	02/28/2013	.28	GENERAL FUND
INFOMAX OFFICE SYSTEMS IN	MONTHLY MAINTENANCE	03/04/2013	55.70	LIBRARY FUND
INFOMAX OFFICE SYSTEMS IN	MISC-CONTRACT	03/04/2013	51.34	POLICE FUND
INFOMAX OFFICE SYSTEMS IN	COPIER/CONTRACT	03/11/2013	50.00	POLICE FUND
Total INFOMAX OFFICE SYSTEMS INC.:			1,225.14	
INLAND TRUCK PARTS				
INLAND TRUCK PARTS	NEW BRAKES	03/01/2013	964.37	ROAD USE TAX FU
INLAND TRUCK PARTS	FRONT SPRINGS	03/04/2013	2,072.40	ROAD USE TAX FU
Total INLAND TRUCK PARTS:			3,036.77	
INT ASSOC OF FIRE CHIEFS				
INT ASSOC OF FIRE CHIEFS	DUES	03/12/2013	234.00	FIRE FUND
Total INT ASSOC OF FIRE CHIEFS:			234.00	
INTEGRIVault				
INTEGRIVault	OFFSITE BACKUP	03/14/2013	250.00	GENERAL FUND
Total INTEGRIVault:			250.00	
INTERSTATE POWER SYSTEMS				
INTERSTATE POWER SYSTEM	PLAINVIEW GENERATOR	03/04/2013	1,203.96	SEWER FUND
INTERSTATE POWER SYSTEM	MCCORD GENERATOR	03/06/2013	390.90	SEWER FUND
Total INTERSTATE POWER SYSTEMS:			1,594.86	
IOWA ASSOC OF MUN UTILITIES				
IOWA ASSOC OF MUN UTILITIE	2/6/13 SAFETY TRAINING - POLICE	02/25/2013	468.04	POLICE FUND
IOWA ASSOC OF MUN UTILITIE	2/6/13 SAFETY TRAINING - LIBRARY	02/25/2013	111.45	LIBRARY FUND
IOWA ASSOC OF MUN UTILITIE	2/6/13 SAFETY TRAINING - PARKS OFFICE	02/25/2013	133.74	PARK & RECREATI
IOWA ASSOC OF MUN UTILITIE	2/6/13 SAFETY TRAINING - CITY CLERKS OF	02/25/2013	156.03	GENERAL FUND
IOWA ASSOC OF MUN UTILITIE	2/6/13 SAFETY TRAINING - COMM DEV	02/25/2013	66.87	GENERAL FUND
Total IOWA ASSOC OF MUN UTILITIES:			936.13	
IOWA ASSOCIATION OF WOMEN POLICE				
IOWA ASSOCIATION OF WOMEN	TRAINING	03/01/2013	75.00	POLICE FUND
Total IOWA ASSOCIATION OF WOMEN POLICE:			75.00	
IOWA CHAPTER I.A.A.I.				
IOWA CHAPTER I.A.A.I.	DUES	02/25/2013	30.00	FIRE FUND
Total IOWA CHAPTER I.A.A.I.:			30.00	
IOWA DEPT OF NATURAL RESOURCES				
IOWA DEPT OF NATURAL RES	NPDES PERMIT FEE	03/12/2013	175.00	STREET CAPITAL
Total IOWA DEPT OF NATURAL RESOURCES:			175.00	
IOWA EMS ASSOC.				
IOWA EMS ASSOC.	ANNUAL DUES	03/11/2013	250.00	AMBULANCE FUN

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total IOWA EMS ASSOC.:			250.00	
IOWA ENERGY - IOWA BASKETBALL LLC				
IOWA ENERGY - IOWA BASKET	IOWA ENERGY TICKETS	03/05/2013	705.00	PARK & RECREATI
Total IOWA ENERGY - IOWA BASKETBALL LLC:			705.00	
IOWA ONE CALL				
IOWA ONE CALL	WPC-LOCATING NOTIFICATION/52 TICKETS	03/07/2013	11.70	SEWER FUND
Total IOWA ONE CALL:			11.70	
IOWA P.R.A.				
IOWA P.R.A.	IPRA SPRING CONF - MIKE BOWLIN	03/04/2013	225.00	PARK & RECREATI
Total IOWA P.R.A.:			225.00	
IOWA STATE AUDITOR				
IOWA STATE AUDITOR	STATE ADUIT REPORTS FY 2012 - CITY & IM	02/27/2013	425.00	GENERAL FUND
Total IOWA STATE AUDITOR:			425.00	
IOWA STATE UNIVERSITY				
IOWA STATE UNIVERSITY	SHADE TREE SHORT COURSE - ANGIE	02/28/2013	35.00	PARK & RECREATI
Total IOWA STATE UNIVERSITY:			35.00	
IOWA WATER MANAGEMENT CO.				
IOWA WATER MANAGEMENT C	WATER MGMT - LIBRARY	02/28/2013	40.00	LIBRARY FUND
IOWA WATER MANAGEMENT C	WATER MGMT - MUN BLDG	02/28/2013	150.00	GENERAL FUND
Total IOWA WATER MANAGEMENT CO.:			190.00	
J & M DISPLAYS INC				
J & M DISPLAYS INC	FIREWORKS	03/11/2013	8,000.00	PARK & RECREATI
J & M DISPLAYS INC	FIREWORKS	03/11/2013	4,000.00	PARK & REC SPEC
Total J & M DISPLAYS INC:			12,000.00	
JACOBS, SKYE				
JACOBS, SKYE	DENTAL EXPENSE	03/13/2013	286.00	HRA FUND
JACOBS, SKYE	MEDICAL EXPENSE	03/07/2013	70.00	HRA FUND
Total JACOBS, SKYE:			356.00	
JESS' LOCK AND KEY				
JESS' LOCK AND KEY	SERVICE CALL - DOOR LOCK STICKING	02/13/2013	52.45	LIBRARY FUND
JESS' LOCK AND KEY	LOCKS	02/25/2013	259.00	SEWER FUND
Total JESS' LOCK AND KEY:			311.45	
JETCO INC				
JETCO INC	SP PUMP #1	03/06/2013	556.30	SEWER FUND
Total JETCO INC:			556.30	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
KAPPELMAN, LU ANN				
KAPPELMAN, LU ANN	VISION EXPENSE	03/11/2013	224.20	HRA FUND
Total KAPPELMAN, LU ANN:			224.20	
KELLER, JUSTIN				
KELLER, JUSTIN	VISION EXPENSE	03/18/2013	854.00	HRA FUND
Total KELLER, JUSTIN:			854.00	
KELTEK INCORPORATED				
KELTEK INCORPORATED	SUPPLIES	01/22/2013	281.87	FIRE FUND
KELTEK INCORPORATED	REPAIR	02/11/2013	120.90	FIRE FUND
Total KELTEK INCORPORATED:			402.77	
KONICA MINOLTA BUSINESS SOLUTIONS				
KONICA MINOLTA BUSINESS S	COPIES	02/28/2013	16.50	PARK & RECREATI
Total KONICA MINOLTA BUSINESS SOLUTIONS:			16.50	
KOSMAN, MISTI L.				
KOSMAN, MISTI L.	1ST HALF OF MARCH	03/15/2013	2,166.67	GENERAL FUND
Total KOSMAN, MISTI L.:			2,166.67	
LARSON & LARSON CONSTRUCTION				
LARSON & LARSON CONSTRU	WELLNESS CENTER CONSTRUCTION	03/04/2013	869,833.79	CAPITAL PROJECT
Total LARSON & LARSON CONSTRUCTION:			869,833.79	
LEADER, THE				
LEADER, THE	FEB WEEKLY FLYER	03/01/2013	60.00	GENERAL FUND
Total LEADER, THE:			60.00	
LOGAN CONTRACTORS SUPPLY INC.				
LOGAN CONTRACTORS SUPPL	RE-ROD/DOWELS/HANDICAP PANELS	03/15/2013	4,401.42	ROAD USE TAX FU
Total LOGAN CONTRACTORS SUPPLY INC.:			4,401.42	
MAHASKA COMMUNICATION GROUP				
MAHASKA COMMUNICATION G	INTERNET	03/01/2013	65.92	GENERAL FUND
MAHASKA COMMUNICATION G	TELEPHONE	03/01/2013	84.46	GENERAL FUND
MAHASKA COMMUNICATION G	TELEPHONE	03/01/2013	19.49	GENERAL FUND
MAHASKA COMMUNICATION G	TELEPHONE	03/01/2013	12.99	ROAD USE TAX FU
MAHASKA COMMUNICATION G	INTERNET	03/01/2013	21.99	ROAD USE TAX FU
MAHASKA COMMUNICATION G	TELEPHONE	03/01/2013	116.93	POLICE FUND
MAHASKA COMMUNICATION G	INTERNET	03/01/2013	21.99	POLICE FUND
MAHASKA COMMUNICATION G	TELEPHONE	03/01/2013	71.46	FIRE FUND
MAHASKA COMMUNICATION G	INTERNET	03/01/2013	21.99	FIRE FUND
MAHASKA COMMUNICATION G	TELEPHONE	03/01/2013	12.99	POOL (MEMORIAL)
MAHASKA COMMUNICATION G	TELEPHONE	03/01/2013	28.50	AMBULANCE FUN
MAHASKA COMMUNICATION G	TELEPHONE	03/01/2013	32.48	PARK & RECREATI
MAHASKA COMMUNICATION G	TELEPHONE	03/01/2013	63.50	PARK & RECREATI
MAHASKA COMMUNICATION G	TELEPHONE	03/01/2013	97.44	PARK & RECREATI
MAHASKA COMMUNICATION G	INTERNET	03/01/2013	21.99	PARK & RECREATI
MAHASKA COMMUNICATION G	TELEPHONE	03/01/2013	71.46	LIBRARY FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MAHASKA COMMUNICATION G	INTERNET	03/01/2013	21.99	LIBRARY FUND
MAHASKA COMMUNICATION G	TELEPHONE	03/01/2013	51.97	SEWER FUND
MAHASKA COMMUNICATION G	INTERNET	03/01/2013	21.99	SEWER FUND
Total MAHASKA COMMUNICATION GROUP:			861.53	
MARTIN MARIETTA MATERIALS				
MARTIN MARIETTA MATERIALS	ROAD STONE	03/11/2013	4,276.71	ROAD USE TAX FU
Total MARTIN MARIETTA MATERIALS:			4,276.71	
MC COY HARDWARE INC				
MC COY HARDWARE INC	DOOR KNOB	02/25/2013	34.99	SEWER FUND
MC COY HARDWARE INC	RET 1ST KNOB/NEW ONE	02/25/2013	.90-	SEWER FUND
MC COY HARDWARE INC	PLUMB SUPPLIES	02/25/2013	22.10	PARK & RECREATI
MC COY HARDWARE INC	SPREADER	03/01/2013	76.49	PARK & RECREATI
MC COY HARDWARE INC	SUPPLIES	03/01/2013	67.47	FIRE FUND
MC COY HARDWARE INC	MISC PARTS, SP	03/01/2013	16.10	SEWER FUND
MC COY HARDWARE INC	PLUMB SUPPLIES	03/04/2013	22.54	PARK & RECREATI
MC COY HARDWARE INC	BUILDING SUPPLIES	03/04/2013	11.88	FIRE FUND
MC COY HARDWARE INC	PLUMB SUPPLIES	03/04/2013	17.64	PARK & RECREATI
MC COY HARDWARE INC	MISC PARTS, SP	03/05/2013	40.96	SEWER FUND
MC COY HARDWARE INC	SUPPLIES	03/05/2013	42.80	FIRE FUND
MC COY HARDWARE INC	SUPPLIES	03/06/2013	20.59	FIRE FUND
MC COY HARDWARE INC	DRILL BIT	03/07/2013	7.18	GENERAL FUND
MC COY HARDWARE INC	HOSE MENDER	03/08/2013	4.94	PARK & RECREATI
MC COY HARDWARE INC	PAINT	03/08/2013	8.97	ROAD USE TAX FU
MC COY HARDWARE INC	ELECTRIC SUPPLIES	03/08/2013	25.33	PARK & RECREATI
MC COY HARDWARE INC	SUPPLIES	03/08/2013	14.38	FIRE FUND
MC COY HARDWARE INC	SUPPLIES	03/08/2013	4.94	FIRE FUND
MC COY HARDWARE INC	PAINT	03/08/2013	15.34	PARK & RECREATI
MC COY HARDWARE INC	BUILDING SUPPLIES	03/08/2013	67.47	FIRE FUND
MC COY HARDWARE INC	BOLTS	03/11/2013	27.73	PARK & RECREATI
MC COY HARDWARE INC	KEYS	03/12/2013	6.18	ROAD USE TAX FU
MC COY HARDWARE INC	BOLTS	03/13/2013	1.94	PARK & RECREATI
MC COY HARDWARE INC	SHIPPING	03/14/2013	18.26	SEWER FUND
MC COY HARDWARE INC	MISC PARTS, NP	03/19/2013	4.12	SEWER FUND
Total MC COY HARDWARE INC:			579.44	
MERCY COLLEGE OF HEALTH SCIENCES				
MERCY COLLEGE OF HEALTH	TATE EMT CLASS	03/15/2013	725.00	AMBULANCE FUN
MERCY COLLEGE OF HEALTH	SMITH EMT CLASS	03/15/2013	725.00	AMBULANCE FUN
Total MERCY COLLEGE OF HEALTH SCIENCES:			1,450.00	
MICHEL, THERESA				
MICHEL, THERESA	REFUND PARK/REC FEE	03/08/2013	67.00	PARK & RECREATI
Total MICHEL, THERESA:			67.00	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	59090-18015 NATURAL GAS FOR LIBRARY (8	02/21/2013	610.34	LIBRARY FUND
MID AMERICAN ENERGY CO.	43630-22022 FUEL HEAT (333 THERMS)	03/15/2013	257.57	FIRE FUND
MID AMERICAN ENERGY CO.	26321-30003 ST LIGHTING	03/14/2013	161.29	GENERAL FUND
MID AMERICAN ENERGY CO.	45571-48008 FUEL HEAT (2 THERMS)	03/15/2013	11.53	FIRE FUND
MID AMERICAN ENERGY CO.	51980-51021 FUEL HEAT (693 THERMS)	02/21/2013	502.26	PARK & RECREATI
MID AMERICAN ENERGY CO.	56131-66004 FUEL HEAT (93 THERMS)	02/21/2013	81.11	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total MID AMERICAN ENERGY CO.:			1,624.10	
MIDWEST BREATHING AIR LLC				
MIDWEST BREATHING AIR LLC	QUARTERLY TESTING	03/13/2013	117.90	FIRE FUND
Total MIDWEST BREATHING AIR LLC:			117.90	
MIDWEST OFFICE TECH				
MIDWEST OFFICE TECH	COPIES	02/28/2013	70.34	SEWER FUND
MIDWEST OFFICE TECH	COPIES	02/28/2013	34.00	PARK & RECREATI
Total MIDWEST OFFICE TECH:			104.34	
MOHR, THOMAS				
MOHR, THOMAS	REFUND	03/08/2013	325.00	AMBULANCE FUN
Total MOHR, THOMAS:			325.00	
MOODY'S INVESTORS SERVICE				
MOODY'S INVESTORS SERVIC	BOND RATING FEES-YMCA & STREET PAVI	03/12/2013	5,175.00	CAPITAL PROJECT
MOODY'S INVESTORS SERVIC	BOND RATING FEES-YMCA & STREET PAVI	03/12/2013	5,175.00	STREET CAPITAL
Total MOODY'S INVESTORS SERVICE:			10,350.00	
MULTIVISTA				
MULTIVISTA	PHOTO DOCUMENTATION - YMCA	03/10/2013	720.00	CAPITAL PROJECT
Total MULTIVISTA:			720.00	
MURPHY TRACTOR & EQUIPMENT				
MURPHY TRACTOR & EQUIPM	FRONT AXLE/REPAIRED OIL LEAKS	02/28/2013	6,036.11	ROAD USE TAX FU
Total MURPHY TRACTOR & EQUIPMENT:			6,036.11	
NAPA AUTO PARTS				
NAPA AUTO PARTS	SUPPLIES	02/22/2013	2.49	FIRE FUND
NAPA AUTO PARTS	SUPPLIES	02/14/2013	5.58	FIRE FUND
Total NAPA AUTO PARTS:			8.07	
NINER, TERESA				
NINER, TERESA	REFUND - CLASS CANCELLED	03/05/2013	12.00	PARK & RECREATI
Total NINER, TERESA:			12.00	
NORWALK READY-MIXED CONCRETE				
NORWALK READY-MIXED CON	CONCRETE	02/25/2013	180.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	03/13/2013	879.00	ROAD USE TAX FU
Total NORWALK READY-MIXED CONCRETE:			1,059.00	
OFFENBURGER, LINDSEY				
OFFENBURGER, LINDSEY	MEDICAL EXPENSE	03/15/2013	128.12	HRA FUND
Total OFFENBURGER, LINDSEY:			128.12	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
OFFENBURGER, TYLER				
OFFENBURGER, TYLER	MEDICAL EXPENSE	03/01/2013	97.81	HRA FUND
Total OFFENBURGER, TYLER:			97.81	
O'HALLORAN INTERNATIONAL				
O'HALLORAN INTERNATIONAL	REPAIRS	03/14/2013	1,078.81	ROAD USE TAX FU
Total O'HALLORAN INTERNATIONAL:			1,078.81	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	BELT	01/14/2013	34.26	ROAD USE TAX FU
O'REILLY AUTO PARTS	WARNING LIGHT	02/26/2013	99.99	PARK & RECREATI
O'REILLY AUTO PARTS	WIPER BLADES	03/01/2013	39.96	ROAD USE TAX FU
O'REILLY AUTO PARTS	SUPPLIES	03/04/2013	27.48	POLICE FUND
O'REILLY AUTO PARTS	VEHICLE PARTS	03/04/2013	37.77	AMBULANCE FUN
O'REILLY AUTO PARTS	SHOP	03/04/2013	34.32	FIRE FUND
O'REILLY AUTO PARTS	FILTERS	03/04/2013	130.81	ROAD USE TAX FU
O'REILLY AUTO PARTS	FILTERS	03/04/2013	36.58	ROAD USE TAX FU
O'REILLY AUTO PARTS	SHOP	03/06/2013	89.34	FIRE FUND
O'REILLY AUTO PARTS	BATTERY	03/07/2013	94.97	PARK & RECREATI
O'REILLY AUTO PARTS	BATTERY CORE RETURN	03/07/2013	15.00	PARK & RECREATI
O'REILLY AUTO PARTS	WIPER BLADES	03/07/2013	37.99	ROAD USE TAX FU
O'REILLY AUTO PARTS	HYD HOSE	03/08/2013	30.10	ROAD USE TAX FU
O'REILLY AUTO PARTS	BATTERY FOR SERV TRUCK	03/12/2013	109.49	SEWER FUND
O'REILLY AUTO PARTS	TURN IN OLD BATTERY	03/12/2013	15.00	SEWER FUND
O'REILLY AUTO PARTS	FILTERS	03/13/2013	68.70	PARK & RECREATI
O'REILLY AUTO PARTS	HYD OIL	03/14/2013	8.99	PARK & RECREATI
O'REILLY AUTO PARTS	OIL DRY	03/14/2013	5.79	PARK & RECREATI
O'REILLY AUTO PARTS	FUSES	03/18/2013	9.99	PARK & RECREATI
Total O'REILLY AUTO PARTS:			793.37	
PAWLETZKI, TYLER				
PAWLETZKI, TYLER	BASKETBALL OFFICIAL	03/12/2013	24.00	PARK & RECREATI
Total PAWLETZKI, TYLER:			24.00	
PELLA PRINTING				
PELLA PRINTING	NOTECARDS/ENVELOPES	12/31/2012	440.00	GENERAL FUND
PELLA PRINTING	UTILITY BILL STUFFER - SPRING INFO	02/22/2013	763.00	GENERAL FUND
PELLA PRINTING	ENVELOPES	02/26/2013	510.00	GENERAL FUND
Total PELLA PRINTING:			1,713.00	
PER MAR SECURITY				
PER MAR SECURITY	FIRE ALARM SERVICE	03/08/2013	116.79	PARK & RECREATI
Total PER MAR SECURITY:			116.79	
PETERS, RICH				
PETERS, RICH	MEDICAL EXPENSE	03/06/2013	230.00	HRA FUND
Total PETERS, RICH:			230.00	
PETTY CASH - BRUSH				
PETTY CASH - BRUSH	OPENING CASH 2013	03/06/2013	300.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total PETTY CASH - BRUSH:			300.00	
PETTY CASH-CITY CLERK				
PETTY CASH-CITY CLERK	CHAMBER DINNER	02/22/2013	45.00	GENERAL FUND
PETTY CASH-CITY CLERK	POSTAGE 1/3/13	03/07/2013	92.00	GENERAL FUND
Total PETTY CASH-CITY CLERK:			137.00	
PETTY CASH-RECREATION				
PETTY CASH-RECREATION	KEY CARD - DARR	03/04/2013	25.00	PARK & REC SPEC
PETTY CASH-RECREATION	KEY CARD - CROUSE	03/04/2013	25.00	PARK & REC SPEC
PETTY CASH-RECREATION	KEY CARD - AVON	03/04/2013	25.00	PARK & REC SPEC
PETTY CASH-RECREATION	KEY CARD - TOBIN	03/04/2013	49.00	PARK & REC SPEC
PETTY CASH-RECREATION	KEY CARD - KINSEY	03/04/2013	24.00	PARK & REC SPEC
PETTY CASH-RECREATION	POSTAGE	03/04/2013	7.87	PARK & RECREATI
PETTY CASH-RECREATION	POSTAGE	03/07/2013	16.12	PARK & RECREATI
Total PETTY CASH-RECREATION:			171.99	
PHILIPS MEDICAL CAPITAL				
PHILIPS MEDICAL CAPITAL	MONITOR LEASE	03/09/2013	767.74	AMBULANCE FUN
Total PHILIPS MEDICAL CAPITAL:			767.74	
PIERCE BROTHERS				
PIERCE BROTHERS	PIPE	02/06/2013	58.00	ROAD USE TAX FU
PIERCE BROTHERS	HANGERS	02/07/2013	22.00	ROAD USE TAX FU
PIERCE BROTHERS	HANGERS	02/07/2013	12.00	ROAD USE TAX FU
PIERCE BROTHERS	STEEL	02/07/2013	126.00	ROAD USE TAX FU
PIERCE BROTHERS	STEEL/WELDING ROD	02/08/2013	88.00	ROAD USE TAX FU
PIERCE BROTHERS	STEEL PLATES	02/14/2013	18.00	ROAD USE TAX FU
PIERCE BROTHERS	ACETYLEN TANK	02/19/2013	79.47	ROAD USE TAX FU
PIERCE BROTHERS	STEEL	02/21/2013	9.00	ROAD USE TAX FU
PIERCE BROTHERS	STEEL	02/21/2013	26.00	ROAD USE TAX FU
PIERCE BROTHERS	STEEL TUBING	02/05/2013	42.00	ROAD USE TAX FU
PIERCE BROTHERS	HANGERS	02/08/2013	24.00	ROAD USE TAX FU
PIERCE BROTHERS	STEEL	02/21/2013	8.00	ROAD USE TAX FU
PIERCE BROTHERS	SUPPLIES	02/26/2013	28.00	FIRE FUND
Total PIERCE BROTHERS:			540.47	
PORTER, PENNY				
PORTER, PENNY	REFUND - CLASS CANCELLED	03/05/2013	14.00	PARK & RECREATI
Total PORTER, PENNY:			14.00	
QUILL CORPORATION				
QUILL CORPORATION	SUPPLIES	02/22/2013	301.90	POLICE FUND
QUILL CORPORATION	SUPPLIES	02/22/2013	21.93	POLICE FUND
Total QUILL CORPORATION:			323.83	
RANDOM HOUSE INC.				
RANDOM HOUSE INC.	BOOK ON CD	01/17/2013	28.50	LIBRARY FUND
RANDOM HOUSE INC.	BOOK ON CD	02/01/2013	30.00	LIBRARY FUND
RANDOM HOUSE INC.	BOOK ON CD	02/08/2013	30.00	LIBRARY FUND
RANDOM HOUSE INC.	BOOK ON CD	02/08/2013	30.00	LIBRARY FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total RANDOM HOUSE INC.:			118.50	
RECORDED BOOKS LLC				
RECORDED BOOKS LLC	BOOK ON CD	01/23/2013	31.50	LIBRARY FUND
RECORDED BOOKS LLC	BOOK ON CD	02/01/2013	58.20	LIBRARY FUND
RECORDED BOOKS LLC	BOOKS ON CD	02/05/2013	198.00	LIBRARY FUND
RECORDED BOOKS LLC	BOOK ON CD	02/12/2013	99.00	LIBRARY FUND
RECORDED BOOKS LLC	BOOK ON CD	02/13/2013	82.20	LIBRARY FUND
RECORDED BOOKS LLC	DVD	02/21/2013	33.00	LIBRARY FUND
Total RECORDED BOOKS LLC:			501.90	
RECORD-HERALD & INDIANOLA TRIBUNE				
RECORD-HERALD & INDIANOL	LEGAL NOTICE - CONCESSION BID	03/03/2013	18.41	PARK & RECREATI
RECORD-HERALD & INDIANOL	CC MIN-01	03/03/2013	326.63	GENERAL FUND
RECORD-HERALD & INDIANOL	CC MIN-02	03/03/2013	250.97	GENERAL FUND
RECORD-HERALD & INDIANOL	ORD 1509	03/03/2013	48.26	GENERAL FUND
RECORD-HERALD & INDIANOL	PH BUDGET	03/03/2013	144.50	GENERAL FUND
RECORD-HERALD & INDIANOL	PH BLDG CODE	03/03/2013	20.74	GENERAL FUND
RECORD-HERALD & INDIANOL	RENEW SUBSCRIPTION 4/1/13/-3/31/14	03/21/2013	14.55	LIBRARY FUND
Total RECORD-HERALD & INDIANOLA TRIBUNE:			824.06	
ROGER BATES GARAGE				
ROGER BATES GARAGE	TANK DECAL	01/16/2013	20.10	PARK & RECREATI
Total ROGER BATES GARAGE:			20.10	
RUNYAN, KRISTEN				
RUNYAN, KRISTEN	REFUND P & R	03/06/2013	66.00	PARK & RECREATI
Total RUNYAN, KRISTEN:			66.00	
SANDRY FIRE SUPPLY LLC				
SANDRY FIRE SUPPLY LLC	P & E REPAIRS	02/27/2013	260.43	FIRE FUND
Total SANDRY FIRE SUPPLY LLC:			260.43	
SECRETARY OF STATE				
SECRETARY OF STATE	NOTARY RENEWAL - KELLER	03/11/2013	30.00	POLICE FUND
SECRETARY OF STATE	NOTARY RENEWAL - DWYER	03/11/2013	30.00	POLICE FUND
Total SECRETARY OF STATE:			60.00	
SHULL AND CO				
SHULL AND CO	FY2012 CITY AUDIT	02/26/2013	2,600.00	GENERAL FUND
SHULL AND CO	SEWER AUDIT	02/26/2013	600.00	SEWER FUND
Total SHULL AND CO:			3,200.00	
SIMPSON COLLEGE				
SIMPSON COLLEGE	THINK SPRING LUNCH	02/23/2013	1,962.50	PARK & RECREATI
Total SIMPSON COLLEGE:			1,962.50	
SPRINGER PEST SOLUTIONS DSM				
SPRINGER PEST SOLUTIONS D	MONTHLY SERVICE	03/11/2013	53.00	LIBRARY FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total SPRINGER PEST SOLUTIONS DSM:			53.00	
STOPTECH, LTD				
STOPTECH, LTD	DAMAGED PROPERTY FROM ACCIDENT	03/06/2013	475.00	CITY LIAB INS RES
Total STOPTECH, LTD:			475.00	
SVPA ARCHITECTS INC				
SVPA ARCHITECTS INC	ARCHITECT FEE - YMCA	03/06/2013	7,567.06	CAPITAL PROJECT
Total SVPA ARCHITECTS INC:			7,567.06	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	TRASH DISPOSAL	02/25/2013	15.00	POLICE FUND
T.R.M. DISPOSAL LLC	GARBAGE DISPOSAL	02/25/2013	89.00	LIBRARY FUND
Total T.R.M. DISPOSAL LLC:			104.00	
TELRITE CORPORATION				
TELRITE CORPORATION	LONG DISTANCE SERVICE	02/22/2013	2.24	GENERAL FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	02/22/2013	14.74	GENERAL FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	02/22/2013	18.54	GENERAL FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	02/22/2013	15.07	GENERAL FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	02/22/2013	17.37	POLICE FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	02/22/2013	18.75	FIRE FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	02/22/2013	.93	AMBULANCE FUN
TELRITE CORPORATION	LONG DISTANCE SERVICE	02/22/2013	8.82	LIBRARY FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	02/22/2013	5.65	SEWER FUND
TELRITE CORPORATION	LONG DISTANCE PHONE	02/22/2013	4.75	PARK & RECREATI
Total TELRITE CORPORATION:			106.86	
THEISEN'S				
THEISEN'S	SOUTH PLANT PUMP MISC	02/21/2013	38.33	SEWER FUND
THEISEN'S	DRILL BIT	02/28/2013	34.99	SEWER FUND
THEISEN'S	SCOOPS	03/02/2013	3.99	ROAD USE TAX FU
THEISEN'S	SUTO SUPPLIES	03/07/2013	26.89	PARK & RECREATI
THEISEN'S	SHOVELS/BROOM	03/13/2013	83.95	ROAD USE TAX FU
Total THEISEN'S:			188.15	
THOMPSON ENVIRONMENTAL CONSULTING INC				
THOMPSON ENVIRONMENTAL	TITLE V PERMITTING - DRAFTING RESPON	02/28/2013	1,152.00	SEWER FUND
THOMPSON ENVIRONMENTAL	TITLE V PERMITTING - DRAFTING EIQS	02/28/2013	488.72	SEWER FUND
Total THOMPSON ENVIRONMENTAL CONSULTING INC:			1,640.72	
THOMSON GALE				
THOMSON GALE	10 BOOKS	01/22/2013	266.30	LIBRARY SPECIAL
THOMSON GALE	2 BOOKS	01/25/2013	41.58	LIBRARY SPECIAL
Total THOMSON GALE:			307.88	
TITAN MACHINERY				
TITAN MACHINERY	REPAIR FLOAT	03/13/2013	513.91	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total TITAN MACHINERY:			513.91	
TRUCK EQUIPMENT INC				
TRUCK EQUIPMENT INC	BLADE GUIDES	03/01/2013	290.88	ROAD USE TAX FU
Total TRUCK EQUIPMENT INC:			290.88	
U.S. BANK				
U.S. BANK	STAFF LUNCH - GOAL SETTING	03/06/2013	138.15	GENERAL FUND
U.S. BANK	APPLICATION FEE FOR MEDICARE	03/06/2013	532.00	AMBULANCE FUN
U.S. BANK	4X6 CARDS-PLANT SALE	03/06/2013	31.62	PARK & RECREATI
U.S. BANK	YOUTH DANCE COMPETITION	03/06/2013	400.00	PARK & RECREATI
U.S. BANK	BIKE TRAIL STENCILS	03/06/2013	173.01	PARK & RECREATI
U.S. BANK	ROOF SEALER	03/06/2013	153.17	PARK & RECREATI
U.S. BANK	PROMO PENS	03/06/2013	483.93	PARK & RECREATI
U.S. BANK	AMAZON - 368258 2 DVD'S	03/06/2013	37.31	LIBRARY FUND
U.S. BANK	AMAZON - 368258 1 BOOK	03/06/2013	14.99	LIBRARY FUND
U.S. BANK	HARBOR FRT--TOOLS	03/06/2013	342.62	SEWER FUND
U.S. BANK	COLL SYS CONF - JUSTIN	03/06/2013	135.00	SEWER FUND
U.S. BANK	COLL SYS CONF - TY	03/06/2013	135.00	SEWER FUND
U.S. BANK	COLL SYS CONF - DAN	03/06/2013	90.00	SEWER FUND
U.S. BANK	FRIDGE	03/06/2013	128.99	SEWER FUND
U.S. BANK	STAPLES MISC OFFICE SUPP	03/06/2013	52.23	SEWER FUND
U.S. BANK	GO SWITCH NORTH CLARIFIER	03/06/2013	156.33	SEWER FUND
U.S. BANK	VIDEO EQUIPMENT	03/06/2013	648.50	POLICE FUND
U.S. BANK	TRAINING/HOTEL	03/06/2013	86.24	POLICE FUND
U.S. BANK	OFFICE SUPPLIES	03/06/2013	57.14	POLICE FUND
U.S. BANK	MONTHLY DMX CHARGE PHONE SYSTEM	03/06/2013	24.95	GENERAL FUND
U.S. BANK	APP-DESIGN TOOL IT	03/06/2013	8.99	GENERAL FUND
U.S. BANK	AUDIO DISTRIBUTION AMP IT ROOM	03/06/2013	37.48	GENERAL FUND
U.S. BANK	ADOBE SOFTWARE SUBSCRIPTION	03/06/2013	29.99	PARK & RECREATI
U.S. BANK	CABLES IT ROOM	03/06/2013	7.94	GENERAL FUND
U.S. BANK	CONNECTORS IT ROOM	03/06/2013	6.18	GENERAL FUND
U.S. BANK	COMPUTER IT	03/06/2013	889.32	GENERAL FUND
U.S. BANK	WHITE BOARD IT	03/06/2013	209.12	GENERAL FUND
U.S. BANK	MEALS-KURT/SKYE/KATHY	03/06/2013	32.54	GENERAL FUND
U.S. BANK	ADOBE SOFTWARE - SKYE	03/06/2013	49.99	GENERAL FUND
U.S. BANK	E-MAIL APP ERIC'S PHONE	03/06/2013	2.84	GENERAL FUND
U.S. BANK	YEARLY DOMAIN REGISTRATION	03/06/2013	125.00	GENERAL FUND
U.S. BANK	ADOBE SOFTWARE SUBSCRIPTION	03/06/2013	29.99	GENERAL FUND
U.S. BANK	SPRING MAGAZINE CLIP ART	03/06/2013	12.00	GENERAL FUND
U.S. BANK	STOCK FOOTAGE SPRING MAGAZINE	03/06/2013	230.99	GENERAL FUND
Total U.S. BANK:			5,493.55	
U.S. CELLULAR				
U.S. CELLULAR	CELL PHONE CHARGES	02/20/2013	44.53	GENERAL FUND
Total U.S. CELLULAR:			44.53	
UNIQUE MANAGEMENT SERVICES				
UNIQUE MANAGEMENT SERVI	PLACEMENTS	03/01/2013	59.70	LIBRARY FUND
Total UNIQUE MANAGEMENT SERVICES:			59.70	
UNUM LIFE INSURANCE CO OF AMERICA				
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	03/19/2013	39.60	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	03/19/2013	22.60	GENERAL FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	03/19/2013	203.60	GENERAL FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	03/19/2013	92.22	GENERAL FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	03/19/2013	70.20	GENERAL FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	03/19/2013	206.61	ROAD USE TAX FU
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	03/19/2013	503.51	POLICE FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	03/19/2013	55.03	FIRE FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	03/19/2013	234.25	AMBULANCE FUN
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	03/19/2013	125.91	PARK & RECREATI
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	03/19/2013	40.82	PARK & RECREATI
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	03/19/2013	133.43	PARK & RECREATI
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	03/19/2013	94.79	LIBRARY FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	03/19/2013	147.75	SEWER FUND
Total UNUM LIFE INSURANCE CO OF AMERICA:			1,970.32	
VANDERPOOL CONSTRUCTION				
VANDERPOOL CONSTRUCTIO	HAULING SAND/SNOW	03/04/2013	2,176.34	ROAD USE TAX FU
Total VANDERPOOL CONSTRUCTION:			2,176.34	
VEENSTRA & KIMM				
VEENSTRA & KIMM	STORMWATER REVIEW - COWLES CENTER	02/22/2013	140.00	GENERAL FUND
Total VEENSTRA & KIMM:			140.00	
VERIZON WIRELESS				
VERIZON WIRELESS	DATA	02/15/2013	329.22	POLICE FUND
VERIZON WIRELESS	WIRELESS FOR SPARE LAPTOP	02/26/2013	20.01	GENERAL FUND
VERIZON WIRELESS	FIRE CELL PHONE	02/26/2013	10.75	FIRE FUND
VERIZON WIRELESS	EMS CELL PHONE	02/26/2013	367.91	AMBULANCE FUN
Total VERIZON WIRELESS:			727.89	
VETTER EQUIPMENT CO				
VETTER EQUIPMENT CO	REPAIRED SWITCH	01/31/2013	375.80	ROAD USE TAX FU
Total VETTER EQUIPMENT CO:			375.80	
WAL-MART STORES INC.				
WAL-MART STORES INC.	AFTER SCHOOL SNACKS	03/07/2013	30.46	PARK & RECREATI
WAL-MART STORES INC.	PROGRAM SUPPLIES	02/24/2013	7.97	LIBRARY FUND
WAL-MART STORES INC.	SUPPLIES	02/28/2013	27.88	GENERAL FUND
WAL-MART STORES INC.	PROGRAM SUPPLIES	03/04/2013	21.60	LIBRARY FUND
WAL-MART STORES INC.	OFFICE SUPPLIES	02/13/2013	7.97	LIBRARY FUND
WAL-MART STORES INC.	PROGRAM SUPPLIES	02/13/2013	13.96	LIBRARY FUND
WAL-MART STORES INC.	TOILET PAPER	03/08/2013	16.97	SEWER FUND
WAL-MART STORES INC.	SCISSORS, VINEGAR, PENS	02/27/2013	9.70	PARK & RECREATI
WAL-MART STORES INC.	SHOP SUPPLIES	03/14/2013	32.17	PARK & RECREATI
WAL-MART STORES INC.	DOC FRAMES	03/03/2013	18.00	PARK & RECREATI
WAL-MART STORES INC.	TOTE, DUCT TAPE	03/01/2013	11.34	PARK & RECREATI
WAL-MART STORES INC.	SUPPLIES	03/07/2013	73.95	GENERAL FUND
WAL-MART STORES INC.	SUPPLIES	03/07/2013	6.96	GENERAL FUND
WAL-MART STORES INC.	WRITING PADS	03/07/2013	3.67	PARK & RECREATI
Total WAL-MART STORES INC.:			282.60	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WARREN CO OIL CO				
WARREN CO OIL CO	PROPANE	03/19/2013	2,432.00	SEWER FUND
Total WARREN CO OIL CO:			2,432.00	
WARREN COUNTY ENGINEER				
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	03/05/2013	83.45	GENERAL FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	03/05/2013	1,309.60	FIRE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	03/05/2013	1,531.63	AMBULANCE FUN
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	03/05/2013	3,396.73	POLICE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	03/05/2013	338.26	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	03/05/2013	114.03	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	03/05/2013	7,486.89	ROAD USE TAX FU
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	03/05/2013	1,102.83	SEWER FUND
Total WARREN COUNTY ENGINEER:			15,363.42	
WARREN COUNTY RECORDER				
WARREN COUNTY RECORDER	REC FEES	03/06/2013	17.00	GENERAL FUND
Total WARREN COUNTY RECORDER:			17.00	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	RECYCLING APT 494-0152822-0516-8	03/01/2013	3,124.72	RECYCLING FUND
WASTE MANAGEMENT OF IOW	TRASH - MARCH 2013	03/01/2013	32.00	ROAD USE TAX FU
WASTE MANAGEMENT OF IOW	WASTE PICK UP	03/01/2013	104.00	GENERAL FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES 494-0152854-0156-1	03/01/2013	10.00	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES 494-0152855-0516-8	03/01/2013	10.00	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES 494-0152818-0516-6	03/01/2013	10.00	RECYCLING FUND
WASTE MANAGEMENT OF IOW	DEBIT PRORATE - CO CHARGED INCORREC	03/01/2013	21,373.20	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RESIDENTIAL RECYCLING - 494-0152818-05	03/20/2013	12,504.50	RECYCLING FUND
Total WASTE MANAGEMENT OF IOWA:			37,168.42	
WEBER, CHRIS				
WEBER, CHRIS	BASKETBALL OFFICIAL	03/12/2013	96.00	PARK & RECREATI
Total WEBER, CHRIS:			96.00	
WILBUR, NOLA CARYLL				
WILBUR, NOLA CARYLL	I & REIMBURSEMENT - 701 W 3RD	02/25/2013	237.50	SEWER FUND
Total WILBUR, NOLA CARYLL:			237.50	
WINTER EQUIPMENT COMPANY INC.				
WINTER EQUIPMENT COMPAN	FLOW GUARDS	03/06/2013	3,844.88	ROAD USE TAX FU
Total WINTER EQUIPMENT COMPANY INC.:			3,844.88	
YANDO, ED				
YANDO, ED	CLOTHING ALLOWANCE	03/02/2013	65.02	ROAD USE TAX FU
Total YANDO, ED:			65.02	
ZEE MEDICAL SERVICES				
ZEE MEDICAL SERVICES	MEDICAL SUPPLIES	03/18/2013	90.50	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total ZEE MEDICAL SERVICES:			90.50	
Grand Totals:			1,100,099.73	

City Council: _____

Information

Subject
Council Representative Reports

Information

Information

Subject

Resolution approving salaries

Information

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

Like Buhrow, Police Officer, from PO-3 \$48,107/year to PO-4 \$50,512/year effective March 24, 2013

Megan Berlin, Recreation Coordinator, CE 5-2 \$36,880/year effective April 8, 2013. Megan received her Bachelor of Science degree from Simpson College in Sports Administration and Religion in May of 2011. While at Simpson she completed an internship with the Indianola Parks and Recreation Department in addition to working many different seasonal positions. Megan replaces Justin Stuart.

Aaron Hurt, Paramedic/Firefighter, FF-1 \$43,635/year effective March 25, 2013. Aaron is a firefighter-paramedic with past work experiences at Mercy Hospital, Pleasantville Fire and Knoxville Fire Department. He has several certifications that go beyond the requirements of this position and did his paramedic internship with us as well went through the Warren County fire academy classes we offer to the area departments. Aaron is very familiar with the area and our department so he will be a great fit and is excited to get started.

Joe Holaday, Seasonal Street Sweeper, \$18.73/hour effective April 1, 2013. Joe worked for the City of Maryville, Mo. and most recently for the Mid Iowa Community Action and Iowa Veterans' Home in Marshalltown. This position generally works from April 1 through October 31 depending on weather. They have also assisted the Street Department in the off-season with snow removal.

Charles Carico, Seasonal Brush Facility Monitor, \$11.044/hour effective March 25, 2013

Turner Baldwin, Street Department Seasonal Summer Help, \$10.00/hour effective May 1, 2013 - returning third year

Bryce Binter, Street Department Seasonal Summer Help, \$9.50/hour effective May 27, 2013 - returning second year

Tanner Warton, Street Department Seasonal Summer Help, \$9.00/hour effective May 22, 2013 - first year

Trevor Warton, Street Department Seasonal Summer Help, \$9.00/hour effective May 22, 2013 - first year

Roll call is in order.

Attachments

Buhrow Step Increase
Resolution

RECOMMENDATION FOR WITHIN GRADE INCREASE

This is to note that Luke Buhrow will complete the appropriate waiting period for creditable service to salary class/range PO 4 on 3/24/2013 to be reflected in hourly rate on pay date 4/12/2013.

\$50,512
Annual

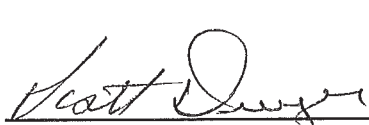
\$24.285
Hourly

Includes Longevity

X 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

3/5/13
Date


Manager Signature

3/7/13
Date

Employment Information

Date of Hire: 3/24/2010

Present Class/Range: PO 3

Present Salary: \$48,107

Includes Longevity X Does Not Include Longevity

Eligibility Date for Next Advance: 4/06/2014

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:

Luke Buhrow, Police Officer, from PO-3 \$48,107/year to PO-4 \$50,512/year effective March 24, 2013

Megan Berlin, Recreation Coordinator, CE 5-2 \$36,880/year effective April 8, 2013

Aaron Hurt, Paramedic/Firefighter, FF-1 \$43,635/year effective March 25, 2013

Joe Holaday, Seasonal Street Sweeper, \$18.73/hour effective April 1, 2013

Charles Carico, Seasonal Brush Facility Monitor, \$11.044/hour effective March 25, 2013

Turner Baldwin, Street Department Seasonal Summer Help, \$10.00/hour effective May 1, 2013

Bryce Binter, Street Department Seasonal Summer Help, \$9.50/hour effective May 27, 2013

Tanner Warton, Street Department Seasonal Summer Help, \$9.00/hour effective May 22, 2013

Trevor Warton, Street Department Seasonal Summer Help, \$9.00/hour effective May 22, 2013

Passed and approved on the 25th day of March, 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 Report - Greg Marchant

Information

Information

Subject
YMCA Report - John Sirianni

Information

Information

Subject
65/69 Report - John Parker, Jr.

Information

Information

Subject

City Treasurer's Report - Doug Shull

Information

Attachments

[Feb 2013 Treasurer Report](#)

[Feb 2012 Treasurer Report](#)

FINANCIAL REPORT
MONTH OF FEBRUARY, 2013

Page 1

FUND	Beginning Balance	Monies Received	Monies Disbursed	Transfer In	Transfer Out	Clerk's Balance	% of Total
001 General Government	1,516,447.46	26,071.86	181,950.98	91,275.01	2,352.07	1,449,491.28	
011 Police	69,373.05	9,996.01	160,303.84	17,896.11	309.09	-63,347.76	
015 Fire	30,319.45	2,432.46	47,725.79	9,621.19	24.72	-5,377.41	
016 Ambulance	214,465.68	64,075.57	63,455.07	152.26	2,972.66	212,265.78	
041 Library	-5,944.63	4,392.89	40,703.02	294.00	61.80	-42,022.56	
042 Park & Recreation	133,746.38	10,465.65	79,752.37	1,574.16	1,790.27	64,243.55	
045 Memorial Pool	-109,353.12	263.19	717.18	0.00	833.33	-110,640.44	
071 General Fund Debt Service	75,745.14	816.45	0.00	0.00	0.00	76,561.59	
GENERAL FUND SUB-TOTAL	1,924,799.41	118,514.08	574,608.25	120,812.73	8,343.94	1,581,174.03	
110 Road Use Tax (Streets)	688,890.55	123,263.76	83,796.96	0.00	11,941.49	716,415.86	
112 Trust & Agency	0.00	2,846.06	0.00	0.00	2,846.06	0.00	
125 TIF--Downtown	11,882.17	2,575.21	0.00	0.00	0.00	14,457.38	
126 TIF--East Hwy 92	0.00	0.00	0.00	0.00	0.00	0.00	
127 TIF--Hillcrest/Industrial Park	101,950.31	1,182.72	0.00	0.00	0.00	103,133.03	
141 Library Special Revenue	38,705.38	3,303.78	916.19	0.00	0.00	41,092.97	
142 Park & Rec Special Revenue	110,068.48	352.44	34.00	0.00	0.00	110,386.92	
160 Downtown Revolving Loan	49,216.80	0.00	0.00	0.00	0.00	49,216.80	
161 Downton Business Inc Program	-34,565.53	5,000.00	51,396.69	0.00	0.00	-80,962.22	
177 Police Forfeiture	925.99	0.00	0.00	0.00	0.00	925.99	
190 Vehicle Reserve	125,427.15	0.00	0.00	1,666.67	0.00	127,093.82	
199 Police Retirement	126,840.74	240.18	0.00	0.00	1,041.67	126,039.25	
SPECIAL REVENUES SUB-TOTAL	1,219,342.04	138,764.15	136,143.84	1,666.67	15,829.22	1,207,799.80	
200 DEBT SERVICE (SUB-TOTAL)	2,752,745.89	5,137.86	7,291.61	123,796.75	0.00	2,874,388.89	
301 Capital Projects (General)	5,311,059.56	0.00	1,345,052.08	1,666.67	0.00	3,967,674.15	
321 Capital Projects (Streets)	1,843,727.24	521.78	158,428.65	0.00	0.00	1,685,820.37	
344 Community Athletic Facility	1,346.68	3.87	41.44	0.00	0.00	1,309.11	
353 Community ReDevelopment (D&D)	-22,735.20	0.00	0.00	0.00	0.00	-22,735.20	
CAPITAL PROJECTS SUB-TOTAL	7,133,398.28	525.65	1,503,522.17	1,666.67	0.00	5,632,068.43	
610 Sewer	40,461.84	0.00	89,545.85	135,850.00	28,933.15	57,832.84	
650 Stormwater Utility	92,299.27	16,420.32	0.00	0.00	5,233.33	103,486.26	
670 Recycling	88,137.46	15,087.60	16,402.55	0.00	1,366.67	85,455.84	
710 Sewer Capital Projects	348,959.37	411,951.45	232,545.54	0.00	325,144.66	203,220.62	
771 Sewer Reserve	114,238.70	0.00	0.00	0.00	0.00	114,238.70	
781 Sewer Plant Improvement	331,892.12	0.00	0.00	2,083.33	0.00	333,975.45	
791 Sewer Revenue Bonds	131,015.30	0.00	0.00	85,341.66	0.00	216,356.96	
820 Health Insurance	1,173,675.92	182,863.91	113,226.22	0.00	0.00	1,243,313.61	
830 Health Reimbursement Account	235,653.64	0.00	4,894.24	0.00	0.00	230,759.40	
840 Flex/STD	216,916.56	2,959.44	0.00	1,390.59	0.00	221,266.59	
850 Liability Insurance Reserve--City	22,528.89	42.62	50.00	0.00	0.00	22,521.51	
CITY UTILITY & IS SUB-TOTAL	2,795,779.07	629,325.34	456,664.40	224,665.58	360,677.81	2,832,427.78	
TOTAL CITY FUNDS	15,826,064.69	892,267.08	2,678,230.27	472,608.40	384,850.97	14,127,858.93	58%
TOTAL IMU FUNDS	9,819,421.91	1,233,379.89	797,015.29	404,313.39	492,070.82	10,168,029.08	42%
GRAND TOTAL CITY & IMU	25,645,486.60	2,125,646.97	3,475,245.56	876,921.79	876,921.79	24,295,888.01	
Cross Check Total						24,295,888.01	

Investments

Bankers Trust	\$ 14,230,866.09	2.41%	Clerk's Balance	24,295,888.01
Bankers Trust - Electric Projects	\$ 379,393.76	2.75%		
Bankers Trust - Wellness Center Project	\$ 3,633,691.88	1.27%		
Iowa Public Agency Inv. Trust	\$ 111,090.84	0.010%	Plus Outstanding Checks	33,238.76
Payroll Account, Community State	\$ 0.78	Earnings Credit	Unreconcilable Item	
Checking Account, Community State	\$ 249,781.61	Earnings Credit	Less Outstanding Deposits	-23,775.31
Sweep Account, Community State	\$ 5,700,526.50	0.25%		
BANK BALANCE	24,305,351.46			24,305,351.46

600 Water	756,754.80	178,776.25	70,921.72	0.00	162,229.47	702,379.86
620 IMU Administration	31,937.09	35.00	44,885.09	74,428.70	28,303.47	33,212.23
625 Revolving Economic Development	100,985.84	189.82	0.00	0.00	0.00	101,175.66
626 USDA RLF	75,000.00	0.00	0.00	0.00	0.00	75,000.00
630 Electric	1,795,334.97	944,042.81	600,617.33	22,568.00	295,262.88	1,866,065.57
640 Fiber/Communications	457,809.08	22,214.78	-4,739.18	0.00	6,275.00	478,488.04
700 Water Capital Projects	1,175,514.93	0.00	64,631.55	65,091.67	0.00	1,175,975.05
730 Electric Capital Projects	2,971,546.81	88,070.88	20,698.78	80,733.33	0.00	3,119,652.24
740 Fiber/Comm Capital Projects	0.00	0.00	0.00	0.00	0.00	0.00
770 Water Reserve	135,000.00	0.00	0.00	0.00	0.00	135,000.00
773 Electric Reserve	1,084,000.00	0.00	0.00	0.00	0.00	1,084,000.00
780 Water Capital Improvement	75,000.00	0.00	0.00	0.00	0.00	75,000.00
783 Electric Improvement	207,691.35	0.00	0.00	0.00	0.00	207,691.35
790 Water Revenue Bonds	46,046.23	0.00	0.00	43,041.69	0.00	89,087.92
793 Electric Revenue Bonds	879,861.22	0.00	0.00	118,450.00	0.00	998,311.22
855 Liability Insurance Reserve--IMU	26,939.59	50.35	0.00	0.00	0.00	26,989.94
IMU SUB-TOTAL	9,819,421.91	1,233,379.89	797,015.29	404,313.39	492,070.82	10,168,029.08

INTEREST DISTRIBUTION

	INTEREST			
	INCOME	% OF TOTAL	CALYTD	FYTD
Electric Funds	\$ 14,441.71	37.28%	\$ 22,461.16	\$ 108,277.79
Water Funds	\$ 4,005.56	10.34%	\$ 5,972.32	\$ 26,425.57
Sewer Funds	\$ 1,456.57	3.76%	\$ 2,393.24	\$ 8,979.32
Police Retirement	\$ 240.18	0.62%	\$ 377.85	\$ 1,789.01
Community Redevelopment	\$ -	0.00%	\$ -	\$ -
All other	\$ 18,594.46	48.00%	\$ 32,118.38	\$ 199,820.61
TOTAL	\$ 38,738.48	100.00%	\$ 63,322.95	\$ 345,292.30

FINANCIAL REPORT
MONTH OF FEBRUARY, 2012

Page 1

FUND	Beginning Balance	Monies Received	Monies Disbursed	Transfer In	Transfer Out	Clerk's Balance	% of Total
001 General Government	1,715,015.88	30,094.36	159,911.04	65,333.35	2,352.07	1,648,180.48	
011 Police	164,200.71	6,362.95	185,486.51	29,656.45	324.54	14,409.06	
015 Fire	25,629.11	4,119.16	69,183.56	11,312.16	27.81	-28,150.94	
016 Ambulance	246,218.11	59,014.40	69,023.84	6,779.23	4,219.57	238,768.33	
041 Library	18,433.83	4,043.72	38,269.47	225.13	61.80	-15,628.59	
042 Park & Recreation	103,053.19	24,431.48	82,691.33	1,395.93	1,790.27	44,399.00	
045 Memorial Pool	-92,080.81	405.60	206.20	0.00	833.33	-92,714.74	
071 General Fund Debt Service	142,495.89	595.46	0.00	0.00	0.00	143,091.35	
GENERAL FUND SUB-TOTAL	2,322,965.91	129,067.13	604,771.95	114,702.25	9,609.39	1,952,353.95	
110 Road Use Tax (Streets)	660,800.70	130,719.04	96,686.77	0.00	11,691.49	683,141.48	
112 Trust & Agency	0.00	2,177.23	0.00	0.00	2,177.23	0.00	
125 TIF--Downtown	4,561.26	4,115.39	0.00	0.00	0.00	8,676.65	
126 TIF--East Hwy 92	12,913.45	0.00	0.00	0.00	0.00	12,913.45	
127 TIF--Hillcrest/Industrial Park	-173,118.32	669.81	0.00	0.00	0.00	-172,448.51	
141 Library Special Revenue	37,914.98	325.08	5,421.26	0.00	0.00	32,818.80	
142 Park & Rec Special Revenue	107,321.89	4,461.02	199.16	0.00	0.00	111,583.75	
160 Downtown Revolving Loan	46,730.20	0.00	0.00	0.00	0.00	46,730.20	
161 Downton Business Inc Program	70,019.22	0.00	163,079.56	0.00	0.00	-93,060.34	
177 Police Forfeiture	13,586.50	0.00	0.00	0.00	0.00	13,586.50	
190 Vehicle Reserve	105,427.11	0.00	0.00	1,666.67	0.00	107,093.78	
199 Police Retirement	136,553.76	262.62	0.00	0.00	1,041.67	135,774.71	
SPECIAL REVENUES SUB-TOTAL	1,022,710.75	142,730.19	265,386.75	1,666.67	14,910.39	886,810.47	
200 DEBT SERVICE (SUB-TOTAL)	2,752,659.82	8,894.54	0.00	83,375.00	0.00	2,844,929.36	
301 Capital Projects (General)	2,551,033.69	0.00	81,838.75	1,666.67	0.00	2,470,861.61	
321 Capital Projects (Streets)	1,256,972.37	660.80	87,273.25	0.00	0.00	1,170,359.92	
344 Community Athletic Facility	2,754.77	4.86	37.50	0.00	0.00	2,722.13	
353 Community ReDevelopment (D&D)	-156,196.65	0.00	0.00	0.00	0.00	-156,196.65	
CAPITAL PROJECTS SUB-TOTAL	3,654,564.18	665.66	169,149.50	1,666.67	0.00	3,487,747.01	
610 Sewer	36,117.05	14,302.40	92,481.36	129,722.33	27,816.49	59,843.93	
650 Stormwater Utility	18,221.72	53,659.15	25,841.99	0.00	10,000.00	36,038.88	
670 Recycling	87,239.63	15,150.81	24,044.00	0.00	1,341.67	77,004.77	
710 Sewer Capital Projects	210,294.92	404,207.74	158,643.41	0.00	198,480.66	257,378.59	
771 Sewer Reserve	122,572.02	0.00	0.00	0.00	0.00	122,572.02	
781 Sewer Plant Improvement	298,558.84	0.00	0.00	2,083.33	0.00	300,642.17	
791 Sewer Revenue Bonds	132,875.19	0.00	0.00	6,000.00	0.00	138,875.19	
820 Health Insurance	1,290,376.45	115,503.01	120,272.29	0.00	0.00	1,285,607.17	
830 Health Reimbursement Account	211,643.31	0.00	9,157.83	0.00	0.00	202,485.48	
840 Flex/STD	207,036.49	3,166.62	14,101.60	1,406.04	0.00	197,507.55	
850 Liability Insurance Reserve--City	20,536.78	883.76	0.00	0.00	0.00	21,420.54	
CITY UTILITY & IS SUB-TOTAL	2,635,472.40	606,873.49	444,542.48	139,211.70	237,638.82	2,699,376.29	
TOTAL CITY FUNDS	12,388,373.06	888,231.01	1,483,850.68	340,622.29	262,158.60	11,871,217.08	54%
TOTAL IMU FUNDS	10,413,235.30	1,184,514.92	1,295,905.10	459,270.33	537,734.02	10,223,381.43	46%
GRAND TOTAL CITY & IMU	22,801,608.36	2,072,745.93	2,779,755.78	799,892.62	799,892.62	22,094,598.51	
Cross Check Total						22,094,598.51	

Investments				Clerk's Balance	22,094,598.51
Bankers Trust	\$	14,535,593.03	3.39%		
Bankers Trust - Electric Projects	\$	1,410,594.94	2.52%		
Bankers Trust - Wellness Center Project		\$2,000,000.00			
Iowa Public Agency Inv. Trust	\$	111,078.77	0.015%	Plus Outstanding Checks	75,262.70
Payroll Account, Community State	\$	0.65	Earnings Credit	Unreconcilable Item	0.00
Checking Account, Community State	\$	249,795.78	Earnings Credit	Less Outstanding Deposits	-18,668.88
Sweep Account, Community State	\$	3,844,129.16	0.25%		
BANK BALANCE		22,151,192.33		TREASURER'S BALANCE	22,151,192.33

600 Water	592,894.63	215,827.24	71,419.04	0.00	92,288.03	645,014.80
620 IMU Administration	7,836.02	205.00	19,882.65	54,398.34	27,528.47	15,028.24
625 Revolving Economic Development	99,090.32	189.66	0.00	0.00	0.00	99,279.98
626 USDA RLF	0.00	0.00	0.00	0.00	0.00	0.00
630 Electric	1,599,730.55	917,949.41	555,485.42	20,394.33	264,142.52	1,718,446.35
640 Fiber/Communications	383,504.55	14,701.85	1,965.15	0.00	3,575.00	392,666.25
700 Water Capital Projects	485,132.80	811.35	12,609.95	186,033.33	0.00	659,367.53
730 Electric Capital Projects	4,765,232.06	34,776.92	628,653.17	51,683.33	0.00	4,223,039.14
740 Fiber/Comm Capital Projects	0.00	0.00	0.00	0.00	0.00	0.00
770 Water Reserve	285,200.00	0.00	0.00	0.00	150,200.00	135,000.00
773 Electric Reserve	1,056,500.00	0.00	0.00	27,500.00	0.00	1,084,000.00
780 Water Capital Improvement	75,000.00	0.00	0.00	0.00	0.00	75,000.00
783 Electric Improvement	207,691.35	0.00	0.00	0.00	0.00	207,691.35
790 Water Revenue Bonds	95,691.28	0.00	0.00	9,061.00	0.00	104,752.28
793 Electric Revenue Bonds	730,886.38	0.00	0.00	110,200.00	0.00	841,086.38
855 Liability Insurance Reserve--IMU	28,845.36	53.49	5,889.72	0.00	0.00	23,009.13
IMU SUB-TOTAL	10,413,235.30	1,184,514.92	1,295,905.10	459,270.33	537,734.02	10,223,381.43

INTEREST DISTRIBUTION

	INTEREST			
	INCOME	% OF TOTAL	CALYTD	FYTD
Electric Funds	\$ 18,460.45	37.96%	\$ 32,488.77	\$ 145,423.88
Water Funds	\$ 5,689.86	11.70%	\$ 8,581.42	\$ 29,544.97
Sewer Funds	\$ 1,308.18	2.69%	\$ 1,853.15	\$ 7,792.84
Police Retirement	\$ 262.62	0.54%	\$ 493.43	\$ 2,358.55
Community Redevelopment	\$ -	0.00%	\$ -	\$ -
All other	\$ 22,910.17	47.11%	\$ 37,271.86	\$ 148,610.71
TOTAL	\$ 48,631.28	100.00%	\$ 80,688.63	\$ 333,730.95

Information

Subject

Receive FY 11/12 Audit Report from Shull & Co.

Information

As required by Iowa Code, the Finance Director submits this report (due March 31) on an annual basis. It contains general, statistical and financial information about the city and was independently audited (packet) by Shull and Co. It is also used to meet continuing disclosure requirements for our outstanding general obligation bonds.

Arlen Schrum or Brian Schmidt, Shull & Co., will attend the meeting to discuss the FY 11/12 audit and its findings. The City is in sound financial condition and no internal control issues were found.

The IMU audit reports are also enclosed and were approved by the board of trustees March 18, 2013..

Simple motion accepting FY 11/12 comprehensive annual financial reports (packet) is in order.

Attachments

Letter

Indianola Audit

Municipal Utilities Audit

Electric Audit

Electric Audit 2

Sewer Audit

Water Audit



Shull

and Co. P.C.

certified public accountants

February 26, 2013

To the Members of the City Council
and Board of Trustees
The City of Indianola, Iowa

We have audited the basic financial statements of The City of Indianola, Iowa for the year ended June 30, 2012, and have issued our report thereon dated December 4, 2012. Professional standards require that we provide you with information about our responsibilities under generally accepted auditing standards, as well as certain information related to the planned scope and timing of our audit. We have communicated such information in our letter to you dated June 11, 2012. Professional standards also require that we communicate to you the following information related to our audit.

Significant Accounting Policies

Qualitative Aspects of Accounting Practices

Management is responsible for the selection and use of appropriate accounting policies. The significant accounting policies used by The City of Indianola, Iowa are described in Note 1 to the financial statements. No new accounting policies were adopted and the application of existing policies was not changed during the year ended June 30, 2012. We noted no transactions entered into by the Utilities during the year for which there is a lack of authoritative guidance or consensus. All significant transactions have been recognized in the financial statements in the proper period.

Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's knowledge and experience about past and current events and assumptions about future events. Certain accounting estimates are particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them may differ significantly from those expected. We evaluated the key factors and assumptions used to develop estimates in determining that they are reasonable in relation to the financial statements taken as a whole.

Audit Adjustments

For the purposes of this letter, professional standards define an audit adjustment as a proposed correction of the financial statements that, in our judgment, may not have been detected except through our auditing procedures. An audit adjustment may or may not indicate matters that could have a significant effect on the Utilities' financial reporting process (that is, cause future financial statements to be materially misstated). In our judgment, none of the adjustments we proposed, whether recorded or unrecorded by the Utilities, either individually or in the aggregate, indicate matters that could have a significant effect on the Utilities' financial reporting process.

1111 North Jefferson
Indianola, Iowa 50125

515-961-2571 • Fax 515-961-4253

133 West Washington Street
Osceola, Iowa 50213

641-342-2611 • Fax 641-342-2746

Disagreements with Management

For the purposes of this letter, professional standards define a disagreement with management as a financial accounting, reporting, or auditing matter, whether or not resolved to our satisfaction, that could be significant to the financial statements or the auditor's report. We are pleased to report that no such disagreements arose during the course of our audit.

Management Representations

We have requested certain representations from management that are included in the management representation letter dated December 4, 2012.

Consultations with Other Independent Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters, similar to obtaining a "second opinion" on certain situations. If a consultation involves application of an accounting principle to the Utilities' financial statements or a determination of the type of auditor's opinion that may be expressed on those statements, our professional standards require the consulting accountant to check with us to determine that the consultant has all the relevant facts. To our knowledge, there were no such consultations with other accountants.

Other Audit Findings or Issues

We generally discuss a variety of matters, including the application of accounting principles and auditing standards, with management each year prior to retention as the Utilities' auditors. However, these discussions occurred in the normal course of our professional relationship and our responses were not a condition to our retention.

Difficulties Encountered in Performing the Audit

We encountered no significant difficulties in dealing with management in performing and completing our audit.

This information is intended solely for the use of the Trustees and management of The City of Indianola, Iowa and is not intended to be and should not be used by anyone other than these specified parties.

Very truly yours,

Shull & Co., P.C.

CITY OF INDIANOLA

General and Statistical Information

**Financial Statements and Supplemental Information
(With Independent Auditor's Report Thereon)**

**Independent Auditor's Report on Compliance
and Internal Control over Financial Reporting**

Schedule of Findings

Year Ended June 30, 2012



Shull
and Co. P.C.
certified public accountants

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CITY OF INDIANOLA
Chief Accounting Officer's Report

March 1, 2013

To the Honorable Mayor, Members of the Council, and Citizens of the City of Indianola,

This comprehensive annual financial report consists of management's representations concerning the finances of the City of Indianola. Consequently, management assumes full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, management of the City of Indianola has established a comprehensive internal control framework that is designed to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the City of Indianola's financial statements. Because the cost of internal controls should not outweigh their benefits, the City of Indianola's comprehensive framework of internal controls has been designed to provide reasonable, rather than absolute, assurance that the financial statements will be free from material misstatement. Management asserts to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The City of Indianola's financial statements have been audited by Shull & Co., a firm of licensed certified public accountants. The goal of the independent audit is to provide reasonable assurance that the financial statements of the City of Indianola for the fiscal year ended June 30, 2012 are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and, evaluating the overall financial statement presentation. The independent auditor concluded that there was a reasonable basis for rendering an unqualified opinion that the City of Indianola's financial statements for the fiscal year ended June 30, 2012 are fairly presented. The independent auditor's report is presented as the first component of the financial section of this report.

Rules promulgated by the Iowa State Auditor's Office require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statement in the form of a Management Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The City of Indianola's MD&A can be found immediately following the statistical section of this report.

Profile of the Government

The City of Indianola, incorporated in 1864, is the county seat of Warren County and is located in the central part of Iowa approximately 17 miles south of the state capital, Des Moines. Indianola is considered part of the Des Moines MSA, one of the top growth areas in the state. The City of Indianola encompasses an area of approximately nine square miles and a population of 14,782. The City of Indianola is empowered to levy a property tax on real properties located within its boundaries. It is also empowered by state statute to extend its corporate limits by annexation, which occurs periodically when deemed appropriate by the governing council.

CITY OF INDIANOLA
Chief Accounting Officer's Report (Continued)

City Council: The City of Indianola operates under a mayor-council form of government. Policy-making and legislative authority are vested in a governing body consisting of the mayor and six council members. The city council is responsible, among other things, for passing ordinances; adopting the budget; appointing commission and committee members; and, hiring the government's manager. The government's manager, whose duties are set by local ordinance, is responsible for carrying out the policies of the city council; overseeing day-to-day operations; and, appointing the employees of the various departments for the governmental functions under the management control of the governing council. The council is elected on a non-partisan basis. Council members serve four-year staggered terms, with three of the members elected every two years. Four council members are elected by districts or wards while the two remaining council members and the mayor are elected at large. The mayor is elected to serve a four-year term.

The City of Indianola provides a full range of services, including police and fire protection; ambulance service; the construction and maintenance of highways, streets, and other infrastructure; recycling and organic material removal; and recreational activities and cultural events. The City of Indianola also operates a water pollution control (sewer) department as a utility under the management and control of the city council. The city participates in several non-related jointly governed organizations that provide goods or services including the South Central Iowa Landfill Agency, the Central Iowa Regional Transportation Alliance, the Marion/Warren County Drug Task Force, and the Community Athletic Facility.

Board of trustees: The City of Indianola provides electric, water and telecommunications services as a discretely reported component unit under the management and control of a board of trustees. The board operates these three utilities as Indianola Municipal Utilities (IMU). The authority for management and control of each utility was established by a majority vote of the electorate as provided in the Iowa Code. The trustees are vested with the authorities of the city in relation to these utilities with the exceptions that the board may not: certify taxes to be levied; pass ordinances or amendments; or, issue general obligation or special assessment bonds. Real property is held in the name of the city; however, the utility board has all the powers and authorities of the city with respect to the acquisition or disposition of such property and the management, control, and operation associated with said property is subject to provisions of any outstanding obligations which are payable from the revenues of the city utility. Separate funds are maintained for each utility and operating budgets are subject to final approval by the city council. Utility fund balances deemed by the board of trustees to be in excess of the needs of a utility may be transferred to the city's general fund or other city funds as approved by the city council.

Five trustees serve staggered six-year terms and are appointed by the mayor and approved by the city council. The board of trustees appoints a general manager to oversee the day-to-day management of the electric, water and telecommunications utilities. The general manager appoints the employees of each of these utilities; carries out the policies of the board of trustees; and, performs other duties as determined by resolution of the board.

CITY OF INDIANOLA
Chief Accounting Officer's Report (Continued)

Other officials: The director of finance and administrative services serves as the chief accounting officer for all city services and submits the budget and year-end financial reports required of the city. The director of finance and administrative services has other financial duties and the city clerk has custodial duties as prescribed in Iowa Code, local ordinances, board resolutions, and by management discretion. An appointed treasurer serves as custodian for all funds. An attorney is also appointed to represent the city, its boards, and its commissions and performs certain functions prescribed in local ordinances and in the Iowa Code.

Budgeting process: The annual budget serves as the foundation for the City of Indianola's financial planning and control. The budget process, in general, is as follows:

- The city council sets its budget objectives and reviews major known factors.
- The city manager and the general manager each submit 5-year capital improvement project budgets to the respective managing authority for review and adoption.
- Departments submit operating budget requests to the city manager or general manager as appropriate.
- The city manager and the general manager compile their respective annual budgets for review. Budgets are prepared by fund (e.g. general), function (e.g. public safety), and department (e.g. police).
- The board of trustees adopts budgets for the electric, water and telecommunications utilities. These are compiled with governmental services and sewer utility budgets and are provided to the public by publication.
- The city council sets and conducts a public hearing on the budget.
- The city council adopts the budget and the budget is filed with the county auditor and the State of Iowa no later than March 15 of each year.

The State of Iowa limits expenditures to the total amount budgeted by function. Expenditures for individual departments, services or line items may exceed those budgeted as long as total expenditures by function are not exceeded. Budget amendments are permitted under provisions similar to the adoption of the original budget. In this report, the current year's budget is compared to the actual expenses by function.

Cash management policies and practices: The city annually reviews and adopts an investment policy outlining the roles and responsibilities in making investments using available cash balances. The director of finance and administrative services and the treasurer are jointly responsible for the investment of funds with oversight by the council and board of trustees.

Cash, which is temporarily idle during the year, is invested in bank deposits; money market funds; repurchase agreements; and/or the Iowa Public Agency Investment Trust. These temporary cash deposits were maintained in stable value investments with an average rate of return of .25%.

CITY OF INDIANOLA
Chief Accounting Officer's Report (Continued)

The city invests reserve funds (those not intended to be expended within 365 days) in a portfolio with the assistance of an investment advisement firm. The investment portfolio includes mortgage-backed securities; preferred stock; obligations of the U.S. Treasury or its agencies; and, cash held in a public entity money market fund. At fiscal year end, the effective duration of the portfolio is 3.24 years with a current yield of 2.71%. Reported returns may include changes in fair value during the year but do not necessarily represent continuing returns; therefore, it is not always possible to realize changes in fair value, especially in the case of temporary changes for securities the city intends to hold until maturity.

Additional information on the City of Indianola's cash management can be found in notes to the financial statements.

Risk management: The City of Indianola participates in the Iowa Communities Assurance Pool (ICAP), a local government risk-sharing pool with over 500 members throughout Iowa. The city makes annual contributions to ICAP recorded as disbursements from its operating funds for vehicle, property, casualty and liability coverage. The city maintains reserve funds to meet deductibles. The city also participates as a member of the Iowa Municipal Workers' Compensation Association (IMWCA) and pays the associate premiums from its operating funds. The city purchases boiler and machinery insurance from a private carrier. In addition, the city has an ongoing safety program to maintain a safe environment for employees and the public. Additional information on the City of Indianola's risk management activity can be found in notes to the financial statements.

Pension and other post-employment benefits: The City of Indianola provides pension benefits for its employees. With the exception of Police officers, these benefits are provided through a statewide plan managed by the Iowa Public Employees Retirement System (IPERS). Benefits for police officers are provided through a statewide plan managed by the Municipal Fire & Police Retirement System of Iowa (MFPRSI). The city makes periodic payments based on earned compensation by active employees; however, the city has no obligation in connection with employee benefits offered through these plans.

The City of Indianola also provides post-retirement access to its medical insurance plan until age 65 as required under Iowa Code. Retirees contribute an amount equal to the premium amount charged to the city on a monthly basis.

The City of Indianola maintains a health reimbursement arrangement (HRA) for the benefit of employees. The city makes a fixed annual contribution that allows each employee to be reimbursed for any medical expense allowed under IRS Code. If the employee does not utilize the full amount provided in any fiscal year, the balance is carried forward for use in a future period, even after retirement. Disbursements are paid out of operating funds and not held in trust. They are, however, accounted for in a sub-fund that is separate from other operating funds for budgetary control. Unpaid HRA balances totaled \$182,635 as of June 30, 2012.

Additional information on the City of Indianola's pension arrangements and other post-employment benefits can be found in notes to the financial statements.

CITY OF INDIANOLA
Chief Accounting Officer's Report (Continued)

Closing

State law requires that all general-purpose local governments publish within nine months of the close of each fiscal year a complete set of financial statements that are audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. As allowed under Iowa Code and administrative rules, the City of Indianola issues its financial statements on the basis of cash receipts and disbursements. Cash basis is a comprehensive basis of accounting other than generally accepted accounting principles (GAAP). Pursuant to these requirements, I hereby issue the comprehensive annual financial report of the City of Indianola for the fiscal year ended June 30, 2012.

Jean Furler
Director of Finance and Administrative Services

Acknowledgment to the following staff for their valued assistance in the preparation of this report:

Diana Bowlin, City Clerk
Staff: Lu Ann Kappelman, Skye Jacobs, Lindsey Offenburger and
Mary Zimmerman

**CITY OF INDIANOLA
CITY OFFICIALS AND BOARD OF TRUSTEES
JUNE 30, 2012**

<u>Name of Official</u>	<u>Official Title</u>	<u>Term Expires December 31</u>	<u>Amount Of Bond</u>
Kenan Bresnan	Mayor	2013	300,000
John Parker Jr.	Councilperson First Ward	2015	300,000
Eric Mathieu	Councilperson Third Ward	2015	300,000
Greg Marchant	Councilperson At-Large	2015	300,000
Pam Pepper	Councilperson At-Large	2013	300,000
Pete Berry	Councilperson Fourth Ward	2013	300,000
John Sirianni	Councilperson Second Ward	2013	300,000
	City Manager		300,000
Jean Furler	Director of Finance & Community Services		300,000
RoxAnne Hunerdosse	Human Resource Director		300,000
Diana Bowlin	City Clerk		300,000
Doug Shull	City Treasurer		300,000
	City Solicitor		300,000

Indianola Municipal Utilities Board of Trustees
Authority: Indianola Code of Ordinances Section 25.02

Clark Raney		2013	300,000
Chris Boone		2014	300,000
Eric Vander Linden		2015	300,000
Bob Lester	Chairperson	2016	300,000
Pat Reding		2018	300,000
Todd Kielkopf	General Manager of Utilities		300,000

All other city employees are bonded under the Cincinnati Insurance Employee Loss Coverage, "Faithful Performance Blanket Position Bond," # B0359727 in the amount of \$300,000.

Council Committee

Council Study Committee

Pete Berry
Greg Marchant
Eric Mathieu
John Parker Jr.
Pam Pepper
John Sirianni

**CITY OF INDIANOLA
CITY BOARD AND COMMISSIONS
JUNE 30, 2012**

LIBRARY BOARD

Authority: Indianola Ordinance Chapter 17.3

Term - 6 Years

Meeting: 2nd Tuesday of every month

<u>Name</u>	<u>Term Expires</u>
Jon Richardson	July 1, 2014
Pat Hicks	July 1, 2014
Dick Kerr	July 1, 2016
Kathy Farris	July 1, 2016
Mark Jufferbruch	July 1, 2016
Mary Jane Cassady	July 1, 2018
Rhonda Sayler	July 1, 2018

PARK AND RECREATION COMMISSION

Authority: Indianola Ordinance No. 520

Term - 3 Years

Meeting: 1st Wednesday of every month

Jennifer Leech	January 1, 2013
Dave Button	January 1, 2014
John Hagener	January 1, 2014
Jon Anderson	January 1, 2014
Laura Beals	January 1, 2015
Cyd Dyer	January 1, 2015

PLANNING AND ZONING COMMISSION

Authority: Indianola Ordinance Chapter 16.2

Term - 5 Years

Meeting: 2nd Tuesday of every month

Bob Ormsby	February 1, 2013
Duane Dixon	February 1, 2013
Leslie Held	February 1, 2014
Mike Coppess	February 1, 2014
Karla Roush	February 1, 2015
Ivan Richert	February 1, 2015
Mary Donaghy	February 1, 2016
Rich Piper	February 1, 2016
Tiffany Coleman	February 1, 2017
Dan Wood	February 1, 2017

**CITY OF INDIANOLA
CITY BOARDS AND COMMISSIONS
JUNE 30, 2012**

BOARD OF ADJUSTMENT

Authority: Indianola Ordinance No. 341 - Code of Iowa 414.7

Term - 5 Years

Meeting: 1st Wednesday of month on call

<u>Name</u>	<u>Term Expires</u>
Doug Dowie	December 31, 2012
Jim Garrett	December 31, 2013
Marty Miller	December 31, 2014
James Sullivan	December 31, 2015
Dennis Parker	December 31, 2016

MEMORIAL BUILDING COMMISSION

Authority: Code of Iowa Chapter 37.9

Term - 3 Years - Meeting: On Call

Ron Werling	July 1, 2013
Robert Guilford	July 1, 2013
Bob Greener	July 1, 2013
Ray Walton	July 1, 2014
Dan Aldridge	July 1, 2015

CIVIL SERVICE COMMISSION

Authority: Indianola Ordinance No. 378

Term - 4 Years

Meeting: On Call

Celeste Gebhart	First Monday in April, 2014
Wayne Petersen	First Monday in April, 2015
Fred Jones	First Monday in April, 2016

FINE ARTS & COMMUNITY BEAUTIFICATION COMMISSION

Authority: Indianola Ordinance No. 423

Term - 3 Years

Meeting: 1st Tuesday of every month

CITY OF INDIANOLA

Operational Review

City operations are divided into many departments and offices, all of which work toward the common goal of providing superior services to the citizens of Indianola. While the functions of each department may be varied, it is a cooperative effort on everyone's part that enables us to reach this goal. It's not uncommon to see two or more departments working together to solve some problem or complete a project. The Mayor, Council, boards and administrative staff encourage teamwork and it results in an enhanced quality of life for the citizens of Indianola.

The following summary provides a brief review of the various Departmental operations during the 2011-12 fiscal year.

Public Safety: The major Public Safety activities are police, fire, ambulance services and building and zoning regulation.

- **Police:** The Indianola Police Department answered 6056 calls for service in calendar year 2012. The department is at full staff (19 sworn including the chief and lieutenant) and all officers are state certified.
- **Fire and Ambulance:** The Indianola Fire Department experienced slight increase in calls for the 2011 calendar year for a new record year. There were three major fire losses listed in order of dollar loss; 901 E. Iowa (248,000), 15300 Highway 92 (\$130,000), and 806 N. Howard (65,000). Total dollar loss for the year was \$850,250. We were successful in working with the Police Department, State Fire Marshal's office and several other agencies in solving the DHS arson fire. This did lead to the conviction of an individual for this incident. In addition to the regular activities that the full and part-time staff accomplished each day, staff responded to 1,732 fire and EMS incidents. This is a small increase of 3 calls over the previous year. The 1,732 alarms consisted of: 85 fires; 42 Haz-Mat; 51 good intent; 86 false alarms; 3 weather-related and 3 other. The balance accounts for 1,460 EMS calls.

As of January 1, 2012, the department had one full-time chief, one full-time training officer, one full-time technician, six full-time firefighters/medics, 1 part-time billing specialist, 18 part-time firefighter/medics, 24 paid on call for a total staff of 52 with no members on leave. Staff coverage continues with full-time staff working 24/48 shifts and part-time staff covering Monday through Friday from 8:00 a.m. to 5:00 p.m. The additional staffing through the weekday is due to the shortage of available paid on call which, is also when we have a higher call volume.

Training is a big part of our department time. Training is conducted every Monday night and several attend training on their own including nights and weekends. Some attend area fire schools and EMS conferences to keep their certifications current. The total hours that POC staff give for training held within our department was 4,995 hours and responses were 3,224 hours for a total of 8,219 hours. This equates to the average paid on call staff giving over 300 hours toward regular training and calls each year. These calculations exclude the time the full-time staff puts toward calls and training.

CITY OF INDIANOLA
Operational Review (Continued)

- **Public Works:** The street department staff members are dedicated to providing excellent service to the citizens of Indianola. The street department has kept busy by performing annual street repair, concrete and asphalt replacement/repair, crack sealing, street sweeping, and snow plowing. These are the major functions which occupy a substantial amount of time for the department. In addition, several storm sewer intakes were replaced or repaired along with maintaining the hundreds of street and traffic signs throughout the city.

Culture and Recreation: Parks and Recreation programs, events, parks and facilities continued to be very important to the majority of Indianola residents. Participation and use were at high levels and many opportunities and enhancements were provided to help keep the quality of life at a high level.

- **Recreation Division:** A variety recreation programs and events were offered to the community. New events in the parks included Yoga in the Park, Buxton Park Coffee Club presentations, Story walk, Pottery in the Park, DeNelsky park cell phone audio tour in addition to the movies in the park. The mayor's youth council put on a bicycle fest, we partnered with the chamber and National Balloon Classic with the first annual July 4th celebration (over 5,000 attended), and we initiated 3 dog activities – Yappy Hour, a dog playground volunteer ambassador program and a bark in the park event. Also offered were Family Canoe Adventures, Cardboard Boat Races, morning outdoor aquacizing, adult kickball and Stand UP Paddling. 8 new adult programs were also offered including Digital Photography, Composting 101, Cooking for the Heart, Couponing 101 and Spring Floral Arranging Workshop. The 55+ seniors kept active with a new speaker's series, day trips, AARP driver safety, SHIPP and put on a Children's Easter Egg Coloring event. The Zone (6th-8th grade after school program) and early out events remained popular, many volunteers helped with the recreation programs and events and over 150 different programs/events were offered during the year.
- **Parks & Horticulture Division:** The 3rd annual spring planting blitz was held with many volunteers again planting all flowerbeds in 1 week, 3 wind sculptures were dedicated at Buxton Park, a new play structure was dedicated at McCord Park & the shelter got a new roof, an enhancement plan for Buxton Park was completed, a Pickard Park entrance & sign design was completed, and a 6 station cell phone audio tour was added to DeNelsky Park. 25-30 trees were planted and the 9th annual spring garden seminar had over 80 participants. Over 10,000 flowers were grown in the greenhouse and 123 trees were adopted by residents (48-Indianola, 75-Warren County).
- **Administration Division:** Our a Face book page had 573 fans (increase of 150) and our Twitter Page had 265 followers (increase of 63), we had 1343 on our e-newsletter list, and 6279 website visits with 3898 (41.55%) new visits. Staff again worked with the Keep Indianola Beautiful Committee with the Salem Court entertainment. We initiated a Where is Scooter Travel Pack, Scooter Collector Cards, held a Trail Information Forum and installed a wireless access internet hub at the activity center. Building & grounds improvements to the activity center included new asphalt overlay on the old ½ of the parking lot and all new T-8 light fixtures conversion in the entire building.

CITY OF INDIANOLA

Operational Review (Continued)

- **Veterans Memorial Aquatic Center:** Attendance at the aquatic center was 46,965 including all use – open swim, events, rentals, lessons. Due to weather, the aquatic center had 1 day when it closed early and 6 days when it was closed for the entire day. Participation included: lap swim/water walk – 1407; private pool rental – 1954; swim lessons - 624; tot swim – 2230. Additionally there were 177 in mighty minnows swim classes. The Iowa Dept. of Public Health no longer allowed the dive-in movies, a new enclosed waterslide was added and finger vein scanning was offered for season pass holder admissions in addition to photo pass cards.

The following table details the park system:

	<u>Acres</u>
Barker Park	1.20
Buxton Park	5.43
Dayton Park	1.08
DeNelsky Park	22.9
Downey Memorial Park	10.62
Easton Park	2.39
Indianola Activity Center Property	9.60
McCord Park	16.85
McVay Trail	13.30
Memorial Park	13.72
Moats Park	4.14
Pickard Park	160.00
South Park	4.47
Veterans Memorial Pool	3.50
Willow Creek Totlot	<u>0.65</u>
	269.85

- **Indianola Public Library:** Library patrons checked out 144,964 items which equals 9.8 items checked out by each resident. Attendance at 495 programs totaled 10,687. Library computers were used 16,806 times. Each item in the Library's collection was checked out an average of 3.75 times. During the fiscal year, an estimated 120,636 people visited the Library.

Ebooks became more and more popular and library staff continued to help people understand how to download Ematerials. A grant from the Warren County Philanthropic Partnership for all the county libraries helped purchase the newest Ereaders for staff to practice and become proficient on their use.

The summer reading program continues to be a huge success. It is funded primarily with donations from the Friends of the Indianola Public Library Foundation and contributions from local merchants.

CITY OF INDIANOLA
Operational Review (Continued)

- **Business-type or proprietary:** Indianola has four services that are classified as business-type services. Although the utility operations are divided into departments, they all work toward the common goal of providing superior services to the citizens of Indianola. The electric, water, and telecommunication departments are a discretely reported component unit. However, given their degree of importance to the overall services received by citizens, this operational review contains information pertaining to these activities in the next section of this report. The following summary provides a brief review of the various departmental operations during the 2011-12 fiscal year.
- **Water Pollution Control Department:** The WPC department was at full staff for last year. Full staff includes the Superintendent, 6 operators and a part-time office manager. We remain under a Consent Order from the Iowa Department of Natural Resources that mandates Infiltration & Inflow (I&I) removal through the entire public collection system to eliminate sanitary sewer overflows and basement backups by January 2013. The IDNR has approved an amendment to our consent order. The amendment reduces the number of residential inspection to 150 per year until the year of 2024.

With assistance from V&K Engineering and City Staff, the city has completed construction and repairs on Phases II, Inspections on Phase IV (final phase) was completed. V&K will complete the study and specifications and bid Phase IV in the summer of 2012 with construction beginning in the fall of 2012 and completion date scheduled for December 2013.

The Wastewater Department continues to work through residential I&I inspections and testing. The NW Service Area #5 and NE Service Area#1 was completed in 2011. We are planning to begin the NE Service Area #2 with a neighborhood meeting in March of 2012. We will begin with visual inspections in the NE #2 Area in March and April 2012. We have delayed the injection testing until we have ground water.

Plainview lift station rehab is in progress, and we have replaced the boiler and flare at the North Plant. We continue to review a draft of the Facility Plan for the North Treatment Plant. We replaced one pickup truck with an F-150 4X4 and have replaced the Jet/Vac with a new Vactor Jet/Vac combo truck. Staff installed a new ball valve and check valve on the #2 Morlock pump. We will be replacing the south plant Wilo-EMU pumps with new Flygt Pumps. We have replaced the transformer breaker at the McCord lift station and will be rebuilding the transformer breaker for Plainview lift station.

Emergency generators are on an annual preventive maintenance program with Interstate Power. We are now required to share a Title V air quality permit with IMU. We will be required to pay annual license fees and provide monitoring reports for the emergency generators at the North Plant and Morlock. We also will be required to monitor the boiler and flare at the North Plant.

CITY OF INDIANOLA
Operational Review (Continued)

- **Electric Utility:** The electric utility provides reliable service by purchasing wholesale energy for the community as a whole, receiving it over the transmission system, generating electricity within Indianola as needed, and distributing it safely to customers. Significant progress towards implementing operational strategies include:
 - Completion of a master electric facilities plan
 - Amendment to the capacity contract with wholesale power provider
 - Implemented a 7.4% (average) electric rate increase
 - 3-Phase underground conversion along Hwy 65/69 corridor
 - Increased assignable renewable energy purchases through landfill gas agreement
 - 9th Street substation removed from service

- **Water Utility:** The water utility provides reliable water service by pumping it from wells, treating it, keeping enough in storage to meet daily needs, and distributing it to customers. Significant progress towards implementing operational strategies include:
 - Hillcrest tower coating and repair project

- **Communications Utility:** The communications utility provides the infrastructure that transmits affordable, competitive, and technologically advanced telecommunications service for both retail and other public uses. Telephone and Internet services are offered to commercial customers through a contractual private/public partnership. Significant progress towards implementing operational strategies include:
 - Conducted telecom market research via a customer survey in the Phase I service area
 - Trustees approve fiber expansion project in Phase I residential area

- **Administration:** All three utilities are administered by a combination of the IMU Board of Trustees and their staff, services provided by the City of Indianola through cost-sharing arrangements, and third-party contractors.

Public works activities primarily involve co-managing the public right of way. IMU also supports economic development and community betterment activities. Third, there are utility-specific services such as technical activities, safety, and utility programming. Last are the governance and professional services associated with oversight, regulatory actions, general management, human resources, fiduciary controls, public notifications and information systems, and legal compliance & risk management.

CITY OF INDIANOLA Operational Review (Continued)

General Government: The City of Indianola supports a proactive stance toward economic development, enhancing the local economy, and promoting efficiency. Major programs and events are:

- Continuation of a citywide residential urban revitalization (tax abatement) program that began in February 1998 has encouraged development and continues to strengthen the tax base.
- An aggressive schedule of improvements to infrastructure and facilities including sewer main extensions along highway corridors.
- Purchase and sale of real estate for redevelopment under the Dangerous & Dilapidated building program.
- Promotion and financing of the Downtown Business Incentive program to enhance the aesthetics of the area.
- Removal of storm water from entering the sanitary sewer system (I&I program). The entire community will benefit through decreased operation and maintenance expenses, decreased capital expenses, and increased sewer plant capacity.
- Building and financing of a new 60,000 plus square feet recreational/wellness facility with 2 pools, a walking track, exercise rooms, racquetball courts and a gymnasium.

City staff takes a proactive role in communicating community events with staff and citizens. The Government Access Channel, established in January 1995, provides agendas, schedules, public safety and promotional information for government sponsored programs. Meetings are broadcast live to cable subscribers and re-broadcast throughout the week. The City of Indianola also regularly invests resources to enhance communications through its newsletters and web sites which includes programming information, links to other community resources, and minutes of meetings. Utility payments, recreation program fees, parking tickets and certain other fees can be paid online.

Departments have learned to utilize electronic information systems to improve services. Each building is connected by a high-speed data network over fiber optic lines. Internet access and e-mail systems are also shared. In addition, the City Clerk's Office has a document imaging system to improve the retrieval of information.

CITY OF INDIANOLA
Operational Review (Continued)

The following table summarizes the activities of the Clerk's Office (calendar year):

Permits/Licenses	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>
Water	82	80	80	90	11	38	35
Plumbing	93	137	106	62	75	42	62
Electric	118	169	113	60	93	103	99
Mechanical	102	110	104	62	42	56	97
Sewer	84	81	95	61	19	66	39
Warrants Written	9,037	9,037	8,865	8,883	8,921	9,257	9,237
Ordinance Adopted	39	22	19	22	24	23	26
Cigarette	20	20	18	18	20	17	17
Bicycle	19	9	5	5	2	2	2
Beer	14	15	15	15	15	15	16
Beer-Liquor	15	15	15	15	15	17	18
Sunday Beer & Liquor	29	29	29	29	29	29	28
Beer-Wine	2	3	3	3	3	3	3

Internal Service: The City of Indianola maintains a fund for employees' health insurance with premiums paid from each departmental fund. Premiums are targets at 75% of maximum cost exposure. Reserves are targeted at 25% of annual claims plus 2 times the difference between expected claims and maximum costs.

CITY OF INDIANOLA
Statistical Section

To compliment the financial review of the City of Indianola, the following statistical tables are attached. Below you will find a list of tables with some explanatory information:

Government-Wide Expenditures. These are the cash-based expenditures for the past 10 fiscal years. The State of Iowa City Finance Committee adopted new functional group classifications in FY 2003. The historical expenses are not a formal restatement, but they do approximate the “best fit” as determined by management. Capital projects are expensed in the function in which they occur, not solely in capital projects funds.

Governmental Revenues by Source. These are the sources of revenue for the non-proprietary activities of the City of Indianola.

Tax Revenues by Source. These are the sources of tax revenue for the City of Indianola.

Tax Collection Trend. This table shows how effective Warren County collects the property taxes levied for the City of Indianola.

Separate & Consolidated Rates. This table lists the property tax rates of the taxing authorities that govern the citizens within the City of Indianola. Agricultural land within cities is taxed at a different rate than other types of property.

100% Valuations. These are the approximate market values of the different types of property within the City of Indianola. The Operating Levy Total and Debt Levy Total do not contain Agricultural property values, since these values are taxed at a different rate. The Debt Capacity Total does contain the Agricultural property value.

Taxable Valuations. These are the property values that are subject to the property tax levies.

Debt Margin. Iowa Code limits cities’ General Obligation debt to 5% of the total valuation of property. This table shows the amount of debt outstanding subject to this limitation and the capacity of the City of Indianola to assume more debt.

Building permits. This table shows the trend of new construction in the City of Indianola, the number of new housing units, and the amount of commercial or industrial construction.

Demographics. This is an attempt to show the growth of the community, its level of prosperity, and economic conditions over various historical periods.

CITY OF INDIANOLA
Statistical Section (Continued)

History of Government-Wide Expenditures

Fiscal Year		Public Safety	Public Works	Health & Social Services	Culture & Recreation	Community Economic Development	General Government (Adm.)	Debt Service	Capital Projects	(Business- type) Enterprises	Total
2003	*	2,424,530	1,205,650	-	1,810,745	121,353	789,787	1,547,691	224,080	9,045,729	17,169,565
2004		2,575,157	1,236,314	-	1,681,481	109,684	838,593	1,412,173	194,328	12,433,507	20,481,237
2005		3,064,420	1,159,047	-	1,661,909	90,030	931,371	1,538,643	1,790,458	12,716,343	22,952,221
2006		3,098,730	1,338,627	-	1,937,224	65,386	972,894	1,623,792	958,781	16,858,260	26,853,694
2007		3,085,938	1,256,816	-	1,943,116	617,772	965,144	1,974,772	3,035,031	13,936,478	26,815,067
2008		3,173,199	1,348,228	-	1,904,951	83,781	995,408	1,956,788	966,952	13,123,248	23,552,555
2009		3,269,051	1,282,170	-	2,316,774	104,155	1,037,373	2,219,139	1,678,814	13,608,628	25,516,104
2010		3,356,420	1,151,365	-	1,970,347	146,617	1,144,193	2,276,338	2,713,018	15,766,541	28,524,839
2011		3,534,467	1,177,500	-	1,978,160	123,554	1,187,419	5,679,211	1,904,709	22,949,882	38,534,902
2012		3,893,610	1,320,362		2,097,728	1,295,997	1,292,181	3,368,178	2,778,035	24,171,255	40,217,346

Notes:

Transfers not included as expenditures.

*Change in functional classifications by the State of Iowa City Finance Committee beginning FY 2003. Prior years are grouped into the new functional classifications in a consistent manner, but are not intended to be a complete restatement of prior periods

CITY OF INDIANOLA
Statistical Section (Continued)

Governmental Revenues by Source

Fiscal Year	Taxes	Licenses & Permits	Inter-governmental	Charges for Services	Fines	Use of Money & Property	Special Assessment	Misc.*	Total
2003	-	153,366	1,689,238	740,181	28,524	196,635	140,938	772,486	3,721,368
2004	-	209,890	1,540,566	720,225	78,004	160,430	101,884	1,002,420	3,813,419
2005	-	194,540	2,082,365	765,904	100,226	161,169	310,620	940,741	4,555,565
2006	4,549,048	163,875	1,366,839	897,130	115,328	163,875	148,054	1,226,974	8,631,123
2007	4,832,068	198,689	2,255,915	867,211	110,906	362,480	284,420	1,465,204	10,376,893
2008	5,152,853	187,498	1,813,521	1,033,928	92,912	320,015	331,949	1,495,550	10,428,226
2009	5,488,299	66,923	1,648,354	1,117,293	81,114	339,169	161,882	270,351	9,173,385
2010	5,657,732	96,392	2,337,365	888,562	67,589	366,428	197,299	351,202	9,962,569
2011	5,839,564	197,339	1,825,570	980,350	77,951	318,802	92,034	545,225	9,876,835
2012	6,229,085	144,940	1,651,642	987,982	81,150	298,088	139,226	334,909	9,867,022

*Excludes self-insurance pool (classified as business-type internal service fund beginning in 2003), proceeds from fixed asset sales, and issuance of debt. Includes only transfers in for utility payment in lieu of taxes and administrative office cost allocations from utilities.

Tax Revenues By Source

Fiscal Year	Property	Franchise TIF	Fees	Hotel/Motel	Total
2003	3,337,492	101,614	46,272	45,507	3,530,885
2004	3,657,046	104,611	55,079	63,637	3,880,373
2005	3,953,157	188,396	55,505	72,048	4,269,106
2006	4,193,386	242,399	54,120	59,143	4,549,048
2007	4,302,701	414,117	54,605	60,645	4,832,068
2008	4,380,621	652,572	57,417	62,243	5,152,853
2009	4,739,284	632,566	58,208	58,241	5,488,299
2010	4,826,350	712,476	61,406	57,500	5,657,732
2011	4,836,322	865,761	81,666	55,815	5,839,564
2012	4,929,376	1,146,801	85,196	67,712	6,229,085

CITY OF INDIANOLA
Statistical Section (Continued)

Tax Collection Trend

(Collection) Fiscal Year	Total Levied	Amount Collected*	% Collected
2003	3,332,300	3,337,492	100.2%
2004	3,664,800	3,657,046	99.8%
2005	3,921,085	3,953,157	100.8%
2006	4,186,938	4,193,386	100.2%
2007	4,322,757	4,302,701	99.5%
2008	4,348,256	4,380,621	100.7%
2009	4,717,671	4,739,284	100.5%
2010	4,786,023	4,826,350	100.8%
2011	4,788,677	4,836,322	101.0%
2012	4,916,871	4,929,376	100.3%

* includes delinquent taxes, if any.

CITY OF INDIANOLA
Statistical Section (Continued)

Property Tax Rates
Separate and Consolidated
Levy Rate per \$1,000 Taxable Valuation

Fiscal Year	City of Indianola				County			School District				
	Operating	Benefits & Ins.	Debt Service	Total	Operating	Debt Service	Total	Operating	Debt Service	Total	Other	Total
2003	8.10	0.93	2.02	11.05	4.86	0.37	5.23	14.94	3.86	18.80	1.13	36.21
2004	8.10	1.35	2.20	11.65	4.92	0.32	5.24	15.25	3.55	18.80	1.00	36.69
2005	8.10	1.38	2.17	11.65	5.66	0.36	6.02	15.02	3.38	18.40	1.06	37.13
2006	8.10	1.70	2.10	11.90	5.69	0.34	6.03	15.53	2.87	18.40	1.11	37.44
2007	8.10	1.75	2.10	11.95	6.08	0.35	6.43	16.19	2.70	18.89	1.14	38.41
2008	8.10	1.75	2.00	11.85	6.45	0.34	6.79	16.56	3.63	20.19	1.05	39.88
2009	8.10	1.55	2.00	11.65	6.11	0.30	6.41	16.81	3.24	20.05	1.05	39.16
2010	8.10	1.35	1.90	11.35	3.50	2.64	6.14	15.25	4.74	19.99	0.95	38.43
2011	8.10	1.30	1.90	11.30	3.50	2.48	5.98	16.22	4.67	20.89	0.95	39.12
2012	8.10	1.25	1.85	11.20	3.50	2.28	5.78	16.04	4.85	20.89	0.99	38.86

Ag Land

2002	3.00
2003	3.00
2004	3.00
2005	3.00
2006	3.00
2007	3.00
2008	3.00
2009	3.00
2010	3.00
2011	3.00
2012	3.00

CITY OF INDIANOLA
Statistical Section (Continued)

100% Valuations

Fiscal Year	Residential	Ag/Bldgs	Commercial	Industrial	Personal Property	Rail & Utilities*	Gross Valuation	Exemptions	Total Valuation
2001	292,212,391	1,468,400	77,461,447	4,227,482	1,004,845	4,717,238	381,091,803	1,456,598	379,635,205
2002	342,298,806	1,419,226	92,184,406	5,323,634	582,416	4,706,240	446,514,728	1,438,078	445,076,650
2003	384,530,899	1,435,150	95,621,564	5,098,469	211,684	5,103,604	492,001,370	1,453,503	490,547,867
2004	395,938,322	1,534,675	100,904,039	5,109,575	-	5,508,783	508,995,394	1,476,970	507,518,424
2005	445,274,397	1,035,300	114,196,095	5,004,142	-	5,063,217	570,573,151	1,464,932	569,108,219
2006	461,811,540	1,044,700	123,584,680	9,514,780	-	5,266,201	601,221,901	1,415,928	599,805,973
2007	491,599,280	1,117,600	130,585,000	13,051,885	-	5,609,331	641,963,096	1,439,904	640,523,192
2008	518,949,280	1,195,800	132,933,300	13,084,925	-	5,197,890	671,361,195	1,433,422	669,927,773
2009	600,967,220	1,344,000	141,538,420	14,231,700	-	5,354,152	763,435,492	1,499,194	761,936,298
2010	617,326,560	1,342,200	142,844,860	15,142,160	-	5,369,669	782,025,449	1,476,970	780,548,479
2011	610,354,360	1,874,500	143,432,485	15,163,880	-	5,582,297	776,407,522	1,493,638	774,913,884
2012	625,085,080	1,839,975	145,851,590	15,799,955	-	5,777,351	794,353,951	1,486,230	792,867,721

*includes gas & electric valuations at rates levied by the State of Iowa

CITY OF INDIANOLA
Statistical Section (Continued)

Taxable Valuations

Fiscal Year	Residential	Ag/Bldgs	Commercial	Industrial	Personal Property	Rail & Utilities*	Gross Valuation	Exemptions	Total Taxable Valuation
2003	198,645,718	1,435,150	93,470,399	5,098,469	211,684	5,103,604	303,965,024	1,453,503	302,511,521
2004	203,460,846	1,534,675	100,904,039	5,109,575	-	5,508,783	316,517,918	1,476,970	315,040,948
2005	215,594,811	1,035,300	113,325,316	5,004,142	-	5,009,405	339,968,974	1,464,932	338,504,042
2006	221,243,341	1,044,700	120,608,343	4,641,582	-	5,065,357	352,603,323	1,415,928	351,187,395
2007	224,958,069	1,117,600	122,612,610	7,773,332	-	5,211,239	361,672,850	1,439,904	360,232,946
2008	255,353,906	1,195,800	120,608,343	4,641,582	-	5,354,152	387,153,783	1,499,194	385,654,589
2009	262,021,987	1,207,178	127,874,259	10,422,723	-	4,780,591	406,306,738	1,499,194	404,807,544
2010	278,482,876	1,258,303	127,591,097	10,578,951	-	4,818,592	422,729,819	1,476,970	421,252,849
2011	282,264,068	1,196,187	128,329,005	7,442,455		4,559,534	423,791,249	1,493,638	422,297,611
2012	297,423,424	1,222,266	127,240,836	4,649,639		4,812,221	435,348,386	1,486,230	433,862,156

*includes gas & electric valuations at rates levied by the State of Iowa

**military

	Operating Levy Total	TIF District Valuation	Debt Levy Total	100% Valuation Total	Ratio of Taxable to 100%
2003	301,076,371	3,523,503	304,599,874	490,547,867	62.1%
2004	313,506,273	3,349,917	316,856,190	507,518,424	62.4%
2005	337,468,742	7,369,169	344,837,911	569,108,219	60.6%
2006	350,142,695	8,110,407	358,253,102	599,805,973	59.7%
2007	359,115,346	13,303,403	372,418,749	640,523,192	58.1%
2008	384,458,789	20,144,573	404,603,362	669,927,773	60.4%
2009	403,600,366	19,978,653	423,579,019	761,936,298	55.6%
2010	419,994,546	22,769,004	442,763,550	780,548,479	56.7%
2011	421,101,424	26,874,547	447,975,971	774,913,884	57.8%
2012	432,639,890	35,690,858	468,330,748	792,867,721	59.1%

CITY OF INDIANOLA
Statistical Section (Continued)

Computation of Legal Debt Margin

Fiscal Year	5% of Debt Capacity Valuation	Less: Outstanding G.O. Debt	Legal Debt Margin	Debt Capacity Used
2003	24,600,069	7,016,000	17,584,069	28.5%
2004	25,449,770	8,331,000	17,118,770	32.7%
2005	28,528,658	8,940,000	19,588,658	31.3%
2006	30,061,095	13,018,000	17,043,095	43.3%
2007	32,098,155	11,248,000	20,850,155	35.0%
2008	33,496,389	11,318,165	22,178,224	33.8%
2009	38,096,815	9,440,000	28,656,815	24.8%
2010	39,027,423	11,268,384	27,759,039	28.9%
2011	38,745,694	13,362,456	25,383,238	34.5%
2012	39,643,386	21,823,249	17,820,137	55.0%

CITY OF INDIANOLA
Statistical Section (Continued)

Building Permit Trends

Calendar Year	Construction Value of new		Construction Value of		No. of Units	Total Residential Construction	Total No. of Units	Construction Value of		Total Residential Construction Value
	Single Family Dwellings	No. of Permits	Multi-Family Dwellings	No. of Permits				Alterations & Additions	No. of Permits	
2002	10,832,832	77	1,954,846	7	18	12,787,678	95	958,460	105	13,746,138
2003	10,622,051	66	2,345,779	5	11	12,967,830	77	1,582,908	93	14,550,738
2004	13,307,271	77	7,025,148	12	36	20,332,419	113	985,626	78	21,318,045
2005	10,029,458	70	1,956,509	7	14	11,985,967	84	826,263	82	12,812,230
2006	12,603,520	71	5,847,400	12	27	18,450,920	98	539,100	66	18,990,020
2007	10,568,484	63	2,687,887	9	19	13,256,371	82	743,942	63	14,000,313
2008	3,617,146	22	8,355,796	34	68	11,972,942	90	670,221	59	12,643,163
2009	3,676,598	23	4,417,800	1	62	8,094,398	85	278,426	35	8,372,824
2010	5,022,118	35	8,144,766	44	84	13,166,884	119	1,459,209	45	14,626,093
2011	3,362,600	21	223,000	1	2	3,585,600	23	540,643	46	4,126,243
2012	2,035,200	14	6,251,000	4	45	8,286,200	59	262,201	42	8,548,401

	Construction Value of		Construction Value of		Total Construction Value of Construction	Total No. of Permits
	Commercial/ Industrial	No. of Permits	Non-taxable Construction	No. of Permits		
2002	5,578,320	25	2,556,347	1	21,880,805	215
2003	5,516,469	25	3,714,345	2	23,781,552	191
2004	6,908,368	23	6,090,500	2	34,316,913	192
2005	3,876,148	31	1,325,200	1	18,013,578	191
2006	4,788,835	37	2,293,717	2	26,072,572	188
2007	11,405,065	9	14,262,433	2	34,729,175	193
2008	3,764,616	22	71,000	2	16,718,743	157
2009	4,399,823	21	1,616,980	6	12,975,239	101
2010	5,439,383	9	4,025,121	9	20,273,820	179
2011	40,613,859	9	30,565,682	9	44,897,710	136
2012	19,690,301	29	18,436,157	14	28,522,468	115

CITY OF INDIANOLA
Statistical Section (Continued)

Demographic Information

Trends:	<u>Calendar Year</u>	<u>Iowa Unemployment</u>
	2002	3.7%
	2003	4.2%
	2004	4.5%
	2005	4.5%
	2006	3.9%
	2007	3.6%
	2008	3.8%
	2009	6.3%
	2010	6.1%
	2011	6.0%
	2012	5.1%

History:	<u>Calendar Year</u>	<u>Population</u>	<u>10 year % increase</u>	<u>Median Family Income</u>
	1930	3,488		
	1940	4,100	17.5%	
	1950	5,145	25.5%	
	1960	7,062	37.3%	
	1970	8,976	27.1%	
Special	1975	9,611		
	1980	10,843	20.8%	
	1990	11,340	4.6%	\$ 34,684
Special	1995	12,339		
	2000	12,998	14.6%	\$ 52,235
Annexation	2004	13,044		
Special	2005	14,156	14.7%	
	2010	14,782	13.7%	\$ 52,238



Shull

and Co. P.C.
certified public accountants

INDEPENDENT AUDITOR'S REPORT

To the Honorable Mayor and
Members of the City Council:

We have audited the accompanying financial statements of the governmental activities, the business type activities, each major fund and the aggregate remaining fund information of the City of Indianola, Iowa, as of and for the year ended June 30, 2012, which collectively comprise the City's basic financial statements listed in the table of contents. These financial statements are the responsibility of City of Indianola's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards of the United States of America and the standards applicable to financial audits contained in, Government Auditing Standards, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

As described in Note 1, these financial statements were prepared on the basis of cash receipts and disbursements, which is a comprehensive basis of accounting other than the generally accepted accounting principles of the United States of America.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective cash basis financial position of the governmental activities, the business type activities, each major fund and the aggregate remaining fund information of the City of Indianola as of June 30, 2012, and the respective changes in cash basis financial position for the year then ended in conformity with the basis of accounting described in Note 1.

In accordance with Government Auditing Standards we have also issued our report dated December 4, 2012 on our consideration of the City of Indianola's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with Government Auditing Standards and should be considered in assessing the results of our audit.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Indianola's basic financial statements. We previously audited, in accordance with the standards referred to in the second paragraph of this report, the financial statements for the eleven years ended June 30, 2011 (which are not presented herein) and expressed unqualified opinions on those financial statements which were prepared in conformity with an other comprehensive basis of accounting. The supplementary information included in Schedules 1 through 5 is presented for purposes of additional analysis and is not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the financial statements. The information has been subjected to the auditing procedures applied in our audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and other additional procedures in accordance with generally accepted auditing standards of the United States of America. In our opinion, the supplementary information is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Indianola's basic financial statements. Management's Discussion and Analysis and budgetary comparison information on pages 28 through 35 and 63 through 64 are presented for purposes of additional analysis and are not a required part of the basic financial statements. This information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Stuell & Co., P.C.

December 4, 2012

CITY OF INDIANOLA

Management Discussion and Analysis (MD&A)

The City of Indianola offers readers of the City of Indianola's financial statements this narrative overview and analysis of the financial activities of the City of Indianola for the fiscal year ended June 30, 2012. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found in this report.

2012 Financial Highlights

- The City of Indianola has an ending cash balance of \$27,870,713 to meet the government's ongoing obligations to citizens and creditors. Of this, \$18,451,166 is under the direct management and control of the primary government with \$15,834,792 for governmental activities and \$2,616,374 for business-type activities. The remaining \$9,419,547 from the component unit, Indianola Municipal Utilities.
- Total cash balances increased \$9,176,558 for the primary government and decreased \$124,497 for the component unit. The primary reason for the increase is bonds were issued in 2011-12 for the wellness center and street replacement projects and continue to be drawn down with an estimated completion date of summer/fall 2013.

Using this Annual Report

The annual report consists of a series of financial statements and other requirements as follows:

Management Discussion and Analysis introduces the basic financial statements and provides an analytical overview of the government's financial activities.

The Government-wide Financial Statement consists of a Statement of Activities and Net Assets. This statement provides information about the activities of the City as a whole and presents an overall view of the City's finances.

The Fund Financial Statements tell how governmental services were financed in the short term as well as what remains for future spending (fund balance). Fund financial statements report the City's operations in more detail than the government-wide statement by providing information about the most significant funds.

Notes to the Financial Statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

Required Supplementary Information further explains and supports the financial statements with a comparison of the City's budget for the year.

CITY OF INDIANOLA
Management Discussion and Analysis (MD&A) (Continued)

Other Supplementary Information provides detailed information about the non-major governmental funds. In addition, the Schedule of Expenditures of Federal Awards provides details of various federal programs benefiting the City.

Reporting the City's Financial Activities

Basis of accounting: The City of Indianola maintains its financial records on the basis of cash receipts and disbursements and the financial statements presented in this report are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable and accrued items. Accordingly, the financial statements do not present financial position and results of operations of the funds in accordance with U.S. generally accepted accounting principles. Therefore, when reviewing the financial information and discussion within this annual report, the reader should keep in mind the limitations resulting from the use of the cash basis of accounting.

Government-wide Financial Statement: The Combined Statement of Cash Transactions presents information on all of the City of Indianola's cash balances. Over time, increases or decreases in balances may serve as a useful indicator of whether the financial position of the City of Indianola is improving or deteriorating. This statement details how cash balances changed during the most recent fiscal year.

This statement distinguishes functions of the City of Indianola that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business type activities).

Governmental activities include public safety, public works, health and social services, culture and recreation, community and economic development, general government, debt service and capital projects. Property taxes, charges for service, state and federal allocations and grants, and special assessments finance most of these activities.

Business type activities of the City include both internal service funds and sanitary sewer system funds.

The component unit of the City of Indianola is the combined transactions of the electric, water, and telecommunications utilities. Separate financial statements are issued for these activities under the report of Indianola Municipal Utilities.

Fund Financial Statements. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The fund financial statements provide detailed information about individual, significant funds—not the City as a whole. Some funds are required to be established in Iowa Code and by bond covenants. The City of Indianola has established other funds to help it control and manage financial resources for particular purposes. The city has two types of funds:

CITY OF INDIANOLA
Management Discussion and Analysis (MD&A) (Continued)

1. Governmental funds account for most of the City of Indianola's basic services. They focus on how money flows into and out of the funds and the balances at year-end that are available for spending. Governmental funds include: 1) the General Fund, 2) Special Revenue Funds, 3) the Debt Service Fund, and 4) Capital Projects Funds. The Statement of Cash Receipts, Disbursements and Changes in Cash Balances - Governmental Funds provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more, or less, financial resources available.
2. Business type funds account for the City of Indianola's Enterprise Funds and Internal Services Funds. As shown on the "Statement of Cash Receipts, Disbursements and Changes in Cash Balances - Proprietary Funds" Enterprise Funds are maintained for the sanitary sewer funds. Internal Service Funds are an accounting device used to accumulate and allocate costs internally among various functions. The City of Indianola uses Internal Service Funds to account for employee group health & short-term disability insurance and property & liability deductibles.

Financial Analysis

The following condensed financial information serves as summarized financial data and indicators for management, monitoring, and planning.

Net assets: The table below shows restricted and unrestricted net assets on a cash basis. These net assets exclude those of the component unit, which are under the management and control of a board of trustees.

Net Assets (Cash Basis)			
	Year ended June 30,		
	2012	2011	Change
Governmental Activities			
Restricted	2,507,952	2,533,497	(25,545)
Unrestricted	14,425,455	5,856,849	8,568,606
Business Type Activities			
Restricted	54,279	75,942	(21,663)
Unrestricted	1,048,930	441,371	607,559
Total Primary Government			
Restricted	2,562,231	2,609,439	(47,208)
Unrestricted	15,474,385	6,298,220	9,176,165
Component Unit			
Restricted	1,562,317	1,562,317	-
Unrestricted	8,271,771	8,348,689	(76,918)

CITY OF INDIANOLA
Management Discussion and Analysis (MD&A) (Continued)

Governmental funds: Governmental funds ended the fiscal year with a balance of \$15,834,798 an increase of \$8,410,504 over the prior year. This is mainly due to debt issued in FY12 for the wellness center and scheduled to be drawn down in FY13 and FY14.

The table below summarizes changes in net assets.

Changes in Net Assets Governmental Funds		
	Year ended June 30,	
	2012	2011
Receipts		
Property tax	\$ 4,929,375	4,836,322
Tax increment financing collections	1,146,801	865,761
Other city tax	152,908	137,481
Licenses and permits	144,940	197,339
Use of money and property	298,072	318,803
Intergovernmental	1,651,642	1,825,569
Charges for service	983,827	982,632
Special assessments	139,226	92,034
Miscellaneous	416,059	623,383
Total Receipts	<u>9,862,850</u>	<u>9,879,324</u>
Disbursements		
Public safety	3,953,821	3,574,355
Public works	1,329,010	1,185,798
Culture and recreation	2,113,184	1,992,708
Community and economic development	1,295,997	123,554
General government	1,303,284	1,196,933
Debt service	3,368,178	5,718,378
Capital projects	2,778,049	1,904,710
Total disbursements	<u>16,141,523</u>	<u>15,696,436</u>
Other financing sources (uses)		
Bond proceeds, net of premiums/discounts	12,077,210	3,666,094
Capital loan note proceeds	570,000	-
Sale of capital assets	42,167	37,622
Operating transfers in (out)	1,999,800	1,841,525
Total other financing sources (uses)	<u>14,689,177</u>	<u>5,545,241</u>
Net change in cash balances	8,410,504	(271,871)
Cash balances, beginning of year	7,424,294	7,696,165
Cash balances, end of year	<u>\$ 15,834,798</u>	<u>7,424,294</u>

CITY OF INDIANOLA
Management Discussion and Analysis (MD&A) (Continued)

Business type funds: Business type funds ended the fiscal year with \$1,103,209 in cash basis fund balances, an increase of \$585,896 over the prior year. This is mainly due to bond proceeds borrowed for the Wastewater Infiltration & Inflow program and not yet spent.

Sources and uses of funds: The following table summarizes how the operations of the city were financed and the programs in which they were expended.

	<u>2012</u>	<u>2011</u>
Receipts		
Property tax	50%	49%
Tax increment financing collections	11%	9%
Other city tax	2%	1%
Licenses and permits	1%	2%
Use of money and property	3%	3%
Intergovernmental	17%	19%
Charges for service	10%	10%
Special assessments	1%	1%
Miscellaneous	5%	6%
Total Receipts	<u>100%</u>	<u>100%</u>
Disbursements		
Public safety	25%	22%
Public works	8%	8%
Culture and recreation	13%	13%
Community and economic development	8%	1%
General government	8%	8%
Debt service	21%	36%
Capital projects	17%	12%
Total disbursements	<u>100%</u>	<u>100%</u>

Property tax revenues increased slightly due to taxable valuation growth of 4% and an increase of 2% in the rollback (set by the state) however the tax rate decreased 10 cents to \$11.20 per \$1,000 of taxable valuation. The majority of the remaining revenues held relatively stable in comparison to total receipts. Public safety, Community & Economic Development and Capital Projects disbursements increased between the two years while public works, culture & recreation and general government remained steady.

CITY OF INDIANOLA
Management Discussion and Analysis (MD&A) (Continued)

Budgetary Highlights

In accordance with Iowa Code, the city council annually adopts a budget following required public notice and hearings for all funds. Although the budget document presents functional disbursements by fund, the legal level of control is at the aggregated function level, not at the fund or fund type level. The budget may be amended during the year utilizing similar statutorily prescribed procedures. None of the amendments made, if any, negatively affect the following year's budget.

The FY 2012 budget was amended in May of 2012 to reflect the following items:

- Expenditures
 - Business Type/Enterprise increased \$5,347,000 due to timing of capital projects including Electric at \$1,613,300, \$3,178,800 for the Infiltration & Inflow Project (bonds issued in 2009) and 3rd Ave & "B" Street emergency sewer repairs and \$554,900 for the Storm water Utility Project.

Capital Asset and Debt Administration

In FY 2012, the City issued \$12,415,000 in General Obligation Bonds for capital projects including \$6,990,000 for the wellness center and the remainder for street, sewer, parks and ambulance department improvements. Tax increment financing revenue, sewer revenues and property taxes will pay the annual debt service obligations for this issuance. The city's bond rating is Aa3.

CITY OF INDIANOLA
Management Discussion and Analysis (MD&A) (Continued)

Factors Affecting Financial Condition

Local economy: The City of Indianola currently has a stable economic environment and local indicators point to slight growth. Although a primarily residential community, the varied nature of the educational, light manufacturing, agriculture services, and retail sectors of the local economy provides employment stability. Close proximity to the Des Moines metro area, the state capital with a combined population of approximately 460,000, provides employment for approximately 60% of Indianola's available workforce. Over the past 5 years single-family dwellings have been constructed at an average rate of 21 units.

The region (which includes the City of Indianola and the surrounding unincorporated area within Warren County) has a relatively stable employment outlook over the next several years. New commercial construction is occurring along the four-lane highway between the City of Indianola and the Des Moines metropolitan area. New utility services to recently annexed areas along its highway corridors have been installed to open new ground for development in these areas where commercial or industrial growth has started. A four-lane bypass to the south of the Des Moines metro, completed in 2002, provides increased commercial development opportunities for the community as it improved traffic flow from Indianola to the western Des Moines suburbs and the interstate highway system. The city makes annual financial commitments to the Warren County Economic Development Corporation and Greater Des Moines Partnership to support economic development in the region. The component unit also offers its own revolving loan program to spur economic development.

Development on the city's north side along Highway 65/69 increased commercial values by approximately \$17 million with the addition of two medical clinics, a retirement community and care facility and a retail store. The new 60,000 plus sq. ft. YMCA scheduled for completion in fall 2013 is also located in this development area.

Long-term financial planning: The city has adopted a Comprehensive Plan, last updated in 2011, to help determine future infrastructure needs. City authorities annually adopt 5-year capital improvement budgets that prioritize foreseen projects. Those with potential long-term significant impacts to the financial operations of the city are:

- The city is proceeding with the Infiltration and Inflow Program. The main objective of the program is to reduce storm water from entering the sanitary sewer system. The total program consists of four project phases at a cost of over \$12.5 million. The program is being funded with a low interest State Revolving Fund loan and is being paid back with sewer service fees. Work on Phases 1 and 3 were complete in FY12 as effort on Phases 2 and 4 continues. Total project completion is expected December 2013.
- The city continues to support the Community Redevelopment (D&D) fund to improve the aesthetics of the community especially on the main highway corridors. This fund is being maintained using TIF from the Downtown district.

CITY OF INDIANOLA
Management Discussion and Analysis (MD&A) (Continued)

Regulatory changes: It is expected that the State of Iowa will enact new regulations on sewer treatment quality that could take effect within 5 years. Plant upgrades and gravity line improvements, which will reduce infiltration and inflow of storm water, will help the City of Indianola meet these regulations. The city is currently reviewing a potential upgrade or rehabilitation to the sewer plant.

Other regulatory impacts under consideration by the State of Iowa also include increased monitoring and controlling storm water pollution levels. The City established a storm water utility March 1, 2011, with a fee structure of \$2.00 per Equivalent Residential Unit (ERU) to finance infrastructure improvements.

The City Council makes a concerted effort to maintain effective services while keeping tax rates affordable, especially in light of current economic conditions. Indianola continues to have growth in population, retail sales, and commercial construction, which is above the norm for the state as a whole. The city property tax rate for FY 2012 decreased from \$11.30 in FY11 to \$11.20 per \$1,000 in taxable valuation. The City Council has adjusted sewer rates to pay the debt service for sewer capital projects and to cover increased operational costs.

Requests for Information

This financial report is designed to provide a general overview of the City of Indianola's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Director of Finance, 110 N. First St., PO Box 299, Indianola, IA 50125. City Hall's telephone number is 515-961-9410.

BASIC FINANCIAL STATEMENTS

CITY OF INDIANOLA
Statement of Activities and Net Assets – Cash Basis
As of and for the Year Ended June 30, 2012

		Program	
	Disbursements	Charges for Service	Operating Grants, Contributions, and Restricted Interest
Functions / Programs			
Primary Government:			
Governmental activities			
Public safety	\$ 3,888,392	821,181	149,673
Public works	1,309,489	153,721	1,402,831
Culture and recreation	2,091,237	373,615	222,566
Community and economic development	1,295,997	1,500	14,549
General government	1,277,936	92,944	15,031
Debt service	3,368,178	-	-
Capital projects	2,778,034	7,029	-
Total governmental activities	16,009,263	1,449,990	1,804,650
Business type activities			
Sewer	5,131,399	2,644,253	84,536
Other nonmajor	794,615	410,181	-
Total business type activities	5,926,014	3,054,434	84,536
Total Primary Government	\$ 21,935,277	4,504,424	1,889,186
Component Unit:			
Municipal Utilities	\$ 16,915,878	13,911,627	69,949
General Receipts and Transfers			
Property and other city tax levied for			
General purposes			
Debt service			
Employee benefits			
Tax increment financing			
Utility tax replacement excise tax			
Grants and contributions not restricted to specific purpose			
Unrestricted interest on investments			
Bond, note and loan proceeds			
Rent			
Sale of assets			
Transfers			
Total general receipts and transfers			

Receipts	Net (Disbursements) Receipts and Changes in Cash Basis Net Assets			
	Primary Government			Component Unit
	Governmental Activities	Business Type Activities	Total	Municipal Utilities
Capital Grants, Contributions and Restricted Interest				
-	(2,917,538)	-	(2,917,538)	-
-	247,063	-	247,063	-
-	(1,495,056)	-	(1,495,056)	-
-	(1,279,948)	-	(1,279,948)	-
-	(1,169,961)	-	(1,169,961)	-
-	(3,368,178)	-	(3,368,178)	-
123,268	(2,647,737)	-	(2,647,737)	-
123,268	(12,631,355)	-	(12,631,355)	-
-	-	(2,402,610)	(2,402,610)	-
-	-	(384,434)	(384,434)	-
-	-	(2,787,044)	(2,787,044)	-
123,268	(12,631,355)	(2,787,044)	(15,418,399)	-
300,000	-	-	-	(2,634,302)
	3,313,104	-	3,313,104	-
	1,022,601	-	1,022,601	-
	593,671	-	593,671	-
	1,146,801	-	1,146,801	-
	85,196	-	85,196	-
	67,712	-	67,712	-
	246,008	11,779	257,787	268,010
	12,647,194	4,365,001	17,012,195	3,156,644
	10,162	53,660	63,822	64,480
	42,167	-	42,167	10,550
	1,999,800	(1,057,500)	942,300	(942,300)
	21,174,416	3,372,940	24,547,356	2,557,384

CITY OF INDIANOLA
Statement of Activities and Net Assets – Cash Basis
As of and for the Year Ended June 30, 2012

Change in cash basis net assets

Cash basis net assets beginning of year

Cash basis net assets end of year

Cash Basis Net Assets

 Restricted

 Expendable:

 Streets

 Debt service

 Other purposes

 Unrestricted

 Total cash basis net assets

Net (Disbursements) Receipts and Changes in Cash Basis Net Assets

<u>Governmental Activities</u>	<u>Business Type Activities</u>	<u>Total</u>	<u>Municipal Utilities</u>
8,543,061	585,896	9,128,957	(76,918)
<u>8,390,346</u>	<u>517,313</u>	<u>8,907,659</u>	<u>9,911,006</u>
<u>\$ 16,933,407</u>	<u>1,103,209</u>	<u>18,036,616</u>	<u>9,834,088</u>
646,069	-	646,069	-
1,836,452	54,279	1,890,731	1,562,317
25,431	-	25,431	-
<u>14,425,455</u>	<u>1,048,930</u>	<u>15,474,385</u>	<u>8,271,771</u>
<u>\$ 16,933,407</u>	<u>1,103,209</u>	<u>18,036,616</u>	<u>9,834,088</u>

See notes to financial statements.

CITY OF INDIANOLA

Statement of Cash Receipts, Disbursements And Changes in Cash Balances Governmental Funds As of and for the Year Ended June 30, 2012

	General	Special Revenue Road Use Tax
Receipts		
Property tax	\$ 3,473,769	-
Tax increment financing	-	-
Other city tax	152,908	-
Licenses and permits	144,940	-
Use of money and property	293,661	-
Intergovernmental	213,355	1,402,089
Charges for service	983,827	-
Special assessments	-	-
Miscellaneous	308,532	4,313
Total receipts	<u>5,570,992</u>	<u>1,406,402</u>
Disbursements		
Operating		
Public safety	3,940,260	-
Public works	150,952	1,178,058
Culture and recreation	2,113,184	-
Community and economic development	547,395	-
General government	1,303,284	-
Debt service	122,542	-
Capital projects	-	-
Total disbursements	<u>8,177,617</u>	<u>1,178,058</u>
Excess of receipts over disbursements	<u>(2,606,625)</u>	<u>228,344</u>
Other financing sources (uses)		
Bond proceeds, net of premiums/discounts	-	-
Capital loan note proceeds	200,000	-
Sale of capital assets	12,540	-
Operating transfers in (out)	2,093,358	(139,000)
Total other financing sources (uses)	<u>2,305,898</u>	<u>(139,000)</u>

Exhibit B

Debt Service	Capital Projects		Nonmajor	Total
	General Capital Projects	Street Construction		
861,935	-	-	593,671	4,929,375
-	-	-	1,146,801	1,146,801
-	-	-	-	152,908
-	-	-	-	144,940
-	750	-	3,661	298,072
-	8,378	27,820	-	1,651,642
-	-	-	-	983,827
132,197	-	7,029	-	139,226
-	77,376	6,482	19,356	416,059
<u>994,132</u>	<u>86,504</u>	<u>41,331</u>	<u>1,763,489</u>	<u>9,862,850</u>
-	-	-	13,561	3,953,821
-	-	-	-	1,329,010
-	-	-	-	2,113,184
-	-	-	748,602	1,295,997
-	-	-	-	1,303,284
3,245,636	-	-	-	3,368,178
-	1,615,034	1,109,753	53,262	2,778,049
<u>3,245,636</u>	<u>1,615,034</u>	<u>1,109,753</u>	<u>815,425</u>	<u>16,141,523</u>
<u>(2,251,504)</u>	<u>(1,528,530)</u>	<u>(1,068,422)</u>	<u>948,064</u>	<u>(6,278,673)</u>
1,282,464	7,409,457	3,385,289	-	12,077,210
-	-	370,000	-	570,000
-	-	-	29,627	42,167
972,051	20,000	(32,119)	(914,490)	1,999,800
<u>2,254,515</u>	<u>7,429,457</u>	<u>3,723,170</u>	<u>(884,863)</u>	<u>14,689,177</u>

CITY OF INDIANOLA

Statement of Cash Receipts, Disbursements And Changes in Cash Balances Governmental Funds As of and for the Year Ended June 30, 2012

	<u>General</u>	<u>Special Revenue Use Tax</u>
Net change in cash balances	(300,727)	89,344
Cash balances beginning of year	<u>2,969,290</u>	<u>556,725</u>
Cash balances end of year	<u>\$ 2,668,563</u>	<u>646,069</u>
Cash Basis Fund Balances		
Restricted for:		
Streets	\$ -	646,069
Urban renewal purposes	-	-
Debt service	-	-
Other purposes	-	-
Committed	-	-
Unassigned	<u>2,668,563</u>	<u>-</u>
Total cash basis fund balances	<u>\$ 2,668,563</u>	<u>646,069</u>

See notes to financial statements.

Exhibit B
(Continued)

Debt Service	Capital Projects		Nonmajor	Total
	General Capital Projects	Street Construction		
3,011	5,900,927	2,654,748	63,201	8,410,504
<u>1,833,441</u>	<u>677,699</u>	<u>1,490,614</u>	<u>(103,475)</u>	<u>7,424,294</u>
<u>1,836,452</u>	<u>6,578,626</u>	<u>4,145,362</u>	<u>(40,274)</u>	<u>15,834,798</u>
-	-	-	-	646,069
-	-	-	(107,177)	(107,177)
1,836,452	-	-	-	1,836,452
-	-	-	132,608	132,608
-	6,578,626	4,145,362	(65,705)	10,658,283
-	-	-	-	2,668,563
<u>1,836,452</u>	<u>6,578,626</u>	<u>4,145,362</u>	<u>(40,274)</u>	<u>15,834,798</u>

CITY OF INDIANOLA

Exhibit C

Reconciliation of the Statement of Cash Receipts, Disbursements and Changes in Cash Balances to the Statement of Activities and Net Assets - Governmental Funds As of and for the Year Ended June 30, 2012

Total government funds cash balances	\$ 15,834,798
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Amounts reported for governmental activities in the Statement of Activities and Net Assets are different because:

The Internal Service Fund is used by management to charge the costs of partial self funding of the City's health insurance benefit plan to individual funds. A portion of the assets of the Internal Service Fund are included in governmental activities in the Statement of Activities and Net Assets.

1,098,609

Cash basis net assets of governmental activities	<u>\$ 16,933,407</u>
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Net change in cash balances	\$ 8,410,504
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Amounts reported for governmental activities in the Statement of Activities and Net Assets are different because:

The Internal Service Fund is used by management to charge the costs of partial self funding of the City's health insurance benefit plan to individual funds. A portion of the change in net assets of the Internal Service Fund is reported with governmental activities.

132,557

Change in cash basis net assets of governmental activities	<u>\$ 8,543,061</u>
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See notes to financial statements.

CITY OF INDIANOLA

Statement of Cash Receipts, Disbursements and Changes in Cash Balances - Proprietary Funds As of and for the Year Ended June 30, 2012

	Sewer	Enterprise Funds Nonmajor
Operating receipts		
Charges for service	\$ 2,584,145	410,182
Miscellaneous	-	-
Total operating receipts	<u>2,584,145</u>	<u>410,182</u>
Operating disbursements		
Governmental activities		
Public safety	-	-
Public works	-	-
Culture and recreation	-	-
General government	-	-
Business type activities	1,257,248	186,741
Component Unit:		
Municipal Utilities	-	-
Total operating disbursements	<u>1,257,248</u>	<u>186,741</u>
Excess (deficiency) of operating receipts over (under) operating disbursements	<u>1,326,897</u>	<u>223,441</u>
Non-operating receipts (disbursements)		
Interest on investments	65,360	-
Intergovernmental	14,950	-
Special assessments	60,108	-
Miscellaneous	69,586	-
Capital loan note proceeds	3,480,001	-
Bond proceeds	310,000	575,000
Debt Service	(241,664)	-
Capital projects	(3,647,558)	(607,874)
Net non-operating receipts (disbursements)	<u>110,783</u>	<u>(32,874)</u>
Excess of receipts over disbursements	1,437,680	190,567
Operating transfers in (out)	<u>(981,400)</u>	<u>(76,100)</u>
Net change in cash balances	456,280	114,467
Cash balances beginning of year	375,417	24,486
Cash balances end of year	<u>\$ 831,697</u>	<u>138,953</u>
Cash Basis Fund Balances		
Restricted for debt service	\$ 54,279	-
Unrestricted	777,418	138,953
Total cash basis fund balances	<u>\$ 831,697</u>	<u>138,953</u>

See notes to financial statements.

<u>Total</u>	<u>Internal Service Funds</u>
2,994,327	1,441,258
-	59,597
<u>2,994,327</u>	<u>1,500,855</u>
-	447,838
-	104,384
-	178,358
-	165,188
1,443,989	93,776
-	316,392
<u>1,443,989</u>	<u>1,305,936</u>
<u>1,550,338</u>	<u>194,919</u>
65,360	390
14,950	-
60,108	-
69,586	-
3,480,001	-
885,000	-
(241,664)	-
<u>(4,255,432)</u>	-
<u>77,909</u>	<u>390</u>
1,628,247	195,309
<u>(1,057,500)</u>	-
570,747	195,309
<u>399,903</u>	<u>1,450,414</u>
<u>970,650</u>	<u>1,645,723</u>

CITY OF INDIANOLA

Exhibit E

Reconciliation of the Statement of Cash
Receipts, Disbursements and Changes in Cash
Balances to the Statement of Activities and Net Assets -
Proprietary Funds
As of and for the Year Ended June 30, 2012

Total enterprise funds cash balances	\$	970,650
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Amounts reported for business type activities in the Statement of Activities and Net Assets are different because:

The Internal Service Fund is used by management to charge the costs of partial self funding of the City's health insurance benefit plan to individual funds. A portion of the assets of the Internal Service Fund are included in business type activities in the Statement of Activities and Net Assets.

132,559

Cash basis net assets of business type activities	\$	<u>1,103,209</u>
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Net change in cash balances	\$	570,747
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Amounts reported for business type activities in the Statement of Activities and Net Assets are different because:

The Internal Service Fund is used by management to charge the costs of partial self funding of the City's health insurance benefit plan to individual funds. A portion of the change in net assets of the Internal Service Fund is reported with business type activities in the Statement of Activities and Net Assets.

15,149

Change in cash balance net assets of business type activities	\$	<u>585,896</u>
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See notes to financial statements.

CITY OF INDIANOLA

NOTES TO FINANCIAL STATEMENTS Year Ended June 30, 2012

1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The City of Indianola is a political subdivision of the State of Iowa located in Warren County. It was incorporated in 1864 and operates under the home rule provisions of the constitution of Iowa.

The City operates under the Mayor-Council form of government with the Mayor and Council Members elected on a non-partisan basis. The City provides numerous services to citizens including public safety, public works, culture and recreation, community and economic development and general government services.

A. REPORTING ENTITY

For financial reporting purposes, the City has included all funds, organizations, agencies, boards, commissions and authorities. The City has also considered all potential component units for which it is financially accountable, and other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the City's financial statements to be misleading or incomplete. The Governmental Accounting Standards Board has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body, and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific benefits to, or impose specific financial burdens on the City.

These financial statements present the City of Indianola (the primary government) and its component unit. The component unit discussed below is included in the City's reporting entity because of the significance of its operational or financial relationship with the City. Certain disclosures about the discretely presented component unit are not included because the component unit has been audited separately and a report has been issued under separate cover. The audited financial statements are available at the City Clerk's office.

Discretely Presented Component Unit - The financial information for the Indianola Municipal Utilities is presented as a Component Unit to emphasize that it is legally separate from the City, but is financially accountable to the City, or whose relationship with the City is such that exclusion would cause the City's financial statements to be misleading or incomplete. The Utilities are governed by a five-member board appointed by the City Council and the Utilities' operating budget is subject to the approval of the City Council.

Jointly Governed Organizations - The City also participates in several jointly governed organizations that provide goods or services to the citizenry of the City but do not meet the criteria of a joint venture since there is no ongoing financial interest or responsibility by the participating governments. City officials are members of the following boards and commissions: South Central Iowa Landfill Agency Board, Central Iowa Regional Transportation Planning Alliance Board, Metropolitan Planning Organization Committee, Marion/Warren County Drug Task Force, Community Athletic Facilities Board.

CITY OF INDIANOLA

NOTES TO FINANCIAL STATEMENTS - CONTINUED
Year Ended June 30, 2012

1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

B. **BASIS OF PRESENTATION**

Government-wide Financial Statements – The Statement of Activities and Net Assets reports information on all of the nonfiduciary activities of the City. For the most part, the effect of interfund activity has been removed from this statement. Governmental activities, which are supported by tax and intergovernmental revenues, are reported separately from business type activities, which rely to a significant extent on fees and charges for services.

The Statement of Activities and Net Assets presents the City's nonfiduciary net assets. Net assets are reported in the following categories/components:

Expendable restricted net assets result when constraints placed on net asset use are either externally imposed or imposed by law through constitutional provisions or enabling legislation.

Unrestricted net assets consist of net assets not meeting the definition of the preceding categories. Unrestricted net assets often have constraints on resources imposed by management, which can be removed or modified.

The Statement of Activities and Net Assets demonstrates the degree to which the direct disbursements of a given function are offset by program receipts. Direct disbursements are those clearly identifiable with a specific function. Program receipts include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function and 2) grants, contributions and interest on investments restricted to meeting the operational or capital requirements of a particular function. Property tax and other items not properly included among program receipts are reported instead as general receipts.

Fund Financial Statements – Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise fund are reported as separate columns in the fund financial statements. All remaining governmental funds are aggregated and reported as nonmajor governmental funds.

The City reports the following major governmental funds:

The General Fund is the general operating fund of the City. All general tax receipts and other receipts not allocated by law or contractual agreement to some other fund are accounted for in this fund. From the fund are paid the general operating disbursements, the fixed charges and the capital improvement costs that are not paid from other funds.

CITY OF INDIANOLA
NOTES TO FINANCIAL STATEMENTS - CONTINUED
Year Ended June 30, 2012

1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

B. **BASIS OF PRESENTATION (Continued)**

Fund Financial Statements (Continued) –

The Special Revenue - Road Use Tax Fund is used to account for the road use tax allocation from the State of Iowa to be used for road construction and maintenance.

The Debt Service Fund is utilized to account for property tax and other revenues to be used for the payment of interest and principal on the City's general long-term debt.

The Capital Projects Funds are used to account for all resources used in the acquisition and construction of capital facilities.

The City reports the following major proprietary funds:

The Enterprise, Sewer Fund accounts for the operation and maintenance of the City's waste water treatment and sanitary sewer system.

The City also reports the following additional proprietary fund:

An Internal Service Fund is utilized to account for the financing of goods or services purchased by one department of the City and provided to other departments or agencies.

C. **MEASUREMENT FOCUS AND BASIS OF ACCOUNTING**

The City of Indianola maintains its financial records on the basis of cash receipts and disbursements and the financial statements of the City are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable and accrued items. Accordingly, the financial statements do not present financial position and results of operations of the funds in accordance with generally accepted accounting principles of the United States of America.

Under the terms of grant agreements, the City funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants and general receipts. Thus, when program disbursements are paid, there are both restricted and unrestricted cash basis net assets available to finance the program. It is the City's policy to first apply cost-reimbursement grant resources to such programs, followed by categorical block grants and then by general receipts.

CITY OF INDIANOLA

NOTES TO FINANCIAL STATEMENTS - CONTINUED
Year Ended June 30, 2012

1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)**

C. MEASUREMENT FOCUS AND BASIS OF ACCOUNTING (Continued)

When a disbursement in governmental funds can be paid using either restricted or unrestricted resources, the City's policy is generally to first apply the disbursement toward restricted fund balance and then to less-restrictive classifications – committed, assigned and then unassigned fund balances.

Proprietary funds distinguish operating receipts and disbursements from non-operating items. Operating receipts and disbursements generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. All receipts and disbursements not meeting this definition are reported as non-operating receipts and disbursements.

D. GOVERNMENTAL CASH BASIS FUND BALANCES

In the governmental fund financial statements, cash basis fund balances are classified as follows:

Nonspendable – Amounts which cannot be spent because they are legally or contractually required to be maintained intact.

Restricted – Amounts restricted to specific purposes when constraints placed on the use of the resources are either externally imposed by creditors, or state or federal laws or imposed by law through constitutional provisions or enabling legislation.

Assigned – Amounts the Council intends to use for specific purposes.

Unassigned – All amounts not included in the preceding classifications.

E. BUDGETS AND BUDGETARY ACCOUNTING

The budgetary comparison and related disclosures are reported as Required Supplementary Information. During the year ended June 30, 2012, disbursements exceeded the amounts budgeted in the debt service and community and economic development functions.

CITY OF INDIANOLA

NOTES TO FINANCIAL STATEMENTS - CONTINUED Year Ended June 30, 2012

2. CASH AND POOLED INVESTMENTS

The City's deposits in banks at June 30, 2012 were entirely covered by Federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to insure there will be no loss of public funds.

The City is authorized by statute to invest public funds in obligations of the United States government, its agencies and instrumentalities; certificates of deposit or other evidences of deposit at federally insured depository institutions approved by the City council; prime eligible bankers acceptances; certain high rated commercial paper; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district.

The City's investments at June 30, 2012 were as follows:

	CARRYING AMOUNT	MARKET VALUE
Money market accounts	\$ 4,461,894	4,461,894
Certificates of Deposit	1,000,000	1,000,000
U.S. government obligations	761,846	770,627
U.S. agency mortgage pass-through	1,457,445	1,583,387
U.S. agency bonds and notes	10,344,082	10,488,127
U.S. agency collateralized mortgage obligations	5,887,922	6,117,466
U.S. agency asset backed securities	1,639,825	1,719,702
Corporate Bonds	251,787	253,817
	<u>\$25,804,801</u>	<u>26,395,020</u>

In addition, the City had investments in the Iowa Public Agency Investment Trust which are valued at an amortized cost of \$111,083 pursuant to Rule 2a-7 under the Investment Company Act of 1940. The City's investment in the Iowa Public Agency Investment Trust is unrated.

Interest rate risk – The City's investment policy limits the investment of operating funds (funds expected to be expended in the current budget year or within 15 months of receipt) in instruments that mature within 397 days. Funds not identified as operating funds may be invested in investments with maturities longer than 397 days but the maturities shall be consistent with the needs and use of the City.

Credit risk – The City's investments are held by a bank's trust department in the City's name. Investments with a carrying amount of \$11,439,108 are rated AAA. The balance of the investments is not rated.

CITY OF INDIANOLA

NOTES TO FINANCIAL STATEMENTS - CONTINUED Year Ended June 30, 2012

3. BONDS AND NOTES PAYABLE

Annual debt service requirements to maturity for the City's general obligation bonds and notes, capital loan notes, revenue capital loan notes, and other long-term debt as of June 30, 2012 are as follows:

YEAR	GENERAL OBLIGATION		CAPITAL		REVENUE CAPITAL		TOTAL	
ENDING	BONDS & NOTES		LOAN NOTES		LOAN NOTES		TOTAL	
June 30,	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST	PRINCIPAL	INTEREST
2013	\$ 1,660,000	399,374	200,000	25,002	219,000	233,801	2,079,000	658,177
2014	2,015,000	364,720	210,000	17,715	227,000	227,216	2,452,000	609,651
2015	2,020,000	336,788	210,000	14,320	234,000	220,391	2,464,000	571,499
2016	1,790,000	298,297	210,000	10,540	213,000	213,791	2,213,000	522,628
2017	1,610,000	262,525	220,000	6,760	220,000	207,401	2,050,000	476,686
2018	1,445,000	229,278	75,000	2,438	227,000	200,801	1,747,000	432,517
2019	1,200,000	196,987	-	-	234,000	193,991	1,434,000	390,978
2020	1,230,000	171,203	-	-	242,000	186,971	1,472,000	358,174
2021	940,000	143,047	-	-	250,000	179,711	1,190,000	322,758
2022	835,000	124,190	-	-	258,000	172,211	1,093,000	296,401
2023	850,000	106,678	-	-	266,000	164,471	1,116,000	271,149
2024	875,000	87,827	-	-	275,000	156,491	1,150,000	244,318
2025	595,000	67,367	-	-	284,000	148,241	879,000	215,608
2026	355,000	52,593	-	-	293,000	139,721	648,000	192,314
2027	370,000	43,035	-	-	302,000	130,930	672,000	173,965
2028	380,000	32,635	-	-	312,000	121,870	692,000	154,505
2029	390,000	21,580	-	-	322,000	112,511	712,000	134,091
2030	150,000	9,925	-	-	333,000	102,850	483,000	112,775
2031	160,000	5,200	-	-	344,000	92,861	504,000	98,061
2032	-	-	-	-	355,000	82,540	355,000	82,540
2033	-	-	-	-	366,000	71,891	366,000	71,891
2034	-	-	-	-	378,000	60,910	378,000	60,910
2035	-	-	-	-	391,000	49,571	391,000	49,571
2036	-	-	-	-	403,000	37,840	403,000	37,840
2037	-	-	-	-	417,000	25,751	417,000	25,751
2038	-	-	-	-	430,000	13,240	430,000	13,240
2039	-	-	-	-	11,357	340	11,357	340
	<u>\$ 18,870,000</u>	<u>2,953,249</u>	<u>1,125,000</u>	<u>76,775</u>	<u>7,806,357</u>	<u>3,548,314</u>	<u>27,801,357</u>	<u>6,578,338</u>

CITY OF INDIANOLA

NOTES TO FINANCIAL STATEMENTS - CONTINUED
Year Ended June 30, 2012

3. **BONDS AND NOTES PAYABLE (CONTINUED)**

Revenue Notes

The City has pledged future sewer customer receipts, net of specified operating disbursements, to repay \$383,000 of Sewer Revenue Capital Loan Notes, Series 1995, issued in June 1995. Proceeds from the notes provided financing for improvements and extensions to the municipal sewer system utility. The notes are payable solely from sewer customer net receipts and are payable through 2015. Annual principal and interest payments on the notes are expected to require less than 6% of net receipts. The total principal and interest remaining to be paid on the notes is \$84,705. For the current year, principal and interest paid and total customer net receipts were \$27,805 and \$465,063, respectively.

The City has pledged future sewer customer receipts, net of specified operating disbursements, to repay \$9,090,000 of Sewer Revenue Capital Loan Notes, Series 2009, issued in May 2009. Proceeds from the notes provided financing for the costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping of the municipal sewer system utility. The notes are payable solely from sewer customer net receipts and are payable through 2041. Annual principal and interest payments on the notes are expected to require less than 41% of net receipts. The total principal and interest remaining to be paid on the notes is \$11,269,960. For the current year, principal and interest paid and total customer net receipts were \$191,081 and \$465,063, respectively.

The resolution providing for the issuance of the revenue capital loan notes include the following provisions:

- a. The bonds will only be redeemed from the future earnings of the enterprise activity and the bond holders hold a lien on the future earnings of the funds.
- b. Sufficient monthly transfers shall be made to a separate water revenue sinking account within the Enterprise Fund for the purpose of making the note principal and interest payments when due.
- c. All funds remaining after payment of all maintenance and operating expenses and the transfers to the restricted accounts noted above can be used to retire any subordinate obligations, to pay for extraordinary repairs or replacements to the water system, or to pay or redeem the notes or parity obligations, and then can be used for any lawful purpose.

CITY OF INDIANOLA

NOTES TO FINANCIAL STATEMENTS - CONTINUED
Year Ended June 30, 2012

3. **BONDS AND NOTES PAYABLE (CONTINUED)**

General Obligation Bonds and Notes

In January 2011 the City issued \$3,915,000 of General Obligation Refunding Bonds for a crossover refunding of a portion of the General Obligation Bonds dated May 2002, October 2003 and April 2006. The City entered in to an escrow agreement whereby the proceeds from the general obligation refunding bonds were converted into U.S. Securities. These securities along with additional cash were placed in an escrow account for the express purpose of paying \$2,545,000 principal on the refunded general obligation bonds dated April 2006 when they became callable on June 1, 2011 and \$1,260,000 principal on the refunded general obligation bonds dated May 2002 and, October 2003 when they become callable on June 1, 2012 and the interest from June 1, 2011 to and including June 1, 2012 on the refunding bonds. After the principal and interest on all of the outstanding bonds have been paid, any remaining funds in the escrow account, together with any interest thereon, shall be returned to the City.

The transactions, balances and liabilities of the escrow account are recorded by the City since the refunded debt is not considered extinguished.

In January 2011 the City issued \$1,300,000 of General Obligation Bonds. The proceeds from the bonds were used to pay costs of refunding outstanding General Obligation Bonds dated August 2004; and for improvements and extensions to the municipal sewer utility.

In October 2011 the City issued \$850,000 of General Obligation Bonds. The proceeds from the bonds were used to pay costs of street improvements, utility improvements and equipping city parks.

In December 2011 the City issued \$700,000 of General Obligation Capital Loan Notes. The proceeds from the bonds were used to pay costs of emergency sewer repairs and improvements, and street improvements.

In December 2011 and May 2012 the City issued \$2,410,000 and \$4,580,000, respectively, of General Obligation Urban Renewal Bonds. The proceeds from the bonds were used to pay costs of aiding in the planning, undertaking, and carrying out of urban renewal projects, including the construction of a community/wellness center.

In May 2012 the City issued \$3,875,000 of General Obligation Bonds. The proceeds from the bonds were used to pay costs street improvements, utility improvements, traffic light, equipping sewer department, improvements to the City pool, and the acquisition of ambulance.

CITY OF INDIANOLA

NOTES TO FINANCIAL STATEMENTS - CONTINUED
Year Ended June 30, 2012

4. **PENSION AND RETIREMENT BENEFITS**

MUNICIPAL FIRE AND POLICE RETIREMENT SYSTEM OF IOWA - The City contributes to the Municipal Fire and Police Retirement System of Iowa (the Plan), which is a cost-sharing, multiple-employer defined benefit pension plan administered by a Board of Trustees. The Plan provides retirement, disability and death benefits which are established by state statute to plan members and beneficiaries. The Plan issues a publicly available financial report that includes financial statements and required supplementary information. The report may be obtained by writing to Municipal Fire and Police Retirement System of Iowa, 7155 Lake Drive, Suite 201, West Des Moines, Iowa 50266.

Plan members are required to contribute 9.40% of earnable compensation and the City's contribution rate, based upon an actuarially determined normal contribution rate, can not be less than 17% of earnable compensation. Contribution requirements are established by state statute. The City's contribution to the Plan for the years ended June 30, 2012, 2011 and 2010 were \$275,284, \$205,493 and \$164,708, respectively, which met the required minimum contribution for each year.

IPERS - The City contributes to the Iowa Public Employees Retirement System (IPERS) which is a cost-sharing, multiple-employer defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by State statute to plan members and beneficiaries. IPERS issues a publicly available financial report that includes financial statements and required supplementary information. The report may be obtained by writing to IPERS, P.O. Box 9117, Des Moines, Iowa, 50306-9117.

Most plan members are required to contribute 5.38% of their annual covered salary and the City is required to contribute 8.07% of covered salary. Certain employees in special risk occupations and the City contribute an actuarially determined contribution rate. Contribution requirements are established by state statute. The City's contribution to IPERS for the years ended June 30, 2012, 2011 and 2010 were \$254,715, \$217,336 and \$202,939, equal to the required contributions for each year.

5. **OTHER POSTEMPLOYMENT BENEFITS (OPEB)**

Plan Description - The City operates a single-employer retiree benefit plan which provides medical/prescription drug benefits for retirees and their spouses. There are 91 active and 2 retired members in the plan. Participants must be 55 or older at retirement. Some Fire/Rescue participants qualify at age 50 with 22 years of service.

The medical/prescription drug benefits are provided through a self-funded plan. Retirees under age 65 pay the same premium for the medical/prescription drug benefits as active employees.

CITY OF INDIANOLA

NOTES TO FINANCIAL STATEMENTS - CONTINUED
Year Ended June 30, 2012

5. **OTHER POSTEMPLOYMENT BENEFITS (OPEB) – (CONTINUED)**

Funding Policy – The contribution requirements of plan members are established and may be amended by the City. The City currently finances the retiree benefit plan on a pay-as-you-go basis. The most recent active member monthly premiums for the City and plan members are \$510 for single coverage and \$1,260 for family coverage. The same monthly premiums apply to retirees. For the year ended June 30, 2012, the City contributed \$0 and plan members eligible for benefits contributed approximately \$22,300 to the plan.

6. **COMPENSATED ABSENCES**

City employees accumulate vacation hours and sick leave for subsequent use. Unused vacation hours are payable upon termination, retirement or death. Sick leave hours are payable only when used and not upon separation of service. These accumulations are not recognized as disbursements by the City until used or paid. The City's approximate maximum liability for unrecognized accrued employee benefits as of June 30, 2012, primarily relating to the General Fund, was as follows:

Vacation	\$ 320,838
Sick leave	<u>1,045,801</u>
	\$ <u>1,366,639</u>

This liability has been computed based on rates of pay as of June 30, 2012.

7. **HEALTH REIMBURSEMENT ARRANGEMENT**

The City maintains a health reimbursement arrangement (HRA) for the benefit of employees. The City makes a fixed annual commitment that employees may use to offset premium contributions or cash payments for any medical expense allowed under current income tax provisions. If the employee does not utilize the full amount provided in the fiscal year, the balance is carried forward to the following year and is available in any future period, including after retirement. Disbursements are paid out of operating funds and not held in trust. They are, however, accounted for in a sub-fund that is separate from other operating funds for budgetary control. Unpaid HRA balances totaled \$182,635 as of June 30, 2012.

CITY OF INDIANOLA
NOTES TO FINANCIAL STATEMENTS - CONTINUED
Year Ended June 30, 2012

8. **INTERFUND TRANSFERS**

The detail of interfund transfers for the year ended June 30, 2012 is as follows:

Transfer to	Transfer from	Amount
General	Special Revenue:	
	Road Use Tax	\$ 133,000
	Employee Benefits Levy	593,671
	Downtown Tax Increment	220,000
	East 92 Tax Increment	28,500
	Police Retirement	12,500
	Enterprise:	
	Sewer	326,500
	Recycling	16,100
	Component Unit	<u>836,200</u>
		<u>2,166,471</u>
Debt Service	General	52,113
	Special Revenue:	
	East 92 Tax Increment	60,819
	Capital Projects:	
	Street Construction	32,119
	Enterprise:	
	Sewer	648,900
	Stormwater Utility	60,000
	Component Unit	<u>118,100</u>
		<u>972,051</u>
Capital Projects:		
Capital Projects Fund	General	<u>20,000</u>
Community Athletic Facility	General	<u>1,000</u>
Community Redevelopment	Special Revenue:	
	Downtown Tax Increment	<u>200,427</u>
Component Unit	Special Revenue:	
	Road Use Tax	6,000
	Enterprise:	
	Sewer	<u>6,000</u>
		<u>12,000</u>
		<u>\$ 3,371,949</u>

CITY OF INDIANOLA

NOTES TO FINANCIAL STATEMENTS - CONTINUED Year Ended June 30, 2012

8. **INTERFUND TRANSFERS (CONTINUED)**

Transfers generally move resources from the fund statutorily required to collect the resources to the fund statutorily required to disburse the resources.

9. **RISK MANAGEMENT**

The City is a member in the Iowa Communities Assurance Pool, as allowed by Chapter 670.7 of the Code of Iowa. The Iowa Communities Assurance Pool (Pool) is a local government risk-sharing pool whose 663 members include various governmental entities throughout the State of Iowa. The Pool was formed in August 1986 for the purpose of managing and funding third-party liability claims against its members. The Pool provides coverage and protection in the following categories: general liability, automobile liability, automobile physical damage, public officials liability, police professional liability, property, inland marine and boiler/machinery. There have been no reductions in insurance coverage from prior years.

Each member's annual casualty contributions to the Pool fund current operations and provide capital. Annual operating contributions are those amounts necessary to fund, on a cash basis, the Pool's general and administrative expenses, claims, claims expenses and reinsurance expenses due and payable in the current year, plus all or any portion of any deficiency in capital. Capital contributions are made during the first six years of membership and are maintained to equal 150 percent of the total current members' basic rates or to comply with the requirements of any applicable regulatory authority having jurisdiction over the Pool.

The Pool also provides property coverage. Members who elect such coverage make annual operating contributions which are necessary to fund, on a cash basis, the Pool's general and administrative expenses and reinsurance premiums, all of which are due and payable in the current year, plus all or any portion of any deficiency in capital. Any year-end operating surplus is transferred to capital. Deficiencies in operations are offset by transfers from capital and, if insufficient, by the subsequent year's member contributions.

The City's property and casualty contributions to the risk pool are recorded as disbursements from its operating funds at the time of payment to the risk pool. The City's annual contributions to the Pool for the year ended June 30, 2012 were \$114,775 (2011 - \$118,250).

The Pool uses reinsurance and excess risk-sharing agreements to reduce its exposure to large losses. The Pool retains general, automobile, police professional, and public officials' liability risks up to \$350,000 per claim. Claims exceeding \$350,000 are reinsured in an amount not to exceed \$2,650,000 per claim. For members requiring specific coverage from \$3,000,000 to \$12,000,000, such excess coverage is also reinsured. Property and automobile physical damage risks are retained by the Pool up to \$150,000 each occurrence, each location, with excess coverage reinsured by The Travelers Insurance Company.

CITY OF INDIANOLA

NOTES TO FINANCIAL STATEMENTS - CONTINUED Year Ended June 30, 2012

9. **RISK MANAGEMENT (CONTINUED)**

The Pool's intergovernmental contract with its members provides that in the event a casualty claim or series of claims exceeds the amount of risk-sharing protection provided by the member's risk-sharing certificate, or in the event that a series of casualty claims exhausts total members' equity plus any reinsurance and any excess risk-sharing recoveries, then payment of such claims shall be the obligation of the respective individual member. As of June 30, 2012, settled claims have not exceeded the risk pool or reinsurance company coverage since the pool's inception.

Members agree to continue membership in the Pool for a period of not less than one full year. After such period, a member who has given 60 days' prior written notice may withdraw from the Pool. Upon withdrawal, payments for all claims and claims expenses become the sole responsibility of the withdrawing member, regardless of whether a claim was incurred or reported prior to the member's withdrawal. Members withdrawing within the first six years of membership may receive a partial refund of their casualty capital contributions. If a member withdraws after the sixth year, the member is refunded 100 percent of its casualty capital contributions. However, the refund is reduced by an amount equal to the annual casualty operating contribution which the withdrawing member would have made for the one-year-period following withdrawal.

The City is a member of the Iowa Municipalities Workers' Compensation Association (the "Association"). The Association is governed by a board of directors elected by representatives of the governing bodies of each participating governmental jurisdiction. The City has executed a Worker's Compensation coverage Agreement with the Association which extends through June 30, 2012 and has authorized the Association to issue general obligation bonds to provide funds with which to pay claims. During the year ended June 30, 2012, the City paid workers' compensation insurance premiums of \$122,412 (2011 - \$117,185) to the Association.

10. **COMMITMENTS**

The City has entered into contracts for a wastewater collection system rehabilitation project, a sewer extension projects, street improvement projects, and other projects totaling approximately \$11,190,668. The remaining commitment on these contracts at June 30, 2012 is \$3,345,322.

11. **DEFICIT BALANCES**

The City had deficit balances in the following funds at June 30, 2012:

Special Revenue:	
Industrial Park Urban Renewal Tax Increment	\$ 107,177
Capital Projects Fund:	
Community Redevelopment	66,769

The deficits will be eliminated upon receipt of funds or transfers in the next fiscal year.

OTHER INFORMATION

CITY OF INDIANOLA

Budgetary Comparison Schedule of Receipts, Disbursements
and Changes in Balances – Budget and Actual (Cash Basis) -
All Governmental Funds and Proprietary Funds
Other Information
Year Ended June 30, 2012

	Governmental Funds Actual	Proprietary Funds Actual
Receipts		
Property tax	\$ 4,929,375	-
Tax increment financing collections	1,146,801	-
Other city tax	152,908	-
Licenses and permits	144,940	-
Use of money and property	305,682	65,750
Intergovernmental	1,651,642	14,950
Charges for service	983,827	4,435,585
Special assessments	139,226	60,108
Miscellaneous	<u>416,059</u>	<u>129,183</u>
Total receipts	<u>9,870,460</u>	<u>4,705,576</u>
Disbursements		
Public safety	3,953,821	447,838
Public works	1,329,010	104,384
Culture and recreation	2,113,184	178,358
Community and economic development	1,295,997	-
General government	1,303,284	165,188
Debt service	3,368,178	-
Capital projects	2,205,331	-
Business type activities	<u>-</u>	<u>6,351,253</u>
Total disbursements	<u>15,568,805</u>	<u>7,247,021</u>
Excess of receipts over disbursements	(5,698,345)	(2,541,445)
Other financing sources, net	<u>14,108,849</u>	<u>3,307,501</u>
Excess of receipts and other financing sources over disbursements and other financing uses	8,410,504	766,056
Balances beginning of year	<u>7,424,294</u>	<u>1,850,317</u>
Balances end of year	<u>\$ 15,834,798</u>	<u>2,616,373</u>
See accompanying independent auditor's report.		

Less Funds not Required to to be Budgeted	Net	Budgeted Amounts		Final to Net Variance
		Original	Final	
-	4,929,375	4,891,880	4,891,880	37,495
-	1,146,801	1,164,900	1,164,900	(18,099)
-	152,908	158,491	158,491	(5,583)
-	144,940	143,600	143,600	1,340
390	371,042	288,800	288,800	82,242
-	1,666,592	1,545,300	1,545,300	121,292
1,441,258	3,978,154	3,759,200	3,759,200	218,954
-	199,334	105,300	105,300	94,034
59,597	485,645	1,725,600	1,725,600	(1,239,955)
1,501,245	13,074,791	13,783,071	13,783,071	(708,280)
447,838	3,953,821	3,961,800	3,961,800	7,979
104,384	1,329,010	1,431,300	1,431,300	102,290
178,358	2,113,184	2,138,800	2,138,800	25,616
-	1,295,997	385,200	385,200	(910,797)
165,188	1,303,284	1,319,800	1,319,800	16,516
-	3,368,178	2,256,900	2,256,900	(1,111,278)
-	2,205,331	3,725,000	3,725,000	1,519,669
410,168	5,941,085	4,622,200	8,355,900	2,414,815
1,305,936	21,509,890	19,841,000	23,574,700	2,064,810
195,309	(8,435,099)	(6,057,929)	(9,791,629)	1,356,530
-	17,416,350	3,646,200	3,646,200	13,770,150
195,309	8,981,251	(2,411,729)	(6,145,429)	15,126,680
1,450,414	7,824,197	8,035,783	8,035,783	(211,586)
1,645,723	16,805,448	5,624,054	1,890,354	14,915,094

CITY OF INDIANOLA

Notes to Other Information – Budgetary Reporting

June 30, 2012

The budgetary comparison is presented in accordance with Governmental Accounting Standards Board Statement No. 41 for governments with significant budgetary perspective differences resulting from not being able to present budgetary comparisons for the General Fund and each major Special Revenue Fund.

In accordance with the Code of Iowa, the City Council annually adopts a budget on the cash basis following required public notice and hearing for all funds except Internal Service Funds and Fiduciary Funds. The annual budget may be amended during the year utilizing similar statutorily prescribed procedures.

Formal and legal budgetary control is based upon nine major classes of disbursements known as functions, not by fund. These nine functions are: public safety, public works, health and social services, culture and recreation, community and economic development, general government, debt service, capital projects and business type activities. Function disbursements required to be budgeted include disbursements for the General Fund, Special Revenue Funds, Debt Service Fund, Capital Projects Funds and Enterprise Funds. Although the budget document presents function disbursements by fund, the legal level of control is at the aggregated function level, not by fund. During the year, one budget amendment increased budgeted disbursements by \$5,347,000. The budget amendment is reflected in the final budgeted amounts.

During the year ended June 30, 2012, disbursements exceeded the amounts budgeted in the debt service and community and economic development functions.

SUPPLEMENTARY INFORMATION

CITY OF INDIANOLA

Statement of Cash Receipts, Disbursements
and Changes in Cash Balances
Nonmajor Governmental Funds
As of and for the Year Ended June 30, 2012

	Industrial Park Urban Renewal Tax Increment	Employee Benefits Levy	Downtown Tax Increment	Special East 92 Tax Increment
Receipts				
Property tax	\$ -	593,671	-	-
Tax increment financing collections	637,055	-	420,427	89,319
Use of money and property	-	-	-	-
Miscellaneous	4,370	-	-	-
Total receipts	<u>641,425</u>	<u>593,671</u>	<u>420,427</u>	<u>89,319</u>
Disbursements				
Operating				
Public safety	-	-	-	-
Community and economic development	748,602	-	-	-
Capital projects	-	-	-	-
Total disbursements	<u>748,602</u>	<u>-</u>	<u>-</u>	<u>-</u>
Excess (deficiency) of receipts over (under) disbursements	<u>(107,177)</u>	<u>593,671</u>	<u>420,427</u>	<u>89,319</u>
Other financing uses				
Sale of capital assets	-	-	-	-
Operating transfers in (out)	-	(593,671)	(420,427)	(89,319)
Total other financing sources (uses)	<u>-</u>	<u>(593,671)</u>	<u>(420,427)</u>	<u>(89,319)</u>
Net change in cash balances	(107,177)	-	-	-
Cash balances beginning of year	-	-	-	-
Cash balances end of year	<u>\$ (107,177)</u>	<u>-</u>	<u>-</u>	<u>-</u>
Cash Basis Fund Balances				
Restricted for:				
Urban renewal purposes	\$ (107,177)	-	-	-
Other purposes	-	-	-	-
Committed	-	-	-	-
Total cash basis fund balances	<u>\$ (107,177)</u>	<u>-</u>	<u>-</u>	<u>-</u>

See accompanying independent auditor's report.

Schedule 1

Revenue		Capital Projects		
Police Retirement	Police Seizures	Community Athletic Facility	Community Redevelopment	Total
-	-	-	-	593,671
-	-	-	-	1,146,801
3,564	-	97	-	3,661
-	11,774	3,212	-	19,356
<u>3,564</u>	<u>11,774</u>	<u>3,309</u>	<u>-</u>	<u>1,763,489</u>
-	13,561	-	-	13,561
-	-	-	-	748,602
-	-	5,447	47,815	53,262
-	<u>13,561</u>	<u>5,447</u>	<u>47,815</u>	<u>815,425</u>
<u>3,564</u>	<u>(1,787)</u>	<u>(2,138)</u>	<u>(47,815)</u>	<u>948,064</u>
-	-	-	29,627	29,627
<u>(12,500)</u>	<u>-</u>	<u>1,000</u>	<u>200,427</u>	<u>(914,490)</u>
<u>(12,500)</u>	<u>-</u>	<u>1,000</u>	<u>230,054</u>	<u>(884,863)</u>
(8,936)	(1,787)	(1,138)	182,239	63,201
<u>141,519</u>	<u>1,812</u>	<u>2,202</u>	<u>(249,008)</u>	<u>(103,475)</u>
<u>132,583</u>	<u>25</u>	<u>1,064</u>	<u>(66,769)</u>	<u>(40,274)</u>
-	-	-	-	(107,177)
132,583	25	-	-	132,608
-	-	1,064	(66,769)	(65,705)
<u>132,583</u>	<u>25</u>	<u>1,064</u>	<u>(66,769)</u>	<u>(40,274)</u>

CITY OF INDIANOLA
Statement of Cash Receipts, Disbursements
and Changes in Cash Balances
Nonmajor Proprietary Funds
As of and for the Year Ended June 30, 2012

	Enterprise			Internal	
	Recycling	Stormwater Utility	Total	Health Insurance Reserve	Property Insurance Council
Operating receipts					
Charges for service	\$ 177,380	232,802	410,182	16,734	-
Miscellaneous	-	-	-	42,503	17,094
Total operating receipts	<u>177,380</u>	<u>232,802</u>	<u>410,182</u>	<u>59,237</u>	<u>17,094</u>
Operating disbursements					
Governmental activities					
Public safety	-	-	-	15,438	-
Public works	-	-	-	3,634	200
Culture and recreation	-	-	-	6,140	4,676
General government	-	-	-	6,187	362
Business type activities					
Sewer	-	-	-	3,634	1,121
Other	152,467	34,274	186,741	-	-
Component Unit:					
Municipal Utilities	-	-	-	11,802	-
Total disbursements	<u>152,467</u>	<u>34,274</u>	<u>186,741</u>	<u>46,835</u>	<u>6,359</u>
Excess (deficiency) of operating receipts over (under) operating disbursements	<u>24,913</u>	<u>198,528</u>	<u>223,441</u>	<u>12,402</u>	<u>10,735</u>
Non-operating receipts (disbursements)					
Interest on investments	-	-	-	-	390
Capital loan note proceeds	-	575,000	575,000	-	-
Capital projects	-	(607,874)	(607,874)	-	-
Net non-operating receipts (disbur	-	(32,874)	(32,874)	-	390
Excess of receipts over disbursements	24,913	165,654	190,567	12,402	11,125
Operating transfers in (out)	(16,100)	(60,000)	(76,100)	-	-
Net change in cash balances	8,813	105,654	114,467	12,402	11,125
Cash balances beginning of year	<u>75,510</u>	<u>(51,024)</u>	<u>24,486</u>	<u>190,008</u>	<u>9,610</u>
Cash balances end of year	<u>\$ 84,323</u>	<u>54,630</u>	<u>138,953</u>	<u>202,410</u>	<u>20,735</u>
Cash Basis Fund Balances					
Unrestricted	<u>84,323</u>	<u>54,630</u>	<u>138,953</u>	<u>202,410</u>	<u>20,735</u>
Total cash basis fund balances	<u>\$ 84,323</u>	<u>54,630</u>	<u>138,953</u>	<u>202,410</u>	<u>20,735</u>

See accompanying independent auditor's report.

Service

Health Pool	Health Reimbursement Arrangement		Total
1,325,780	98,744		1,441,258
-	-		59,597
1,325,780	98,744		1,500,855
402,084	30,316		447,838
96,514	4,036		104,384
156,177	11,365		178,358
147,871	10,768		165,188
82,476	6,545		93,776
-	-		-
284,746	19,844		316,392
1,169,868	82,874		1,305,936
155,912	15,870		194,919
-	-		390
-	-		-
-	-		-
-	-		390
155,912	15,870		195,309
-	-		-
155,912	15,870		195,309
1,084,031	166,765		1,450,414
1,239,943	182,635		1,645,723
1,239,943	182,635		1,645,723
1,239,943	182,635		1,645,723

CITY OF INDIANOLA

Schedule of Indebtedness
Year Ended June 30, 2012

OBLIGATION	DATE OF ISSUE	INTEREST RATES	AMOUNT ORIGINALLY ISSUED
2003 Sewer & Water Improvements	10/1/2003	2.25-4.25	2,410,000
2008 Street Improvements & Equipment	5/22/2008	2.20-3.80	1,575,000
2009 Street Improvements & Equipment	8/31/2009	2.00-3.60	2,500,000
2011 General Obligation Refunding	1/13/2011	1.00-2.50	3,915,000
2011 Refunding & Sewer Improvements	1/13/2011	1.00-2.00	1,300,000
2011 General Obligation	10/19/2011	0.55-2.25	850,000
2011 General Obligation Urban Renewal	12/28/2011	1.30-2.95	2,410,000
2012 General Obligation Urban Renewal	5/1/2012	2.00-2.95	4,580,000
2012 General Obligation	5/1/2012	0.50-2.40	3,875,000
Capital Loan Notes			
1995 Sewer Revenue	6/21/1995	3.00	383,000
2002 Essential Corporate Purpose	2/15/2002	3.10-5.35	350,000
2002 B Refunding and Essential Corporate Purpose	5/1/2002	2.10-4.80	3,430,000
2009 Sewer Revenue	5/20/2009	3.00	9,090,000
2009 General Obligation	8/31/2009	1.25-3.25	620,000
2011 General Obligation	12/20/2011	1.30	700,000
Other Debt			
Equipment loan	2/15/2006	4.99	130,502
Total City of Indianola			
Indianola Municipal Utilities			
Revenue Bonds and Notes			
2004 Water Revenue Refunding	8/15/2004	2.55-4.20	2,485,000
2010 Electric Revenue Capital Loan Notes	6/15/2010	2.00-4.00	9,040,000
2011 Electric Revenue Bonds	12/29/2011	2.00-2.30	1,800,000
2011 Water Revenue Refunding	12/29/2011	0.50-1.30	1,350,000

See accompanying independent auditor's report.

<u>BALANCE BEGINNING OF YEAR</u>	<u>ISSUED DURING YEAR</u>	<u>REDEEMED DURING YEAR</u>	<u>BALANCE END OF YEAR</u>	<u>INTEREST PAID</u>	<u>INTEREST DUE AND UNPAID</u>
\$ 1,085,000	-	1,085,000	-	42,080	-
1,110,000	-	145,000	965,000	37,725	-
2,275,000	-	230,000	2,045,000	63,130	-
3,915,000	-	550,000	3,365,000	57,788	-
1,110,000	-	275,000	835,000	14,600	-
-	850,000	55,000	795,000	8,138	-
-	2,410,000	-	2,410,000	-	-
-	4,580,000	-	4,580,000	-	-
-	3,875,000	-	3,875,000	-	-
<u>9,495,000</u>	<u>11,715,000</u>	<u>2,340,000</u>	<u>18,870,000</u>	<u>223,461</u>	<u>-</u>
106,000	-	25,000	81,000	2,805	-
42,000	-	42,000	-	2,247	-
615,000	-	615,000	-	27,670	-
4,376,356	3,350,001	1,000	7,725,357	190,081	-
490,000	-	65,000	425,000	13,295	-
-	700,000	-	700,000	-	-
<u>5,629,356</u>	<u>4,050,001</u>	<u>748,000</u>	<u>8,931,357</u>	<u>236,098</u>	<u>-</u>
20,456	-	20,456	-	1,023	-
<u>\$ 15,144,812</u>	<u>15,765,001</u>	<u>3,108,456</u>	<u>27,801,357</u>	<u>460,582</u>	<u>-</u>
\$ 1,590,000	-	1,590,000	-	37,441	-
9,040,000	-	830,000	8,210,000	307,725	-
-	1,800,000	-	1,800,000	-	-
-	1,350,000	-	1,350,000	5,147	-
<u>\$ 10,630,000</u>	<u>3,150,000</u>	<u>2,420,000</u>	<u>11,360,000</u>	<u>350,313</u>	<u>-</u>

CITY OF INDIANOLA

Bond and Note Maturities
June 30, 2012

YEAR ENDING JUNE 30,	GENERAL			
	STREET IMPROVEMENTS & EQUIPMENT		STREET IMPROVEMENTS & EQUIPMENT	
	ISSUED MAY 22, 2008		ISSUED AUGUST 31, 2009	
	INTEREST RATE	AMOUNT	INTEREST RATE	AMOUNT
2013	3.00	\$ 145,000	2.00	\$ 230,000
2014	3.15	150,000	2.20	235,000
2015	3.30	160,000	2.50	245,000
2016	3.40	165,000	2.75	250,000
2017	3.50	170,000	2.95	260,000
2018	3.60	175,000	3.20	265,000
2019		-	3.40	275,000
2020		-	3.60	285,000
2021		-		-
		<u>\$ 965,000</u>		<u>\$ 2,045,000</u>

YEAR ENDING JUNE 30,	GENERAL			
	GENERAL OBLIGATION URBAN RENEWAL		GENERAL OBLIGATION URBAN RENEWAL	
	ISSUED DECEMBER 28, 2011		ISSUED MAY 1, 2012	
	INTEREST RATE	AMOUNT	INTEREST RATE	AMOUNT
2013		\$ -		\$ -
2014	1.30	100,000		-
2015	1.30	100,000	2.00	100,000
2016	1.50	100,000	2.00	380,000
2017	1.50	100,000	2.00	485,000
2018	1.50	100,000	2.00	380,000
2019	1.65	100,000	2.00	390,000
2020	1.90	150,000	2.00	350,000
2021	2.05	150,000	2.00	335,000
2022	2.20	150,000	2.05	345,000
2023	2.30	150,000	2.20	355,000
2024	2.40	150,000	2.35	370,000
2025	2.60	150,000	2.50	195,000
2026	2.75	150,000	2.65	205,000
2027	2.90	150,000	2.75	220,000
2028	3.00	150,000	2.85	230,000
2029	3.05	150,000	2.95	240,000
2030	3.15	150,000		-
2031	3.25	160,000		-
		<u>\$ 2,410,000</u>		<u>\$ 4,580,000</u>

OBLIGATION

GENERAL OBLIGATION REFUNDING		REFUNDING & SEWER IMPROVEMENTS		GENERAL OBLIGATION	
ISSUED JANUARY 13, 2011		ISSUED JANUARY 13, 2011		ISSUED	
INTEREST RATE	AMOUNT	INTEREST RATE	AMOUNT	INTEREST RATE	AMOUNT
1.00	\$ 880,000	1.00	\$ 275,000	0.55	\$ 55,000
1.25	895,000	1.25	280,000	1.00	55,000
2.00	775,000	2.00	280,000	1.00	55,000
2.00	535,000		-	1.35	55,000
2.00	180,000		-	1.35	105,000
2.50	100,000		-	1.65	110,000
	-		-	1.90	115,000
	-		-	2.10	120,000
	-		-	2.25	125,000
	<u>\$ 3,365,000</u>		<u>\$ 835,000</u>		<u>\$ 795,000</u>

OBLIGATION

GENERAL OBLIGATION		
ISSUED MAY 1, 2012		
INTEREST		
RATE	AMOUNT	TOTAL
0.50	\$ 75,000	\$ 1,660,000
0.50	300,000	2,015,000
0.70	305,000	2,020,000
0.90	305,000	1,790,000
1.10	310,000	1,610,000
1.30	315,000	1,445,000
1.50	320,000	1,200,000
1.70	325,000	1,230,000
1.90	330,000	940,000
2.10	340,000	835,000
2.20	345,000	850,000
2.30	355,000	875,000
2.40	250,000	595,000
	-	355,000
	-	370,000
	-	380,000
	-	390,000
	-	150,000
	-	160,000
	\$ 3,875,000	\$ 18,870,000

CITY OF INDIANOLA

Bond and Note Maturities
June 30, 2012

CAPITAL						
YEAR ENDING JUNE 30,	SEWER REVENUE ISSUED JUNE 21, 1995		SEWER REVENUE ISSUED MAY 20, 2009		GENERAL OBLIGATION ISSUED AUGUST 31, 2009	
	INTEREST RATE	AMOUNT	INTEREST RATE	AMOUNT	INTEREST RATE	AMOUNT
2013	3.00	\$ 26,000	3.00	\$ 193,000	2.25	\$ 65,000
2014	3.00	27,000	3.00	200,000	2.25	70,000
2015	3.00	28,000	3.00	206,000	2.80	70,000
2016		-	3.00	213,000	2.80	70,000
2017		-	3.00	220,000	3.25	75,000
2018		-	3.00	227,000	3.25	75,000
2019		-	3.00	234,000		-
2020		-	3.00	242,000		-
2021		-	3.00	250,000		-
2022		-	3.00	258,000		-
2023		-	3.00	266,000		-
2024		-	3.00	275,000		-
2025		-	3.00	284,000		-
2026		-	3.00	293,000		-
2027		-	3.00	302,000		-
2028		-	3.00	312,000		-
2029		-	3.00	322,000		-
2030		-	3.00	333,000		-
2031		-	3.00	344,000		-
2032		-	3.00	355,000		-
2033		-	3.00	366,000		-
2034		-	3.00	378,000		-
2035		-	3.00	391,000		-
2036		-	3.00	403,000		-
2037		-	3.00	417,000		-
2038		-	3.00	430,000		-
2039		-	3.00	11,357		-
		<u>\$ 81,000</u>		<u>\$ 7,725,357</u>		<u>\$ 425,000</u>

See accompanying independent auditor's report.

LOAN NOTES

GENERAL OBLIGATION
ISSUED DECEMBER 20, 2011

<u>INTEREST</u> <u>RATE</u>	<u>AMOUNT</u>	<u>TOTAL</u>
1.30	\$ 135,000	\$ 419,000
1.30	140,000	437,000
1.30	140,000	444,000
1.30	140,000	423,000
1.30	145,000	440,000
	-	302,000
	-	234,000
	-	242,000
	-	250,000
	-	258,000
	-	266,000
	-	275,000
	-	284,000
	-	293,000
	-	302,000
	-	312,000
	-	322,000
	-	333,000
	-	344,000
	-	355,000
	-	366,000
	-	378,000
	-	391,000
	-	403,000
	-	417,000
	-	430,000
	-	11,357
	<u>\$ 700,000</u>	<u>\$ 8,931,357</u>

CITY OF INDIANOLA

Statement of Receipts By Source and Disbursements By Function - All Governmental Funds For the Last Ten Years

	2012	2011	2010	2009	2008
Receipts					
Property tax	\$ 4,929,375	4,836,322	4,826,350	4,739,284	4,380,621
Tax increment financing collections	1,146,801	865,761	712,476	632,566	652,571
Other city tax	152,908	137,481	118,906	116,449	119,660
Licenses and permits	144,940	197,339	96,392	66,923	187,498
Use of money and property	298,072	318,803	366,427	339,169	320,015
Intergovernmental	1,651,642	1,825,569	2,337,365	1,648,354	1,813,522
Charges for service	983,827	982,632	888,563	1,117,293	1,033,928
Special assessments	139,226	92,034	197,299	161,882	331,949
Miscellaneous	416,059	623,383	418,791	351,465	648,262
Total	<u>\$ 9,862,850</u>	<u>9,879,324</u>	<u>9,962,569</u>	<u>9,173,385</u>	<u>9,488,026</u>
Disbursements					
Operating					
Public safety	3,953,821	3,574,355	3,356,421	3,269,051	3,173,199
Public works	1,329,010	1,185,798	1,151,366	1,282,170	1,348,228
Culture and recreation	2,113,184	1,992,708	2,020,345	2,316,774	1,904,951
Community and economic development	1,295,997	123,554	96,617	104,155	83,781
General government	1,303,284	1,196,933	1,144,194	1,037,373	995,407
Debt service	3,368,178	5,718,378	2,276,339	2,219,139	1,956,788
Capital projects	2,778,034	1,904,710	2,713,016	1,678,814	966,954
Total	<u>\$ 16,141,508</u>	<u>15,696,436</u>	<u>12,758,298</u>	<u>11,907,476</u>	<u>10,429,308</u>

See accompanying independent auditor's report.

Schedule 5

<u>2007</u>	<u>2006</u>	<u>2005</u>	<u>2004</u>	<u>2003</u>
4,302,700	4,193,385	3,953,158	3,657,046	3,313,265
414,117	242,398	188,396	104,611	101,614
115,249	113,263	127,553	118,717	116,006
198,688	163,875	194,540	209,890	155,117
377,916	198,498	177,341	160,428	198,625
2,252,514	1,366,839	2,082,365	1,514,317	1,610,670
867,941	897,130	765,904	746,475	859,959
284,420	148,054	310,621	101,884	140,938
<u>620,475</u>	<u>410,502</u>	<u>243,665</u>	<u>246,324</u>	<u>334,933</u>
<u>9,434,020</u>	<u>7,733,944</u>	<u>8,043,543</u>	<u>6,859,692</u>	<u>6,831,127</u>
3,085,903	3,098,731	3,064,421	2,575,156	2,238,824
1,256,853	1,338,626	1,159,048	1,236,315	1,247,388
1,936,423	1,933,962	1,661,909	1,681,481	1,805,974
617,772	65,386	90,030	109,684	307,054
965,143	972,894	931,372	838,593	795,336
2,792,481	1,623,791	1,562,645	1,412,173	1,547,690
<u>3,041,721</u>	<u>962,040</u>	<u>1,790,459</u>	<u>194,327</u>	<u>187,119</u>
<u>13,696,296</u>	<u>9,995,430</u>	<u>10,259,884</u>	<u>8,047,729</u>	<u>8,129,385</u>



Shull and Co. P.C.

certified public accountants

INDEPENDENT AUDITOR'S REPORT
ON INTERNAL CONTROL OVER FINANCIAL
REPORTING AND ON COMPLIANCE AND OTHER MATTERS
BASED ON AN AUDIT OF FINANCIAL STATEMENTS
PERFORMED IN ACCORDANCE WITH GOVERNMENT
AUDITING STANDARDS

To the Honorable Mayor and
Members of the City Council

We have audited the accompanying financial statements of the governmental activities, the business type activities, each major fund and the aggregate remaining fund information of the City of Indianola, Iowa, as of and for the Year Ended June 30, 2012, which collectively comprise the City's basic financial statements listed in the table of contents, and have issued our reports thereon dated December 4, 2012. Our report expressed unqualified opinions on the financial statements which were prepared in conformity with another comprehensive basis of accounting. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

The management of the City of Indianola is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit, we considered the City of Indianola's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City of Indianola's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the City of Indianola's internal control over financial reporting.

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control over financial reporting that might be significant deficiencies or material weaknesses and, therefore, there can be no assurance all deficiencies, significant deficiencies or material weaknesses have been identified. We did not identify any deficiencies in internal control that we consider to be material weaknesses or significant deficiencies in internal control over financial reporting.

A deficiency in internal control exists when the design or operation of the control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility a material misstatement of the City of Indianola's financial statements will not be prevented or detected and corrected on a timely basis.

A significant deficiency is a deficiency, or combination of control deficiencies, in internal control which is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

1111 North Jefferson
Indianola, Iowa 50125

515-961-2571 • Fax 515-961-4253

133 West Washington Street
Osceola, Iowa 50213

641-342-2611 • Fax 641-342-2746

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City of Indianola's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters that are required to be reported under Government Auditing Standards. However, we noted certain immaterial instances of non-compliance or other matters which are described in Part IV of the accompanying Schedule of Findings and Questioned Costs.

Comments involving statutory and other legal matters about the City's operations for the Year Ended June 30, 2012 are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the City. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

The City of Indianola's responses to findings identified in our audit are described in the accompanying Schedule of Findings and Questioned Costs. While we have expressed our conclusions on the City's responses, we did not audit the City of Indianola's responses and, accordingly, we express no opinion on them.

This report, a public record by law, is intended solely for the information and use of the officials, employees and citizens of the City of Indianola and other parties to whom the City of Indianola may report. This report is not intended to be and should not be used by anyone other than these specified parties.

We would like to acknowledge the many courtesies and assistance extended to us by personnel of the City of Indianola during the course of our audit. Should you have any questions concerning any of the above matters, we shall be pleased to discuss them with you at your convenience.

Shull & Co., P.C.

December 4, 2012

CITY OF INDIANOLA

Schedule of Findings and Questioned Costs
Year Ended June 30, 2012

Part I: Summary of the Independent Auditor's Results:

- (A) Unqualified opinions were issued on the financial statements, which were prepared on the basis of cash receipts and disbursements, which is a comprehensive basis of accounting other than U.S. generally accepted accounting principles.
- (B) The audit did not disclose any significant deficiencies or material weaknesses in internal control over financial reporting.
- (C) The audit did not disclose any non-compliance which is material to the financial statements.
- (D) There were no major federal programs.
- (E) The audit did not disclose any audit findings which were required to be reported in accordance with Office of Management and Budget Circular A-133, Section .510(a).
- (F) The City of Indianola did not qualify as a low-risk auditee.

Part II: Findings Related to the Financial Statements:

None

Part III: Findings and Questioned Costs for Federal Awards:

None

Part IV: Other Findings Related to Required Statutory Reporting:

IV-A-12 Certified Budget - Disbursements during the year ended June 30, 2012, exceeded the amounts budgeted in the debt service and community and economic development functions. Chapter 384.20 of the Code of Iowa states, in part, "Public monies may not be expended or encumbered except under an annual or continuing appropriation."

Recommendation – The budget should have been amended in accordance with Chapter 384.18 of the Code of Iowa before disbursements were allowed to exceed the budget.

Response – The budget will be amended in the future, if applicable.

Conclusion – Response accepted.

CITY OF INDIANOLA

Schedule of Findings - Continued
Year Ended June 30, 2012

Part IV: Other Findings Related to Required Statutory Reporting - Continued:

- IV-B-12 Questionable Disbursements - No disbursements that we believe may not meet the requirements of public purpose as defined in an Attorney General's opinion dated April 25, 1979 were noted.
- IV-C-12 Travel Expense - No disbursements of City money for travel expenses of spouses of City officials or employees were noted.
- IV-D-12 Business Transactions - No business transactions between the City and City officials or employees were noted.
- IV-E-12 Bond Coverage - Surety bond coverage of City officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to ensure that coverage is adequate for current operations.
- IV-F-12 City Council Minutes - No transactions were found that we believe should have been approved in the Council minutes but were not.
- IV-G-12 Deposits and Investments - No instances of non-compliance with the deposit and investment provisions of Chapter 12B and 12C of the Code of Iowa and the City's investment policy were noted.
- IV-H-12 Revenue Bonds and Notes - The requirements of the sewer revenue bonds and notes resolutions were not met during the year ended June 30, 2012. The sewer sinking fund was underfunded by \$29,201

Recommendation - The City should transfer the appropriate amounts according to the requirements of the water revenue bonds and notes resolutions.

Response - We will transfer in the future as recommended.

Conclusion - Response accepted.

CITY OF INDIANOLA

Schedule of Findings - Continued
Year Ended June 30, 2012

Part IV: Other Findings Related to Required Statutory Reporting - Continued:

IV-I-12 Financial Condition - The City had the following deficit balances at June 30, 2012:

Special Revenue:

Industrial Park Urban Renewal Tax Increment \$ 107,177

Capital Projects Fund:

Community Redevelopment 66,769

Recommendation – The City should investigate alternatives to eliminate these deficits in order to return these funds to a sound financial position.

Response – We will do so.

Conclusion – Response accepted.

**CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES**

**Financial Statements
(With Independent Auditor's Report Thereon)**

**Independent Auditor's Report on Compliance and on
Internal Control over Financial Reporting**

Schedule of Findings

June 30, 2012 and 2011



Shull
and Co. P.C.
certified public accountants

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES

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CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES
Officials

June 30, 2012

Electric and Water Utility Board of Trustees
Authority: Indianola City Ordinance No. 642

		Term Expires <u>December 31</u>	Amount <u>Of Bond</u>
Clark Raney		2012	50,000
Chris Boone		2013	50,000
Eric Vander Linden	July 2011 Chairperson	2014	50,000
Bob Lester	June 2012 Chairperson	2015	50,000
Pat Reding		2016	50,000

Indianola Municipal Utilities Management

Todd Kielkopf	General Manager	50,000
Bob Miller	Electric Superintendent	50,000
Lou Elbert	Water Superintendent	50,000
Mike Metcalf	Director of Technical Services	50,000
Chris Longer	Program Coordinator	50,000

City Officials and Management

Jean Furler	Director of Finance	50,000
RoxAnne Hunerdosse	Director of Human Resources	50,000
Diana Bowlin	City Clerk	50,000
Douglas Shull	City Treasurer	50,000
John Hoyman	City Solicitor	50,000

All other city employees are bonded under the Allied Insurance, "Faithful Performance Blanket Position Bond," in the amount of \$50,000.

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES

Board of Trustees Report

March 1, 2013

To the Honorable Mayor, Members of the Council, and Citizens of the City of Indianola,

This report consists of the board and management's representations concerning the finances of Indianola Municipal Utilities. Consequently, the board and management assume full responsibility for the completeness and reliability of all of the information presented in this report. To provide a reasonable basis for making these representations, the board and management have established a comprehensive internal control framework that is designed both to protect the utility's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of these financial statements. Because the cost of internal controls should not outweigh their benefits, the utility's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. The board and management assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

Indianola Municipal Utilities' financial statements have been audited by Shull & Co., a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements for the fiscal year ended June 30, 2012 are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon the audit, that there was a reasonable basis for rendering an unqualified opinion that Indianola Municipal Utilities' financial statements for the fiscal year ended June 30, 2012 are fairly presented. The independent auditor's report is presented as the first component of the financial section of this report.

Generally accepted accounting principles require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statement in the form of Management's Discussion and Analysis (MD&A). This letter of transmittal is designed to complement MD&A and should be read in conjunction with it.

Profile of the Utility Board of Trustees

The City of Indianola, incorporated in 1864 and the county seat of Warren County, is located in the central part of the state approximately 17 miles south of the state capital, Des Moines. Indianola is considered part of the Des Moines MSA, one of the top growth areas in the state. The City of Indianola encompasses an area of approximately nine square miles and a population of 14,782. The city provides electric, water, and telecommunications services as a discretely reported component unit under the management and control of a board of trustees. The board operates these three utilities as Indianola Municipal Utilities (IMU). This system of management and control was established by a vote of the electorate and implemented by city ordinance in 1973 as provided in Iowa Code.

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES

Board of Trustees Report - Continued

Electric and water utility territories are fixed in that any new territory expansions must be negotiated and purchased from incumbent service providers. The telecommunications utility has no fixed territory and leases fiber optic lines to customers and has a licensing arrangement with a private telecom service provider.

Utility board. Utility boards are vested with the authorities of the city in relation to these utilities, with the exceptions that the board may not certify taxes to be levied, pass ordinances or amendments, or issue general obligation or special assessment bonds. Real property is held in the name of the city, but the utility board has all the powers and authorities of the city with respect to the acquisition by purchase, condemnation, or otherwise, lease, sale, or other disposition of such property, and the management, control, and operation of the same, subject to provisions of any outstanding obligations which are payable from the revenues of the city utility. Separate funds are maintained for each utility. Utility fund balances deemed by the board of trustees to be in excess of the needs of a utility may be transferred to any other fund, upon approval by the city council. The five trustees are appointed by the mayor and approved by the city council, each serving staggered six-year terms.

Management. The board of trustees appoints a general manager to oversee the day-to-day management of the electric, water, and telecommunications utilities. The general manager appoints the employees of each of these utilities, carries out the policies of the board of trustees, and performs other duties as determined by resolution of the board.

Other officials. A director of finance serves as the chief accounting officer for all city services, including those provided by IMU, and submits budget and year-end financial reports required of the utility. There is also an appointed clerk, which serves as the secretary of the board of trustees and as such has custodial duties prescribed in Iowa Code, local ordinances, board resolutions, and by management discretion. An appointed treasurer serves as custodian for all funds. An attorney is also appointed to represent the city, its boards, and its commissions and performs certain functions prescribed in local ordinances and in the Iowa Code.

Budgeting process. The annual budget serves as the foundation for the utilities' financial planning and control. The budget process, in general, is as follows:

- The general manager submits a 5-year capital improvement project budget to the board of trustees for review and adoption.
- Departments submit operating budget requests to the general manager.
- The general manager compiles the annual budgets for review.
- The board of trustees adopts budgets for the electric, water, and telecommunications utilities. These are compiled with the City of Indianola's governmental services' budgets and that of the sewer utility for presentation to the public in publication form.
- The city council sets and conducts a public hearing on the budget.
- Any proposed changes to the IMU budget are referred back to the board of trustees.
- The city council adopts the overall budget and the budget is filed with the county auditor and the State of Iowa no later than March 15 of each year.

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES

Board of Trustees Report - Continued

The State of Iowa limits expenditures to the total amount budgeted by function. Expenditures for individual departments or services may exceed those budgeted as long as total expenditures by function are not exceeded. Budget amendments are permitted under provisions similar to the adoption of the original budget. Budget-to-actual comparisons are provided in this report on a cash accounting basis, which is consistent with the city's financial basis of accounting.

Cash management policies and practices. The board of trustees annually reviews and adopts an investment policy outlining the roles and responsibilities in making investments using available cash balances. The clerk and treasurer are jointly responsible for the investment of funds under that policy, with oversight by the board of trustees.

Cash temporarily idle during the year was invested in bank deposits or money market funds, repurchase agreements, and the Iowa Public Agency Investment Trust. These temporary cash deposits were maintained in stable value investments with a June 30, 2012 rate of return of .25%.

The utility invests reserve funds (those not intended to be expended within 365 days) in a portfolio with the assistance of an investment advisement firm. The investment portfolio includes mortgage-backed securities, obligations of the U.S. Treasury or its agencies, and cash held in a public entity money market fund. At fiscal year end, the effective duration of the portfolio was 3.24 years with a current yield of 2.71%. Reported returns may include changes in fair value during the year but do not necessarily represent continuing returns; nor is it always possible to realize changes in fair value, especially in the case of temporary changes for securities the city intends to hold until maturity.

Additional information on the utility's cash management can be found in notes to the financial statements.

Risk management. Indianola Municipal Utilities participates in the Iowa Communities Assurance Pool (ICAP), a local government risk-sharing pool with over 500 members throughout the state of Iowa. The utility makes annual contributions to ICAP recorded as disbursements from its operating funds for automobile, property, casualty, and liability coverage. The utility maintains reserve funds to meet deductibles as they occur. The utility also participates as a member of the Iowa Municipal Workers' Compensation Association (IMWCA) and pays premiums to the association on an annual basis from its operating funds. The utility purchases boiler and machinery insurance from a private carrier. In addition, the utility has an ongoing safety program to monitor its facilities and employees to maintain a safe environment for employees and the public. Additional information on Indianola Municipal Utilities' risk management activity can be found in notes to the financial statements.

Pension and other post-employment benefits. Indianola Municipal Utilities provides pension benefits for its employees. These benefits are provided through a statewide plan managed by the Iowa Public Employees Retirement System. Indianola Municipal Utilities has no obligation in connection with employee benefits offered through this plan beyond its periodic payments based on earned compensation by active employees.

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES

Board of Trustees Report - Continued

IMU also provides post-retirement access to its medical insurance plan until age 65 as required under Iowa Code. Retirees contribute an amount equal to the premium amount charged to city departments and active employees on a pay-as-you-go basis.

IMU maintains a health reimbursement arrangement (HRA) for the benefit of employees. The utility makes a fixed annual commitment that employees may use to offset premium contributions or cash payments for any medical expense allowed under IRS Code. If the employee does not utilize the full amount provided in the fiscal year, the balance is carried forward to the following year and is available in any future period, including after retirement. Disbursements are paid out of operating funds and not held in trust. They are, however, accounted for in a sub-fund that is separate from other operating funds for budgetary control.

Additional information on the utility's pension arrangements and other post-employment benefits can be found in notes to the financial statements.

Closing

State law and city ordinance require municipal utility boards to provide the city council an annual report with complete financial statements. State law also requires the city to publish within nine months of the close of each fiscal year a complete set of financial statements, including that of municipal utilities as a component unit. State law requires that financial statements must be audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. Pursuant to these requirements, we hereby issue this report for Indianola Municipal Utilities for the fiscal year ending June 30, 2012.

Todd Kielkopf
General Manager

Jean Furler
Director of Finance & Administrative Services

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES

Operational Review

Utility operations are divided into departments, all of which work toward the common goal of providing superior services to the citizens of Indianola. The IMU Board of Trustees annually adopts a Strategic Plan complete with service objectives, operating strategies, and annual goals. Performance towards plan objectives are reported on a quarterly basis.

The following summary provides a brief review of the various departmental activities and accomplishments in FY 2012.

- **Electric Utility.** The electric utility provides reliable service by purchasing wholesale energy for the community as a whole, receiving it over the transmission system, generating electricity within Indianola as needed, and distributing it safely to customers. Significant progress toward implementing operational strategies include:
 - Completed a feasibility study for decommissioning generating units #1-#4, declaring #5 & #6 as emergency-only units, and reclaiming generating space for administration & telecom office space
 - Began work on delineating the 69kV system and the distribution system in conjunction with MEC doing the same; researched historical values of 69kV assets
 - Completed design on Hwy 65/69 3-phase underground & conversion; bid the project for calendar year 2012 construction
 - Significant progress on East Side Conversion project; addressed restoration issues identified in prior reports
 - Followed MEC activities at the IUB and FERC that will impact future transmission costs for IMU
 - Awarded the Hwy 65/69 3-phase underground & conversion project; construction commenced
 - Filed preliminary forms with MISO that should lead to collecting transmission tariff revenue for 69kV facilities
 - Participated in planning meetings for construction work to Hwy 92 that will impact the IMU 69kV line to Patterson
 - Significant progress on East Side Conversion project; removed 9th St. substation
 - Contracted for and completed the construction of offices at the downtown plant
 - Significant progress on East Side Conversion and Hwy 65/69 3-phase underground & conversion projects
 - Work was completed on administrative offices & the restroom at the Downtown Plant
 - Converted a section of primary cable to underground to serve residents on Scott Felton
 - Submitted final forms with MISO and worked on MEAN/MidAmerican agreements that will lead to receiving transmission credits for IMU's 69kV facilities
 - Project Construction Bonds were issued by CMMPA for the CAPX2020 project
 - Filed new Title V Air Quality Permit application with IDNR for the Downtown Plant and East Iowa turbines
 - Procured architectural & engineering services to create a plan & spec. for the 2013 Downtown Plant Generator Removal Project

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES

Operational Review – Continued

- **Water Utility.** The water utility provides reliable water service by pumping it from wells, treating it, keeping enough in storage to meet daily needs, and distributing it to customers. Significant progress towards implementing operational strategies include:
 - Repaired several water main breaks
 - Began repainting the Hillcrest water tower
 - Received annual IDNR inspection report; implemented procedural changes
 - Completed Hillcrest water tower project
 - Begun seeing farmer hauling the lime dug out from pits last year; planning for additional removal yet this winter
 - Developed plans on how to demolish the old water treatment plant
 - Refunded revenue bonds at significantly lower interest rate
 - Met with engineer & painting contractor on Simpson College tower paint fading issue
 - Revised plans to replace water mains in 2012 in conjunction with the street replacement project
 - Construction commenced on the 2012 street & water main replacement project.
 - Entered into contract negotiations with AT&T for sitting cell phone antennae at the Simpson Water Tower
 - Received report and presented information from IDNR regarding the status of the Jordan Aquifer
- **Communications Utility.** The communications utility provides the infrastructure that transmits affordable, competitive, and technologically advanced telecommunications service for both retail and other public uses. Telephone and Internet services are offered to commercial customers through a contractual private/public partnership. Significant progress towards implementing operational strategies include:
 - Continued planning for the IMU Network Services division as the fiber system is expanded
 - Developed a community-wide valuation model showing the costs & benefits of a municipally-owned fiber network
 - Completed Indianola target market survey
 - Presented information prepared in/with IAMU on community benefits & outlook for fiber-to-the-premise projects in Iowa
 - Created a strategic model/presentation outlining how facilities & customer-centric activities can interact with economic development activities; identifies major stakeholder components and goals
 - Developed broad milestones and timetables for expanding fiber facilities in the East Side Conversion area in 2012
 - Worked through telecom property taxation issues with IAMU
 - Prepared and analyzed business plan models
 - Set prices and held meetings with public entity customers on new (2012) pricing
 - Prepared bid and was awarded contracts with the Iowa Communications Network from the High School to both City Hall Warren Co. Courthouse

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES

Operational Review - Continued

- Developed construction and administration strategies for expanding facilities
 - Held planning meetings related to business plan models
 - Ordered taking of bids and quotes for splicing & materials related to expanding facilities in the East Side Conversion area in 2012
 - Procured materials and services for expanding facilities in the East Side Conversion area
 - Fiber backbone completed and spliced into the old network
 - Entered into a Memorandum of Understanding with United Spectrum Technologies to develop a beta test site for the distribution of wireless broadband
 - Prepared bid and was awarded a contract with the Iowa Communications Network from the High School to the new Mercy Clinic
 - Entered into Memorandum of Understandings with MCG regarding key principles for the business plan model and construction & maintenance of the fiber network
- **Administration.** All three utilities are administered by a combination of the IMU Board of Trustees and their staff, services provided by the City of Indianola through cost-sharing arrangements, and third-party contractors.

Public works activities primarily involve co-managing the public right of way. IMU also supports economic development and community betterment activities. Third, there are utility-specific services such as technical activities, safety, and utility programming. Last are the governance and professional services associated with oversight, regulatory actions, general management, human resources, fiduciary controls, public notifications and information systems, and legal compliance & risk management.

- **Public Works:**
 - Worked with City of Indianola officials to enforce ROW ordinances and IMU pole attachment resolutions for poles where IMU has removed electric facilities
 - Tree trimming contractor hired with work to be performed in 2nd quarter
 - Worked with legal counsel to enforce ROW ordinances and IMU pole attachment resolutions for poles where IMU has removed electric facilities
 - Worked with legal counsel to enforce ROW ordinances and IMU pole attachment resolutions for poles where IMU has removed electric facilities; also communicated pole count disputes to attorneys
 - Worked with legal counsel to enforce ROW ordinances and IMU pole attachment resolutions for poles where IMU has and will remove electric facilities

Economic Development & Community Betterment:

- Approved contracts & documents related to establishing a USDA-RD Revolving Loan Fund
- IDA Marketing Committee reviewed proposals to re-do their web site
- Completed USDA-RD Revolving Loan Fund paperwork; received and distributed funds to Simpson College

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES

Operational Review - Continued

- IDA Marketing Committee continues progress to re-launch their web site
- Met with IDA and WCEDC staff on focusing program attention on IMU telecom and Indianola technology sectors
- Attended several planning meetings related to how to utilize the pending IMU Network Services expansion as an economic development asset; focus on technology & entrepreneurial development
- WCEDC submitted a funding request and held a successful capital campaign kickoff event to raise their profile in the metro
- IMU staff attended the GDSM Partnership trip to Washington, DC
- Held meetings with Simpson College and the IDA regarding a potential partnership to support Indianola entrepreneurs; developed related planning and presentation materials
- Completed Memorandum of Understanding with the IDA to transition to an Economic Gardening approach to local utility development efforts; City of Indianola to directly fund WCEDC

Technical Services & Programs:

- Held the annual Customer Appreciation Day event complete with booths on utility operations, energy efficiency programs, and others
- Performed preliminary research on PEV charging stations
- Contracted to update the Indianola Sustainability Study in 2012; will create a baseline on carbon-equivalent use prior to joining MEAN in 2007 and progress towards emission reductions over a multi-year period
- Received the 2012 Sustainability Study update that established baseline and trend data related to emissions and wholesale energy generating sources
- Held the annual Indianola Sustainability Fair in the IMU line shop
- Issued a joint press release regarding the Landfill Gas project in conjunction with NMPP Energy, Metro Waste Authority, and Waste Management; the project has been delayed due to air quality permitting.
- Began broadband availability and adoption analysis for the Connected Communities program
- Started plans to establish the IMU Network Services Partners program

Governance and Professional Services:

- Met with management staff and performed an annual review of the Strategic Plan; implemented and held IMU Performance Committee meetings comprising of management staff, supervisors, crew members, and other administrative staff; met to discuss performance measurements; designed database task tracking system
- Recognized employees for Safety performance
- Eligible employees achieved advancement in the electric apprenticeship program
- Participated in the Employee Insurance Committee with other city departmental staff and facilitator Debbie Dean (Benefit Source, Inc.)

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES

Operational Review - Continued

- Employee evaluations performed and direction provided for the coming year
- APPA designation as a Reliable Public Power Provider (RP3)
- New electric & water rate resolutions evaluated and adopted
- Contracted with OPN Architects to engage in a Master Facilities Plan related to the line shop/related buildings, 210 N. First property and East Iowa property
- Started Master Facility Plan with OPN (architects)
- New post-issuance continuing disclosure policy adopted
- Maintained A2 (Moody's) and A+ (S&P) bond ratings (affirmed in 2011)
- Received rate study proposals from 2 providers of that service
- Prepared and submitted RP3 application for the next award cycle
- Issued RFP for electric cost of service study; selected firm
- Received notice of continued APPA RP3 designation
- General Manager appointed to & serving on the Connect Iowa Advisory Board
- Received drafts of FY 2011 Audit & compiled annual report
- Implemented paperless packets via iPads
- General Manager appointed to & serving on IAMU 2020 Task Force
- Received and discussed drafts of the electric cost of service study
- Completed the Master Facility Plan and received the final report
- Filed FY 2011 annual report and financial statements



Shull

and Co. P.C.
certified public accountants

INDEPENDENT AUDITOR'S REPORT

Board of Trustees
Indianola Municipal Utilities
Indianola, Iowa

We have audited the accompanying statement of net assets of the Indianola Municipal Utilities, a component unit of the City of Indianola, Iowa, as of June 30, 2012 and 2011 and the related statements of revenues, expenses and changes in net assets and cash flows for the years then ended. These financial statements are the responsibility of the Utilities' management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Indianola Municipal Utilities as of June 30, 2012 and 2011, and the changes in its financial position and its cash flows for the years then ended, in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated December 12, 2012, on our consideration of the Indianola Municipal Utilities' internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Indianola's basic financial statements. Management's Discussion and Analysis and budgetary comparison information on pages 14 through 20 and 37 through 38, are presented for purposes of additional analysis and are not a required part of the basic financial statements. This information has not been subjected to the auditing procedures applied in the audit of the basic financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Shull & Co., P.C.

December 12, 2012

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES

Management Discussion and Analysis (MD&A)

Indianola Municipal Utilities offers readers of its financial statements this narrative overview and analysis of the financial activities for the fiscal year ended June 30, 2012. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal, which can be found in this report.

2012 Financial Highlights

- Indianola Municipal Utilities has ending cash and investment balances totaling \$9,419,546 to meet the utility's ongoing obligations to citizens, creditors, for capital reinvestment in utility operations, and for emergency repairs.
- The utility annually uses prior years' positive cash flow and balances to reinvest in capital assets, as detailed in the "Long term financial planning" section of this MD&A.
- As reported on the Statement of Cash Flows, total cash and investment balances decreased by \$124,510.
- Net cash provided by operating activities was \$3,062,037, which increased by \$2,698,930 from the prior year. The primary reason for this increase is a combination of 1) an increase in accounts receivable of \$1,004,793; and 2) a decrease of \$1,738,530 in inventories.
- At the end of the current fiscal year, unrestricted and undesignated net assets totaled \$11,228,790, which increased by \$7,574 over the prior year.
- The utility's total liabilities increased \$1,401,236 during the current fiscal year. Current liabilities increased by \$390,208 primarily due to previously-issued debt being payable within one year. Long-term liabilities increased \$1,011,028 due to new debt issued for capital projects.

Using this Annual Report

The annual report consists of a series of financial statements as well as other requirements as follows:

Management Discussion and Analysis introduces the basic financial statements and provides an analytical overview of the government's financial activities.

The Financial Statements consist of a Statement of Net Assets, a Statement of Revenues, Expenses and Changes in Net Assets, and a Statement of Cash Flows. These statements provide information about the activities of the utility as a whole and present an overall view of the utility's finances.

Notes to the Financial Statements provide additional information that is essential to a full understanding of the data provided in the basic financial statements.

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES

Management Discussion and Analysis (MD&A) - Continued

Basis of accounting. Indianola Municipal Utilities maintains its financial records on the accrual basis and the financial statements presented in this report are prepared on that basis. The financial statements present the financial position and changes in financial position of the funds in accordance with U.S. generally accepted accounting principles.

Reporting the Utility's Financial Activities

One of the most important questions asked about the utility's finances is, "Is Indianola Municipal Utilities as a whole better off or worse off as a result of the year's activities?" The Financial Statements reports information which helps answer this question.

Fund Accounting. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Separate funds are maintained for each utility. These funds are classified as business type, or proprietary, funds for reporting purposes.

Financial Statements. The Statement of Net Assets presents information on each utility's assets, liabilities, and equity. Over time, increases or decreases in unrestricted and undesignated net assets may serve as a useful indicator of whether the financial position of the utility is improving or deteriorating.

The Statement of Revenues, Expenses, and Changes in Net Assets details the financial operating results of the utility during the most recent fiscal year, with a comparison to the prior year.

The Statement of Cash Flows provides the net increase or decrease in cash and investments as a result of operating, financing, and investment activities.

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES

Management Discussion and Analysis (MD&A) - Continued

Analysis of Financial Activities

This section of the MD&A summarizes the financial data contained in the utility's financial statements. It also provides an analysis of the major activities affecting changes from the previous fiscal year.

Statement of Net Assets

	Year ended June 30,	
	2012	2011
Assets:		
Current	\$ 13,295,449	\$ 13,090,704
Restricted	1,935,564	1,939,754
Other	300,000	0
Capital – Net of Depr.	43,747,651	41,148,314
Total Assets	\$ 59,278,664	\$ 56,178,772
Liabilities:		
Current	\$ 3,342,177	\$ 2,951,969
Long Term	11,202,827	10,191,799
Total Liabilities	\$ 14,545,004	\$ 13,143,768
Net Assets:		
Invested Capital Assets	\$ 32,418,828	\$ 30,868,182
Restricted	593,652	812,041
Designated	492,394	186,882
Unrestricted & Undesignated	11,228,790	11,236,364
Total Net Assets	\$ 44,733,664	\$ 43,035,004

As shown above, total utility net assets remained relatively stable, improving \$1,698,660. Invested Capital Assets increased by \$1,552,313 as major construction projects progressed. This is also reflected in the decrease in Current Assets. The utility also repaid \$1,829,840 of indebtedness in FY 2012.

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES

Management Discussion and Analysis (MD&A) - Continued

Net Income

Year ended June 30,
2012 2011

Operating revenues:

Sales of electricity	\$ 10,775,267	\$ 10,026,640
Electrical capacity contract fees	325,630	357,531
Sales of water	2,360,367	2,020,234
Fiber communications rental fees	165,463	174,207
Other	218,770	184,247
Total operating revenue	<u>\$ 13,845,497</u>	<u>\$ 12,762,859</u>

Operating expenses:

Electric utility	\$ 9,282,349	\$ 8,767,069
Water utility	1,293,141	1,224,293
Fiber communications utility	33,693	22,063
Administrative and general	1,336,412	1,355,624
Transfer to city for Clerk's operations	311,600	297,300
Transfer to city in lieu of property taxes	512,600	475,300
Total operating expenses	<u>\$ 12,769,795</u>	<u>\$ 12,141,649</u>

Income from operations:

	<u>\$ 1,075,702</u>	<u>\$ 621,210</u>
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Nonoperating revenue (expenses):

Revenue	\$ 924,134	\$ 710,267
Expenses	(486,305)	(464,716)

Net Income

	<u><u>\$ 1,513,527</u></u>	<u><u>\$ 866,761</u></u>
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Income from operations increased by \$454,492. This was due to a combination of rate increases for both the Electric & Water utilities and higher sales volume.

Budgetary Highlights

The board of trustees annually adopts a budget for all funds. Although the budget document presents functional disbursements by fund, the legal level of control is at the aggregated function level (i.e. proprietary) for the city as a whole, not at the fund or fund type level. Notice is given and a public hearing is held on the budget. The budget may be amended during the year utilizing similar statutorily prescribed procedures. None of the amendments made, if any, negatively affect the following year's budget.

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES

Management Discussion and Analysis (MD&A) - Continued

Information pertaining to budgetary to actual receipts, disbursements, and changes in balances is provided in the financial statements on a cash basis. Highlights include:

- Disbursements were \$167,781 over the amended budget due to unforeseen timing of capital project disbursements (that are based on a percentage of project completion).
- Ending balances were \$1,602,479 more than budgeted. Those funds are allocated to capital projects and are not designated for ongoing operating expenditures in the future.

Capital Asset and Debt Administration

The utility issued \$3,722,236 in additional debt during the fiscal year.

The utility pledges electric rates to be sufficient to pay its pro-rata share of outstanding debt obligations of the Municipal Energy Agency of Nebraska under its wholesale energy contract.

The utility's bond rating remained A2 (Moody's) and A+ (S&P).

	Outstanding Debt at Year ended June 30,	
	2012	2011
Electric utility:		
Revenue bonds	\$ 10,010,000	\$ 9,970,000
Water utility:		
Revenue bonds	1,350,000	1,825,000
General Obligation bonds (issued by city)	1,217,236	795,000
Communications utility:	-	-
Total	\$ 12,577,326	\$ 12,590,000
 Internal loan from Electric utility to Water utility	 \$ 2,925,046	 \$ 3,090,335

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES

Management Discussion and Analysis (MD&A) - Continued

Economic Factors and Next Year's Budgets and Rates

Local economy. The City of Indianola currently enjoys a favorable economic environment and local indicators point to continued moderate growth. The projection in 2015 is for Indianola to grow to a population of approximately 15,500, which represents an increase of 5% from the 2010 census. Although a primarily residential community, the varied nature of the educational, light manufacturing, agriculture services, and retail sectors of the local economy provides relative employment stability. Close proximity to the Des Moines metro area, the state capital with a combined population of approximately 460,000, provides employment for approximately 60% of the available workforce. Over the past 7 years, retail sales have grown at an annual average of over 1.5% and new single-family dwellings have been constructed at an average annual rate in excess of 50 units.

The region (which includes the City of Indianola and the surrounding unincorporated area within Warren County) has a moderate growth employment outlook over the next several years. New commercial construction is occurring along the four-lane highway between the City of Indianola and the Des Moines metropolitan area. A four-lane bypass to the south of the Des Moines metro, completed in 2002, provides increased commercial development opportunities for the community as it improved traffic flow from Indianola to the western Des Moines suburbs and the interstate highway system. The utility makes annual financial commitments to the Indianola Development Corporation and Warren County Economic Development Corporation, both non-related entities to the city, to support economic development in the region. The utility also offers its own revolving loan program to spur economic development and participates in the Choose Des Moines Communities program of the Greater Des Moines Partnership.

Long-term financial planning. The utility annually adopts a 5-year capital improvement budget that prioritizes foreseen projects. Those with potential long-term significant impacts to the cash balances and financial operations of the utility are:

- Phase II of the long-term electric underground conversion project. Additional debt of \$5 million can be structured within current electric rates. It is anticipated this would be issued within 3-5 years.
- Water main replacements estimated at \$500,000 using available cash in excess of the utility's reserve policy.
- Construction of additional fiber optic trunk lines within the next 5 years (amount dependent upon opportunities to obtain adequate financial returns on investment).

Potential regulatory changes over the next 3-5 years with the most fiscal impact is climate control legislation and renewable energy purchasing requirements. Both could increase wholesale energy purchase costs per kwh. However, the cost of energy adjustment could be imposed to recover unanticipated costs without the need for board action.

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES

Management Discussion and Analysis (MD&A) - Continued

The utility has hedged these risks by purchasing 11.5% of its wholesale supply from alternative energy sources. New alternative supplies that would be required could be at a much higher price. Regulations could also cause higher average prices for conventional energy. The landfill gas project is structured such that higher daily prices benefit the utility.

Budgets and Rates. Indianola Municipal Utilities increased electrical rates in FY 2012 and additional annual rate increases are planned for the foreseeable future to maintain bond coverage for new debt being issued to fund capital projects and to pay for projected wholesale energy costs. Water rates remained stable. The communications utility entered into a new agreement with its private partner to begin receiving that offset debt carrying costs.

Requests for Information

This financial report is designed to provide a general overview of Indianola Municipal Utilities' finances for all those with an interest in the utility's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Director of Finance or to the City Clerk, who serves as the Secretary of the Board of Trustees. Their offices are located at 110 N. First St., PO Box 299, Indianola, IA 50125 with a telephone number of 515-961-9410.

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES
Statement of Net Assets
June 30, 2012 and 2011

ASSETS	<u>2012</u>	<u>2011</u>
Current assets		
Cash and investments	\$ 7,483,982	7,604,302
Accounts receivable - customers	2,758,208	2,278,529
Other accounts receivable	19,625	34,974
Accrued interest receivable	29,050	52,118
Inventories	2,929,584	3,120,781
Promissory note receivable within one year	75,000	-
Total current assets	<u>13,295,449</u>	<u>13,090,704</u>
 Restricted assets - cash and investments		
Electric revenue note and interest sinking fund	298,024	113,349
Electric revenue note debt service reserve fund	1,084,000	1,056,500
Electric revenue note improvement fund	207,691	207,691
Water revenue bond and interest sinking fund	135,849	166,514
Water revenue bond debt service reserve fund	135,000	320,700
Water revenue bond water improvement fund	75,000	75,000
	<u>1,935,564</u>	<u>1,939,754</u>
 Promissory note receivable after one year	<u>300,000</u>	-
 Electric utility plant and equipment, net of accumulated depreciation of \$22,919,265 (2011 - \$21,728,534)	28,831,023	26,700,983
Water utility plant and equipment, net of accumulated depreciation of \$9,505,443 (2011 - \$8,977,793)	14,772,125	14,334,785
Fiber communications utility plant and equipment, net of accumulated depreciation of \$755,207 (2011 - \$737,164)	144,503	112,546
	<u>43,747,651</u>	<u>41,148,314</u>
	 <u>\$ 59,278,664</u>	 <u>56,178,772</u>

See accompanying notes to financial statements.

	2012	2011
LIABILITIES		
Current liabilities		
Accounts payable	\$ 1,677,118	1,561,879
Wages and benefits payable	185,886	161,323
Sales tax payable	616	2,708
Deferred rental fees	8,773	9,475
Accrued interest payable	1,872	1,215
General obligation bonds payable within one year	126,000	90,000
Total current liabilities	<u>2,000,265</u>	<u>1,826,600</u>
Current liabilities payable from restricted assets		
Accrued interest payable	66,912	55,369
Electric revenue capital loan notes and bonds payable within one year	1,010,000	830,000
Water revenue refunding capital loan notes and bonds payable within one year	<u>265,000</u>	<u>240,000</u>
Current liabilities payable from restricted assets	<u>1,341,912</u>	<u>1,125,369</u>
Electric revenue capital loan notes and bonds payable after one year (net of unamortized premium of \$52,592 (2011 - \$10,650))	9,052,592	8,220,650
General obligation bonds payable after one year (net of unamortized discount of \$24,944 (2011 - \$29,190))	1,066,756	615,810
Water revenue refunding capital loan notes and bonds payable after one year (net of unamortized discount of \$1,521 (2011 - premium \$5,339))	<u>1,083,479</u>	<u>1,355,339</u>
Total long term liabilities	<u>11,202,827</u>	<u>10,191,799</u>
Total liabilities	<u>\$ 14,545,004</u>	<u>13,143,768</u>
NET ASSETS		
Invested in capital assets, net of related debt	\$ 32,418,824	30,866,515
Restricted for debt service	310,961	531,694
Restricted for electric utility improvements	207,691	207,691
Restricted for water utility improvements	75,000	75,000
Unrestricted		
Designated for payment of insurance coverage deductibles	17,592	15,640
Designated for economic development revolving loan fund	474,802	171,242
Undesignated	<u>11,228,790</u>	<u>11,167,222</u>
Total unrestricted	<u>11,721,184</u>	<u>11,354,104</u>
Total net assets	<u>\$ 44,733,660</u>	<u>43,035,004</u>

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES
Statement of Revenues, Expenses and Changes in Net Assets
Years Ended June 30, 2012 and 2011

	<u>2012</u>	<u>2011</u>
Operating revenues		
Sales of electricity	\$ 10,775,267	10,026,640
Sales of water	2,360,367	2,020,234
Fiber communications rental fees	165,463	174,207
Capacity contract fees	325,630	357,531
Other	218,770	184,247
Total operating revenues	<u>13,845,497</u>	<u>12,762,859</u>
Operating expenses		
Electric utility		
Purchased energy	6,644,002	5,971,282
Plant operation and maintenance	334,181	482,505
Distribution operation and maintenance	1,007,711	1,127,711
Transmission operation and maintenance	88,326	-
Depreciation and amortization	1,208,129	1,185,571
Water utility		
Plant operation and maintenance	672,328	577,273
Distribution operation and maintenance	93,167	116,235
Depreciation and amortization	527,650	530,785
Fiber communications utility		
Operation and maintenance	15,650	3,673
Depreciation and amortization	18,043	18,390
Administrative and general	1,336,412	1,355,624
Transfer to city for Clerk's operations	311,600	297,300
Transfer to city in lieu of property taxes	512,600	475,300
Total operating expenses	<u>12,769,799</u>	<u>12,141,649</u>
Income from operations	<u>1,075,698</u>	<u>621,210</u>

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES
Statement of Revenues, Expenses and Changes in Net Assets - Continued
Years Ended June 30, 2012 and 2011

	<u>2012</u>	<u>2011</u>
Nonoperating revenues (expenses)		
Investment income	244,942	334,098
Connection fees	96,005	48,616
Gain on sale of capital assets	10,550	-
USDA Rural Economic Development Grant	300,000	-
Other	272,637	327,553
Bond issuance costs	(63,038)	-
Interest expense	(423,267)	(464,716)
	<u>437,829</u>	<u>245,551</u>
Net income	1,513,527	866,761
Capital contributions from customers and developers	184,054	114,873
Capital contributions from water main connection fees	1,075	472
Change in net assets	<u>1,698,656</u>	<u>982,106</u>
Net assets, beginning of year, before restatement	43,035,004	42,139,252
Restatement of beginning net assets	-	(86,354)
Net assets, beginning of year, as restated	<u>43,035,004</u>	<u>42,052,898</u>
Net assets, end of year	<u>\$ 44,733,660</u>	<u>43,035,004</u>

See accompanying notes to financial statements.

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES
Statement of Cash Flows
Years Ended June 30, 2012 and 2011

	<u>2012</u>	<u>2011</u>
Cash flows from operating activities		
Cash received from customers	\$ 13,309,674	12,304,881
Cash paid to suppliers	(8,666,381)	(10,404,911)
Cash paid to employees	(1,949,898)	(1,913,032)
Other nonoperating fees and revenues received	<u>368,642</u>	<u>376,169</u>
Net cash provided by operating activities	<u>3,062,037</u>	<u>363,107</u>
 Cash flows from noncapital financing activities		
USDA Rural Economic Development Grant	<u>300,000</u>	<u>-</u>
Net cash provided by noncapital financing activities	<u>300,000</u>	<u>-</u>
 Cash flows from capital and related financing activities		
Purchases and construction of electric utility plant and equipment	(3,271,365)	(2,998,711)
Purchases and construction of water utility plant and equipment	(847,740)	(413,052)
Purchases and construction of fiber communications utility plant and equipment	(50,000)	-
Proceeds from sale of capital assets	10,550	-
Water main connection fees received	1,075	-
Electric revenue bonds issued	1,809,374	-
Water revenue refunding bonds issued	1,347,300	-
General obligation bonds issued	572,700	-
Bond issue costs paid	(63,038)	-
General obligation bond principal paid	(90,000)	(85,000)
General obligation bond interest paid	(28,100)	(30,900)
Electric revenue capital loan notes and bonds principal paid	(830,000)	(930,000)
Electric revenue capital loan notes and bonds interest paid	(307,725)	(305,299)
Water revenue refunding capital loan notes and bonds principal paid	(1,590,000)	(235,000)
Water revenue refunding capital loan notes and bonds interest paid	<u>(42,588)</u>	<u>(66,345)</u>
Net cash used by capital and related financing activities	<u>(3,379,557)</u>	<u>(5,064,307)</u>
 Cash flows from investing activities		
Promissory note receivable issued	(375,000)	-
Investment income received	<u>268,010</u>	<u>306,441</u>
Net cash provided (used) by investing activities	<u>(106,990)</u>	<u>306,441</u>
 Net increase (decrease) in cash and investments	(124,510)	(4,394,759)
Cash and investments, beginning of year	<u>9,544,056</u>	<u>13,938,815</u>
 Cash and investments, end of year	<u>\$ 9,419,546</u>	<u>9,544,056</u>

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES
Statement of Cash Flows - Continued
Years Ended June 30, 2012 and 2011

	<u>2012</u>	<u>2011</u>
Reconciliation of income from operations to net cash provided by operating activities		
Income from operations	\$ 1,075,698	621,210
Adjustments		
Other nonoperating fees and revenues	368,642	376,169
Depreciation	1,753,822	1,734,746
(Increase) decrease in accounts receivable - customers	(464,330)	(397,654)
(Increase) decrease in inventories	191,197	(1,141,472)
Increase (decrease) in accounts, wages and benefits, and sales tax payable	137,710	(829,190)
Decrease in deferred rental fees	<u>(702)</u>	<u>(702)</u>
Net cash provided by operating activities	<u>\$ 3,062,037</u>	<u>363,107</u>
Noncash capital and related financing and investing activities		
Developer contributions of electric utility plant and equipment	\$ 66,804	93,173
Developer contributions of water utility plant and equipment	117,250	21,700

See accompanying notes to financial statements.

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES
Notes to Financial Statements
June 30, 2012 and 2011

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Presentation - The accompanying financial statements present the financial position, changes in financial position and cash flows of the Indianola Municipal Utilities of the City of Indianola, Iowa. The Utilities are governed by a five member board appointed by the City Council and is considered a component unit of the City of Indianola, Iowa. These financial statements are not intended to present the financial position of the City of Indianola, Iowa, and the changes in its financial position and cash flows of its proprietary fund types.

Accounting method - The accounting records of the Utilities are maintained on a cash basis. The accompanying financial statements have been prepared, after giving effect to all material adjustments including amounts due from utility customers and due to suppliers of goods and services, to reflect the account balances and results of operations on the accrual basis.

The Utilities report their financial activity in accordance with all applicable Governmental Accounting Standards Board (GASB) pronouncements as well as applicable Financial Accounting Standards Board (FASB) pronouncements unless those pronouncements conflict with or contradict GASB pronouncements.

Inventories - Inventories, which consist of fuel oil and supplies, are stated at the lower of cost (first-in, first-out basis) or net realizable value.

Depreciation - Depreciation expense is computed using the straight-line method and estimated useful lives as follows:

Electric utility	
Power plant building	50 years
Generating units	25 years
Transmission and distribution systems	40 years
Vehicles	10 years
Computer equipment	5 years
Water utility	
Buildings and plant	40 years
Wells and towers	30-50 years
Mains and hydrants	50 years
Meters	20 years
Machinery and equipment	15 years
Vehicles	10 years
Fiber communications utility	
Distribution and connection systems	10 years

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES
Notes to Financial Statements - Continued
June 30, 2012 and 2011

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - Continued

Cash and Investments and Interest Income - Cash balances available from each of the funds of the City of Indianola, Iowa are pooled for investment and cash management purposes. Investments purchased by the pool are stated at cost or amortized cost. Interest earned on pooled investments is allocated monthly on the basis of the funds' ending cash and investment balances. Because the cash of Indianola Municipal Utilities is deposited with or withdrawn from the cash and investment pool without restriction the allocated share of the pool has been treated as a cash equivalent in the accompanying statement of cash flows.

2. UTILITY PLANT AND EQUIPMENT

The following is a summary of utility plant and equipment in service as of June 30, 2012 and 2011:

	<u>2012</u>	<u>2011</u>
Electric utility		
Land	\$ 359,207	359,207
Service territory	446,000	446,000
Generating units	15,161,374	15,161,374
Transmission and distribution systems	31,241,808	28,085,817
Power plant building	2,147,323	2,147,323
Computer equipment	403,968	393,149
Equipment	751,238	751,238
Vehicles	1,239,370	1,085,409
	<u>\$ 51,750,288</u>	<u>48,429,517</u>
Water utility		
Land	\$ 416,270	416,270
Service territory	328,412	328,412
Buildings and plant	7,595,528	7,595,528
Wells and towers	4,590,517	4,350,504
Mains, hydrants and meters	10,572,176	9,847,199
Machinery and equipment	598,512	598,512
Vehicles	176,153	176,153
	<u>\$ 24,277,568</u>	<u>23,312,578</u>
Fiber communications utility		
Distribution and connection systems	<u>\$ 899,711</u>	<u>849,711</u>

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES
Notes to Financial Statements - Continued
June 30, 2012 and 2011

3. PROMISSORY NOTE

The Utility has a promissory note in connection with the Utility's revolving loan fund. Principal, with no interest thereon, is payable annually from October 2012. Principal not paid when due shall accrue interest at the rate of 8% per annum.

Promissory notes maturities are as follows as of June 30, 2012:

Year ending June 30,	Principal
2013	\$ 75,000
2014	75,000
2015	75,000
2016	75,000
2017	75,000
	<u>\$ 375,000</u>

4. REVENUE BONDS AND NOTES PAYABLE

The Utility has pledged future electric customer receipts, net of specified operating disbursements, to repay \$9,040,000 of Electric Revenue Capital Loan Notes issued in June 2010. Proceeds from the notes provided financing for improvements and extensions to the Municipal Electric Utility. The notes are payable solely from electric customer net receipts and are payable through 2025. Annual principal and interest payments on the notes are expected to require less than 40% of net receipts. The total principal and interest remaining to be paid on the notes is \$10,464,425. For the current year, principal and interest paid and total customer net receipts were \$1,137,725 and \$245,105, respectively.

The Utility has pledged future electric customer receipts, net of specified operating disbursements, to repay \$1,800,000 of Electric Revenue Bonds issued in December 2011. Proceeds from the notes provided financing for improvements and extensions to the Municipal Electric Utility, including underground distribution lines and communication systems, plant improvements and related equipment. The notes are payable solely from electric customer net receipts and are payable through 2022. Annual principal and interest payments on the notes are expected to require less than 40% of net receipts. The total principal and interest remaining to be paid on the notes is \$2,023,623. For the current year, principal and interest paid and total customer net receipts were \$0 and \$245,105, respectively.

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES
Notes to Financial Statements - Continued
June 30, 2012 and 2011

4. REVENUE BONDS AND NOTES PAYABLE - Continued

The resolutions providing for the issuance of the revenue capital loan notes and bonds include the following provisions:

- a. The bonds will only be redeemed from the future earnings of the enterprise activity and the bond holders hold a lien on the future earnings of the funds.
- b. Sufficient monthly transfers shall be made to a separate electric revenue sinking account within the Enterprise Fund for the purpose of making the note principal and interest payments when due.
- c. Additional monthly transfers of 25% of the amount required to be deposited in the water revenue sinking account shall be made to a separate electric revenue debt service reserve account until specific minimum balances have been accumulated in the accounts. Use of funds is restricted to funding any deficit in the sinking account.
- d. Additional monthly transfers of \$3,500 shall be made to a separate electric improvement account until specific minimum balance of \$200,000 has been accumulated in the account. Use of funds is restricted to funding any deficit in the sinking and reserve accounts or paying the cost of extraordinary maintenance expenses or repairs, renewals and replacements not included in the annual budget of revenues and current expenses, payments of rentals on any part of the system, and for capital improvements to the system.
- e. All funds remaining after payment of all maintenance and operating expenses and the transfers to the restricted accounts noted above can be used to retire any subordinate obligations, to pay for extraordinary repairs or replacements to the electric system, or to pay or redeem any notes or bonds, and then can be used for any lawful purpose.

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES
Notes to Financial Statements - Continued
June 30, 2012 and 2011

4. REVENUE BONDS AND NOTES PAYABLE - Continued

Revenue capital loan note and bond debt service requirements are as follows as of June 30, 2012:

Year Ending June 30,	Principal	Interest	Total
2013	\$ 1,010,000	340,363	1,350,363
2014	1,040,000	307,700	1,347,700
2015	540,000	278,200	818,200
2016	555,000	263,750	818,750
2017	730,000	248,850	978,850
2018-2022	3,990,000	865,185	4,855,185
2023-2025	2,145,000	174,000	2,319,000
	<u>\$10,010,000</u>	<u>2,478,048</u>	<u>12,488,048</u>

In August 2004 the Utility issued \$2,485,000 of Water Revenue Refunding Capital Loan Notes for a crossover refunding of a portion of the revenue bonds issued December 1996. On December 29, 2011 the remaining principal and interest on the outstanding August 2004 refunding capital loan notes were paid. For the current year, principal and interest paid was \$1,627,441.

In December 2011 the Utility issued \$1,350,000 of Water Revenue Refunding Bonds, with interest rates ranging from .5% to 1.3%, for a current refunding of a portion of the refunding capital loan notes issued August 2004.

The Utility refunded the capital loan notes to reduce its total debt service payments by approximately \$91,800 and to obtain an economic gain (difference between the present value of the debt service payments on the old and new debt) of approximately \$88,400.

The Utility has pledged future water customer receipts, net of specified operating disbursements, to repay \$1,350,000 of Water Revenue Refunding Bonds issued in December 2011. Proceeds from the notes provided financing for the current refunding of a portion of the refunding capital loan notes issued August 2004. The notes are payable solely from water customer net receipts and are payable through 2017. Annual principal and interest payments on the notes are expected to require less than 40% of net receipts. The total principal and interest remaining to be paid on the notes is \$1,386,055. For the current year, principal and interest paid and total customer net receipts were \$5,147 and \$768,182, respectively.

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES
Notes to Financial Statements - Continued
June 30, 2012 and 2011

4. REVENUE BONDS AND NOTES PAYABLE - Continued

The resolution providing for the issuance of the revenue bonds include the following provisions:

- a. The bonds will only be redeemed from the future earnings of the enterprise activity and the bond holders hold a lien on the future earnings of the funds.
- b. Sufficient monthly transfers shall be made to a separate water revenue sinking account within the Enterprise Fund for the purpose of making the note principal and interest payments when due.
- c. Additional monthly transfers of 25% of the amount required to be deposited in the water revenue sinking account shall be made to a separate water revenue debt service reserve account until specific minimum balances have been accumulated in the accounts. Use of funds is restricted to funding any deficit in the sinking account.
- d. All funds remaining after payment of all maintenance and operating expenses and the transfers to the restricted accounts noted above can be used to retire any subordinate obligations, to pay for extraordinary repairs or replacements to the water system, or to pay or redeem any bonds, and then can be used for any lawful purpose.

The revenue bonds mature in annual installments of \$265,000 to \$275,000 through December 2016 and bear interest at rates of 0.50% to 1.30% payable semiannually. Debt service requirements were as follows as of June 30, 2012:

Year ending June 30,	Principal	Interest	Total
2013	\$ 265,000	11,528	300,617
2014	270,000	9,920	298,884
2015	270,000	7,760	301,345
2016	270,000	5,060	298,030
2017	275,000	1,788	1,192,332
	<u>\$ 1,350,000</u>	<u>36,055</u>	<u>1,386,055</u>

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES
Notes to Financial Statements - Continued
June 30, 2012 and 2011

5. GENERAL OBLIGATION BONDS PAYABLE

In January 2011 the City issued \$3,915,000 of General Obligation Refunding Bonds for a crossover refunding of a portion of the General Obligation Bonds dated October 2003. Although the bonds are a general obligation of the City and the City has authority to levy property taxes to pay the bonds and related interest, as payments come due, it is the intention of the City Council that the payments of \$735,000 of bond principal and related interest be financed by the operations of the Municipal Water Utility. Accordingly, that portion of the bonds are reported as a liability and the interest payments are reported as an expense of the Utilities in these financial statements. Municipal Water Utility principal payments are due on the notes in the amounts of \$100,000 to \$115,000 from June 1, 2012 through June 1, 2018. Interest on the notes at rates of 1.0% to 2.0% per annum is due semiannually beginning December 1, 2011.

In May 2012 the City issued \$3,875,000 of General Obligation Bonds, a portion of which was used to finance water main improvements. Although the bonds are a general obligation of the City and the City has authority to levy property taxes to pay the bonds and related interest, as payments come due, it is the intention of the City Council that the payments of \$572,700 of bond principal and related interest be financed by the operations of the Municipal Water Utility. Accordingly, that portion of the bonds are reported as a liability and the interest payments are reported as an expense of the Utilities in these financial statements. Municipal Water Utility principal payments are due on the notes in the amounts of \$11,000 to \$52,500 from June 1, 2013 through June 1, 2025. Interest on the notes at rates of .5% to 2.4% per annum is due semiannually beginning December 1, 2012.

The Municipal Water Utility portion of general obligation bond debt service requirements are as follows as of June 30, 2012:

Year ending June 30,	Principal	Interest	Total
2013	\$ 126,000	20,225	146,225
2014	154,400	19,075	173,475
2015	155,000	17,500	172,500
2016	155,000	14,900	169,900
2017	145,800	12,300	158,100
2018-2022	341,000	32,000	373,000
2023-2025	140,500	6,200	146,700
	<u>\$ 1,217,700</u>	<u>122,200</u>	<u>1,339,900</u>

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES
Notes to Financial Statements - Continued
June 30, 2012 and 2011

6. COMPENSATED ABSENCES

Indianola Municipal Utilities employees accumulate vacation hours, compensating time off and sick leave for subsequent use. Unused vacation hours and compensating time off are payable upon termination, retirement or death. These amounts are included in wages and benefits payable as of June 30, 2012 and 2011. Accrued sick leave benefits as of June 30, 2012 of approximately \$291,097 (2011 - \$300,930) are payable only when used and have not been accrued.

7. PENSION AND RETIREMENT BENEFITS

The Indianola Municipal Utilities contributes to the Iowa Public Employees Retirement system (IPERS) which is a cost-sharing multiple-employer defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by state statute to plan members and beneficiaries. IPERS issues a publicly available financial report that includes financial statements and required supplementary information. The report may be obtained by writing to IPERS, P.O. Box 9117, Des Moines, Iowa 50306-9117.

Most regular plan members are required to contribute 5.38% of their annual covered salary and Indianola Municipal Utilities is required to contribute 8.07% of annual covered salary. Contribution requirements are established by state statute. Indianola Municipal Utilities contribution to IPERS for the year ended June 30, 2012 was \$111,531 (2011 - \$92,636), equal to the required contribution for the year.

8. RISK MANAGEMENT

The City of Indianola is a member in the Iowa Communities Assurance Pool, as allowed by Chapter 384.12 of the Code of Iowa. The Iowa Communities Assurance Pool (Pool) is a local government risk-sharing pool whose 663 members include various governmental entities throughout the State of Iowa. The Pool was formed in August 1986 for the purpose of managing and funding third-party liability claims against its members. The Pool provides coverage and protection in the following categories: general liability, automobile liability, automobile physical damage, public officials liability, police professional liability, property, inland marine and boiler and machinery. There have been no reductions in insurance coverage from prior years.

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES
Notes to Financial Statements - Continued
June 30, 2012 and 2011

8. RISK MANAGEMENT - Continued

Each member's annual casualty contributions to the Pool fund current operations and provide capital. Annual operating contributions are those amounts necessary to fund, on a cash basis, the Pool's general and administrative expenses, claims, claims expenses and reinsurance expenses due and payable in the current year, plus all or any portion of any deficiency in capital. Capital contributions are made during the first six years of membership and are maintained to equal 150 percent of the total current members' basic rates or to comply with the requirements of any applicable regulatory authority having jurisdiction over the Pool.

The Pool also provides property coverage. Members who elect such coverage make annual operating contributions which are necessary to fund, on a cash basis, the Pool's general and administrative expenses and reinsurance premiums, all of which are due and payable in the current year, plus all or any portion of any deficiency in capital. Any year-end operating surplus is transferred to capital. Deficiencies in operations are offset by transfers from capital and, if insufficient, by the subsequent year's member contributions.

The Indianola Municipal Utilities' property and casualty contributions to the risk pool are recorded as disbursements from its operating funds at the time of payment to the risk pool. The Utilities' annual contributions to the Pool for the year ended June 30, 2012 were \$112,361 (2011 - \$109,989).

The Pool uses reinsurance and excess risk-sharing agreements to reduce its exposure to large losses. The Pool retains general, automobile, police professional, and public officials' liability risks up to \$350,000 per claim. Claims exceeding \$350,000 are reinsured in an amount not to exceed \$2,650,000 per claim. For members requiring specific coverage from \$3,000,000 to \$12,000,000, such excess coverage is also reinsured. Property and automobile physical damage risks are retained by the Pool up to \$150,000 each occurrence, each location, with excess coverage reinsured by The Travelers Insurance Company.

The Pool's intergovernmental contract with its members provides that in the event a casualty claim or series of claims exceeds the amount of risk-sharing protection provided by the member's risk-sharing certificate, or in the event that a series of casualty claims exhausts total members' equity plus any reinsurance and any excess risk-sharing recoveries, then payment of such claims shall be the obligation of the respective individual member. The Utilities do not report a liability for losses in excess of reinsurance or excess risk - sharing recoveries unless it is deemed probable that such losses have occurred and the amount of such loss can be reasonably estimated.

Accordingly, at June 30, 2012, no liability has been recorded in the Utilities financial statements. As of June 30, 2012, settled claims have not exceeded the risk pool or reinsurance company coverage since the Pool's inception.

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES
Notes to Financial Statements - Continued
June 30, 2012 and 2011

8. RISK MANAGEMENT - Continued

Members agree to continue membership in the Pool for a period of not less than one full year. After such period, a member who has given 60 days' prior written notice may withdraw from the Pool. Upon withdrawal, payments for all claims and claims expenses become the sole responsibility of the withdrawing member, regardless of whether a claim was incurred or reported prior to the member's withdrawal. Members withdrawing within the first six years of membership may receive a partial refund of their casualty capital contributions. If a member withdraws after the sixth year, the member is refunded 100 percent of its casualty capital contributions. However, the refund is reduced by an amount equal to the annual casualty operating contribution which the withdrawing member would have made for the one year period following withdrawal.

Indianola Municipal Utilities is a member of the Iowa Municipalities Workers' Compensation Association (the "Association"). The Association is governed by a board of directors elected by representatives of the governing bodies of each participating governmental jurisdiction. Indianola Municipal Utilities has executed a Worker's Compensation Coverage Agreement with the Association which extends through June 30, 2012 and has authorized the Association to issue general obligation bonds to provide funds with which to pay claims. During the year ended June 30, 2012, Indianola Municipal Utilities paid workers' compensation insurance premiums of \$32,199 (2011 - \$30,028) to the Association.

9. COMMITMENTS

The Indianola Municipal Utilities have entered into contracts for electric underground conversion and a water main improvement project totaling approximately \$4,650,000. The remaining commitment on these contracts at June 30, 2012 is \$948,684.

10. ACCOUNTING CHANGE/RESTATEMENT

Governmental Accounting Standards Board Statement No. 65 Items Previously Reported as Assets and Liabilities, was implemented during the year ended June 30, 2012. As a result, the June 30, 2010 net asset balance was reduced by \$86,354 to retrospectively adjust for debt issuance costs that had not previously been expensed.

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES
Budgetary Comparison Schedule of Receipts, Disbursements
And Changes in Balances – Budget and Actual (Cash Basis)
Year Ended June 30, 2012

		Budget Amounts		Final
	Actual	Original	Final	to Actual Variance
Receipts				
Use of money and property	\$ 332,490	426,600	426,600	(94,110)
Intergovernmental	306,685	300,000	300,000	6,685
Charges for service	13,855,359	13,313,300	13,313,300	542,059
Special assessments	1,075	-	-	1,075
Miscellaneous	118,458	82,500	82,500	35,958
Total receipts	14,614,067	14,122,400	14,122,400	491,667
Disbursements				
Business type activities	16,963,501	15,182,400	16,795,700	(167,801)
Excess of receipts over (under) disbursements	(2,349,434)	(1,060,000)	(2,673,300)	323,866
Other financing sources (uses)				
Proceeds of debt	3,156,674	1,200,000	1,200,000	1,956,674
Sale of capital assets	10,550	-	-	10,550
Operating transfers in (out)	(942,300)	(253,700)	(253,700)	(688,600)
Total other financing sources (uses)	2,224,924	946,300	946,300	1,278,624
Excess of receipts and other financing sources over (under) disbursements and other financing uses	(124,510)	(113,700)	(1,727,000)	1,602,490
Balances, beginning of year	9,544,056	9,544,056	9,544,056	-
Balances, end of year	\$ 9,419,546	9,430,356	7,817,056	1,602,490

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES
Notes to Other Information –
Budgetary Reporting
Year Ended June 30, 2012

The budgetary comparison is presented as Required Supplementary Information in accordance with Governmental Accounting Standards Board Statement No. 41 for governments with significant budgetary perspective differences resulting from not being able to present budgetary comparisons for the General Fund and each major Special Revenue Fund.

In accordance with the code of Iowa, the Board of Trustees with the approval of the City Council annually adopts a budget on the cash basis following required public notice and hearing for all funds except Internal Service Funds and Fiduciary Funds. The annual budget may be amended during the year utilizing similar statutorily prescribed procedures.

Formal and legal budgetary control is based upon nine major classes of disbursements known as functions, for the City of Indianola as a whole, not by fund or fund type. These ten functions are: public safety, public works, health and social services, culture and recreation, community and economic development, general government, debt service, capital projects and business type activities. Function disbursements required to be budgeted include disbursements for the General Fund, Special Revenue Funds, Debt Service Fund, Capital Projects Funds and Enterprise Funds. Although the budget document presents function disbursements by fund, the legal level of control is at the aggregated function level, not by fund. During the year, one budget amendment increased budgeted disbursements by \$1,613,300. The budget amendment is reflected in the final budgeted amounts.

During the year ended June 30, 2012, disbursements exceeded the amounts budgeted in the business type activities function.



Shull and Co. P.C.

certified public accountants

INDEPENDENT AUDITOR'S REPORT
ON INTERNAL CONTROL OVER FINANCIAL REPORTING
AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN
AUDIT OF FINANCIAL STATEMENTS PERFORMED IN
ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

Board of Trustees
Indianola Municipal Utilities
Indianola, Iowa

We have audited the financial statements of Indianola Municipal Utilities of the City of Indianola, Iowa, as of and for the year ended June 30, 2012, and have issued our report thereon dated December 12, 2012. Our report expressed an unqualified opinion on the financial statements, which were prepared in conformity with accounting principles generally accepted in the United States of America. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

The management of the Indianola Municipal Utilities is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit, we considered the Indianola Municipal Utilities' internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing our opinion on the effectiveness of Indianola Municipal Utilities' internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Indianola Municipal Utilities' internal control over financial reporting.

Our consideration of internal control over financial reporting was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control over financial reporting that might be significant deficiencies or material weaknesses and therefore, there can be no assurance all deficiencies, significant deficiencies or material weaknesses have been identified. We did not identify any deficiencies in internal control that we consider to be material weaknesses or significant deficiencies in internal control over financial reporting.

A deficiency in internal control exists when the design or operation of the control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility a material misstatement of the Indianola Municipal Utilities' financial statements will not be prevented or detected and corrected on a timely basis.

A significant deficiency is a deficiency, or combination of control deficiencies, in internal control which is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Indianola Municipal Utilities' financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, non-compliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of non-compliance or other matters that are required to be reported under *Government Auditing Standards*. However, we noted certain immaterial instances of non-compliance or other matters which are described in Part IV of the accompanying Schedule of Findings and Questioned Costs.

Comments involving statutory and other legal matters about the Utility's operations for the year ended June 30, 2012 are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the Utility. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

The Indianola Municipal Utilities' responses to findings identified in our audit are described in the accompanying Schedule of Findings and Questioned Costs. While we have expressed our conclusions on the Utility's responses, we did not audit the Indianola Municipal Utilities' responses and, accordingly, we express no opinion on them.

This report, a public record by law, is intended solely for the information and use of the officials, employees and customers of the Indianola Municipal Utilities and other parties to whom the Utilities may report. This report is not intended to be and should not be used by anyone other than these specified parties.

We would like to acknowledge the many courtesies and assistance extended to us by personnel of the Indianola Municipal Utilities during the course of our audit. Should you have any questions concerning any of the above matters, we shall be pleased to discuss them with you at your convenience.

Shull & Co., P.C.

December 12, 2012

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES
Schedule of Findings

Year ended June 30, 2012

Part I: Summary of the Independent Auditor's Results:

- (A) An unqualified opinion was issued on the financial statements.
- (B) The audit did not disclose any significant deficiencies or material weaknesses in internal control over financial reporting.
- (C) The audit did not disclose any noncompliance which is material to the financial statements.
- (D) There were no major federal programs.
- (E) The audit did not disclose any audit findings which were required to be reported in accordance with Office of Management and Budget Circular A-133, Section .510(a).
- (F) The Indianola Municipal Utilities did not qualify as a low-risk auditee.

Part II: Findings Related to the Financial Statements:

None

Part III: Findings and Questioned Costs for Federal Awards:

Not applicable

Part IV: Other Findings Related to Required Statutory Reporting:

IV-A-12 Certified Budget - Disbursements during the year ended June 30, 2012, exceeded the amounts budgeted in the business type activities function. Chapter 384.20 of the Code of Iowa states, in part, "Public monies may not be expended or encumbered except under an annual or continuing appropriation."

Recommendation – The budget should have been amended in accordance with Chapter 384.18 of the Code of Iowa before disbursements were allowed to exceed the budget.

Response – The budget will be amended in the future, if applicable.

Conclusion – Response accepted.

CITY OF INDIANOLA, IOWA
INDIANOLA MUNICIPAL UTILITIES
Schedule of Findings - Continued

Year ended June 30, 2012

Part IV: Other Findings Related to Required Statutory Reporting (Continued):

- IV-B-12 Questionable Disbursements - No disbursements that we believe may not meet the requirements of public purpose as defined in an Attorney General's opinion dated April 25, 1979 were noted.
- IV-C-12 Travel Expense - No expenditures of Utilities money for travel expenses of spouses of Utilities officials or employees were noted.
- IV-D-12 Business Transactions - No business transactions between the Indianola Municipal Utilities officials or employees were noted.
- IV-E-12 Bond Coverage - Surety bond coverage of Utilities officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to ensure that coverage is adequate for current operations.
- IV-F-12 Trustee Minutes - No transactions were found that we believe should have been approved in the Trustee minutes but were not.
- IV-G-12 Deposits and Investments - No instances of non-compliance with the deposit and investment provisions of Chapter 12B and 12C of the Code of Iowa and the Utilities' investment policy were noted.
- IV-H-12 Revenue Bonds and Notes - The requirements of the electric revenue bonds and notes resolutions were met during the year ended June 30, 2012. However, the requirements of the water revenue bonds and notes resolutions were not met during the year ended June 30, 2012. The water sinking fund was underfunded by \$19,750.
- Recommendation - The City should transfer the appropriate amounts according to the requirements of the water revenue bonds and notes resolutions.
- Response - We will transfer in the future as recommended.
- Conclusion - Response accepted.
- IV-I-12 Telecommunications Services - No instances of non-compliance with Chapter 388.10 of the Code of Iowa were noted.

**CITY OF INDIANOLA, IOWA
MUNICIPAL ELECTRIC UTILITY**

**Financial Statements
June 30, 2012 and 2011
(With Independent Auditor's Report Thereon)**



Shull
and Co. P.C.
certified public accountants



Shull

and Co. P.C.
certified public accountants

INDEPENDENT AUDITOR'S REPORT

Board of Trustees
City of Indianola
Indianola, Iowa

We have audited the accompanying statement of fund net assets of the Municipal Electric Utility of the City of Indianola, Iowa as of June 30, 2012 and 2011 and the related statements of revenues, expenses and changes in fund net assets and cash flows for the years then ended. These financial statements are the responsibility of the Utility's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

As discussed in Note 1, the financial statements present only the Municipal Electric Utility and are not intended to present fairly the financial position of Indianola Municipal Utilities or the City of Indianola, Iowa, and the changes in its financial position and cash flows, where applicable, in conformity with accounting principles generally accepted in the United States of America.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Municipal Electric Utility of the City of Indianola, Iowa as of June 30, 2012 and 2011, and the changes in its financial position and its cash flows for the years then ended, in conformity with accounting principles generally accepted in the United States of America.

Our audit was performed for the purpose of forming an opinion on the financial statements taken as a whole. The data included in the accompanying schedule of operations is presented for purposes of additional analysis and is not a required part of the financial statements. Such data has been subjected to the auditing procedures applied in the audit of the financial statements and, in our opinion, is stated fairly in all material respects in relation to the financial statements taken as a whole.

Shull & Co., P.C.

December 12, 2012

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Indianola, Iowa 50125
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CITY OF INDIANOLA, IOWA
MUNICIPAL ELECTRIC UTILITY
Statement of Fund Net Assets
June 30, 2012 and 2011

ASSETS	2012	2011
Current assets		
Cash and investments	\$ 5,470,316	6,228,493
Accounts receivable - customers	2,305,609	1,915,254
Other accounts receivable	19,625	34,974
Accrued interest receivable	23,219	44,167
Inventory - fuel oil	618,107	610,273
Inventory - supplies	2,278,480	2,479,092
Loan receivable from municipal water utility within one year	171,168	165,289
Total current assets	<u>10,886,524</u>	<u>11,477,542</u>
Restricted assets - cash and investments		
Revenue capital loan notes and bonds bond and interest sinking fund	298,024	113,349
Revenue capital loan notes and bonds debt service reserve fund	1,084,000	1,056,500
Revenue capital loan notes and bonds improvement fund	207,691	207,691
Total restricted assets	<u>1,589,715</u>	<u>1,377,540</u>
Loan receivable from municipal water utility after one year	<u>2,753,878</u>	<u>2,925,046</u>
	<u>2,753,878</u>	<u>2,925,046</u>
Electric utility plant and equipment		
Land	359,207	359,207
Service territory	446,000	446,000
Generating units	15,161,374	15,161,374
Distribution system	26,583,665	23,450,559
Transmission system	4,658,143	4,635,258
Power plant building	2,147,323	2,147,323
Computer equipment	403,968	393,149
Equipment	751,238	751,238
Vehicles	1,239,370	1,085,409
	<u>51,750,288</u>	<u>48,429,517</u>
Less accumulated depreciation	<u>22,919,265</u>	<u>21,728,534</u>
Net utility plant in service	<u>28,831,023</u>	<u>26,700,983</u>
	<u>\$ 44,061,140</u>	<u>42,481,111</u>

See accompanying notes to financial statements.

	<u>2012</u>	<u>2011</u>
LIABILITIES		
Current liabilities		
Accounts payable	\$ 1,597,806	1,518,255
Wages and benefits payable	98,517	86,637
Sales tax payable	<u>560</u>	<u>2,649</u>
Total current liabilities	<u>1,696,883</u>	<u>1,607,541</u>
Current liabilities payable from restricted assets		
Accrued interest payable	65,896	50,173
Revenue capital loan notes and bonds payable within one year	<u>1,010,000</u>	<u>830,000</u>
Current liabilities payable from restricted assets	<u>1,075,896</u>	<u>880,173</u>
Long-term debt		
Revenue capital loan notes and bonds payable after one year (including unamortized premium of \$52,592 (2011 - premium \$10,650))	<u>9,052,592</u>	<u>8,220,650</u>
NET ASSETS		
Invested in capital assets, net of related debt	19,778,431	18,480,333
Restricted for debt service	306,128	289,676
Restricted for plant improvement	207,691	207,691
Unrestricted	<u>11,943,519</u>	<u>12,795,047</u>
Total net assets	<u>32,235,769</u>	<u>31,772,747</u>
	<u>\$ 44,061,140</u>	<u>42,481,111</u>

CITY OF INDIANOLA, IOWA
MUNICIPAL ELECTRIC UTILITY
Statement of Revenues, Expenses and Changes in Fund Net Assets
Years Ended June 30, 2012 and 2011

	2012	2011
Operating revenues		
Sale of electricity	\$ 10,775,267	10,026,640
Capacity contract fees	325,630	357,531
Peaking power charges	108,171	49,699
Service installation fees	25,570	59,261
Other	22,676	18,671
Total operating revenues	<u>11,257,314</u>	<u>10,511,802</u>
Operating expenses		
Plant operation	183,242	223,546
Plant maintenance	150,939	258,959
Purchased energy	6,644,002	5,971,282
Depreciation	1,208,129	1,185,571
Distribution operation	130,310	115,674
Distribution maintenance	877,401	1,012,037
Transmission operation and maintenance	88,326	-
Meter reading	50,061	62,670
Administrative and general	1,679,799	1,689,637
Total operating expenses	<u>11,012,209</u>	<u>10,519,376</u>
Income (loss) from operations	<u>245,105</u>	<u>(7,574)</u>
Nonoperating revenues (expenses)		
Interest on investments	190,545	269,587
Interest on loan to municipal water utility	105,527	111,188
Connect charges and service fees	32,760	31,116
Gain on sale of capital assets	10,550	-
Revenue bond issuance costs	(38,500)	-
Other revenues	206,247	259,616
Interest expense	(356,016)	(366,303)
	<u>151,113</u>	<u>305,204</u>
Net income	396,218	297,630
Capital contributions from developers	66,804	93,173
Change in net assets	<u>463,022</u>	<u>390,803</u>
Net assets, beginning of year, before restatement	31,772,747	31,458,604
Restatement of beginning net assets	-	(76,660)
Net assets, beginning of year, as restated	<u>31,772,747</u>	<u>31,381,944</u>
Net assets, end of year	<u>\$ 32,235,769</u>	<u>31,772,747</u>

See accompanying notes to financial statements.

CITY OF INDIANOLA, IOWA
MUNICIPAL ELECTRIC UTILITY
Statement of Cash Flows
Years Ended June 30, 2012 and 2011

	<u>2012</u>	<u>2011</u>
Cash flows from operating activities		
Cash received from customers	\$ 10,823,386	10,109,060
Cash paid to suppliers	(8,409,613)	(10,161,329)
Cash paid to employees	(1,053,425)	(1,021,736)
Nonoperating revenues received	<u>239,007</u>	<u>290,732</u>
Net cash provided (used) by operating activities	<u>1,599,355</u>	<u>(783,273)</u>
Cash flows from capital and related financing activities		
Purchases and construction of utility plant	(3,271,365)	(2,998,711)
Proceeds from sale of capital assets	10,550	-
Revenue bonds issued	1,809,374	-
Payment of revenue bond issuance costs	(38,500)	-
Revenue capital loan notes and bonds principal paid	(830,000)	(930,000)
Revenue capital loan notes and bonds interest paid	<u>(307,725)</u>	<u>(305,299)</u>
Net cash used by capital and related financing activities	<u>(2,627,666)</u>	<u>(4,234,010)</u>
Cash flows from investing activities		
Loan principal received	165,289	159,612
Interest income received	<u>317,020</u>	<u>353,738</u>
Net cash provided by investing activities	<u>482,309</u>	<u>513,350</u>
Net increase (decrease) in cash and investments	(546,002)	(4,503,933)
Cash and investments, beginning of year	<u>7,606,033</u>	<u>12,109,966</u>
Cash and investments, end of year	<u>\$ 7,060,031</u>	<u>7,606,033</u>
Reconciliation of income (loss) from operations to net cash provided (used) by operating activities		
Income (loss) from operations	\$ 245,105	(24,489)
Adjustments		
Nonoperating revenues	239,007	290,732
Depreciation	1,208,129	1,202,486
(Increase) decrease in accounts receivable	(375,006)	(351,376)
(Increase) decrease in inventories	192,778	(1,140,338)
Increase (decrease) in accounts, wages and benefits, and sales tax payable	<u>89,342</u>	<u>(760,288)</u>
Net cash provided (used) by operating activities	<u>\$ 1,599,355</u>	<u>(783,273)</u>
Noncash capital and related financing activities		
Developer contributions of utility plant and equipment	\$ 66,804	93,173
See accompanying notes to financial statements.		

CITY OF INDIANOLA, IOWA
MUNICIPAL ELECTRIC UTILITY
Notes to Financial Statements
June 30, 2012 and 2011

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Presentation - The accompanying financial statements present only the financial position, changes in financial position and cash flows of the Municipal Electric Utility of the City of Indianola, Iowa and are not intended to present the financial position of Indianola Municipal Utilities or the City of Indianola, Iowa, and the changes in its financial position and cash flows of its proprietary fund types.

Accounting method - The accounting records of the Municipal Electric Utility are maintained on a cash basis. The accompanying financial statements have been prepared, after giving effect to all material adjustments including amounts due from utility customers and due to suppliers of goods and services, to reflect the account balances and results of operations on the accrual basis.

The Municipal Electric Utility reports its financial activity in accordance with applicable Governmental Accounting Standards Board (GASB) pronouncements as well as applicable Financial Accounting Standards Board (FASB) pronouncements unless those pronouncements conflict with or contradict GASB pronouncements.

Inventories - Inventories consist principally of materials and supplies for maintenance and construction and fuel oil to operate generators and are stated at the lower of cost (first-in, first-out basis) or market.

Electric Utility Plant in Service - The amounts shown for Plant in Service, other than land and vehicles, are the result of an appraisal by Associated Engineers, Minneapolis, Minnesota in 1971 plus the cost of additions to the various accounts in subsequent years. Appraisal values were determined at replacement cost and adjusted by a price level index factor applicable to the actual year of acquisition. The appraisal values were as follows:

Generating units	\$ 2,648,267
Distribution system	1,185,568
Power plant building	337,250

The accumulated depreciation as of June 30, 2012 and 2011 and the related charge to operations for the years then ended were determined using the following group depreciation rates:

Generating units	4.0%
Transmission and distribution systems	2.5%
Power plant building	2.0%
Computer equipment & equipment	20.0%
Vehicles	10.0%

CITY OF INDIANOLA, IOWA
MUNICIPAL ELECTRIC UTILITY
Notes to Financial Statements - Continued
June 30, 2012 and 2011

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES-Continued

Cash and Investments and Interest Income - Cash balances available from each of the funds of the City of Indianola, Iowa are pooled for investment and cash management purposes. Investments purchased by the pool are stated at cost or amortized cost. Interest earned on pooled investments is allocated monthly on the basis of the funds' ending cash and investment balances. Because the cash of the Municipal Electric Utility is deposited with or withdrawn from the cash and investment pool without restriction its allocated share of the pool has been treated as a cash equivalent in the accompanying statement of cash flows.

2. LOAN RECEIVABLE FROM MUNICIPAL WATER UTILITY

The Board of Trustees have approved the following loans to the Municipal Water Utility: in September 1992 for the amount of \$500,000; in January 1994 for the amount of \$1,000,000; in September 1994 for the amount of \$1,000,000; in December 1995 for the amount of \$500,000; in July 1996 for the amount of \$2,000,000; in December 1997 for the amount of \$500,000; and in June 1999 for the amount of \$200,000. In August 1999 the Trustees elected to defer interest payments for one year and continue to make regular principal payments on the loans. In August 2000 the Trustees restructured all of the loans and the deferred interest into one loan of \$4,826,779 payable in monthly installments of \$33,300, including interest at 5% per annum. In May 2003 the Trustees restructured the loan to be payable in monthly installments of \$31,100, including interest at 4% per annum, through February 2019. In November 2003 the Trustees restructured the loan again to be payable in monthly installments of \$22,568, including interest at 2.5% per annum, through October 2023. In July 2005 the Trustees restructured the loan again to be payable in monthly installments of \$22,568, including interest at 3.5% per annum, through February 2026.

Aggregate maturities of loan principal to reflect the restructured loan as of June 30, 2012 were as follows:

Year ending June 30,	
2013	\$ 171,168
2014	177,256
2015	183,560
2016	190,089
2017	196,850
2018-2022	1,094,384
2023-2026	911,739
	<u>\$ 2,925,046</u>

CITY OF INDIANOLA, IOWA
MUNICIPAL ELECTRIC UTILITY
Notes to Financial Statements - Continued
June 30, 2012 and 2011

3. ACCUMULATED DEPRECIATION AND DEPRECIATION EXPENSE

For the years ended June 30, 2012 and 2011, the accumulated depreciation and depreciation expense were as follows:

	Accumulated Depreciation 2012	Depreciation Expense 2012	Accumulated Depreciation 2011	Depreciation Expense 2011
Electric utility plant and equipment				
Service territory	\$ 139,925	22,300	117,625	22,300
Generating units	10,565,342	367,485	10,197,857	367,740
Distribution system	7,773,519	519,400	7,254,119	511,019
Transmission system	1,806,337	108,253	1,698,084	100,053
Power plant building	886,392	40,264	846,128	39,970
Computer equipment	366,080	28,204	337,876	29,767
Equipment	539,504	64,704	474,800	68,423
Vehicles	842,166	57,519	802,045	46,299
	<u>\$ 22,919,265</u>	<u>1,208,129</u>	<u>21,728,534</u>	<u>1,185,571</u>

4. REVENUE CAPITAL LOAN NOTES AND BONDS

The Utility has pledged future electric customer receipts, net of specified operating disbursements, to repay \$9,040,000 of Electric Revenue Capital Loan Notes issued in June 2010.

Proceeds from the notes provided financing for improvements and extensions to the Municipal Electric Utility. The notes are payable solely from electric customer net receipts and are payable through 2025. Annual principal and interest payments on the notes are expected to require less than 40% of net receipts. The total principal and interest remaining to be paid on the notes is \$10,464,425. For the current year, principal and interest paid and total customer net receipts were \$1,137,725 and \$245,105, respectively.

The Utility has pledged future electric customer receipts, net of specified operating disbursements, to repay \$1,800,000 of Electric Revenue Bonds issued in December 2011. Proceeds from the notes provided financing for improvements and extensions to the Municipal Electric Utility, including underground distribution lines and communication systems, plant improvements and related equipment. The notes are payable solely from electric customer net receipts and are payable through 2022. Annual principal and interest payments on the notes are expected to require less than 40% of net receipts. The total principal and interest remaining to be paid on the notes is \$2,023,623. For the current year, principal and interest paid and total customer net receipts were \$0 and \$245,105, respectively.

CITY OF INDIANOLA, IOWA
MUNICIPAL ELECTRIC UTILITY
Notes to Financial Statements - Continued
June 30, 2012 and 2011

4. REVENUE CAPITAL LOAN NOTES AND BONDS - Continued

The resolutions providing for the issuance of the revenue capital loan notes and bonds include the following provisions:

- a. The bonds will only be redeemed from the future earnings of the enterprise activity and the bond holders hold a lien on the future earnings of the funds.
- b. Sufficient monthly transfers shall be made to a separate electric revenue sinking account within the Enterprise Fund for the purpose of making the note principal and interest payments when due.
- c. Additional monthly transfers of 25% of the amount required to be deposited in the water revenue sinking account shall be made to a separate electric revenue debt service reserve account until specific minimum balances have been accumulated in the accounts. Use of funds is restricted to funding any deficit in the sinking account.
- d. Additional monthly transfers of \$3,500 shall be made to a separate electric improvement account until specific minimum balance of \$200,000 has been accumulated in the account. Use of funds is restricted to funding any deficit in the sinking and reserve accounts or paying the cost of extraordinary maintenance expenses or repairs, renewals and replacements not included in the annual budget of revenues and current expenses, payments of rentals on any part of the system, and for capital improvements to the system.
- e. All funds remaining after payment of all maintenance and operating expenses and the transfers to the restricted accounts noted above can be used to retire any subordinate obligations, to pay for extraordinary repairs or replacements to the electric system, or to pay or redeem any notes or bonds, and then can be used for any lawful purpose.

Revenue capital loan note and bond debt service requirements areas follows as of June 30, 2012:

Year Ending June 30,	Principal	Interest	Total
2013	\$ 1,010,000	340,363	1,350,363
2014	1,040,000	307,700	1,347,700
2015	540,000	278,200	818,200
2016	555,000	263,750	818,750
2017	730,000	248,850	978,850
2018-2022	3,990,000	865,185	4,855,185
2023-2025	<u>2,145,000</u>	<u>174,000</u>	<u>2,319,000</u>
	<u>\$ 10,010,000</u>	<u>2,478,048</u>	<u>12,488,048</u>

CITY OF INDIANOLA, IOWA
MUNICIPAL ELECTRIC UTILITY
Notes to Financial Statements - Continued
June 30, 2012 and 2011

5. COMPENSATED ABSENCES

Utility employees accumulate vacation hours, compensating time off and sick leave for subsequent use. Unused vacation hours and compensating time off are payable upon termination, retirement or death. These amounts are included in wages and benefits payable, as of June 30, 2012 and 2011. Accumulated sick leave benefits as of June 30, 2012 of \$137,048 (2011 - \$154,602) are payable only when used and have not been accrued.

6. PENSION AND RETIREMENT BENEFITS

The Municipal Electric Utility contributes to the Iowa Public Employees Retirement system (IPERS) which is a cost-sharing multiple-employer defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by state statute to plan members and beneficiaries. IPERS issues a publicly available financial report that includes financial statements and required supplementary information. The report may be obtained by writing to IPERS, P.O. Box 9117, Des Moines, Iowa 50306-9117.

Most regular plan members are required to contribute 5.38% of their annual covered salary and the Municipal Electric Utility is required to contribute 8.07% of annual covered salary. Contribution requirements are established by state statute. The Municipal Electric Utility contribution to IPERS for the year ended June 30, 2012 was \$60,397 (2011 - \$52,753), equal to the required contribution for the year.

7. RISK MANAGEMENT

The City of Indianola is a member in the Iowa Communities Assurance Pool, as allowed by Chapter 670.7 of the Code of Iowa. The Iowa Communities Assurance Pool (Pool) is a local government risk-sharing pool whose 663 members include various governmental entities throughout the State of Iowa. The Pool was formed in August 1986 for the purpose of managing and funding third-party liability claims against its members. The Pool provides coverage and protection in the following categories: general liability, automobile liability, automobile physical damage, public officials liability, police professional liability, property, inland marine and boiler and machinery. There have been no reductions in insurance coverage from prior years.

Each member's annual casualty contributions to the Pool fund current operations and provide capital. Annual operating contributions are those amounts necessary to fund, on a cash basis, the Pool's general and administrative expenses, claims, claims expenses and reinsurance expenses due and payable in the current year, plus all or any portion of any deficiency in capital. Capital contributions are made during the first six years of membership and are maintained to equal 150 percent of the total current members' basic rates or to comply with the requirements of any applicable regulatory authority having jurisdiction over the Pool.

CITY OF INDIANOLA, IOWA
MUNICIPAL ELECTRIC UTILITY
Notes to Financial Statements - Continued
June 30, 2012 and 2011

7. RISK MANAGEMENT - Continued

The Pool also provides property coverage. Members who elect such coverage make annual operating contributions which are necessary to fund, on a cash basis, the Pool's general and administrative expenses and reinsurance premiums, all of which are due and payable in the current year, plus all or any portion of any deficiency in capital. Any year-end operating surplus is transferred to capital. Deficiencies in operations are offset by transfers from capital and, if insufficient, by the subsequent year's member contributions.

The Municipal Electric Utility's property and casualty contributions to the risk pool are recorded as disbursements from its operating funds at the time of payment to the risk pool. The Utility's annual contributions to the Pool for the year ended June 30, 2012 were \$67,252 (2011 - \$83,613).

The Pool uses reinsurance and excess risk-sharing agreements to reduce its exposure to large losses. The Pool retains general, automobile, police professional, and public officials' liability risks up to \$350,000 per claim. Claims exceeding \$350,000 are reinsured in an amount not to exceed \$2,650,000 per claim. For members requiring specific coverage from \$3,000,000 to \$12,000,000, such excess coverage is also reinsured. Property and automobile physical damage risks are retained by the Pool up to \$150,000 each occurrence, each location, with excess coverage reinsured by The Travelers Insurance Company.

The Pool's intergovernmental contract with its members provides that in the event a casualty claim or series of claims exceeds the amount of risk-sharing protection provided by the member's risk-sharing certificate, or in the event that a series of casualty claims exhausts total members' equity plus any reinsurance and any excess risk-sharing recoveries, then payment of such claims shall be the obligation of the respective individual member. The Utility does not report a liability for losses in excess of reinsurance or excess risk-sharing recoveries unless it is deemed probable that such losses have occurred and the amount of such loss can be reasonably estimated. Accordingly, at June 30, 2012, no liability has been recorded in the Utility's financial statements. As of June 30, 2012, settled claims have not exceeded the risk pool or reinsurance company coverage since the pool's inception.

Members agree to continue membership in the Pool for a period of not less than one full year. After such period, a member who has given 60 days' prior written notice may withdraw from the Pool. Upon withdrawal, payments for all claims and claims expenses become the sole responsibility of the withdrawing member, regardless of whether a claim was incurred or reported prior to the member's withdrawal. Members withdrawing within the first six years of membership may receive a partial refund of their casualty capital contributions. If a member withdraws after the sixth year, the member is refunded 100 percent of its casualty capital contributions. However, the refund is reduced by an amount equal to the annual casualty operating contribution which the withdrawing member would have made for the one year period following withdrawal.

CITY OF INDIANOLA, IOWA
MUNICIPAL ELECTRIC UTILITY
Notes to Financial Statements - Continued
June 30, 2012 and 2011

7. RISK MANAGEMENT - Continued

The City is a member of the Iowa Municipalities Workers' Compensation Association (the "Association"). The Association is governed by a board of directors elected by representatives of the governing bodies of each participating governmental jurisdiction. The City has executed a Worker's Compensation Coverage Agreement with the Association which extends through June 30, 2012 and has authorized the Association to issue general obligation bonds to provide funds with which to pay claims. During the year ended June 30, 2012, the Utility paid workers' compensation insurance premiums of \$18,919 (2011 - \$17,239) to the Association.

8. COMMITMENTS

The Municipal Electric Utility has entered into contracts for electric underground conversion totaling approximately \$4,635,501. The remaining commitment on these contracts at June 30, 2012 is \$945,059.

9. ACCOUNTING CHANGE/RESTATEMENT

Governmental Accounting Standards Board Statement No. 65 Items Previously Reported as Assets and Liabilities, was implemented during the year ended June 30, 2012. As a result, the June 30, 2010 net asset balance was reduced by \$76,660 to retrospectively adjust for debt issuance costs that had not previously been expensed.

CITY OF INDIANOLA, IOWA
MUNICIPAL ELECTRIC UTILITY
Schedule of Operations
Years Ended June 30, 2012 and 2011

	<u>2012</u>	<u>2011</u>
Operating revenues		
Sale of electricity		
Residential	\$ 6,114,449	5,793,917
Commercial	2,594,977	2,363,963
Large industrial	803,613	774,300
Small industrial	542,605	459,076
Street lighting	120,524	91,080
Other public authorities	257,888	224,664
Interdepartment sales	<u>341,211</u>	<u>319,640</u>
	10,775,267	10,026,640
Capacity contract fees	325,630	357,531
Peaking power charges	108,171	49,699
Service installation fees	25,570	59,261
Penalties	<u>22,676</u>	<u>18,671</u>
Total operating revenue	<u>11,257,314</u>	<u>10,511,802</u>
Operating and maintenance expenses		
Plant operation		
Salaries	56,088	84,397
Payroll tax	9,017	12,196
IPERS	9,693	11,184
Fuel	80,228	81,790
Material and supplies	1,132	1,065
Other	<u>27,084</u>	<u>32,914</u>
	183,242	223,546
Plant maintenance		
Salaries	63,461	31,577
Maintenance and repairs	<u>87,478</u>	<u>227,382</u>
	150,939	258,959
Purchased energy	<u>6,644,002</u>	<u>5,971,282</u>
Depreciation	<u>1,208,129</u>	<u>1,185,571</u>

CITY OF INDIANOLA, IOWA
MUNICIPAL ELECTRIC UTILITY
Schedule of Operations - Continued
Years Ended June 30, 2012 and 2011

	<u>2012</u>	<u>2011</u>
Operating and maintenance expenses (continued)		
Distribution operation		
Salaries	77,070	75,712
Payroll tax	5,774	2,157
IPERS	5,999	2,018
Other	41,467	35,787
	<u>130,310</u>	<u>115,674</u>
Distribution maintenance		
Salaries	519,083	482,784
Payroll tax	38,679	36,051
IPERS	41,360	33,503
Materials and supplies	215,375	392,167
Fleet operations and repairs	62,904	67,532
	<u>877,401</u>	<u>1,012,037</u>
Transmission operation and maintenance		
Salaries	9,529	-
Payroll tax	557	-
IPERS	592	-
Maintenance and repairs	66,624	-
Other	11,024	-
	<u>88,326</u>	<u>-</u>
Meter reading		
Salaries	40,557	51,772
Payroll tax	3,155	3,985
IPERS	3,124	3,647
Other	3,225	3,266
	<u>50,061</u>	<u>62,670</u>
Administrative and general		
Accounting and collections - transfer to IMU Administration	719,682	700,586
In lieu of property taxes - transfer to City General Fund	448,700	421,200
Insurance	145,451	147,431
Group Insurance	192,245	193,361
Professional fees	8,600	10,627

CITY OF INDIANOLA, IOWA
MUNICIPAL ELECTRIC UTILITY
Schedule of Operations - Continued
Years Ended June 30, 2012 and 2011

	<u>2012</u>	<u>2011</u>
Operating and maintenance expenses (continued)		
Administrative and general (continued)		
Energy efficiency programs	44,820	95,504
Bad debts	58,922	51,366
Donations	53,700	62,105
Miscellaneous	<u>7,679</u>	<u>7,457</u>
	<u>1,679,799</u>	<u>1,689,637</u>
 Total operating expenses	 <u>11,012,209</u>	 <u>10,519,376</u>
 Income (loss) from operations	 <u>245,105</u>	 <u>(7,574)</u>
 Nonoperating revenues (expenses)		
Interest on investments	190,545	269,587
Interest on loan to municipal water utility	105,527	111,188
Electric service fees	8,240	7,285
Connect charges	24,520	23,831
Cable TV income	40,545	45,263
Gain on sale of capital assets	10,550	-
FEMA disaster payments	5,874	46,426
Revenue bond issuance costs	(38,500)	-
Miscellaneous	159,828	167,927
Interest expense	<u>(356,016)</u>	<u>(366,303)</u>
	<u>151,113</u>	<u>305,204</u>
 Net income	 <u>\$ 396,218</u>	 <u>297,630</u>

**CITY OF INDIANOLA, IOWA
MUNICIPAL ELECTRIC UTILITY**

**Financial Statements
(With Accountants' Compilation Report Thereon)
September 30, 2012**



Shull
and Co. P.C.
certified public accountants



Shull

and Co. P.C.
certified public accountants

INDEPENDENT ACCOUNTANTS' COMPILATION REPORT

Board of Trustees
City of Indianola
Indianola, Iowa

We have compiled the accompanying statement of net assets of the Municipal Electric Utility of the City of Indianola, Iowa as of September 30, 2012 and the related statements of revenues, expenses and changes in net assets and cash flows and schedule of operations for the three months and nine months then ended. We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has elected to omit substantially all of the disclosures required by generally accepted accounting principles. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Company's financial position, results of operations, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.

Shull & Co., P.C.

January 28, 2013

CITY OF INDIANOLA, IOWA
MUNICIPAL ELECTRIC UTILITY
Statement of Fund Net Assets
September 30, 2012

ASSETS

Current assets

Cash and investments	\$ 5,118,878
Accounts receivable - customers	2,391,447
Other accounts receivable	19,625
Accrued interest receivable	22,473
Inventory - fuel oil	593,462
Inventory - supplies	2,086,077
Loan receivable from municipal water utility within one year	<u>172,670</u>
Total current assets	<u>10,404,632</u>

Restricted assets - cash and investments

Revenue capital loan notes bond and interest sinking fund	617,924
Revenue capital loan notes debt service reserve fund	1,084,000
Revenue capital loan notes improvement fund	<u>207,691</u>
Total restricted assets	<u>1,909,615</u>

Loan receivable from municipal water utility after one year	<u>2,710,144</u>
	<u>2,710,144</u>

Electric utility plant and equipment

Land	359,207
Service territory	446,000
Generating units	15,191,531
Distribution system	27,175,540
Transmission system	4,658,143
Power plant building	2,160,445
Computer equipment	403,968
Equipment	751,238
Vehicles	<u>1,239,370</u>
	52,385,442
Less accumulated depreciation	<u>23,224,749</u>
Net utility plant in service	<u>29,160,693</u>

\$ 44,185,084

See accompanying independent accountants' compilation report.

LIABILITIES

Current liabilities

Accounts payable	\$ 1,794,636
Wages and benefits payable	74,999
Sales tax payable	<u>1,315</u>
Total current liabilities	<u>1,870,950</u>

Current liabilities payable from restricted assets

Accrued interest payable	147,892
Revenue capital loan notes and bonds payable within one year	<u>1,010,000</u>
Current liabilities payable from restricted assets	<u>1,157,892</u>

Long-term debt

Revenue capital loan notes and bonds payable after one year including unamortized premium of \$52,592	<u>9,052,592</u>
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NET ASSETS

Invested in capital assets, net of related debt	20,108,101
Restricted for debt service	544,032
Restricted for plant improvement	207,691
Unrestricted	<u>11,243,826</u>

Total net assets	<u>32,103,650</u>
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\$ 44,185,084

CITY OF INDIANOLA, IOWA
MUNICIPAL ELECTRIC UTILITY
Statement of Revenues, Expenses and Changes in Fund Net Assets
Three Months Ended September 30, 2012

	<u>Three Months</u>
Operating revenues	
Sale of electricity	\$ 3,661,265
Capacity contract fees	81,460
Peaking power charges	24,645
Service installation fees	35,781
Other	10,553
Total operating revenues	<u>3,813,704</u>
Operating expenses	
Plant operation	98,832
Plant maintenance	44,039
Purchased energy	2,690,531
Depreciation	305,484
Distribution operation	38,364
Distribution maintenance	237,990
Transmission operation and maintenance	4,857
Meter reading	13,420
Administrative and general	543,204
Total operating expenses	<u>3,976,721</u>
Income (loss) from operations	<u>(163,017)</u>
Nonoperating revenues (expenses)	
Interest on investments	39,625
Interest on loan to municipal water utility	25,471
Connect charges and service fees	7,323
Other revenues	40,475
Interest expense	(81,996)
	<u>30,898</u>
Net income (loss)	(132,119)
Net assets, beginning of period	<u>32,235,769</u>
Net assets, end of period	<u>\$ 32,103,650</u>

See accompanying independent accountants' compilation report.

CITY OF INDIANOLA, IOWA
MUNICIPAL ELECTRIC UTILITY
Statement of Cash Flows
Three Months Ended September 30, 2012

	<u>Three Months</u>
Cash flows from operating activities	
Cash received from customers	\$ 3,727,866
Cash paid to suppliers	(2,983,234)
Cash paid to employees	(296,888)
Nonoperating revenues received	<u>47,798</u>
Net cash provided (used) by operating activities	<u>495,542</u>
 Cash flows from capital and related financing activities	
Purchases and construction of utility plant	<u>(635,154)</u>
Net cash used by capital and related financing activities	<u>(635,154)</u>
 Cash flows from investing activities	
Loan principal received	42,232
Interest income received	<u>65,842</u>
Net cash provided by investing activities	<u>108,074</u>
 Net increase (decrease) in cash and investments	(31,538)
Cash and investments, beginning of period	<u>7,060,031</u>
 Cash and investments, end of period	<u>\$ 7,028,493</u>
 Reconciliation of loss from operations to net cash provided (used) by operating activities	
Income (loss) from operations	\$ (163,017)
Adjustments	
Nonoperating revenues	47,798
Depreciation	305,484
(Increase) decrease in accounts receivable	(85,838)
(Increase) decrease in inventories	217,048
Increase (decrease) in accounts, wages and benefits, and sales tax payable	<u>174,067</u>
Net cash provided (used) by operating activities	<u>\$ 495,542</u>

See accompanying independent accountants' compilation report.

CITY OF INDIANOLA, IOWA
MUNICIPAL ELECTRIC UTILITY
Schedule of Operations
Three Months Ended September 30, 2012

	<u>Three Months</u>
Operating revenues	
Sale of electricity	
Residential	\$ 2,169,144
Commercial	845,821
Large industrial	234,431
Small industrial	189,532
Street lighting	30,483
Other public authorities	87,862
Interdepartment sales	<u>103,992</u>
	3,661,265
Capacity contract fees	81,460
Peaking power charges	24,645
Service installation fees	35,781
Penalties	<u>10,553</u>
Total operating revenue	<u>3,813,704</u>
Operating and maintenance expenses	
Plant operation	
Salaries	15,002
Payroll tax	2,336
IPERS	2,678
Fuel	70,541
Other	<u>8,275</u>
	<u>98,832</u>
Plant maintenance	
Salaries	12,676
Maintenance and repairs	<u>31,363</u>
	<u>44,039</u>
Purchased energy	<u>2,690,531</u>
Depreciation	<u>305,484</u>

CITY OF INDIANOLA, IOWA
MUNICIPAL ELECTRIC UTILITY
Statement of Operations - Continued
Three Months Ended September 30, 2012

	<u>Three Months</u>
Operating and maintenance expenses (continued)	
Distribution operation	
Salaries	19,011
Payroll tax	1,494
IPERS	1,665
Other	16,194
	<u>38,364</u>
Distribution maintenance	
Salaries	127,120
Payroll tax	9,904
IPERS	11,382
Materials and supplies	75,499
Fleet operations and repairs	14,085
	<u>237,990</u>
Transmission operation and maintenance	
Salaries	2,541
Payroll tax	77
IPERS	88
Other	2,151
	<u>4,857</u>
Meter reading	
Salaries	8,041
Payroll tax	683
IPERS	780
Other	3,916
	<u>13,420</u>

CITY OF INDIANOLA, IOWA
MUNICIPAL ELECTRIC UTILITY
Statement of Operations - Continued
Three Months Ended September 30, 2012

	<u>Three Months</u>
Administrative and general	
Accounting and collections - transfer to IMU Administration	228,467
In lieu of property taxes - transfer to City General Fund	125,325
Insurance	120,699
Group Insurance	57,892
Professional fees	2,000
Energy efficiency programs	7,244
Miscellaneous	<u>1,577</u>
	<u>543,204</u>
 Total operating expenses	 <u>3,976,721</u>
 Income (loss) from operations	 <u>(163,017)</u>
 Nonoperating revenues (expenses)	
Interest on investments	39,625
Interest on loan to municipal water utility	25,471
Electric service fees	575
Connect charges	6,748
Cable TV income	11,730
Miscellaneous	28,745
Interest expense	<u>(81,996)</u>
	<u>30,898</u>
 Net income (loss)	 <u>\$ (132,119)</u>

See accompanying independent accountants' compilation report.

**CITY OF INDIANOLA, IOWA
MUNICIPAL SEWER UTILITY**

**Financial Statements
June 30, 2012 and 2011
(With Independent Auditor's Report Thereon)**



Shull
and Co. P.C.
certified public accountants



Shull

and Co. P.C.
certified public accountants

INDEPENDENT AUDITOR'S REPORT

The Honorable Mayor and
Members of the City Council
City of Indianola
Indianola, Iowa

We have audited the accompanying statement of fund net assets of the Municipal Sewer Utility of the City of Indianola, Iowa as of June 30, 2012 and 2011 and the related statements of revenues, expenses and changes in fund net assets and cash flows for the years then ended. These financial statements are the responsibility of the Utility's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

As discussed in Note 1, these financial statements present only the Municipal Sewer Utility and are not intended to present fairly the financial position of the City of Indianola, Iowa, and the changes in its financial position and cash flows of its proprietary fund types in conformity with accounting principles generally accepted in the United States of America.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Municipal Sewer Utility of the City of Indianola, Iowa as of June 30, 2012 and 2011, and the changes in its financial position and its cash flows for the years then ended, in conformity with accounting principles generally accepted in the United States of America.

Our audit was performed for the purpose of forming an opinion on the financial statements taken as a whole. The data included in the accompanying schedule of operations is presented for purposes of additional analysis and is not a required part of the financial statements. Such data has been subjected to the auditing procedures applied in the audit of the financial statements and, in our opinion, is stated fairly in all material respects in relation to the financial statements taken as a whole.

Shull & Co., P.C.

December 12, 2012

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Indianola, Iowa 50125
515-961-2571 • Fax 515-961-4253

133 West Washington Street
Osceola, Iowa 50213
641-342-2611 • Fax 641-342-2746

CITY OF INDIANOLA, IOWA
MUNICIPAL SEWER UTILITY
Statement of Fund Net Assets
June 30, 2012 and 2011

ASSETS	<u>2012</u>	<u>2011</u>
Current assets		
Cash and investments	\$ 375,072	(146,338)
Cash and investments - improvement account	317,309	311,575
Accounts receivable - customers	489,621	389,888
Accrued interest receivable	1,608	1,231
Inventory	<u>29,350</u>	<u>29,350</u>
Total current assets	<u>1,212,960</u>	<u>585,706</u>
 Restricted assets - cash and investments		
Revenue bond and interest sinking fund	25,078	75,942
Revenue bond debt service reserve fund	<u>114,239</u>	<u>134,239</u>
	<u>139,317</u>	<u>210,181</u>
 Sewer utility plant & equipment in service		
Land	1,220,882	1,220,882
Treatment plants	6,620,939	6,511,789
Lift stations	968,054	904,334
Equipment	4,251,450	4,251,450
Mains	22,347,884	19,758,771
Vehicles	<u>541,976</u>	<u>253,465</u>
	35,951,185	32,900,691
 Less accumulated depreciation	<u>14,921,660</u>	<u>14,427,347</u>
 Net utility plant in service	<u>21,029,525</u>	<u>18,473,344</u>
	 <u><u>\$ 22,381,802</u></u>	 <u><u>19,269,231</u></u>

See accompanying notes to financial statements.

	<u>2012</u>	<u>2011</u>
LIABILITIES		
Current liabilities		
Accounts payable	\$ 105,715	692,120
Wages and benefits payable	47,787	39,392
Accrued interest payable	2,641	13,519
General obligation capital loan notes and bonds payable within one year	<u>539,100</u>	<u>616,000</u>
Total current liabilities	<u>695,243</u>	<u>1,361,031</u>
Current liabilities payable from restricted assets		
Accrued interest payable	18,616	265
Sewer revenue capital loan notes payable within one year	<u>219,000</u>	<u>26,000</u>
Current liabilities payable from restricted assets	<u>237,616</u>	<u>26,265</u>
Sewer revenue capital loan notes payable after one year (net of unamortized discount of \$0 (2010 - \$719))	7,587,353	4,456,352
General obligation capital loan notes and bonds payable after one year (net of unamortized discount of \$111,636 (2010 - \$18,642))	<u>1,509,697</u>	<u>1,562,364</u>
	<u>9,097,050</u>	<u>6,018,716</u>
	<u>10,029,909</u>	<u>7,406,012</u>
NET ASSETS		
Invested in capital assets, net of related debt	\$ 11,393,375	11,838,628
Restricted for revenue notes debt service	(98,299)	183,916
Designated for plant improvement	317,309	311,575
Unrestricted and undesignated	<u>739,508</u>	<u>(470,900)</u>
Total net assets	<u>12,351,893</u>	<u>11,863,219</u>
	<u>\$ 22,381,802</u>	<u>19,269,231</u>

CITY OF INDIANOLA, IOWA
MUNICIPAL SEWER UTILITY
Statement of Revenues, Expenses and Changes in Fund Net Assets
Years Ended June 30, 2012 and 2011

	2012	2011
Operating revenues		
Sewer rental fees	\$ 2,520,166	2,204,332
Penalties	25,933	21,560
Total operating revenues	<u>2,546,099</u>	<u>2,225,892</u>
Operating expenses		
Plant operation	448,568	463,148
Plant maintenance	234,761	203,218
Mains operation and maintenance	295,024	270,464
Vehicle operation and maintenance	26,174	22,941
Administrative and general	522,418	541,176
Depreciation expense on plant and equipment acquired with intergovernmental contributions	171,893	171,893
Depreciation expense on other plant and equipment	359,420	340,179
Operating expenses	<u>2,058,258</u>	<u>2,013,019</u>
Income from operations	<u>487,841</u>	<u>212,873</u>
Nonoperating revenues (expenses)		
Interest on investments	12,078	13,576
Rental income	53,660	39,981
Inspection fees	3,100	5,476
FEMA Disaster	14,950	100,177
Other revenues	27,860	19,300
Loan service fee	(22,778)	-
Interest expense	(279,692)	(270,838)
	<u>(190,822)</u>	<u>(92,328)</u>
Net income	297,019	120,545
Capital contributions from developers	65,320	97,280
Capital contributions from special assessments and tap fees	126,335	90,715
Change in net assets	<u>488,674</u>	<u>308,540</u>
Net assets, beginning of year, before restatement	11,863,219	11,677,368
Restatement of beginning net assets	-	(122,689)
Net assets, beginning of year, as restated	<u>11,863,219</u>	<u>11,554,679</u>
Net assets, end of year	<u>\$ 12,351,893</u>	<u>11,863,219</u>

See accompanying notes to financial statements.

CITY OF INDIANOLA, IOWA
MUNICIPAL SEWER UTILITY
Statement of Cash Flows
Years Ended June 30, 2012 and 2011

	<u>2012</u>	<u>2011</u>
Cash flows from operating activities		
Cash received from customers	\$ 2,433,834	2,157,198
Cash paid to suppliers	(1,522,274)	(341,666)
Cash paid to employees	(570,149)	(582,588)
Other nonoperating fees and revenues received	45,910	124,953
Net cash provided by operating activities	<u>387,321</u>	<u>1,357,897</u>
 Cash flows from capital and related financing activities		
Purchases and construction of plant and equipment	(3,022,174)	(3,663,177)
Special assessment and tap fee proceeds from customers	126,335	90,715
Sewer revenue capital loan notes issued	3,350,001	2,455,845
Proceeds from general obligation notes and bonds	440,000	300,000
Principal paid on general obligation notes and bonds	(590,000)	(441,000)
Interest paid on general obligation notes and bonds	(58,900)	(154,734)
Principal paid on sewer revenue capital loan notes	(26,000)	(219,000)
Loan service fee paid	(22,778)	-
Interest paid on sewer revenue capital loan notes	(192,886)	(102,553)
Net cash provided (used) by capital and related financing activities	<u>3,598</u>	<u>(1,733,904)</u>
 Cash flows from investing activities		
Interest income received	11,701	14,352
Rental income received	53,660	39,981
Net cash provided by investing activities	<u>65,361</u>	<u>54,333</u>
 Net increase (decrease) in cash and investments	456,280	(321,674)
Cash and investments, beginning of year	<u>375,418</u>	<u>697,092</u>
 Cash and investments, end of year	<u>\$ 831,698</u>	<u>375,418</u>

CITY OF INDIANOLA, IOWA
MUNICIPAL SEWER UTILITY
Statement of Cash Flows - Continued
Years Ended June 30, 2012 and 2011

	<u>2012</u>	<u>2011</u>
Reconciliation of income from operations to net cash provided by operating activities		
Income from operations	\$ 465,063	204,939
Adjustments		
Other nonoperating fees and revenues	45,910	124,953
Depreciation	531,313	520,006
(Increase) decrease in accounts receivable	(99,733)	(59,409)
Increase (decrease) in accounts, wages and benefits, and sales tax payable	<u>(578,010)</u>	<u>567,408</u>
Net cash provided by operating activities	<u>\$ 364,543</u>	<u>1,357,897</u>
Noncash capital and related financing activities		
Developer contributions of utility plant and equipment	\$ 65,320	97,280

See accompanying notes to financial statements.

CITY OF INDIANOLA, IOWA
MUNICIPAL SEWER UTILITY
Notes to Financial Statements
June 30, 2012 and 2011

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Presentation - The accompanying financial statements present only the financial position, changes in financial position and cash flows of the Municipal Sewer Utility of the City of Indianola, Iowa and are not intended to present the financial position of the City of Indianola, Iowa, and the changes in its financial position and cash flows of its proprietary fund types.

Accounting method - The accounting records of the Municipal Sewer Utility are maintained on a cash basis. The accompanying financial statements have been prepared, after giving effect to all material adjustments including amounts due from utility customers and due to suppliers of goods and services, to reflect the account balances and results of operations on the accrual basis.

The Municipal Sewer Utility reports its financial activity in accordance with applicable Governmental Accounting Standards Board (GASB) pronouncements as well as applicable Financial Accounting Standards Board (FASB) pronouncements unless those pronouncements conflict with or contradict GASB pronouncements.

Inventories - Inventories consist principally of maintenance materials and supplies and are stated at the lower of cost (first-in, first-out basis) or market.

Depreciation - Depreciation expense is computed using the straight-line method and estimated useful lives as follows:

Treatment plants and lift stations	40 years
Equipment	15 years
Mains	50 years
Vehicles	10 years

Cash and Investments and Interest Income - Cash balances available from each of the funds of the City of Indianola, Iowa are pooled for investment and cash management purposes. Investments purchased by the pool are stated at cost or amortized cost. Interest earned on pooled investments is allocated monthly on the basis of each of the funds' ending cash and investment balances. Because the cash of the Municipal Sewer Utility is deposited with or withdrawn from the cash and investment pool without restriction its allocated share of the pool has been treated as a cash equivalent in the accompanying statement of cash flows.

CITY OF INDIANOLA, IOWA
MUNICIPAL SEWER UTILITY
Notes to Financial Statements - Continued
June 30, 2012 and 2011

2. DESIGNATED NET ASSETS

Sewer revenue bonds issued in June 1978 to finance expansion and improvement of the sewer system required the establishment of a plant improvement account, required accumulation of funds in the account and restricted the use of such funds. In February 1994 the final principal installment of the revenue bond payable was paid eliminating the requirement to maintain this account. The City Council elected to maintain the plant improvement account and designate funds for future plant improvements.

3. SEWER REVENUE CAPITAL LOAN NOTES PAYABLE

The Utility has pledged future sewer customer receipts, net of specified operating disbursements, to repay \$383,000 of Sewer Revenue Capital Loan Notes, Series 1995, issued in June 1995. Proceeds from the notes provided financing for improvements and extensions to the municipal sewer system utility. The notes are payable solely from sewer customer net receipts and are payable through 2015. Annual principal and interest payments on the notes are expected to require less than 6% of net receipts. The total principal and interest remaining to be paid on the notes is \$84,705. For the current year, principal and interest paid and total customer net receipts were \$27,805 and \$465,063, respectively.

The Utility has pledged future sewer customer receipts, net of specified operating disbursements, to repay \$9,090,000 of Sewer Revenue Capital Loan Notes, Series 2009, issued in May 2009. Proceeds from the notes provided financing for the costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping of the municipal sewer system utility. The notes are payable solely from sewer customer net receipts and are payable through 2041. Annual principal and interest payments on the notes are expected to require less than 41% of net receipts. The total principal and interest remaining to be paid on the notes is \$11,269,960. For the current year, principal and interest paid and total customer net receipts were \$191,081 and \$465,063, respectively.

The resolution providing for the issuance of the revenue capital loan notes include the following provisions:

- a. The bonds will only be redeemed from the future earnings of the enterprise activity and the bond holders hold a lien on the future earnings of the funds.
- b. Sufficient monthly transfers shall be made to a separate water revenue sinking account within the Enterprise Fund for the purpose of making the note principal and interest payments when due.

CITY OF INDIANOLA, IOWA
MUNICIPAL SEWER UTILITY
Notes to Financial Statements - Continued
June 30, 2012 and 2011

3. SEWER REVENUE CAPITAL LOAN NOTES PAYABLE - Continued

- c. All funds remaining after payment of all maintenance and operating expenses and the transfers to the restricted accounts noted above can be used to retire any subordinate obligations, to pay for extraordinary repairs or replacements to the water system, or to pay or redeem the notes or parity obligations, and then can be used for any lawful purpose.

Revenue capital loan note debt service requirements are as follows as of June 30, 2012:

Year Ending June 30,	Principal	Interest	Total
2013	\$ 219,000	233,801	452,801
2014	227,000	227,215	454,215
2015	234,000	220,391	454,391
2016	213,000	213,790	426,790
2017	220,000	207,401	427,401
2018-2022	1,211,000	933,682	2,144,682
2023-2027	1,420,000	739,853	2,159,853
2028-2032	1,665,996	512,632	2,178,628
2033-2037	1,955,000	245,965	2,200,965
2038-2039	441,357	13,582	454,939
	<u>\$7,806,353</u>	<u>3,548,312</u>	<u>11,354,665</u>

4. GENERAL OBLIGATION CAPITAL LOAN NOTES AND BONDS PAYABLE

In January 2011 the City issued \$3,915,000 of General Obligation Refunding Bonds for a crossover refunding of a portion of the General Obligation Bonds dated May 2002, October 2003 and April 2006. Although the bonds are a general obligation of the City and the City has authority to levy property taxes to pay the bonds and related interest as payments come due, it is the intention of the City Council that the payments of \$1,530,000 of bond principal and related interest be financed by the operations of the Municipal Sewer Utility. Accordingly, that portion of the bonds are reported as a liability and the interest payments are reported as an expense of the Utility in these financial statements. Municipal Sewer Utility principal payments are due on the bonds in the amounts of \$165,000 to \$385,000 from June 1, 2012 through June 1, 2017. Interest on the bonds at rates of 1.0% to 2.0% per annum is due semiannually beginning December 1, 2011.

CITY OF INDIANOLA, IOWA
MUNICIPAL SEWER UTILITY
Notes to Financial Statements - Continued
June 30, 2012 and 2011

4. GENERAL OBLIGATION CAPITAL LOAN NOTES AND BONDS PAYABLE - Continued

In January 2011 the City issued \$1,300,000 of General Obligation Bonds. The proceeds from the bonds were used to pay costs of refunding outstanding General Obligation Bonds dated August 2004; and for improvements and extensions to the municipal sewer utility. Although the bonds are a general obligation of the City and the City has authority to levy property taxes to pay the bonds and related interest as payments come due, it is the intention of the City Council that the payments of \$410,000 of bond principal and related interest be financed by the operations of the Municipal Sewer Utility. Accordingly, that portion of the bonds are reported as a liability and the interest payments are reported as an expense of the Utility in these financial statements. Municipal Sewer Utility principal payments are due on the bonds in the amounts of \$101,000 to \$104,000 from June 1, 2012 through June 1, 2015. Interest on the bonds at rates of 1.0% to 2.0% per annum is due semiannually beginning June 1, 2011.

In December 2011 the City issued \$700,000 of General Obligation Capital Loan Notes, a portion of which was transferred to the Municipal Sewer Utility to finance a portion of the costs of emergency sewer repairs and improvements. Although the notes are a general obligation of the City and the City has authority to levy property taxes to pay the notes and related interest, as payments come due, it is the intention of the City Council that the payments of \$130,000 of note principal and related interest be financed by the operations of the Municipal Sewer Utility. Accordingly, that portion of the notes are reported as a liability and the interest payments are reported as an expense of the Utility in these financial statements. Municipal Sewer Utility principal payments are due on the notes in the amounts of \$25,100 to \$26,900 from June 1, 2013 through June 1, 2017. Interest on the notes at rate of 1.30% per annum is due semiannually beginning December 1, 2012.

In May 2012 the City issued \$3,875,000 of General Obligation Bonds, a portion of which was transferred to the Municipal Sewer Utility to finance a portion of the costs of equipping the sewer utility. Although the bonds are a general obligation of the City and the City has authority to levy property taxes to pay the bonds and related interest, as payments come due, it is the intention of the City Council that the payments of \$310,000 of bond principal and related interest be financed by the operations of the Municipal Sewer Utility. Accordingly, that portion of the bonds are reported as a liability and the interest payments are reported as an expense of the Utility in these financial statements. Municipal Sewer Utility principal payments are due on the notes in the amounts of \$6,000 to \$28,400 from June 1, 2012 through June 1, 2025. Interest on the notes at rates of .5% to 2.4% per annum is due semiannually beginning December 1, 2012.

CITY OF INDIANOLA, IOWA
MUNICIPAL SEWER UTILITY
Notes to Financial Statements - Continued
June 30, 2012 and 2011

4. GENERAL OBLIGATION CAPITAL LOAN NOTES AND BONDS PAYABLE - Continued

The aggregate Municipal Sewer Utility portion of general obligation capital loan notes and bond debt service requirements are as follows as of June 30, 2012:

Year Ending June 30,	Principal	Interest	Total
2013	\$ 539,100	32,923	572,023
2014	543,000	26,342	569,342
2015	409,400	19,580	428,980
2016	310,400	12,000	322,400
2017	131,700	6,100	137,800
2018-2022	130,400	16,000	146,400
2023-2025	76,000	3,300	79,300
	<u>\$ 2,140,000</u>	<u>116,245</u>	<u>2,256,245</u>

5. PENSION AND RETIREMENT BENEFITS

The Municipal Sewer Utility contributes to the Iowa Public Employees Retirement system (IPERS) which is a cost-sharing multiple-employer defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by state statute to plan members and beneficiaries. IPERS issues a publicly available financial report that includes financial statements and required supplementary information. The report may be obtained by writing to IPERS, P.O. Box 9117, Des Moines, Iowa 50306-9117.

Most regular plan members are required to contribute 5.38% of their annual covered salary and the Municipal Sewer Utility is required to contribute 8.07% of covered salary. Contribution requirements are established by state statute. The Municipal Sewer Utility contribution to IPERS for the year ended June 30, 2012 was \$35,502 (2011 - \$29,519), equal to the required contribution for the year.

6. COMPENSATED ABSENCES

Municipal Sewer Utility employees accumulate vacation hours, compensating time off and sick leave for subsequent use. Unused vacation hours and compensating time off are payable upon termination, retirement or death. These amounts are included in wages and benefits payable as of June 30, 2012 and 2011. Accumulated sick leave benefits as of June 30, 2012 of \$102,839 (2011 - \$91,152) are payable only when used and have not been accrued.

CITY OF INDIANOLA, IOWA
MUNICIPAL SEWER UTILITY
Notes to Financial Statements - Continued
June 30, 2012 and 2011

7. RISK MANAGEMENT

The City of Indianola is a member in the Iowa Communities Assurance Pool, as allowed by Chapter 670.7 of the Code of Iowa. The Iowa Communities Assurance Pool (Pool) is a local government risk-sharing pool whose 663 members include various governmental entities throughout the State of Iowa. The Pool was formed in August 1986 for the purpose of managing and funding third-party liability claims against its members. The Pool provides coverage and protection in the following categories: general liability, automobile liability, automobile physical damage, public officials liability, police professional liability, property, inland marine and boiler and machinery. There have been no reductions in insurance coverage from prior years.

Each member's annual casualty contributions to the Pool fund current operations and provide capital. Annual operating contributions are those amounts necessary to fund, on a cash basis, the Pool's general and administrative expenses, claims, claims expenses and reinsurance expenses due and payable in the current year, plus all or any portion of any deficiency in capital. Capital contributions are made during the first six years of membership and are maintained to equal 150 percent of the total current members' basic rates or to comply with the requirements of any applicable regulatory authority having jurisdiction over the Pool.

The Pool also provides property coverage. Members who elect such coverage make annual operating contributions which are necessary to fund, on a cash basis, the Pool's general and administrative expenses and reinsurance premiums, all of which are due and payable in the current year, plus all or any portion of any deficiency in capital. Any year-end operating surplus is transferred to capital. Deficiencies in operations are offset by transfers from capital and, if insufficient, by the subsequent year's member contributions.

The Municipal Sewer Utility's property and casualty contributions to the risk pool are recorded as disbursements from its operating funds at the time of payment to the risk pool. The Utility's annual contributions to the Pool for the year ended June 30, 2012 were \$22,279 (2011 - \$22,580).

The Pool uses reinsurance and excess risk-sharing agreements to reduce its exposure to large losses. The Pool retains general, automobile, police professional, and public officials' liability risks up to \$350,000 per claim. Claims exceeding \$350,000 are reinsured in an amount not to exceed \$2,650,000 per claim. For members requiring specific coverage from \$3,000,000 to \$12,000,000, such excess coverage is also reinsured. Property and automobile physical damage risks are retained by the Pool up to \$150,000 each occurrence, each location, with excess coverage reinsured by The Travelers Insurance Company.

CITY OF INDIANOLA, IOWA
MUNICIPAL SEWER UTILITY
Notes to Financial Statements - Continued
June 30, 2012 and 2011

7. RISK MANAGEMENT - Continued

The Pool's intergovernmental contract with its members provides that in the event a casualty claim or series of claims exceeds the amount of risk-sharing protection provided by the member's risk-sharing certificate, or in the event that a series of casualty claims exhausts total members' equity plus any reinsurance and any excess risk-sharing recoveries, then payment of such claims shall be the obligation of the respective individual member. The Utility does not report a liability for losses in excess of reinsurance or excess risk-sharing recoveries unless it is deemed probable that such losses have occurred and the amount of such loss can be reasonably estimated. Accordingly, at June 30, 2012, no liability has been recorded in the Utility's financial statements. As of June 30, 2012, settled claims have not exceeded the risk pool or reinsurance company coverage since the Pool's inception.

Members agree to continue membership in the Pool for a period of not less than one full year. After such period, a member who has given 60 days' prior written notice may withdraw from the Pool. Upon withdrawal, payments for all claims and claims expenses become the sole responsibility of the withdrawing member, regardless of whether a claim was incurred or reported prior to the member's withdrawal. Members withdrawing within the first six years of membership may receive a partial refund of their casualty capital contributions. If a member withdraws after the sixth year, the member is refunded 100 percent of its casualty capital contributions. However, the refund is reduced by an amount equal to the annual casualty operating contribution which the withdrawing member would have made for the one year period following withdrawal.

The City is a member of the Iowa Municipalities Workers' Compensation Association (the "Association"). The Association is governed by a board of directors elected by representatives of the governing bodies of each participating governmental jurisdiction. The City has executed a Worker's Compensation Coverage Agreement with the Association which extends through June 30, 2012 and has authorized the Association to issue general obligation bonds to provide funds with which to pay claims. During the year ended June 30, 2012, the Utility paid workers' compensation insurance premiums of \$6,852 (2011 - \$5,656) to the Association.

8. COMMITMENTS

The Municipal Sewer Utility has entered into contracts for wastewater collection system rehabilitation and lift station projects totaling approximately \$7,082,271. The remaining commitment on these contracts at June 30, 2012 is \$479,322.

9. ACCOUNTING CHANGE/RESTATEMENT

Governmental Accounting Standards Board Statement No. 65 Items Previously Reported as Assets and Liabilities, was implemented during the year ended June 30, 2012. As a result, the June 30, 2010 net asset balance was reduced by \$122,689 to retrospectively adjust for debt issuance costs that had not previously been expensed.

CITY OF INDIANOLA, IOWA
MUNICIPAL SEWER UTILITY
Schedule of Operations
Years Ended June 30, 2012 and 2011

	<u>2012</u>	<u>2011</u>
Operating revenues		
Sewer rental fees		
Residential	\$ 1,949,866	1,715,918
Commercial	491,406	421,841
Other public authorities	64,050	52,925
Interdepartmental	14,844	13,648
	<u>2,520,166</u>	<u>2,204,332</u>
Penalties	25,933	21,560
	<u>2,546,099</u>	<u>2,225,892</u>
Operating expenses		
Plant operation		
Salaries	167,347	164,235
Payroll tax	27,663	29,727
IPERS	11,210	10,163
Utilities	119,751	131,896
Maintenance and repairs	59,352	67,838
Chemicals and testing	13,485	8,575
Fuel	8,691	5,135
Biosolid disposal	32,578	33,233
Other	8,491	12,346
	<u>448,568</u>	<u>463,148</u>
Plant maintenance		
Salaries	211,434	187,183
Payroll tax	3,283	802
IPERS	19,275	14,208
Materials and supplies	769	775
Maintenance and repairs	-	250
	<u>234,761</u>	<u>203,218</u>
Mains operation and maintenance		
Salaries	39,203	44,501
Payroll tax	436	48
IPERS	2,612	2,943
Materials and supplies	12,953	28,446
Maintenance and repairs	198,714	149,389
Utilities	32,950	36,666
Other	8,156	8,471
	<u>295,024</u>	<u>270,464</u>

CITY OF INDIANOLA, IOWA
MUNICIPAL SEWER UTILITY
Schedule of Operations - Continued
Year Ended June 30, 2012 and 2011

	<u>2012</u>	<u>2011</u>
Operating expenses (continued)		
Vehicle operation and maintenance		
Materials and supplies	16,436	13,722
Maintenance and repairs	9,738	9,219
	<u>26,174</u>	<u>22,941</u>
Administrative and general expenses		
Accounting and collections - transfer to General Fund	140,200	136,800
Management - transfer to General Fund	89,900	93,400
Payments in lieu of property taxes - transfer to General Fund	102,400	94,400
Insurance	34,085	36,565
Group insurance and benefits	96,081	126,795
Professional fees	6,560	3,080
Bad debts	12,532	9,285
Other	40,660	40,851
	<u>522,418</u>	<u>541,176</u>
Depreciation	<u>531,313</u>	<u>512,072</u>
Total operating expenses	<u>2,058,258</u>	<u>2,013,019</u>
Income from operations	<u>487,841</u>	<u>212,873</u>
Nonoperating revenues (expenses)		
Interest on investments	12,078	13,576
Rental income	53,660	39,981
Inspection fees	3,100	5,476
FEMA Disaster	14,950	100,177
Miscellaneous	27,860	19,300
Loan service fee	(22,778)	-
Interest expense	(279,692)	(270,838)
	<u>(190,822)</u>	<u>(92,328)</u>
Net income	<u>\$ 297,019</u>	<u>120,545</u>

**CITY OF INDIANOLA, IOWA
MUNICIPAL WATER UTILITY**

**Financial Statements
June 30, 2012 and 2011
(With Independent Auditor's Report Thereon)**



Shull
and Co. P.C.
certified public accountants



Shull

and Co. P.C.
certified public accountants

INDEPENDENT AUDITOR'S REPORT

Board of Trustees
City of Indianola
Indianola, Iowa

We have audited the accompanying statement of fund net assets of the Municipal Water Utility of the City of Indianola, Iowa as of June 30, 2012 and 2011 and the related statements of revenues, expenses and changes in fund net assets and cash flows for the years then ended. These financial statements are the responsibility of the Utility's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

As discussed in Note 1, the financial statements present only the Municipal Water Utility and are not intended to present fairly the financial position of Indianola Municipal Utilities or the City of Indianola, Iowa, and the changes in its financial position and cash flows, where applicable, in conformity with accounting principles generally accepted in the United States of America.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the Municipal Water Utility of the City of Indianola, Iowa as of June 30, 2012 and 2011, and the changes in its financial position and its cash flows for the years then ended, in conformity with accounting principles generally accepted in the United States of America.

Our audit was performed for the purpose of forming an opinion on the financial statements taken as a whole. The data included in the accompanying schedule of operations is presented for purposes of additional analysis and is not a required part of the financial statements. Such data has been subjected to the auditing procedures applied in the audit of the financial statements and, in our opinion, is stated fairly in all material respects in relation to the financial statements taken as a whole.

Shull & Co., P.C.

CITY OF INDIANOLA, IOWA
MUNICIPAL WATER UTILITY
Statement of Fund Net Assets
June 30, 2012 and 2011

ASSETS	<u>2012</u>	<u>2011</u>
Current assets		
Cash and investments	\$ 1,507,153	\$ 870,828
Accounts receivable - customers	452,599	363,275
Accrued interest receivable	5,831	7,951
Inventories	<u>32,997</u>	<u>31,416</u>
Total current assets	<u>1,998,580</u>	<u>1,273,470</u>
 Restricted assets - cash and investments		
Revenue bond and interest sinking fund	135,849	166,514
Revenue bond debt service reserve fund	135,000	320,700
Revenue bond water improvement fund	<u>75,000</u>	<u>75,000</u>
	<u>345,849</u>	<u>562,214</u>
 Water utility plant & equipment		
Land	416,270	416,270
Service territory	328,412	328,412
Buildings and plant	7,595,528	7,595,528
Wells and towers	4,590,517	4,350,504
Mains, hydrants and meters	10,572,176	9,847,199
Machinery and equipment	598,512	598,512
Vehicles	<u>176,153</u>	<u>176,153</u>
	24,277,568	23,312,578
 Less accumulated depreciation	<u>9,505,443</u>	<u>8,977,793</u>
 Net utility plant in service	<u>14,772,125</u>	<u>14,334,785</u>
	 <u><u>\$ 17,116,554</u></u>	 <u><u>16,170,469</u></u>

See accompanying notes to financial statements.

	2012	2011
LIABILITIES		
Current liabilities		
Accounts payable	\$ 58,686	35,174
Wages and benefits payable	52,783	46,560
Sales tax payable	56	59
Accrued interest payable	1,872	1,215
Loan payable to municipal electric utility within one year	171,168	165,289
General obligation bonds payable within one year	126,000	90,000
Total current liabilities	<u>410,565</u>	<u>338,297</u>
Current liabilities payable from restricted assets		
Accrued interest payable	1,016	5,196
Revenue refunding bonds payable within one year	265,000	-
Revenue refunding capital loan notes payable within one year	-	240,000
Current liabilities payable from restricted assets	<u>266,016</u>	<u>245,196</u>
Long-term debt		
Loan payable to municipal electric utility after one year	2,753,878	2,925,046
Revenue refunding bonds payable after one year (including unamortized discount of \$1,521)	1,083,479	-
Revenue refunding capital loan notes payable after one year (including unamortized premium of \$5,339)	-	1,355,339
General obligation bonds payable after one year (net of unamortized discount of \$24,944 (2011 - \$29,190))	1,066,756	615,810
	<u>4,904,113</u>	<u>4,896,195</u>
NET ASSETS		
Invested in capital assets, net of related debt	9,570,844	9,183,301
Restricted for debt service	4,833	242,018
Restricted for water improvements	75,000	75,000
Unrestricted	1,885,183	1,190,462
Total net assets	<u>11,535,860</u>	<u>10,690,781</u>
	<u>\$ 17,116,554</u>	<u>16,170,469</u>

CITY OF INDIANOLA, IOWA
MUNICIPAL WATER UTILITY
Statement of Revenues, Expenses and Changes in Fund Net Assets
Year Ended June 30, 2012 and 2011

	<u>2012</u>	<u>2011</u>
Operating revenues		
Sale of water	\$ 2,360,367	2,020,234
Other	<u>47,454</u>	<u>55,856</u>
Total operating revenues	<u>2,407,821</u>	<u>2,076,090</u>
Operating expenses		
Plant operation	638,033	535,940
Plant maintenance	34,295	41,333
Distribution maintenance	76,484	100,817
Vehicle operations and maintenance	16,683	15,418
Meter reading	11,754	14,817
Administrative and general	334,744	318,730
Depreciation	<u>527,650</u>	<u>530,785</u>
Total operating expenses	<u>1,639,643</u>	<u>1,557,840</u>
Income from operations	<u>768,178</u>	<u>518,250</u>
Nonoperating revenues (expenses)		
Interest on investments	41,279	50,341
Connection fees	63,245	17,500
Other revenues	51,368	64,683
Refunding bonds issuance costs	(24,538)	-
Interest expense	<u>(172,778)</u>	<u>(209,601)</u>
	<u>(41,424)</u>	<u>(77,077)</u>
Net income	726,754	441,173
Capital contributions from customers and developers	117,250	21,700
Capital contributions from water main connection fees	<u>1,075</u>	<u>472</u>
Change in net assets	<u>845,079</u>	<u>463,345</u>
Net assets, beginning of year, before restatement	10,690,781	10,237,130
Restatement of beginning net assets	<u>-</u>	<u>(9,694)</u>
Net assets, beginning of year, as restated	<u>10,690,781</u>	<u>10,227,436</u>
Net assets, end of year	<u>\$ 11,535,860</u>	<u>10,690,781</u>

See accompanying notes to financial statements.

CITY OF INDIANOLA, IOWA
MUNICIPAL WATER UTILITY
Statement of Cash Flows
Year Ended June 30, 2012 and 2011

	<u>2012</u>	<u>2011</u>
Cash flows from operating activities		
Cash received from customers	\$ 2,306,628	2,021,556
Cash paid to suppliers	(553,076)	(556,067)
Cash paid to employees	(518,897)	(527,690)
Other nonoperating fees and revenues received	114,613	82,183
Net cash provided by operating activities	<u>1,349,268</u>	<u>1,019,982</u>
Cash flows from capital and related financing activities		
Purchases and construction of plant and equipment	(847,740)	(413,524)
Water main connection fees received	1,075	472
Principal paid to municipal electric utility	(165,289)	(159,612)
Interest paid to municipal electric utility	(105,527)	(111,188)
Revenue refunding bonds issued	1,347,300	-
Revenue refunding bonds interest paid	(5,147)	-
Payment of refunding bonds issuance costs	(24,538)	-
Revenue refunding capital loan notes principal paid	(1,590,000)	(235,000)
Revenue refunding capital loan notes interest paid	(37,441)	(66,345)
General obligation bonds issued	572,700	-
General obligation bond principal paid	(90,000)	(85,000)
General obligation bond interest paid	(28,100)	(30,900)
Net cash used by capital and related financing activities	<u>(972,707)</u>	<u>(1,101,097)</u>
Cash flows from investing activities		
Interest income received	<u>43,399</u>	<u>49,721</u>
Net cash provided by investing activities	<u>43,399</u>	<u>49,721</u>
Net increase (decrease) in cash and investments	419,960	(31,394)
Cash and investments, beginning of year	<u>1,433,042</u>	<u>1,464,436</u>
Cash and investments, end of year	<u>\$ 1,853,002</u>	<u>1,433,042</u>

CITY OF INDIANOLA, IOWA
MUNICIPAL WATER UTILITY
Statement of Cash Flows - Continued
Year Ended June 30, 2012 and 2011

	<u>2012</u>	<u>2011</u>
Reconciliation of income from operations to net cash provided by operating activities		
Income from operations	\$ 768,178	516,738
Adjustments		
Other nonoperating fees and revenues	114,613	82,183
Depreciation	527,650	532,297
(Increase) decrease in accounts receivable	(89,324)	(46,278)
Increase in inventory	(1,581)	(1,134)
Increase (decrease) in accounts, wages and benefits, and sales tax payable	<u>29,732</u>	<u>(63,824)</u>
Net cash provided by operating activities	<u>\$ 1,349,268</u>	<u>1,019,982</u>
Noncash capital and related financing and investing activities:		
Developer contributions of utility plant and equipment	\$ 117,250	21,700

See accompanying notes to financial statements.

CITY OF INDIANOLA, IOWA
MUNICIPAL WATER UTILITY
Notes to Financial Statements
June 30, 2012 and 2011

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Presentation - The accompanying financial statements present only the financial position, changes in financial position and cash flows of the Municipal Water Utility of the City of Indianola, Iowa and are not intended to present the financial position of Indianola Municipal Utilities or the City of Indianola, Iowa, and the changes in its financial position and cash flows of its proprietary fund types.

Accounting method - The accounting records of the Municipal Water Utility are maintained on a cash basis. The accompanying financial statements have been prepared, after giving effect to all material adjustments including amounts due from utility customers and due to suppliers of goods and services, to reflect the account balances and results of operations on the accrual basis.

The Municipal Water Utility reports its financial activity in accordance with applicable Governmental Accounting Standards Board (GASB) pronouncements as well as applicable Financial Accounting Standards Board (FASB) pronouncements unless those pronouncements conflict with or contradict GASB pronouncements.

Inventories - Inventories consist principally of maintenance materials and supplies and are stated at the lower of cost (first-in, first-out basis) or market.

Depreciation - Depreciation expense is computed using the straight-line method and estimated useful lives as follows:

Buildings and plant	40 years
Machinery and equipment	15 years
Wells and towers	30-50 years
Mains and hydrants	50 years
Meters	20 years
Vehicles	10 years

Cash and Investments and Interest Income - Cash balances available from each of the funds of the City of Indianola, Iowa are pooled for investment and cash management purposes. Investments purchased by the pool are stated at cost or amortized cost. Interest earned on pooled investments is allocated monthly on the basis of the funds' ending cash and investment balances. Because the cash of the Municipal Water Utility is deposited with or withdrawn from the cash and investment pool without restriction its allocated share of the pool has been treated as a cash equivalent in the accompanying statement of cash flows.

CITY OF INDIANOLA, IOWA
MUNICIPAL WATER UTILITY
Notes to Financial Statements - Continued
June 30, 2012 and 2011

2. REVENUE REFUNDING CAPITAL LOAN NOTES

In August 2004 the Utility issued \$2,485,000 of Water Revenue Refunding Capital Loan Notes for a crossover refunding of a portion of the revenue bonds issued December 1996. On December 29, 2011 the remaining principal and interest on the outstanding August 2004 refunding capital loan notes were paid. For the current year, principal and interest paid was \$1,627,441.

In December 2011 the Utility issued \$1,350,000 of Water Revenue Refunding Bonds, with interest rates ranging from .5% to 1.3%, for a current refunding of a portion of the refunding capital loan notes issued August 2004. The Utility refunded the capital loan notes to reduce its total debt service payments by approximately \$91,800 and to obtain an economic gain (difference between the present value of the debt service payments on the old and new debt) of approximately \$88,400.

The Utility has pledged future water customer receipts, net of specified operating disbursements, to repay \$1,350,000 of Water Revenue Refunding Bonds issued in December 2011. Proceeds from the notes provided financing for the current refunding of a portion of the refunding capital loan notes issued August 2004. The notes are payable solely from water customer net receipts and are payable through 2017. Annual principal and interest payments on the notes are expected to require less than 40% of net receipts. The total principal and interest remaining to be paid on the notes is \$1,386,055. For the current year, principal and interest paid and total customer net receipts were \$5,147 and \$768,182, respectively.

The resolution providing for the issuance of the revenue bonds include the following provisions:

- a. The bonds will only be redeemed from the future earnings of the enterprise activity and the bond holders hold a lien on the future earnings of the funds.
- b. Sufficient monthly transfers shall be made to a separate water revenue sinking account within the Enterprise Fund for the purpose of making the note principal and interest payments when due.
- c. Additional monthly transfers of 25% of the amount required to be deposited in the water revenue sinking account shall be made to a separate water revenue debt service reserve account until specific minimum balances have been accumulated in the accounts. Use of funds is restricted to funding any deficit in the sinking account.
- d. All funds remaining after payment of all maintenance and operating expenses and the transfers to the restricted accounts noted above can be used to retire any subordinate obligations, to pay for extraordinary repairs or replacements to the water system, or to pay or redeem any bonds, and then can be used for any lawful purpose.

CITY OF INDIANOLA, IOWA
MUNICIPAL WATER UTILITY
Notes to Financial Statements - Continued
June 30, 2012 and 2011

2. REVENUE REFUNDING CAPITAL LOAN NOTES - Continued

The revenue bonds mature in annual installments of \$265,000 to \$275,000 through December 2016 and bear interest at rates of 0.50% to 1.30% payable semiannually. Debt service requirements were as follows as of June 30, 2012:

Year ending June 30,	Principal	Interest	Total
2013	\$ 265,000	11,528	276,528
2014	270,000	9,920	279,920
2015	270,000	7,760	277,760
2016	270,000	5,060	275,060
2017	275,000	1,788	276,788
	<u>\$ 1,350,000</u>	<u>36,055</u>	<u>1,386,055</u>

3. GENERAL OBLIGATION BONDS PAYABLE

In January 2011 the City issued \$3,915,000 of General Obligation Refunding Bonds for a crossover refunding of a portion of the General Obligation Bonds dated October 2003. Although the bonds are a general obligation of the City and the City has authority to levy property taxes to pay the bonds and related interest, as payments come due, it is the intention of the City Council that the payments of \$735,000 of bond principal and related interest be financed by the operations of the Municipal Water Utility. Accordingly, that portion of the bonds are reported as a liability and the interest payments are reported as an expense of the Utility in these financial statements. Municipal Water Utility principal payments are due on the notes in the amounts of \$100,000 to \$115,000 from June 1, 2012 through June 1, 2018. Interest on the notes at rates of 1.0% to 2.0% per annum is due semiannually beginning December 1, 2011.

In May 2012 the City issued \$3,875,000 of General Obligation Bonds, a portion of which was used to finance water main improvements. Although the bonds are a general obligation of the City and the City has authority to levy property taxes to pay the bonds and related interest, as payments come due, it is the intention of the City Council that the payments of \$572,700 of bond principal and related interest be financed by the operations of the Municipal Water Utility. Accordingly, that portion of the bonds are reported as a liability and the interest payments are reported as an expense of the Utilities in these financial statements. Municipal Water Utility principal payments are due on the notes in the amounts of \$11,000 to \$52,500 from June 1, 2013 through June 1, 2025. Interest on the notes at rates of .5% to 2.4% per annum is due semiannually beginning December 1, 2012.

CITY OF INDIANOLA, IOWA
MUNICIPAL WATER UTILITY
Notes to Financial Statements - Continued
June 30, 2012 and 2011

3. GENERAL OBLIGATION BONDS PAYABLE - Continued

The Municipal Water Utility portion of general obligation bond debt service requirements are as follows as of June 30, 2012:

Year ending June 30,	Principal	Interest	Total
2013	\$ 126,000	20,225	146,225
2014	154,400	19,075	173,475
2015	155,000	17,500	172,500
2016	155,000	14,900	169,900
2017	145,800	12,300	158,100
2018-2022	341,000	32,000	373,000
2023-2025	140,500	6,200	146,700
	<u>\$ 1,217,700</u>	<u>122,200</u>	<u>1,339,900</u>

4. LOAN PAYABLE TO MUNICIPAL ELECTRIC UTILITY

The Board of Trustees have approved the following loans from the Municipal Electric Utility: in September 1992 for the amount of \$500,000; in January 1994 for the amount of \$1,000,000; in September 1994 for the amount of \$1,000,000; in December 1995 for the amount of \$500,000; in July 1996 for the amount of \$2,000,000; in December 1997 for the amount of \$500,000; and in June 1999 for the amount of \$200,000. In August 1999 the Trustees elected to defer interest payments for one year and continue to make regular principal payments on the loans. In August 2000 the Trustees restructured all of the loans and the deferred interest into one loan of \$4,826,779 payable in monthly installments of \$33,300, including interest at 5% per annum. In May 2003 the Trustees restructured the loan to be payable in monthly installments of \$31,100, including interest at 4% per annum, through February 2019. In November 2003 the Trustees restructured the loan again to be payable in monthly installments of \$22,568, including interest at 2.5% per annum, through October 2023. In July 2005 the Trustees restructured the loan again to be payable in monthly installments of \$22,568, including interest at 3.5% per annum, through February 2026.

CITY OF INDIANOLA, IOWA
MUNICIPAL WATER UTILITY
Notes to Financial Statements - Continued
June 30, 2012 and 2011

4. LOAN PAYABLE TO MUNICIPAL ELECTRIC UTILITY - Continued

Aggregate maturities of the loans payable to reflect the restructured loan as of June 30, 2012 were as follows:

Year ending June 30,		
2013	\$	171,168
2014		177,256
2015		183,560
2016		190,089
2017		196,850
2018-2022		1,094,384
2023-2026		911,739
	\$	<u>2,925,046</u>

5. COMPENSATED ABSENCES

Municipal Water Utility employees accumulate vacation hours, compensating time off and sick leave for subsequent use. Unused vacation hours and compensating time off are payable upon termination, retirement or death. These amounts are included in wages and benefits payable as of June 30, 2012 and 2011. Accumulated sick leave benefits as of June 30, 2012 of \$71,889 (2011 - \$68,102) are payable only when used and have not been accrued.

6. PENSION AND RETIREMENT BENEFITS

The Municipal Water Utility contributes to the Iowa Public Employees Retirement system (IPERS) which is a cost-sharing multiple-employer defined benefit pension plan administered by the State of Iowa. IPERS provides retirement and death benefits which are established by state statute to plan members and beneficiaries. IPERS issues a publicly available financial report that includes financial statements and required supplementary information. The report may be obtained by writing to IPERS, P.O. Box 9117, Des Moines, Iowa 50306-9117.

Most regular plan members are required to contribute 5.38% of their annual covered salary and the Municipal Water Utility is required to contribute 8.07% of annual covered salary. Contribution requirements are established by state statute. The Municipal Water Utility contribution to IPERS for the year ended June 30, 2012 was \$29,937 (2011 - \$22,499), equal to the required contribution for the year.

CITY OF INDIANOLA, IOWA
MUNICIPAL WATER UTILITY
Notes to Financial Statements - Continued
June 30, 2012 and 2011

7. RISK MANAGEMENT

The City of Indianola is a member in the Iowa Communities Assurance Pool, as allowed by Chapter 670.7 of the Code of Iowa. The Iowa Communities Assurance Pool (Pool) is a local government risk-sharing pool whose 663 members include various governmental entities throughout the State of Iowa. The Pool was formed in August 1986 for the purpose of managing and funding third-party liability claims against its members. The Pool provides coverage and protection in the following categories: general liability, automobile liability, automobile physical damage, public officials liability, police professional liability, property, inland marine and boiler and machinery. There have been no reductions in insurance coverage from prior years.

Each member's annual casualty contributions to the Pool fund current operations and provide capital. Annual operating contributions are those amounts necessary to fund, on a cash basis, the Pool's general and administrative expenses, claims, claims expenses and reinsurance expenses due and payable in the current year, plus all or any portion of any deficiency in capital. Capital contributions are made during the first six years of membership and are maintained to equal 150 percent of the total current members' basic rates or to comply with the requirements of any applicable regulatory authority having jurisdiction over the Pool.

The Pool also provides property coverage. Members who elect such coverage make annual operating contributions which are necessary to fund, on a cash basis, the Pool's general and administrative expenses and reinsurance premiums, all of which are due and payable in the current year, plus all or any portion of any deficiency in capital. Any year-end operating surplus is transferred to capital. Deficiencies in operations are offset by transfers from capital and, if insufficient, by the subsequent year's member contributions.

The Municipal Water Utility's property and casualty contributions to the risk pool are recorded as disbursements from its operating funds at the time of payment to the risk pool. The Utility's annual contributions to the Pool for the year ended June 30, 2012 were \$24,396 (2011 - \$23,552).

The Pool uses reinsurance and excess risk-sharing agreements to reduce its exposure to large losses. The Pool retains general, automobile, police professional, and public officials' liability risks up to \$350,000 per claim. Claims exceeding \$350,000 are reinsured in an amount not to exceed \$2,650,000 per claim. For members requiring specific coverage from \$3,000,000 to \$12,000,000, such excess coverage is also reinsured. Property and automobile physical damage risks are retained by the Pool up to \$150,000 each occurrence, each location, with excess coverage reinsured by The Travelers Insurance Company.

CITY OF INDIANOLA, IOWA
MUNICIPAL WATER UTILITY
Notes to Financial Statements - Continued
June 30, 2012 and 2011

7. RISK MANAGEMENT - Continued

The Pool's intergovernmental contract with its members provides that in the event a casualty claim or series of claims exceeds the amount of risk-sharing protection provided by the member's risk-sharing certificate, or in the event that a series of casualty claims exhausts total members' equity plus any reinsurance and any excess risk-sharing recoveries, then payment of such claims shall be the obligation of the respective individual member. The Utility does not report a liability for losses in excess of reinsurance or excess risk-sharing recoveries unless it is deemed probable that such losses have occurred and the amount of such loss can be reasonably estimated. Accordingly, at June 30, 2012, no liability has been recorded in the Utility's financial statements. As of June 30, 2012, settled claims have not exceeded the risk pool or reinsurance company coverage since the pool's inception.

Members agree to continue membership in the Pool for a period of not less than one full year. After such period, a member who has given 60 days' prior written notice may withdraw from the Pool. Upon withdrawal, payments for all claims and claims expenses become the sole responsibility of the withdrawing member, regardless of whether a claim was incurred or reported prior to the member's withdrawal. Members withdrawing within the first six years of membership may receive a partial refund of their casualty capital contributions. If a member withdraws after the sixth year, the member is refunded 100 percent of its casualty capital contributions. However, the refund is reduced by an amount equal to the annual casualty operating contribution which the withdrawing member would have made for the one year period following withdrawal.

The City is a member of the Iowa Municipalities Workers' Compensation Association (the "Association"). The Association is governed by a board of directors elected by representatives of the governing bodies of each participating governmental jurisdiction. The City has executed a Worker's Compensation Coverage Agreement with the Association which extends through June 30, 2012 and has authorized the Association to issue general obligation bonds to provide funds with which to pay claims. During the year ended June 30, 2012, the Utility paid workers' compensation insurance premiums of \$9,314 (2011 - \$9,033) to the Association.

CITY OF INDIANOLA, IOWA
MUNICIPAL WATER UTILITY
Notes to Financial Statements - Continued
June 30, 2012 and 2011

8. COMMITMENTS

The Municipal Water Utility has entered into contracts for a water main improvement project totaling approximately \$14,500. The remaining commitment on these contracts at June 30, 2012 is \$3,625.

9. ACCOUNTING CHANGE/RESTATEMENT

Governmental Accounting Standards Board Statement No. 65 Items Previously Reported as Assets and Liabilities, was implemented during the year ended June 30, 2012. As a result, the June 30, 2010 net asset balance was reduced by \$9,694 to retrospectively adjust for debt issuance costs that had not previously been expensed.

CITY OF INDIANOLA, IOWA
MUNICIPAL WATER UTILITY
Schedule of Operations
Year Ended June 30, 2012 and 2011

	<u>2012</u>	<u>2011</u>
Operating revenues		
Sale of water		
Residential	\$ 1,832,099	1,592,525
Commercial	449,664	367,205
Other public authorities	60,164	43,465
Interdepartment sales	18,440	17,039
	<u>2,360,367</u>	<u>2,020,234</u>
Other		
Sale of water meters	24,670	37,260
Penalty charges	22,784	18,596
	<u>47,454</u>	<u>55,856</u>
Total operating revenue	<u>2,407,821</u>	<u>2,076,090</u>
Operating expenses		
Plant operation		
Salaries	360,873	303,121
Payroll tax	26,776	23,448
IPERS	27,847	21,228
Utilities	127,905	103,023
Chemicals and supplies	78,193	64,725
Other	16,439	20,395
	<u>638,033</u>	<u>535,940</u>
Plant maintenance		
Equipment maintenance and repairs	32,099	24,715
Plant and grounds maintenance and repairs	2,196	16,618
	<u>34,295</u>	<u>41,333</u>
Distribution maintenance		
Salaries	10,448	55,810
Payroll tax	913	3,832
IPERS	1,007	3,507
Maintenance and repairs	64,116	37,668
	<u>76,484</u>	<u>100,817</u>
Vehicle operations and maintenance		
Materials and supplies	13,441	11,862
Maintenance and repair	3,242	3,556
	<u>16,683</u>	<u>15,418</u>

CITY OF INDIANOLA, IOWA
MUNICIPAL WATER UTILITY
Schedule of Operations - Continued
Year Ended June 30, 2012 and 2011

	<u>2012</u>	<u>2011</u>
Operating expenses (continued)		
Meter reading		
Salaries	10,185	12,909
Payroll tax	788	997
IPERS	781	911
	<u>11,754</u>	<u>14,817</u>
Administrative and general		
Accounting and collections - transfer to IMU Administration	135,800	118,369
In lieu of property taxes - transfer to General Fund	63,900	54,100
Insurance	36,388	33,619
Group Insurance	85,502	101,346
Professional fees	566	2,325
Bad debts	11,869	8,256
Other	719	715
	<u>334,744</u>	<u>318,730</u>
Depreciation	<u>527,650</u>	<u>530,785</u>
Total operating expenses	<u>1,639,643</u>	<u>1,557,840</u>
Income from operations	<u>768,178</u>	<u>518,250</u>
Nonoperating revenues (expense)		
Interest on investments	41,279	50,341
Connection fees	63,245	17,500
Other	51,368	64,683
Refunding bonds issuance costs	(24,538)	-
Interest expense	(172,778)	(209,601)
	<u>(41,424)</u>	<u>(77,077)</u>
Net income	<u>\$ 726,754</u>	<u>441,173</u>

Information

Subject

Receive quarterly safety report - Mike Metcalf

Information

Mike Metcalf will present the quarterly safety report (see packet).

Attachments

Safety Report

QUARTERLY SAFETY REPORT

October 1, 2012 to December 31, 2012

Comm. Dev. Department:

Safety trainings held.	2
Safety training attendance.	0%
Unsafe working conditions reported.	0
Tailgate meetings held.	0
Accidents reported.	0
Accidents investigated.	0
Eligible for safety awards.	2
Safety awards given.	1
2012 Incident Rate	0.00

Near misses and/or accidents.

None

Supervisor comments

None

Days Since Last OSHA Recordable Accident – 7,669

QUARTERLY SAFETY REPORT

October 1, 2012 to December 31, 2012

Parks Department:

Safety trainings held.	2
Safety training attendance.	100%
Safety committee meetings held.	3
Safety committee attendance.	66%
Unsafe working conditions reported.	0
Tailgate meetings held.	0
Work zones setup.	0
Lockout/Tagouts performed.	0
Accidents reported.	0
Accidents investigated.	0
Eligible for safety awards.	3
Safety awards given.	3
2012 Incident Rate	0.00

Recreation Department:

Safety trainings held.	2
Safety training attendance.	100%
Unsafe working conditions reported.	0
Tailgate meetings held.	0
Lockout/Tagouts performed.	0
Confined spaces entered.	0
Accidents reported.	0
Accidents investigated.	0
Eligible for safety awards.	2
Safety awards given.	2
2012 Incident Rate	0.00

Near misses and/or accidents.

None

Supervisor comments

Employees are being verbally recognized for working safely.

Near misses and/or accidents.

None

Supervisor comments

None

Days Since Last OSHA Recordable
Accident – 614

Days Since Last OSHA Recordable
Accident - 2,773

QUARTERLY SAFETY REPORT

October 1, 2012 to December 31, 2012

Police Department:

Safety trainings held.	2
Safety training attendance.	95%
Safety committee meetings held.	3
Safety committee attendance.	66%
Unsafe working conditions reported.	0
Tailgate meetings held.	0
Accidents reported.	0
Accidents investigated.	0
Eligible for safety awards.	20
Safety awards given.	20
2012 Incident Rate	0.00

Fire Department:

Safety trainings held.	14
Safety committee meetings held.	3
Safety committee attendance.	33%
Unsafe working conditions reported.	0
Tailgate meetings held.	0
Accidents reported.	5
Accidents investigated.	5
Eligible for safety awards.	8
Safety awards given.	0
2012 Incident Rate	40.17

Near misses and/or accidents.

None

Supervisor comments

Employees are being verbally recognized for working safely by supervisors.

The department attempts to work safely each and every day.

Near misses and/or accidents.

Employee injured arm helping carry patient on a backboard.

Employee injured back getting in a vehicle that had wrecked.

Employee backed Squad 1 into an overhead door.

Supervisor comments

Employees are being verbally recognized for working safely.

Days Since Last OSHA Recordable
Accident – 1,037

Days Since Last OSHA Recordable
Accident - 22

QUARTERLY SAFETY REPORT

October 1, 2012 to December 31, 2012

Street Department:

Safety trainings held.	2
Safety training attendance.	100%
Safety committee meetings held.	3
Safety committee attendance.	66%
Unsafe working conditions reported.	0
Tailgate meetings held.	0
Work zones setup.	0
Lockout/Tagouts performed.	3
Confined spaces entered.	0
Excavations entered.	0
Accidents reported.	0
Accidents investigated.	0
Eligible for safety awards.	6
Safety awards given.	6
2012 Incident Rate	0.00

WPC Department:

Safety trainings held.	2
Safety training attendance.	86%
Safety committee meetings held.	3
Safety committee attendance.	66%
Unsafe working conditions reported.	0
Tailgate meetings held.	0
Work zones setup.	0
Lockout/Tagouts performed.	4
Confined spaces entered.	3
Excavations entered.	0
Accidents reported.	0
Accidents investigated.	0
Eligible for safety awards.	7
Safety awards given.	7
2012 Incident Rate	0.00

Near misses and/or accidents.

None

Supervisor comments

Employees are being verbally recognized for working safely.

Near misses and/or accidents.

None

Supervisor comments

Tailgate Meeting Topics:

- Winter Conditions – Ice- Cold Weather

Days Since Last OSHA Recordable
Accident – 1,525

Days Since Last OSHA Recordable
Accident - 1,221

Information

Subject

Consider nomination to Boards and Commissions

Information

Council needs to consider the Mayor's nomination of John Monroe to the Civil Service Commission, a term to begin immediately and expire on April 2, 2016. John will be filling the term of Fred Jones.

John was the Indianola High School Principal from 1997-2010 and received his Master of Arts: Secondary School Administration from Northeast Missouri State and 24 Post Graduate Hours from Iowa State University. He is a member of the National Association of Secondary School Principals School Administrators of Iowa and State and National Wrestling Coaches and Officials Associations, United Methodist Church and Warren County Extension Council. His interest and activities include: school activities, his children and grandchildren's activities, officiating wrestling, golfing, music and dancing.

Simple motion is in order.

Information

Subject

Not to Exceed \$750,000 Sewer Revenue Capital Loan Notes

Information

The City issued Sewer revenue bonds in 2009 in the amount of \$9,040,000 for Phases 1-3 of the Infiltration & Inflow (I&I) project. Approximately \$8.2 of those funds will be spent, however, the city has the opportunity to close this loan out early and take advantage of a 1.25% interest rate decrease for the remaining \$750,000. The council already approved an additional \$3.3 million for Phase 4 in November this remaining \$750,000 (amount remaining from the original loan) would be added to that loan in order to incur the lowest interest rate. The previous I&I loan through the state was financed at 3.25%. This loan of \$4.1 million will be financed at 2%. The savings is approximately \$268,000 due to the lower rate and shorter term (20 year vs 30 year).

Information

Subject

Public hearing on the authorization of a Loan and Disbursement Agreement and the issuance of Notes to evidence the obligation of the City thereunder

Information

The first order of business is to hold the hearing on the authorization to issue. No written comments have been received to date.

Attachments

Resolution

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the authorization of a Loan and Disbursement Agreement by and between the City and the Iowa Finance Authority, and the issuance to the Iowa Finance Authority of not to exceed \$750,000 Sewer Revenue Capital Loan Notes to evidence the obligations of the City under said Loan and Disbursement Agreement, in order to provide funds to pay costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Sewer System, including those costs associated with acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Sewer System, including the Sanitary Sewer Infiltration and Inflow correction project (Phase IV), and that notice of the proposed action by the City Council to institute proceedings for the authorization of the Loan and Disbursement Agreement and the issuance of the Notes had been published pursuant to the provisions of Sections 384.24A and 384.83, as amended.

The Mayor then asked the Clerk whether any written objections had been filed by any City resident or property owner to the proposal. The City Clerk advised the Mayor and the City Council that _____ written objections had been filed. The Mayor then called for oral objections to the proposal and _____ were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections
received or made, if any)

The City Council then considered the proposed action and the extent of objections thereto.

Whereupon, Council Member _____ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$750,000 SEWER REVENUE CAPITAL LOAN NOTES", and moved:

- ☐ that the Resolution be adopted.
- ☐ to ADJOURN and defer action on the Resolution and the proposal to institute proceedings to the meeting to be held at _____ o'clock _____.M. on the _____ day of _____, 2013, at this place.

Council Member _____ seconded the motion. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION INSTITUTING PROCEEDINGS TO TAKE
ADDITIONAL ACTION FOR THE AUTHORIZATION OF
A LOAN AND DISBURSEMENT AGREEMENT AND
THE ISSUANCE OF NOT TO EXCEED \$750,000 SEWER
REVENUE CAPITAL LOAN NOTES

WHEREAS, pursuant to notice published as required by law, this Council has held a public meeting and hearing upon the proposal to institute proceedings for the authorization of a Loan and Disbursement Agreement by and between the City and the Iowa Finance Authority, and the issuance to the Iowa Finance Authority of not to exceed \$750,000 Sewer Revenue Capital Loan Notes to evidence the obligations of the City under said Loan and Disbursement Agreement, for the purpose of paying costs of

acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Sewer System, including those costs associated with acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Sewer System, including the Sanitary Sewer Infiltration and Inflow correction project (Phase IV), and has considered the extent of objections received from residents or property owners as to said proposal and, accordingly 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, STATE OF IOWA:

Section 1. That this Council does hereby institute proceedings and takes additional action for the authorization of a Loan and Disbursement Agreement by and between the City and the Iowa Finance Authority, and the issuance to the Iowa Finance Authority in the manner required by law of not to exceed \$750,000 Sewer Revenue Capital Loan Notes for the foregoing purpose.

Section 2. That this Council does hereby consent to the terms and conditions of the SRF Loan Program, which terms and conditions and the disclosures provided with respect thereto are hereby acknowledged, accepted and approved.

Section 3. That the Clerk, with the assistance of the City Attorney and bond counsel, is hereby authorized and directed to proceed with the preparation of such documents and proceedings as shall be necessary to authorize the City's participation in the SRF Loan Program, to select a suitable date for final Council authorization of the required Loan and Disbursement Agreement and issuance of the Note to evidence the City's obligations thereunder, and to take such other actions as the Clerk shall deem necessary to permit the completion of a loan on a basis favorable to the City and acceptable to this Council.

Section 4. This Resolution shall serve as a declaration of official intent under Treasury Regulation 1.150-2 and shall be maintained on file as a public record of such intent. It is reasonably expected that the sewer fund moneys may be advanced from time to time for capital expenditures which are to be paid from the proceeds of the above loan agreement. The amounts so advanced shall be reimbursed from the proceeds of the Loan Agreement not later than eighteen months after the initial payment of the capital expenditures or eighteen months after the property is placed in service. Such advancements shall not exceed the loan amount authorized in this Resolution unless the same are for preliminary expenditures or unless another declaration of intention is adopted.

PASSED AND APPROVED this 25th day of March, 2013.

Mayor

ATTEST:

City Clerk

Information

Subject

Resolution instituting proceedings to take additional action

Information

The next item is to consider the resolution instituting proceedings. A copy is in your packet.

Roll call is in order.

Information

Subject

Second consideration of an ordinance adopting the 2009 International Building, Residential, Plumbing, Mechanical, Fuel Gas, Fire and 2011 Electrical Code

Information

Council needs to hold the second consideration to adopt the International Building Code. Community Development Director Chuck Burgin has been preparing an update to the city's building, plumbing, electrical, mechanical and fire. The codes are updated every three years. Highlights are as follows:

- 2006 to 2009 International Residential Code
- 2006 to 2009 International Building Code
- 2006 to 2009 International Fuel Gas Code
- 2006 to 2009 International Plumbing code
- 2006 to 2009 International Mechanical Code
- 2009 to 2009 International Fire Code
- 2008 to 2011 National Electric Code
- Local amendments to specific ICC & NEC codes applications

Simple motion for the second consideration is in order.

Attachments

[Code 156 Ordinance](#)

[Electric Ordinance](#)

[Plumbing Ordinance](#)

[Mechanical Ordinance](#)

[Fire Ordinance](#)

[Fuel Gas Ordinance](#)

ORDINANCE NO. _____

**AN ORDINANCE REPEALING CHAPTER 156, BUILDING CODE, AND ENACTING A NEW
CHAPTER 156, BUILDING CODE 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:

1. Chapter 156 of the Indianola Code of Ordinances is hereby repealed in its entirety, and a new Chapter 156 is hereby enacted in lieu thereof, as follows:

156.01 ADOPTION OF BUILDING CODE. The International Building Code 2009 Edition; and the International Residential Building Code 2009 Edition, published by the International Code Council, Inc., are adopted in full except for such portions as may be hereinafter deleted, modified or amended. An official copy of the International Building Code 2009 Edition, and the International Residential Building Code 2009 Edition, as adopted, and a certified copy of this chapter are on file in the office of the City Clerk.

156.02 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS. The International Building Code, 2009 Edition (hereinafter known as the IBC), and the International Residential Code, 2009 Edition (hereinafter known as the IRC), are amended as hereinafter set out in Sections 156.03 through 156.40.

156.03 REFERENCED CODES – DELETIONS. The following are deleted from the IBC and IRC and are of no force or effect in this chapter:

1. IBC - Sections 110.3.7 Energy Efficiency Inspections, Chapter 13 Energy Efficiency.
2. IRC - Sections R112 Board of Appeals, R323 Flood-Resistant Construction, R408.6 Flood Resistance.

156.04 REFERENCED CODES – AMENDMENTS, MODIFICATION, ADDITIONS AND DELETIONS. The remaining sections in this chapter represent amendments to the requirements contained in the IBC and IRC. In the event there are requirements that conflict with these codes the requirements of this chapter shall prevail.

156.05 101.1 & R101.1 – TITLE. Section 101.1, Title, of the IBC and R101.1, Title, of the IRC, are hereby deleted and there is enacted in lieu thereof the following section:

Section 101.1 Title. These regulations shall be known as the Building Code of the City of Indianola, hereinafter known as "this code."

Section R 101.1 Title. These provisions shall be known as the Residential Code for One- and Two -Family Dwellings of the City of Indianola, and shall be cited as such and will be referred to herein as "this code."

156.06 103.1 & R103.1 - CREATION OF ENFORCEMENT AGENCY. Section 103.1, Creation of enforcement agency, of the IBC and R103.1, Creation of enforcement agency, of the IRC, are hereby amended by adding the following paragraph to said section:

Section 103.1 and R103.1 Building and Zoning Official. The term Building Official is intended to also mean the Director of Community Development, his or her representatives or designees, who are herewith delegated the same powers, authorities, duties and responsibilities as designated for the Building Official.

156.07 103.3 & R103.3 - DEPUTIES. Section 103.3, Deputies, of the IBC and R103.3, Deputies, of the IRC, are hereby amended by adding the following paragraph to said section:

Section 103.3 and R103.3 Director of Community Development. There is also hereby established the position of Director of Community Development, who shall be designated by the City Manager, shall be responsible for the enforcement of the building code, the mechanical code, the plumbing code, the electrical code, and the zoning code of the city. The Director of Community Development shall have authority to file a complaint in any court of competent jurisdiction charging a person with the violation of this title.

156.08 105.2 & R105.2 - WORK EXEMPT FROM PERMIT. Section 105.2, Work exempt from permit, of the IBC and R105.2, Work exempt from permit, of the IRC are hereby amended by deleting the following items and adding a sentence to said sections as follows:

Section 105.2 and R105.2 Work Exempt From Permit

Section 105.2 Building- Item #1 Detached structures not exceeding 150 sq. ft.

Section 105.2 Building- Item #2 Any Fences

Section 105.2 Building- Item #9 Prefabricated swimming pools under 5000 gal.

Section R105.2 Building- Item #1 Detached structures not exceeding 150 sq. ft.

Section R105.2 Building- Item #2 Any Fences

Section R105.2 Building- Item #7 Prefabricated swimming pools under 5000 gal

Exemption from permit requirements of this chapter shall not preclude requirements for permitting of plumbing, electrical and mechanical installations, systems, and zoning requirement.

156.09 108.2 & R108.2 AMENDED – SCHEDULE OF PERMIT FEES.

Building Permit Fees

<i>Total Valuation</i>	<i>Fee</i>
<i>\$1.00 to \$500.00</i>	<i>\$25.00</i>
<i>\$501.00 to \$2,000.00.....</i>	<i>\$25.00 for the first \$500.00 plus \$1.50 for each additional \$100.00 or fraction thereof, to and including \$2,000.00</i>
<i>\$2,001.00 to \$25,000.00.....</i>	<i>\$43.00 for the first \$2,000.00 plus \$8.50 for each additional \$1,000.00 or fraction thereof, to and including \$25,000.00</i>
<i>\$25,001.00 to \$50,000.00.....</i>	<i>\$236.00 for the first \$25,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00</i>
<i>\$50,001.00 to \$100,000.00.....</i>	<i>\$391.00 for the first \$50,000.00 plus \$5.50 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00</i>
<i>\$100,001.00 to \$500,000.00.....</i>	<i>\$631.00 for the first \$100,000.00 plus \$4.50 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00</i>
<i>\$500,001.00 to \$1,000,000.00.....</i>	<i>\$2311.00 for the first \$500,000.00 plus \$3.50 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00</i>
<i>\$1,000,001.00 and up.....</i>	<i>\$3886.00 for the first \$1,000,000 plus \$2.50 for each additional \$1,000.00 or fraction thereof</i>

Other Inspections and Fees

- 1. Inspections outside of normal business hours (minimum charge, two hours)..... \$20.00 per hour**
- 2. Reinspection fees assessed under provisions of Section 305(g) \$20.00 per hour**
- 3. Inspections for which no fee is specifically indicated (minimum charge, one-half hour) \$20.00 per hour**
- 4. Additional plan review required by changes, additions or revisions to approved plans (minimum charge, one-half hour) \$20.00 per hour**

**Or the total hourly cost to the jurisdiction, whichever is greater. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.*

156.10 108.2.1 & R108.2.1 - PLAN REVIEW FEES. Section 108.2. 1, Plan Review Fees, of the IBC, and R108.2.1, Plan Review Fees, of the IRC are hereby established by adding the following section:

Section 108.2.1 and R108.2.1 Plan review fees. *Fees for all plan reviews shall be set forth by the Director of Community Development.*

156.11 109.3 & R109.3 - BUILDING PERMIT VALUATIONS. Section 109.3, Building permit valuations, of the IBC, and R109.3, Building permit valuations, of the IRC, are hereby amended by deleting said section and inserting in lieu thereof the following:

Section 109.3 and R109.3 Building Permit Valuations. *The determination of value or valuations under any of the provisions of this Code shall be made by the Building Official. The value to be used in computing the building permit and building plan review fees if required shall be the total value of all construction work for which the permit is issued as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire extinguishing systems and any other permanent equipment. Valuations shall be established using square foot values with regional modifiers for the use and construction type most closely resembling those published by the International Code Council. Where no category resembles the proposed construction, a reasonable value will be assigned by the Building Official. The latest published valuations established by the International Code Council are hereby adopted and shall be annually revised to incorporate newly published values. The Building Official shall correct the determination of value of any work for which a permit is issued if such valuation appears to be in error or misstated. If the permit or plan review fees are reduced as a result of such correction, a refund may be issued to the applicant. If such fees are increased, the applicant shall pay all additional fees. Failure to pay such additional fees may result in revocation of any permit issued, or work stoppage as otherwise provided in this code.*

156.12 R202 Definitions. The following is deleted from Section R202 of the IRC:

“Attic, Habitable”.

156.13 R301.2(I) - CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA TABLE. Table R301.2(I), Climatic and Geographic Design Criteria is hereby amended by modifying said table as follows:

Table R301.2(I), Climatic and Geographic Design Criteria

Table R301.2(1), Climatic and Geographic Design Criteria

Ground Snow Load	Wind Speed MPH	Seismic Design Category	Subject to Damage From:				Winter Design Temp	Ice Barrier Required	Flood Hazards	Air Freezing Index	Mean Annual Temp
			Weathering	Frost Line Depth	Termite	Decay			NFIP Adoption		
30 PSF	90	A	Severe	42"	Moderate- Heavy	Slight- Moderate	-5° F	Yes	3/2/2009	2000	48° F

156.14 R302.2A - TOWNHOUSES.

Each townhouse that does not have a sprinkler system shall be considered a separate building and shall be separated by fire-resistance-rated wall assemblies meeting the requirements of Section R302.1 for exterior walls.

Exception: A common 2-hour fire-resistance-rated wall assembly tested in accordance with ASTM E 119 or UL 263 is permitted for townhouses if such walls do not contain plumbing or mechanical equipment, ducts or vents in the cavity of the common wall. The wall shall be rated for fire exposure from both sides and shall extend to and be tight against exterior walls and underside of the roof sheathing. Electrical installations shall be installed in accordance with the Indianola Electrical Code. Penetrations of electrical outlet boxes shall be in accordance with Section R302.4.

156.15 R311.7.4.1 - RISERS. Section R311.7.4.1, Risers, of the IRC is hereby amended by deleting said section and inserting in lieu thereof the following:

Section R311.7.4.1 Risers. The maximum riser height shall be 7 3/4 inches. The riser height shall be measured vertically between leading edges of the adjacent treads. The greatest riser height within any flight of stairs shall not exceed the smallest by more than 3/8 inch, except at the top or bottom riser of an interior stair where this dimension may deviate by a maximum of 3/4 inch. In no case shall the risers exceed the maximum height of 7 3/4 inches.

156.16 R311.7.7.2 - CONTINUITY. Section R311.7.7.2, Continuity, of the IRC, is hereby amended by adding the following:

Section 311.7.7.2, Continuity, exception 3. Handrails within a dwelling unit or serving an individual dwelling unit shall be permitted to be interrupted at one location in a straight stair when the rail terminates into a wall or ledge and is offset and immediately continues.

156.17 R313.1 – TOWNHOUSE AUTOMATIC FIRE SPRINKLER SYSTEMS. Subsection R313.1, Townhouse automatic fire sprinkler system, of the IRC, is hereby amended by deleting said subsection and inserting the following in lieu thereof (Exception remains unchanged):

Subsection R313.1 Townhouse automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses containing more than 12 (twelve) dwelling units.

156.18 R313.2 – ONE AND TWO FAMILY AUTOMATIC FIRE SPRINKLER SYSTEMS.

Section R313.2, One and Two Family Automatic Fire Sprinkler Systems, of the IRC is hereby amended by adding the following:

Exception #2 – Dwelling units in which the gross square footage of the dwelling spaces, including all floor levels whether finished or unfinished (exclusive of attached garage area), does not exceed 8,000 square feet.

156.19 R315.2 – ALTERATIONS, REPAIRS AND ADDITIONS. Section R315.2 of the IRC, is hereby amended by adding the following:

When alterations, repairs or additions requiring a permit occur, or when one or more sleeping rooms are added or created in existing dwellings, the individual dwelling unit shall be equipped with carbon monoxide detectors as required for new dwellings.

Exceptions:

#1 Work involving the exterior surfaces of dwellings, such as the replacement of roofing or siding, or the addition or replacement of windows or doors, or the addition of a porch or deck, are exempt from the requirements of this section.

#2 Installation, alteration or repair of plumbing or mechanical systems are exempt from the requirements of this section.

156.20 R403.1.4.1 – (FROST PROTECTION) MINIMUM DEPTH. Section R403.1.4.1 of the IRC, is hereby amended by adding the following exception:

Section R403.1.4.1 (frost protection) Minimum Depth exception #1. *Detached garages 720 square feet or less in size and more than 10 feet from a dwelling or attached garage may be provided with a floating slab which shall include a thickened slab edge of a minimum 8 inches thick and tapered or squared from a width of 6 inches to 12 inches and have floors of Portland cement concrete not less than 4 inches thick. Garage areas shall have all sod and/or debris removed and shall be provided with a minimum 3" compacted aggregate backfill prior to installation of said floor. The 2nd method found in R403.1.4.1 Frost Protection and R403.3 Frost Protected Shallow foundations are hereby deleted.*

156.21 R405 – DRAINAGE SYSTEM. Section R405, Drainage System, of the IRC, is hereby amended by adding a new section as follows:

In other than Group I soils, a sump shall be provided to drain the porous layer and footings. The sump shall be at least 24 inches (610 mm) in diameter or 20 inches square (0.0129m²), shall extend at least 24 inches (610 mm) below the bottom of the basement floor and shall be capable of positive gravity or mechanical drainage to remove any accumulated water. The drainage system shall discharge into an approved storm sewer system or to daylight.

156.22 RESERVED.

156.23 RESERVED.

156.24 P3101.2.1 - VENTING REQUIRED. Section P3101.2.1, Venting Required, of the IRC is hereby amended by adding the following exception:

Section P3104.2.1 Venting Required exception. *A vent is not required on a three inch basement floor drain provided its drain branches into the building drain on the sewer side at a distance of five feet or more from the base of the stack and the branch line to such floor drain is not more than twelve feet in length.*

156.25 RESERVED.

156.26 903.2.8 - GROUP R. Section 903.2.8, Group R, of the IBC, is hereby amended by adding the following exception:

Section 903.2.8 Group R-1 and R-2 exception. *Sprinkling of group R-1 and R-2 residential buildings of not more than 12 (twelve) dwelling units, guest rooms or combination thereof with each unit being provided with a separate means of egress and of not more than 3 (three) stories above grade plane in height, including back-to-back configurations, is not required when said dwelling units and/or guest rooms are constructed in accordance with separation requirements of sections R317.2 and R317.3 of the IRC.*

156.27 1008.1 - DOORS. Section 1008. 1, Doors, of the IBC, is hereby amended by adding a new section as follows:

Section 1008.1.5.1 Frost Protection. *Exterior landings at doors shall be provided with frost protection.*

156.28 RESERVED.

156.29 RESERVED.

156.30 1029.3 – (EMERGENCY ESCAPE AND RESCUE) MAXIMUM HEIGHT FROM FLOOR. Section 1029.3, Maximum Height From Floor, of the IBC is hereby amended by adding the following exception:

Section 1029.3 Maximum Height From Floor. Within individual units of Group R-2 and R-3 occupancies where a window is provided as a means of escape and rescue opening from a basement it shall have a sill height of not more than 44 inches above the floor or landing. Where a landing is provided the landing shall be not less than 36 inches wide, not less than 18 inches out from the exterior wall, and not more than 24 inches in height. The landing shall be permanently affixed to the floor below and the wall under the openable area of the window it serves.

156.31 1029.5.3 - WINDOW WELLS. Section 1029.5.3, Window Wells, of the IBC is hereby amended by adding a new section as follows:

Section 1029.5.3 Window Well Drainage. All window wells shall be provided with approved drainage.

156.32 1203.3 - UNDER FLOOR VENTILATION. Section 1203.3 Under Floor Ventilation, of the IBC is hereby amended by deleting existing exception #6 and inserting in lieu thereof the following:

Section 1203.3.2 Floor Surface Crawl Space and Sub-basements exception #6. All crawl space or subbasement floors shall be entirely covered with a 6-mil vapor barrier (visqueen). Edges and minimum 12" (inch) overlapping seams (as applicable) of said vapor barrier shall be held in place with a minimum of 2" (inches) of clean aggregate or a concrete mixture of a minimum of 1500 - PSI strength capped with a minimum 1 1/2 inches of concrete.

156.33 1405.2 - MINIMUM THICKNESS OF WEATHER COVERINGS. Table 1405.2, Minimum Thickness of Weather Coverings, of the IBC is hereby amended by adding the following footnote:

Table 1405.2 Minimum Thickness of Weather Coverings footnote e. Vinyl siding shall be provided with a weather-resistant sheathing paper.

156.34 1405.14 - VINYL SIDING. Section 1405.14, Vinyl Siding, of the IBC is hereby amended by adding a new section as follows:

Section 1405.14.2 Water-Resistive Barrier Required. An approved water-resistive barrier shall be provided under all vinyl siding.

156.35 1608.2 - GROUND SNOW LOADS. Section 1608.2, Ground Snow Loads, of the IBC is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 1608.2 Ground Snow Load. The ground snow load to be used in determining the design snow load for roofs is hereby established at 30 pounds per square foot. Subsequent increases or decreases shall be allowed as otherwise provided in the building code, except that the minimum allowable flat roof snow load may be reduced to not less than 80 percent of the ground snow load.

156.36 1612 - FLOOD LOADS. Section 1612, Flood Loads, of the IBC is hereby amended by deleting said section and inserting in lieu thereof the following sections:

Section 1612.1 General Floodplain Construction Standards. The following standards are established for construction occurring within the one-hundred-year flood elevation:

A. All structures shall:

1. Be adequately anchored to prevent, collapse or lateral movement of the structure;
2. Be constructed with materials and utility equipment resistant to flood damage; and
3. Be constructed by methods and practices that minimize flood damage.

B. Residential buildings: All new or substantially improved residential structures shall have the lowest floor, including basement, elevated a minimum of one foot above the one-hundred-year flood level. Construction shall be upon compacted fill which shall, at all points, be no lower than one foot above the one-hundred-year flood level and extend at such elevation at least eighteen feet beyond the limits of any structure erected thereon. Alternate methods of elevating (such as piers) may be allowed, subject to favorable consideration by the Building Official where existing topography, street grades, or other factors preclude elevating by fill. In such cases, the methods used must be adequate to support the structure as well as withstand the various forces and hazards associated with flooding.

C. Nonresidential buildings: All new or substantially improved nonresidential buildings shall have the first floor (including basement) elevated a minimum of one foot above the one-hundred-year flood level, or together with attendant utility and sanitary systems, be floodproofed to such a level.

D. When floodproofing is utilized, a professional engineer registered in the State of Iowa shall certify that the floodproofing methods used are adequate to withstand the flood depths, pressures, velocities, impact and uplift forces and other factors associated with the one-hundred-year flood; that the structure, below the one-hundred-year flood level, is watertight with walls substantially impermeable to the passage of water. A record of the certification indicating the specific elevation (in relation to mean sea level) to which any structures are floodproofed shall be maintained by the Building Official.

E. Mobile homes shall be anchored to resist flotation, collapse, or lateral movement by providing over-the-top and frame ties to ground anchors. Specific requirements are that:

1. Over-the-top ties be provided at each of the four corners of the mobile home with two additional ties per side at intermediate locations for mobile homes 50 feet or more in length or one such tie for mobile homes less than 50 feet in length;
2. Frame ties be provided at each corner of the home with five additional ties per side at intermediate points for mobile homes 50 feet in length;

3. All components of the anchoring system be capable of carrying a force of four thousand eight hundred pounds; and

4. Any additions to the mobile home be similarly anchored.

F. Mobile homes shall be placed on lots or pads elevated by means of compacted fill so that the lowest floor of the mobile home will be a minimum of one foot above the one-hundred-year flood level. In addition, the tie-down specification of Section 156.36 subsection E must be met and adequate surface drainage and access for a hauler must be provided.

G. New mobile homes, expansions to existing mobile homes and mobile home lots where the repair, reconstruction or improvement of the streets, utilities, and pads equals or exceeds fifty percent before the repair, reconstruction or improvement has commenced shall provide:

1. Lots or pads that have been elevated by means of compacted fill so that the lowest floor of mobile homes will be a minimum of one-foot above the one-hundred-year flood level;

2. Ground anchors for mobile homes.

H. Storage of materials and equipment that are flammable, explosive or injurious to human, animal or plant life is prohibited unless elevated a minimum of one foot above the one-hundred year flood level. Other material and equipment must either be similarly elevated or:

1. Not be subject to major flood damage and be anchored to prevent movement due to flood waters; or

2. Be readily removable from the area within the time available after flood warning.

Section 1612.2 Special floodway standards. The following standards are established for construction occurring within a designated floodway.

A. Structures, buildings and sanitary and utility systems, if permitted, shall meet the applicable general floodplain standards and shall be constructed or aligned to present the minimum possible resistance to flood flows.

B. Buildings, if permitted, shall have a low flood damage potential and shall not be for human habitation.

156.37 1809.5 - FROST PROTECTION. Section 1809.5 is hereby amended by adding the following to said section and by also adding the following exception #2:

Exception #2. Detached garages, accessory to Group R-2 and R-3 occupancies, 750 square feet or less in size and more than 10 feet from a dwelling or attached garage may be provided with a floating slab which shall include a thickened slab edge of a minimum 8 inches thick and tapered or squared from a width of 6 inches to 12 inches and have

floors of Portland cement concrete not less than 4 inches thick. Garage areas shall have all sod and/or debris removed and shall be provided with a minimum 3" compacted aggregate backfill prior to installation of said floor.

156.38 RESERVED.

156.39 3401.3 - COMPLIANCE WITH OTHER CODES. Section 3401.3, Compliance With Other Codes, of the IBC is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 3401.3 Compliance With Other Codes. Alterations, repairs, additions and changes of occupancy to existing structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy in the International Fire Code, International Fuel Gas Code, International Plumbing Code, International Property Maintenance Code, International Mechanical Code, ICC Electrical Code and the International Residential Code.

156.40 APPENDIX C, GROUP U, AGRICULTURAL BUILDINGS.

The Indianola Building Code shall include the following appendix of the 2009 International Building Code:

Appendix C, Group U, Agricultural Buildings

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

3. 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 _____, 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

ORDINANCE NO. _____

**AN ORDINANCE REPEALING SECTION 157.02 AND ENACTING A NEW SECTION 157.02 OF
THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA**

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

1. Section 157.02 of the Indianola Code of Ordinances is hereby repealed in its entirety, and a new Section 157.02 is hereby enacted in lieu thereof, as follows:

157.02 ELECTRICAL CODE ADOPTED. The 2011 edition of the National Electrical Code, being the standard of the National Fire Protection Association of electric wiring and apparatus, as published by the National Board of Fire Underwriters, is hereby adopted in full except for such portions as may be deleted, modified or amended. An official copy of the National Electrical Code is on file in the office of the Building Official.

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

3. 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 _____, 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

00923336-1\13538-130

ORDINANCE NO. _____

AN ORDINANCE REPEALING SECTION 158.01 AND SECTION 158.02 AND ENACTING A NEW SECTION 158.01 AND SECTION 158.02 OF THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA

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

1. Section 158.01 of the Indianola Code of Ordinances is hereby repealed in its entirety, and a new Section 158.01 is hereby enacted in lieu thereof, as follows:

158.01 ADOPTION OF PLUMBING CODE. The International Plumbing Code 2009 Edition; published by the International Code Council, Inc., is adopted in full except for such portions as may be hereinafter deleted, modified or amended. An official copy of the International Plumbing Code 2009 Edition, as adopted, and a certified copy of this chapter are on file in the office of the City Clerk.

2. Section 158.02 of the Indianola Code of Ordinances is hereby repealed in its entirety, and a new Section 158.02 is hereby enacted in lieu thereof, as follows:

158.02 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS. The International Plumbing Code, 2009 Edition (hereinafter known as the IPC), is amended as hereinafter set out in Sections 158.03 through 158.21.

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 _____, 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

00923367-1\13538-130

ORDINANCE NO. _____

AN ORDINANCE REPEALING SECTION 159.01 AND SECTION 159.02 AND ENACTING A NEW SECTION 159.01 AND SECTION 159.02 OF THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA

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

1. Section 159.01 of the Indianola Code of Ordinances is hereby repealed in its entirety, and a new Section 159.01 is hereby enacted in lieu thereof, as follows:

159.01 ADOPTION OF MECHANICAL CODE. The International Mechanical Code 2009 Edition, published by the International Code Council Inc., is adopted in full except for such portions as may be hereinafter deleted, modified or amended. An official copy of the International Mechanical Code 2009 Edition, as adopted, and a certified copy of this chapter are on file in the office of the City Clerk.

2. Section 159.02 of the Indianola Code of Ordinances is hereby repealed in its entirety, and a new Section 159.02 is hereby enacted in lieu thereof, as follows:

159.02 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS. The International Mechanical Code, 2009 Edition (hereinafter known as the IMC), is amended as hereinafter set out in Sections 159.03 through 159.14.

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 _____, 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

00923378-1\13538-130

ORDINANCE NO. _____

AN ORDINANCE REPEALING SECTION 160.02, SECTION 160.03, 160.06 AND ENACTING NEW SECTIONS 160.02, 160.03 and 160.06; AMENDING SECTION 160.05; AND ADDING A NEW SECTION 160.14 OF THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA

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

1. Section 160.02 of the Indianola Code of Ordinances is hereby repealed in its entirety, and a new Section 160.02 is hereby enacted in lieu thereof, as follows:

160.02 FIRE PREVENTION CODE ADOPTED. Pursuant to published notice and public hearing as provided by law, there is hereby adopted the 2009 issue of the International Fire Code as published by the International Code Council, and from the effective date of its adopting ordinance the provisions thereof shall be controlling within the limits of the City. An official copy of the fire prevention code adopted and certified copy of its adopting ordinance are on file in the office of the Clerk. The Fire Prevention Code shall include the following appendices of the 2009 International Fire Code:

Appendix B – Fire Flow Requirements for Buildings

Appendix C – Fire Hydrant Location and Distribution

Appendix D – Fire Apparatus Access Road

2. Section 160.03 of the Indianola Code of Ordinances is hereby repealed in its entirety, and a new Section 160.03 is hereby enacted in lieu thereof, as follows:

160.03 AMENDMENTS, MODIFICATIONS AND DELETIONS. The following amendments, modifications and deletions to the International Fire Code, 2009 edition, are hereby made:

1. Section 105 of the 2009 International Fire Code requires that a permit be obtained to engage in many activities, operations, practices or functions. The only permits that are required by this Code of Ordinances are listed below:

A. *105.6.30 Operational Permit for Open Burning.*

B. *105.6.36 Operational Permit for Pyrotechnic Special Effects.*

C. *105.7.5 Construction Permit for Fire Alarm & Detection System and Related Equipment.*

D. *105.7.6 Construction Permit for Fire Pump and Related Equipment.*

E. *105.7.7 Construction Permit for Flammable and Combustible Liquids.*

Permits for the other activities, operations, practices or functions listed in the 2009 International Fire Code are not required.

3. Section 160.06 of the Indianola Code of Ordinances is hereby repealed in its entirety, and a new Section 160.06 is hereby enacted in lieu thereof, as follows:

160.06 PERMITS. Whenever under the terms of the Fire Prevention Code (as amended by Section 160.03 of this chapter) a permit is required, the same shall be issued by the Chief of the Fire Department or a designated assistant. Application for the permit shall be made to the office of the Clerk on such forms as the Clerk and the Chief of the Fire Department may determine necessary and on payment of a permit fee of thirty-five dollars (\$35.00), except for permits for the installation of flammable liquid and/or flammable gas tanks, for which the charge is fifty dollars (\$50.00). The permits, except for installation permits, shall extend for one year, at which time they shall be renewed.

4. Section 160.05 of the Indianola Code of Ordinances is hereby amended so that the final unnumbered paragraph reads as follows:

This section is in addition to Section 307 of the 2009 International Fire Code.

5. New Section 160.14 of the Code of Ordinances is hereby adopted:

160.14 EXCEPTIONS FOR AUTOMATIC SPRINKLER SYSTEM. Section 903.2.8 Group R is hereby amended by adding the following to said section:

Exceptions for the automatic sprinkler system requirements for Group R occupancies (townhomes and one-two family dwellings) shall be as defined in the building code under sections 156.16 and 156.17.

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

7. 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 _____, 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

00923400-1\13538-130

ORDINANCE NO. _____

AN ORDINANCE REPEALING SECTIONS 162.01, 162.02, 162.03, 162.08, 162.09, 162.10 AND 162.11 AND ENACTING NEW SECTIONS 162.01, 162.02, 162.03, 162.08, 162.09, 162.10 AND 162.11 OF THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA

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

1. Section 162.01 of the Indianola Code of Ordinances is hereby repealed in its entirety, and a new Section 162.01 is hereby enacted in lieu thereof, as follows:

162.01 ADOPTION OF FUEL GAS CODE. The International Fuel Gas Code 2009 Edition, published by the International Code Council, Inc., is adopted in full except for such portions as may be hereinafter deleted, modified or amended. An official copy of the International Fuel Gas Code 2009 Edition, as adopted, and a certified copy of this chapter are on file in the office of the City Clerk.

2. Section 162.02 of the Indianola Code of Ordinances is hereby repealed in its entirety, and a new Section 162.02 is hereby enacted in lieu thereof, as follows:

162.02 AMENDMENTS, MODIFICATIONS, ADDITIONS AND DELETIONS. The International Fuel Gas Code, 2009 Edition (hereinafter known as the IFGC), is amended as hereinafter set out in Sections 162.03 through 162.14.

3. Section 162.03 of the Indianola Code of Ordinances is hereby repealed in its entirety, and a new Section 162.03 is hereby enacted in lieu thereof, as follows:

162.03 DELETIONS. The following are deleted from the IFGC and are of no force or effect in this chapter:

1. Section 106.5.4 Extensions.
2. Section 106.5.6 Retention of construction documents.
3. Section 109 Means of Appeal.

4. Section 162.08 of the Indianola Code of Ordinances is hereby repealed in its entirety,

and a new Section 162.08 is hereby enacted in lieu thereof, as follows:

162.08 106.6 – FEES. Section 106.6, Fees, of the IFGC is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 106.6 Fees. Permit fees are included in the plumbing or mechanical permit. These permits shall not be issued until the fees prescribed by law have been paid. Nor shall an amendment to a permit be released until the additional fee, if any, has been paid.

5. Section 162.09 of the Indianola Code of Ordinances is hereby repealed in its entirety, and a new Section 162.09 is hereby enacted in lieu thereof, as follows:

162.09 106.6.1 – WORK COMMENCING BEFORE PERMIT ISSUANCE. Section 106.6.1, Work commencing before permit issuance, of the IFGC is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 106.6.1 Work commencing before permit issuance. Any person who commences any work on a fuel gas system before obtaining the necessary permits shall be subject to a fee established by the Building Official that shall be in addition to the required permit fees. The additional amount shall not exceed 100% of the permit fee.

6. Section 162.10 of the Indianola Code of Ordinances is hereby repealed in its entirety, and a new Section 162.10 is hereby enacted in lieu thereof, as follows:

162.10 106.6.2 – SCHEDULE OF PERMIT FEES. Section 106.6.2, Fee schedule, of the IFGC is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 106.6.2 Fee schedule. Plumbing or mechanical permits shall not be issued until the fees, as set forth, have been paid to the City. An amended or a supplemental permit for additional construction shall not be issued until the permit fee(s) for the additional work has been paid.

7. Section 162.11 of the Indianola Code of Ordinances is hereby repealed in its entirety, and a new Section 162.11 is hereby enacted in lieu thereof, as follows:

162.11 106.6.3 – FEE REFUNDS. Section 106.6.3, Fee refunds, of the IFGC is hereby amended by deleting said section and inserting in lieu thereof the following:

Section 106.6.3 Fee refunds. The Building Official is authorized to establish a refund policy.

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

9. 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: _____

ATTEST: _____
Kenan Bresnan, Mayor

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
Dangerous and Dilapidated Program

Information

Information

Subject

Receive and consider \$200,000 offer for 302 and 308 S. Jefferson

Information

On August 16, 2010 council approved purchasing 302 & 308 S. Jefferson through the Dangerous and Dilapidated (D&D) program for \$236,000. Another \$17,995 was spent to remove the buildings making our total investment \$253,995.

J&B Properties LLC offered - Community 1st Credit Union (packet) the city \$200,000 for 302 & 308 S. Jefferson. They intend to build a finance office building valued at about \$700,000.

The purchase price and anticipated 10-year tax revenue easily meets the city's requirement for selling this property.

Staff recommends accepting the offer. A portion of the area (approximately 6,400 sq. ft.) was originally purchased with the highway widening project in 2007, and was funded with a IDOT grant.

Simple motion receiving the offer is in order.

Information

Subject

Consider setting May 6, 2013 as a public hearing for sale of property

Information

If council agrees, the next action is to consider the resolution (packet) setting May 6, 2013 as the public hearing to accept the proposal of J&B Properties, LLC and to consider any other proposal from persons interested in bidding on the property or any public comment on the sale. Any additional proposal for the property must be made by those interested within thirty days of the date the notice is published and will be considered by Council at the May 6 hearing prior to accepting the proposal of J&B Properties LLC. Amy Beattie, City Attorney, will prepare the necessary paperwork.

Roll call is in order.

FYI – When the city sells the property, it must hold a public hearing prior to the sale to allow public comment.

Council criteria for D&D sales requires a 10-year return (assumes sale price is below purchase and demo cost) based on tax revenue and sale price. The \$200,000 offer is well within the criteria.

Attachments

Letter

Resolution

Public Notice



City of Indianola,

It is with great excitement that I write you to share our intentions to build and open a Community 1st Credit Union branch in Indianola. We currently have a membership base in Indianola and Warren County and are excited to open a new branch with what we believe is a member focused financial service partnership to the citizens of Indianola and surrounding communities. Myself, our staff, and Board have been extremely impressed on our visits to the community and believe we can bring value through not only our products, but also through our dedication to the communities we are in which now will include the wonderful community of Indianola.

Community 1st Credit Union operates 15 locations in 13 communities throughout South central and Southeast Iowa. We currently employ 168 dedicated employees and have assets of \$425 million. We anticipate hiring 5 to 7 new employees in Indianola including a Branch Manager, Lender, and Tellers. We anticipate opening the new location late 2013 or first quarter of 2014.

I look forward to meeting more members of the Indianola community very soon.

Sincerely,

A handwritten signature in cursive script that reads 'Philip Van Mersbergen'.

Philip Van Mersbergen
President/CEO
Community 1st Credit Union

RESOLUTION NO. 2013-_____

**A RESOLUTION AUTHORIZING THE PUBLICATION OF NOTICE OF
THE SETTING OF A HEARING ON A PROPOSAL TO SELL REAL
PROPERTY OWNED BY THE CITY OF INDIANOLA, IOWA**

MOVED by _____, SECONDED by _____
that the following resolution be adopted:

WHEREAS, the City of Indianola, Iowa, owns property with the following legal descriptions:

Part of Lot 2 and the North 15 feet of Lot 3, Block 3, Haworth's Addition to the Town of Indianola, Iowa, EXCEPT; commencing at the southeast corner of said Lot 2; thence along the east line of said Lot 2 on an assigned bearing of North 02 degrees, 00 minutes 39 seconds West, a distance of 38.11 feet to the actual point of beginning; thence South 88 degrees 38 minutes 20 seconds West parallel to the southerly right-of-way of Iowa Primary Road Number 92 a distance of 39.72 feet; thence along a tangential curve, concave to the south, having a radius of 348.00 feet and a central angle of 9 degrees 00 minutes 00 seconds a distance of 54.66 feet; thence along a compound curve, concave to the southeast, having a radius of 48.00 feet and a central angle of 68 degrees 41 minutes 03 seconds a distance of 57.54 feet; thence along a compound curve concave to the east, having a radius of 92.48 feet and a central angle of 7 degrees 10 minutes 28 seconds a distance of 11.58 feet to the south line of the North 15 feet of said Lot 3; thence South 88 degrees 43 Minutes 23 seconds West along the south line of the North 15 feet of said Lot 3 a distance of 8.63 feet to the easterly right-of-way of Iowa Primary Road US 65 and US 69; thence North 02 degrees 02 minutes 43 seconds West a distance of 54.89 feet to the right-of-way of Iowa Primary Highway Number US 65 and US 69 and Iowa Primary Road Number 92; thence North 40 degrees 14 minutes 51 seconds East along said right-of-way a distance of 6.70 feet to the southerly right-of-way of Iowa Primary Road Number 92; thence North 88 degrees 38 minutes 20 seconds East along said southerly right-of-way of Iowa Primary Road Number 92 a distance of 140.34 feet to the east line of said Lot 2; thence South 02 degrees 00 minutes 39 seconds East a distance of 7.00 feet to the point of beginning and there terminating, as described as Parcel A of the non-recorded Surveyor's Plat performed by Stanley Consultants, dated March 6, 2007, attached hereto as Exhibit A, and containing approximately 6,437 square feet or 0.1478 acres.

The South 35 feet of Lot 3 and all of Lot 6 Block 3, Haworth's Addition to Indianola, Iowa EXCEPT that part condemned by the State of Iowa in the Condemnation recorded in Book 163, Pages 454-489; Parcel No. 48300030030

The West ½ of the 12 foot alley in Block 3 of Haworth's Addition to Indianola, Warrant County, Iowa, referring specifically to that portion of the alley lying between Lots 6 and 7 in said Block 3; Parcel No. 48300030061

Lot 7, Block 3 in Haworth's Addition to Indianola, Warrant County, Iowa, AND EXCEPT that part of the above described descriptions deeded to the City of Indianola, Iowa, as shown in Warranty Deed recorded in Book 2005, Page 14211; Parcel No. 48300030070; Locally known as 302 S. Jefferson Way, Indianola, Iowa 50125

Lot 10, Block 3 in Haworth's Addition to Indianola, Warren County, Iowa, EXCEPT that part deeded to the City of Indianola, Iowa, as shown in Warranty Deed recorded in Book 2005, Page 14211; Parcel No. 48300030100; Locally known as 308 S Jefferson Way, Indianola, Iowa 50125

WHEREAS, the City of Indianola, Iowa, has received a proposal from J & B Properties, LLC, in the form attached hereto as Exhibit B; and

WHEREAS, a public hearing is required before the Council approves said sale.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Indianola, Iowa, that a public hearing on the proposed sale of property to J & B Properties is hereby set for the 6th day of May 2013, at 6:00 o'clock p.m.;

NOW, THEREFORE, BE IT FURTHER RESOLVED that Notice of said hearing shall be published as required by law.

APPROVED this 25th day of March, 2013.

Kenan Bresnan, Mayor

ATTEST:

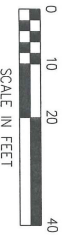
Diana Bowlin, City Clerk

Exhibit A

CADD B1-R3

© STANLEY CONSULTANTS

AFTER RECORDING, RETURN TO: STANLEY CONSULTANTS, INC. 100 COURT AVENUE, SUITE 300, DES MOINES, IOWA 50309 515-246-8585



- SCALE: ONE INCH = TWENTY FEET
- INDICATES EXISTING SURVEY MONUMENTS
- SURVEY POINT
- SET 1/2" x 30" REBAR WITH RED CAP #17162

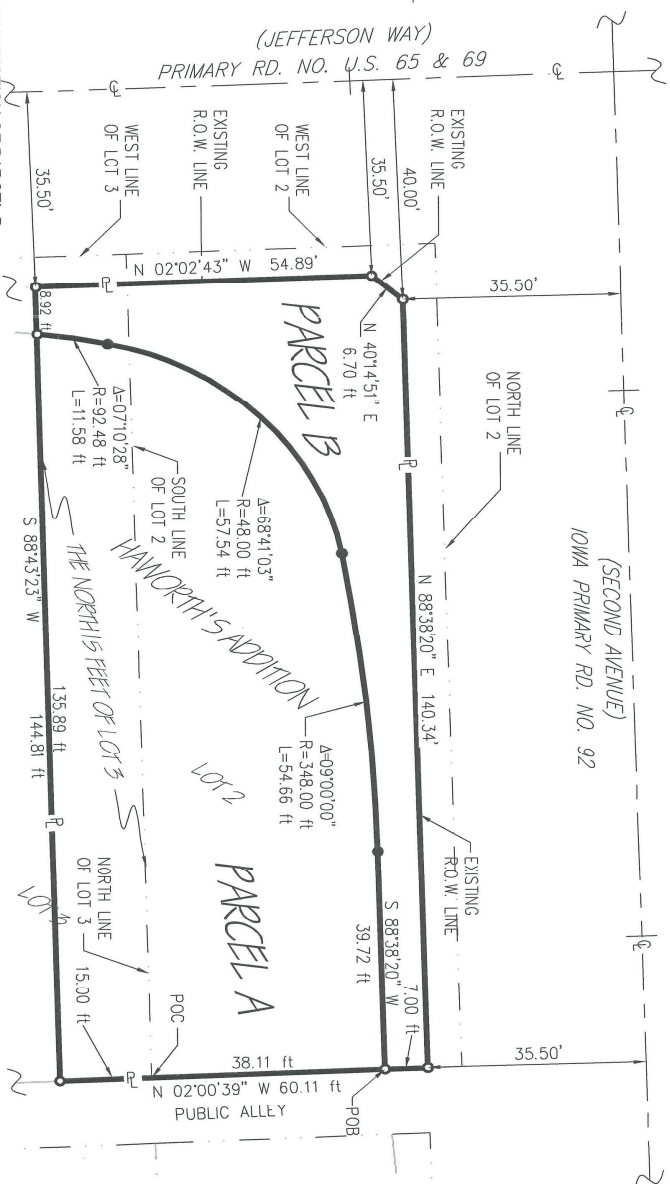


DESCRIPTION OF PARCEL A

Part of Lot 2 and the North 15 feet of Lot 3, Block 3, Haworth's Addition to the Town of Indianola, Iowa, EXCEPT, commencing at the southeast corner of said Lot 2; thence along the east line of said Lot 2 on an assigned bearing of North 02 degrees, 00 minutes 39 seconds West, a distance of 38.11 feet to the actual point of beginning; thence South 88 degrees 18 minutes 20 seconds West parallel to the southerly right-of-way of Iowa Primary Road Number 92 a distance of 39.72 feet; thence along a tangential curve, concave to the south, having a radius of 348.00 feet and a central angle of 9 degrees 00 minutes 00 seconds a distance of 54.66 feet; thence along a compound curve, concave to the southeast, having a radius of 48.00 feet and a central angle of 68 degrees 41 minutes 03 seconds a distance of 57.54 feet; thence along a compound curve concave to the east, having a radius of 92.48 feet and a central angle of 7 degrees 10 minutes 28 seconds a distance of 11.58 feet to the south line of the North 15 feet of said Lot 3; thence South 88 degrees 43 minutes 23 seconds West along the south line of the North 15 feet of said Lot 3 a distance of 8.63 feet to the easterly right-of-way of Iowa Primary Road US 65 and US 69; thence North 02 degrees 02 minutes 43 seconds West a distance of 54.89 feet to the right-of-way of Iowa Primary Road Number 92; thence North 40 degrees 14 minutes 51 seconds East along said right-of-way a distance of 6.70 feet to the southerly right-of-way of Iowa Primary Road Number 92; thence North 88 degrees 38 minutes 20 seconds East along said southerly right-of-way of Iowa Primary Road Number 92 a distance of 140.34 feet to the east line of said Lot 2; thence South 02 degrees 00 minutes 39 seconds East a distance of 7.00 feet to the point of beginning and there terminating.

Containing 6437 square feet or 0.1478 acres, more or less.

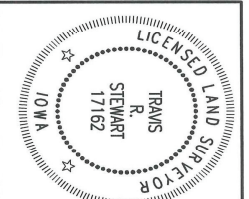
PART OF LOT 2 & LOT 3 HAWORTH'S ADDITION TO INDIANOLA



DESCRIPTION OF PARCEL B

Part of Lot 2 and the North 15 feet of Lot 3, Block 3, Haworth's Addition to the Town of Indianola, Iowa, commencing at the southeast corner of said Lot 2; thence along the east line of said Lot 2 on an assigned bearing of North 02 degrees, 00 minutes 39 seconds West, a distance of 38.11 feet to the actual point of beginning; thence South 88 degrees 38 minutes 20 seconds West parallel to the southerly right-of-way of Iowa Primary Road Number 92 a distance of 39.72 feet; thence along a tangential curve, concave to the south, having a radius of 348.00 feet and a central angle of 9 degrees 00 minutes 00 seconds a distance of 54.66 feet; thence along a compound curve, concave to the southeast, having a radius of 48.00 feet and a central angle of 68 degrees 41 minutes 03 seconds a distance of 57.54 feet; thence along a compound curve concave to the east, having a radius of 92.48 feet and a central angle of 7 degrees 10 minutes 28 seconds a distance of 11.58 feet to the south line of the North 15 feet of said Lot 3; thence South 88 degrees 43 minutes 23 seconds West along the south line of the North 15 feet of said Lot 3 a distance of 8.63 feet to the easterly right-of-way of Iowa Primary Road US 65 and US 69; thence North 40 degrees 14 minutes 51 seconds East along said right-of-way a distance of 6.70 feet to the right-of-way of Iowa Primary Road Number 92; thence North 88 degrees 38 minutes 20 seconds East along said southerly right-of-way of Iowa Primary Road Number 92 a distance of 140.34 feet to the east line of said Lot 2; thence South 02 degrees 00 minutes 39 seconds East a distance of 7.00 feet to the point of beginning and there terminating.

Containing 2241 square feet or 0.0514 acres, more or less.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

(SIGNATURE) *Travis R. Stewart* (DATE) *3/06/2007*

TRAVIS R. STEWART
LICENSE NUMBER 17162
MY LICENSE RENEWAL DATE IS (RECEIVER 31) 2007
PAGES 28 SHEETS COVERED BY THIS SEAL:
P4 (SHEET 1 OF 1) REVISION 0

DESIGNED	DRAWN	CHECKED	APPROVED	DATE
J.R. STEWART	J.M. DALEY	T.R. STEWART		
ACQUISITION PLAT	P.T. LOTS 2 & 3, BLK 3	HAWORTH'S ADDITION		
CITY OF INDIANOLA	PRIMARY RD. NO. U.S. 65 & U.S. 69	IOWA PRIMARY RD. NO. 92		
SCALE 1" = 20'	NO. 1674-02.00	REV. P4		
		SHEET 1 OF 1		

REVISIONS	DATE	APVD	DATE

Stanley Consultants Inc.
100 Court Avenue, Suite 300, Des Moines, Iowa 50309-2200
www.stanleyconsultants.com (515) 246-8585

EXHIBIT B

CONSENT TO DUAL AGENCY

(To be signed by Seller/Buyer at time specific assistance is first provided)

The term "Seller" shall hereinafter refer to Seller, Landlord, or Optionor. The term "Buyer" shall hereinafter refer to Buyer, Tenant, or Optionee.

I have read and understand paragraph IV, Consensual Dual Agency of the Company Policy/Agency Disclosure and Acknowledgement and hereby agree to Consensual Dual Agency representation in those situations.

Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
SULENTIC FISCHELS COMMERCIAL GROUP			
Company		Company	
FRED MIEHE JR SIOR CCIM	3-11-13		
Licensee	Date	Licensee	Date

SPECIFIC PROPERTY AGENCY DISCLOSURE AGREEMENT

(To be signed by Buyer upon writing offer and by Seller prior to presentation of Purchase Agreement)

The term "Seller" shall hereinafter refer to Seller, Landlord or Optionor. The term "Buyer" shall hereinafter refer to Buyer, Tenant or Optionee.

PROPERTY ADDRESS LOT JEFFERSON WAY AND 2ND AVE INDIANOLA IOWA

Seller and Buyer request that Selling Company/Licensee and Listing Company/Licensee select, prepare, and complete form documents as authorized by Iowa law or Iowa Supreme Court Rule, Such as purchase agreement, groundwater hazard, and declaration of value, incident to a residential real estate transaction.

IF Seller and Buyer and Listing and Selling Licensee are undertaking a Consensual Dual Agency representation in the sale of the above named property, Seller and Buyer acknowledge that they were previously informed of the possibility of Consensual Dual Agency and have signed the Consent to Dual Agency.

The undersigned acknowledge that the Listing Company/Licensee and the Selling Company/Licensee have made a disclosure of the type of representation each will provide. **The undersigned, by their signature below, acknowledge receipt of a copy of this Agency Disclosure Agreement and confirmation of the representation being provided.**

In the Purchase Agreement dated MAR 7, 2013, involving the above property, the agency relationship between the parties and the respective real estate Company(s)/Licensee(s) is:

Selling Company/Licensee

☒ Buyer Exclusive Agency
☐ Consensual Dual Agency
☐ Self Representation

Listing Company/Licensee

☐ Seller Exclusive Agency
☐ Consensual Dual Agency
☒ Self Representation

IF YOU DO NOT UNDERSTAND THIS DOCUMENT, CONSULT AN ATTORNEY.

 Buyer	Date	Seller	Date
Buyer	Date	Seller	Date
SULENTIC FISCHELS COMMERCIAL GROUP			
Selling Company		Listing Company	
FRED MIEHE JR SIOR CCIM	3-11-13		
Licensee	Date	Licensee	Date

PURCHASE AND SALE AGREEMENT

Date: MARCH 7, 2013

J & B PROPERTIES, LLC or ASSIGNS ("Buyer") offers to purchase the "Property" described as: (brief physical description) 4 CITY LOTS OF APPROXIMATELY 34,765 SQ FT +/-, Street Address, VACANT LOTS ON THE SE CORNER OF E 2ND ST AND S JEFFERSON WAY INDIANOLA, IOWA 50125, Legal Description: HAWORTH'S ADDITION PART OF BLOCK 3 INDIANOLA, IOWA PROPERTY ID # 48300030020, #48300030030, #48300030061, # 48300030070, # 48300030100, from THE CITY OF INDIANOLA ("Seller") (collectively, the "Parties") upon the terms and conditions set forth in this Agreement ("Agreement"). If the legal description of the Property is not complete or is inaccurate, this Agreement shall not be invalid and the legal description shall be completed or corrected in accordance with the intent of the Parties. The "Effective Date" of this Agreement is the date on which the last of the Parties signs the latest offer. Said property shall include all buildings and improvements and appurtenances and fixtures whether attached or detached, such as heating, ventilating, air conditioning equipment ("HVAC") including attached space heaters; air lines; fire sprinkler systems' security and fire detection systems, plus all locks and keys; electrical systems (including lighting fixtures) telephone distribution systems (lines, jacks and connections only), data cabling and outlets (unless parties agree to removal), satellite and other transmission towers and equipment, carpets, window coverings, wall coverings; and NONE.

PURCHASE PRICE: The Purchase Price shall be TWO HUNDRED THOUSAND DOLLARS AND NO/100 (\$200,000.00) paid as follows: \$5,000.00 Earnest Money with this purchase agreement to be held in trust by Listing Broker or an escrow company. In the event this Agreement is not accepted by Buyer and Seller **OR** all conditions/contingencies are not met in a timely manner as specified in this Agreement, then Earnest Money is to be returned to Buyer with no further signed release necessary. Earnest Money scheduled to be held in excess of 90 days and in an amount equal to or exceeding \$7,500 shall be placed in an interest bearing account with interest accruing in favor of Buyer. Earnest Money (plus interest, if any) to be applied toward the Purchase Price at closing. The balance of the Purchase Price will be funded as follows (check A, B or C):

A. ☒ **CASH.** Buyer will pay the balance of the purchase price in cash at the time of closing. This agreement is not contingent upon Buyer obtaining such funds.

B. ☐ **NEW MORTGAGE.** This Purchase Agreement is contingent upon Buyer obtaining a commitment in writing for a new mortgage no later than (date) _____. Buyer agrees to make a good faith effort in obtaining said mortgage commitment and to execute all documents and furnish all information required by the lender. The balance of the Purchase Price, less the proceeds of such mortgage, shall be paid by Buyer in cash.

C. ☐ **OTHER FINANCING TERMS:** _____.

POSSESSION AND CLOSING: Closing shall be on or before THREE (3) WEEKS AFTER THE REMOVAL OF ALL CONTINGENCIES. Possession to be given at time of closing.

PRO-RATION OF EXPENSES AND PAYMENT OF COSTS: Seller and Buyer agree that all leases, scheduled rents, mortgage payments, interest, utilities, operating expenses, or any other assumed liabilities, if any, shall be prorated as of the date of possession. Seller shall pay deed stamps, other conveyance fees or taxes, recording fees for documents needed to cure title defects, and Seller's escrow company fees, and Buyer shall pay recording costs for financing documents and the deed, costs of any title search, title insurance, attorney's opinion, survey, and Buyer's escrow company fees, and _____. The Seller shall pay all real estate taxes that are liens for prior years and all those that are due and payable in the fiscal year in which possession is given. All subsequent taxes are payable by the Buyer, except for the following proration (choose A, B or C).

_____ A. Seller to credit Buyer \$_____ per day from the most recent July 1 to possession.

☒ B. The proration from the most recent July 1 to possession shall be based upon latest known applicable assessed value, rollback (if applicable), exemptions and levy rate of record at time of possession.

_____ C. There shall be no proration of subsequent taxes.

TITLE: Seller shall promptly deliver to Buyer an Abstract of Title extended to date, showing marketable title to the real estate. If title to all or part of the Property is unmarketable, as determined by relevant law, or is subject to liens, encumbrances, easements, conditions, restrictions or encroachments other than those disclosed in this Agreement, Buyer or Buyer's attorney shall give written notice of such defect to Seller within a reasonable time. Seller agrees to make every reasonable effort to perfect the title. Seller shall have a reasonable time to have such title defects removed or, such defects or exceptions which may be removed by the payment of money may be cured by deduction from the purchase price at time of closing. If Seller is unable to cure title, then Buyer shall have the option to terminate this Agreement, in which case Buyer shall be entitled to refund of the earnest money. If closing is delayed due to Seller's inability to provide marketable title, this Agreement shall continue in force and effect until either party rescinds this Agreement until making a reasonable effort to produce marketable title in the prescribed time. Furnishing a title insurance policy insuring over an exception shall constitute a cure of such exception in those cases where title is evidenced by title insurance.

DEED AND OTHER CLOSING DOCUMENTS: Seller shall convey to Buyer marketable title in fee simple by general warranty deed with release of dower, if any, or fiduciary deed, as appropriate. Seller shall also deliver other documents such as groundwater hazard, declaration of value, etc. necessary to record the deed. In the event Seller financing applies to this Agreement, then the executed Contract for Deed shall be delivered at

closing. Seller shall also deliver to Buyer, if applicable, such assignments of leases and contracts, and other similar documents reasonably required to transfer the Property to Buyer pursuant to the terms of this Agreement.

DEFINITIONS:

Intended Use: Shall mean the use of the Property for the following purpose: Retail Financial Services.

Insertion If a number of days other than the pre-printed number is inserted, the inserted number shall apply.

Days: Refers to calendar days, not working days.

Hazardous Substance: Shall mean any substance whose nature and/or quantity of existence, use, manufacture, disposal or effect, render it subject to Federal, state or local regulation, investigation, remediation or removal as potentially injurious to public health or welfare.

"Broker(s)" shall mean:

NO BROKER ("Listing Agency"),

NONE ("Listing Agent")

Acting as: ☐ Seller's Agent; ☐ Consensual Dual Agent

SULENTIC-FISCHELS COMMERCIAL GROUP ("Selling Agency"),

FRED B. MIEHE JR., CCIM ("Selling Agent").

Acting as: ☒ Buyer's Agent; ☐ Seller's (Sub) Agent; ☐ Consensual Dual Agent

Collectively referred to as "Broker". Seller and Buyer agree to indemnify and hold Broker harmless from and against losses, damages, costs and expenses of any kind, including reasonable attorneys' fees at all levels, and from liability to any person, arising from (1) compensation claimed by any other real estate licensee which is inconsistent with the representation in this paragraph, (2) enforcement action to collect a brokerage fee, (3) recommendations of or services provided and expenses incurred by any third party whom Broker refers, recommends or retains for or on behalf of Buyer or Seller. The Seller will pay 5% of the Purchase Price to Sulentic Fischels Commercial Group upon the successful closing.

PROPERTY CONDITION: Seller shall maintain the Property, including landscaping and grounds, in its present condition, ordinary wear and tear excepted. Buyer shall be permitted to make a final inspection prior to possession or closing, whichever is sooner, in order to determine that there has been no change in the condition of the property. No new issues may be raised as a result of this inspection. Seller agrees to remove, at its expense and prior to possession, all personal property not included in this sale, including all trash and miscellaneous items. Any such personal property remaining on the premises shall, unless otherwise agreed, be conclusively presumed to have been abandoned by and of no value to Seller. Seller to be liable for any costs incurred by Buyer for the removal of said personal property.

Check either (A), (B) or (C). If checking (B), also check as desired boxes 1, 2, 3.

☐ (A) **As Is, No Warranties:** Buyer has inspected the Property or waives any right to inspect and accepts the Property in its "as is" condition.

☐ (B) **As Is, Good Operating Order:** The HVAC, plumbing, elevators, electrical systems and other mechanical systems and devices shall be in good operating order and condition at the time of closing, except ____.

1. ☐ **STRUCTURE AND SYSTEMS:** Within ____ days from Effective Date, Buyer may have the Property inspected to determine if there are any structural, mechanical, plumbing, electrical or other major physical deficiencies unacceptable to Buyer. If so, the Buyer shall immediately notify the Seller in writing of any major deficiency and remedy requested. Seller shall then have seven or ____ days to obtain repair or replacement estimates and to submit in writing of what steps, if any, the Seller will take to correct any of these deficiencies before closing. The Buyer shall immediately respond in writing and notify the Seller that (1) such steps are acceptable, in which case this Agreement, as so modified, shall be binding upon all parties; or (2) that such steps are not acceptable, in which case this Agreement shall be null and void, and all earnest money shall be returned to the Buyer without further signatures or releases from either Buyer or Seller. In the absence of written notice of any defects from the Buyer within the time specified, this provision shall be deemed waived and this Agreement shall remain in full force and effect.

2. ☐ **STRUCTURAL PEST CONTROL REPORT:** Seller will furnish a structural pest control report by a licensed pest control business and agrees to pay for any treatment necessary to free the premises of active structural pests. In the event damage has occurred from infestation, the Buyer shall have the option of declaring this Agreement null and void if Seller declines to repair damage to the satisfaction of a contractor and/or professional engineer of Buyer's choosing.

3. ☐ **HAZARDOUS SUBSTANCE CONDITIONS REPORT:** Buyer, at its expense, has 30 days from the Date of Agreement to satisfy itself with regard to the environmental aspects of the Property and relevant adjoining properties. A "Hazardous Substance Condition" for purposes of this Agreement is defined as the existence on, under or relevantly adjacent to the Property of a Hazardous Substance that would require remediation and/or removal under applicable federal, state or local law. Should Buyer discover a Hazardous Substance Condition, then Buyer, upon written notice to Seller, may elect to rescind this Agreement.

☒ **As Is, with Due Diligence contingency** (below).

PROPERTY INSPECTIONS: Buyer assumes all responsibility for the acts of itself, its agents or representatives in exercising its inspection rights and agrees to indemnify and hold Seller harmless from any and all damages, costs, claims and expenses, including all attorneys fees, and from liability to any person involved in the inspections. In the event this transaction does not close, (1) Buyer shall repair all damages to the Property

resulting from the inspections, tests, etc. and return the Property to the condition it was prior to the inspections, and (2) Buyer, at its expense, shall release to Seller all reports and other work generated as a result of the inspections, etc.

REPRESENTATIONS, WARRANTIES, COVENANTS AND AGREEMENTS: All representations, warranties, covenants and agreements made by the parties hereto are true, material and relied upon by the other Party and Brokers and shall survive the closing and delivery of the Deed.

- a) **Hazardous Substances/Storage Tanks.** Seller has no actual knowledge, except as otherwise disclosed to Buyer in writing, of the existence or prior existence on the Property of any Hazardous Substance, nor of the existence or prior existence of any above or below ground storage tank.
- b) **Reports/Documents.** Any environmental reports, soil reports, surveys and other similar documents which were prepared by third party consultants and provided to Buyer by Seller or Seller's representatives, have been delivered as an accommodation to Buyer and without any representation or warranty as to the sufficiency, accuracy, completeness, and/or validity of said documents, all of which Buyer relies on at its own risk. Seller believes said documents to be accurate, but Buyer is advised to retain appropriate consultants to review said documents and investigate the Property. The Parties acknowledge that they have been advised by Brokers to consult their own technical or legal experts and are not relying on any statement or investigation of Brokers with respect to hazardous substances or other reports.
- c) **Changes in Agreements.** Prior to the Closing, Seller will not violate or modify any existing leases or other agreement, or create any new leases or other agreements affecting the Property, without Buyer's written approval.
- d) **Possessory Rights.** Seller has no actual knowledge that anyone will, at the Closing, have any right to possession of the Property, except as disclosed by this Agreement or otherwise in writing to Buyer.
- e) **Personal Property.** Seller has no actual knowledge that anyone will, at the Closing, have any right to possession of any personal property included in the Purchase Price nor actual knowledge of any liens or encumbrances affecting such personal property, except as disclosed by this Agreement or otherwise in writing to Buyer.
- f) **No Seller Bankruptcy Proceedings.** Seller is not the subject of a bankruptcy, insolvency or probate proceeding.
- g) **Ingress and Egress.** Seller warrants that the Property presently has ingress and egress.
- h) **Material Defects.** Seller and Buyer acknowledge that the Seller has a legal duty to disclose Material Defects in the condition of the real estate or improvements of which Seller has actual knowledge and which a reasonable inspection by Buyer would not reveal.
- i) **No Broker Representations/Warranties/Inducements.** Buyer understands and agrees that the Broker, its agents, employees and associates make no representations or warranties as to the physical or mechanical condition of the property, its size, value, future value, or income potential, and that no representations, inducements, promises or assurances, oral or written, concerning the Property and the ordinances, laws or restrictions affecting the Property have been made by Broker or relied upon by Buyer.
- j) **Seller Knowledge.** Seller has no actual knowledge of: (1) notice of city, county, state, federal, building, zoning, fire or health codes, regulations or ordinances filed or contemplated against the Property, (2) current pending lawsuit(s), investigation(s) inquiry(ies), action(s), or other proceeding(s) affecting the right to use and occupy the Property, (3) unsatisfied construction liens, (4) tenants in bankruptcy, or (5) condemnation, eminent domain, changes in grade of public streets affecting the Property or similar proceedings affecting the Property or (6) of any unfulfilled order or directive of any applicable governmental agency or casualty insurance company requiring any investigation, remediation, repair, maintenance or improvement be performed on the Property.

INSURANCE: Sellers shall bear the risk of loss or damage to the property prior to possession or closing, whichever first occurs. Sellers agree to maintain the existing insurance on this property. If Buyers' do not consider the existing insurance adequate, they may procure additional insurance at their own expense to protect their interest. In the event of substantial damage or destruction prior to closing, this Agreement shall be null and void, unless otherwise agreed by the Parties. The property shall be deemed substantially damaged or destroyed if it cannot be restored to its present condition on or before the closing date. Provided, however, Buyers shall have the right to complete the closing and receive insurance proceeds regardless of the extent of the damages.

SPECIAL ASSESSMENTS: Special assessments levied or to be levied for improvements completed, or where NOTICE or RESOLUTION for improvements is in effect previous to the Effective Date but not yet levied, shall be paid by Seller, except: _____. An assessment which cannot be determined or discharged by payments, shall be escrowed with sufficient funds to pay such liens when payable. Excess funds to be returned to Seller without further signature of Buyer.

APPROVAL OF COURT: If this property is an asset of any estate, trust or guardianship, this Agreement shall be subject to court approval, unless declared unnecessary by the Buyers' attorney. If necessary, the appropriate fiduciary shall proceed promptly and diligently to bring the matter up for hearing for Court approval. (In this event the Court Officer's Deed shall be used.)

CONSTRUCTION: Seller and Buyer acknowledge that each party has reviewed this Agreement and that the normal rule of construction which provides for ambiguities to be resolved against the drafting party shall not apply to the interpretation of this Agreement. It shall be construed neither

for nor against Seller or Buyer, but shall be given a reasonable interpretation in accordance with the plain meaning of its terms and the intent of the parties.

TAX-DEFERRED EXCHANGE: In the event Buyer or Seller or both desires to effect a tax-deferred exchange under Section 1031 in connection with the conveyance of the Property, Buyer and Seller agree to cooperate in effecting such exchange, including execution of necessary documents, provided: 1) Neither party shall be obligated to delay the closing beyond the time provided for in this Agreement, 2) a non-exchanging party shall not assume any additional liability or costs with respect to the exchange, and will be held harmless, 3) Buyer and Seller understand that this property may be acquired by a qualified intermediary to exchange to Buyer.

ATTORNEYS' FEES AND COSTS. In any claim or controversy arising out of or relating to this Agreement, the prevailing party, which for purposes of this provision, will include Buyer, Seller and Broker, will be awarded reasonable attorneys' fees, costs and expenses.

REMEDIES OF THE PARTIES: If the Seller breaches this Agreement, all payments shall be returned to Buyer, but such return shall not affect any other remedies at law or in equity available to Buyer for such breach and Seller will pay the listing Broker the commission in full. Seller agrees to pay costs and reasonable attorney fees, a receiver may be appointed. Broker may maintain an action at law against Seller for the Broker's commission. If the Buyer breaches this Agreement, all payments made shall be forfeited, or the Seller may proceed by an action at law or in equity. The Buyer agrees to pay costs and reasonable attorney fees, including the Broker's commission. For purposes of collecting the Broker's commission, Broker shall be deemed a third party beneficiary to this Agreement.

MISCELLANEOUS: This Agreement supersedes any and all prior agreements between Seller and Buyer regarding the Property and any Amendments to this Agreement are effective only if made in writing and executed by Buyer and Seller. Signatures, initials, documents referenced in this Agreement, counterparts, and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. If any provision of this Agreement is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. This Agreement will be construed under the laws of the state in which the Property is located. Delivery of any written notice to any party's agent will be deemed delivery to that party.

AUTHORITY TO EXECUTE: Buyer and Seller represent that the person executing this Agreement on their behalf is fully authorized to do so and bind the respective Parties to the terms herein.

SUCCESSORS IN INTEREST: When accepted, this Agreement shall apply to and bind the heirs, executors, administrators, assigns and successors in interest of both parties. In case of the assignment of this Agreement by either party, prompt written notice shall be given to the other party. The liability of the buyer under this Agreement shall not cease or be terminated, even though the Agreement be assigned by the Buyer, unless this liability is specifically released in writing by the Seller.

CONTINGENCIES: Buyer's obligation to complete this purchase is subject to satisfaction of the following conditions/contingencies by the date(s) specified:

DUE DILIGENCE: Within 60 days from the Effective Date ("Inspection Period"), Buyer, its agents or representatives, at Buyer's expense and at reasonable times during normal business hours (subject to tenants rights), shall have the right to enter upon the Property to perform inspections, examinations, surveys and tests (structural, engineering, environmental, etc.) to determine, in Buyer's sole discretion, if the Property is suitable for Buyer's Intended Use. Said determination may also include examination of the Inspection Documents (to be provided promptly by Seller to Buyer), zoning and zoning restrictions, flood zone restrictions, subdivision regulations, condition of soils, availability of access to public roads and utilities, consistency with comprehensive land use plans and overlay districts, availability of permits, governmental approvals and licenses, compliance with ADA and other inspections. If, prior to the end of the Inspection Period, Buyer in its sole discretion determines that the property is unsuitable and provides written notice to the Seller, then this Agreement shall terminate and the Earnest Money returned to Buyer with no further signatures required.

DEVELOPMENT AGREEMENT: This proposal is subject to CITY (Seller) and J & B PROPERTIES, LLC or ASSIGNS (Buyer) entering in to a Development Agreement which provides for real estate tax 4 year abatement of declining value (80%, 60%, 40%, 20%) tax abatement which will begin once the property and all improvements are competed and fully assessed. The minimum square footage of the building will be 2,500 square feet. The voluntary assessment agreement will place a minimum valuation of the new improvements of \$700,000.00. The completion date will not be later December 31, 2014.

ENVIRONMENTAL: Buyer to pay for Phase I Environmental Report within the Due Diligence Period above. If the Phase I requires a Phase II to be completed, Buyer and Seller agrees to split the cost of the Phase II 50% / 50% and agree to extend the Due Diligence Period an additional 30 days.

CITY COUNCIL APPROVAL: This agreement is subject to Indianola City Council approval and completion of development agreement by April 10, 2013.

Plus the contingencies set forth on Addendum "A", if attached hereto, and by this reference made a part hereof.

THIS DOCUMENT IS A LEGAL DOCUMENT. EXECUTION OF THIS DOCUMENT HAS LEGAL CONSEQUENCES THAT COULD BE ENFORCEABLE IN A COURT OF LAW. THE BROKER(S) MAKE NO REPRESENTATIONS CONCERNING THE LEGAL SUFFICIENCY, LEGAL EFFECT OR TAX CONSEQUENCES OF THIS DOCUMENT OR THE TRANSACTION TO WHICH IT RELATES. THE PARTIES REQUEST THAT BROKER(S) SELECT, PREPARE, AND COMPLETE THIS FORM DOCUMENT. IF YOU DO NOT FEEL THIS DOCUMENT MEETS YOUR NEEDS, YOU MAY WISH TO CONSULT YOUR ATTORNEY.

This offer to purchase is made of my own free will and shall be good and binding upon the undersigned if accepted on or before (date) March 8, 2013, by (time) 4:00 PM

Robert T. Buckley AB
Buyer's Signature Date 3-13-13
Robert Buckley
Buyer's Legal Name (printed)

Buyer's Social Security Number or Federal ID#

Buyer's Signature Date

Buyer's Legal Name (printed)

Buyer's Social Security Number or Federal ID#

E. S. Hearn 3-11-13
Seller's Signature Date
City Manager
Seller's Legal Name (printed) TITLE
42-6004797
Seller's Social Security Number or Federal ID #

Seller's Signature Date

Seller's Legal Name (printed)

Seller's Social Security Number or Federal ID #

SELLER ACCEPTANCE. The undersigned Seller of the above property accepts the above offer and agrees to sell this property according to the terms offered on this date of:

March 12, 2013
MONTH DATE YEAR

Date Created: 2/25/2013



Last Data Upload: 2/20/2013 3:55:07 AM

Disclaimer:

The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation. Warren County assumes no responsibility for use or interpretation of the data. Any person that relies on any information obtained from this site does so at his or her own risk. All critical information should be independently verified.

The 2,000 Foot Buffers layer is for law enforcement guidance only, and is based on the best information available at the time it was prepared. This layer should not be considered to be a complete and accurate representation of the locations of every school or child care facility, and will be changed as new

 developed by
The Schneider Corporation
www.schneidercorp.com

NOTICE OF PUBLIC HEARING

TO: ALL CITIZENS AND ALL PARTIES IN INTEREST WHO MAY BE ENTITLED TO NOTICE AND OPPORTUNITY TO BE HEARD ON INTENT TO SELL AND ENTERING INTO AN AGREEMENT TO SELL REAL PROPERTY OWNED BY THE CITY OF INDIANOLA, IOWA.

YOU AND EACH OF YOU ARE HEREBY NOTIFIED that the City of Indianola, Iowa, will hold a public hearing on the 6th day of May, 2013, at 6:00 o'clock p.m. at the Indianola City Hall, 110 N. First Street, Indianola, Iowa, for purposes of discussing the intent to sell real property owned by the City of Indianola, Iowa and the entering into an agreement to sell the real property owned by the City of Indianola, Iowa and legally described as follows:

Part of Lot 2 and the North 15 feet of Lot 3, Block 3, Haworth's Addition to the Town of Indianola, Iowa, EXCEPT; commencing at the southeast corner of said Lot 2; thence along the east line of said Lot 2 on an assigned bearing of North 02 degrees, 00 minutes 39 seconds West, a distance of 38.11 feet to the actual point of beginning; thence South 88 degrees 38 minutes 20 seconds West parallel to the southerly right-of-way of Iowa Primary Road Number 92 a distance of 39.72 feet; thence along a tangential curve, concave to the south, having a radius of 348.00 feet and a central angle of 9 degrees 00 minutes 00 seconds a distance of 54.66 feet; thence along a compound curve, concave to the southeast, having a radius of 48.00 feet and a central angle of 68 degrees 41 minutes 03 seconds a distance of 57.54 feet; thence along a compound curve concave to the east, having a radius of 92.48 feet and a central angle of 7 degrees 10 minutes 28 seconds a distance of 11.58 feet to the south line of the North 15 feet of said Lot 3; thence South 88 degrees 43 Minutes 23 seconds West along the south line of the North 15 feet of said Lot 3 a distance of 8.63 feet to the easterly right-of-way of Iowa Primary Road US 65 and US 69; thence North 02 degrees 02 minutes 43 seconds West a distance of 54.89 feet to the right-of-way of Iowa Primary Highway Number US 65 and US 69 and Iowa Primary Road Number 92; thence North 40 degrees 14 minutes 51 seconds East along said right-of-way a distance of 6.70 feet to the southerly right-of-way of Iowa Primary Road Number 92; thence North 88 degrees 38 minutes 20 seconds East along said southerly right-of-way of Iowa Primary Road Number 92 a distance of 140.34 feet to the east line of said Lot 2; thence South 02 degrees 00 minutes 39 seconds East a distance of 7.00 feet to the point of beginning and there terminating, as described as Parcel A of the non-recorded Surveyor's Plat performed by Stanley Consultants, dated March 6, 2007, attached hereto as Exhibit A, and containing approximately 6,437 square feet or 0.1478 acres.

The South 35 feet of Lot 3 and all of Lot 6 Block 3, Haworth's Addition to Indianola, Iowa EXCEPT that part condemned by the State of Iowa in the Condemnation

recorded in Book 163, Pages 454-489; Parcel No. 48300030030

The West ½ of the 12 foot alley in Block 3 of Haworth's Addition to Indianola, Warrant County, Iowa, referring specifically to that portion of the alley lying between Lots 6 and 7 in said Block 3; Parcel No. 48300030061

Lot 7, Block 3 in Haworth's Addition to Indianola, Warrant County, Iowa, AND EXCEPT that part of the above described descriptions deeded to the City of Indianola, Iowa, as shown in Warranty Deed recorded in Book 2005, Page 14211; Parcel No. 48300030070; Locally known as 302 S. Jefferson Way, Indianola, Iowa 50125

Lot 10, Block 3 in Haworth's Addition to Indianola, Warren County, Iowa, EXCEPT that part deeded to the City of Indianola, Iowa, as shown in Warranty Deed recorded in Book 2005, Page 14211; Parcel No. 48300030100; Locally known as 308 S Jefferson Way, Indianola, Iowa 50125

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that a copy of proposed agreement can be seen at the City Clerk's Office located at the Indianola City Hall, 110 N. First Street, Indianola, Iowa, during regular business hours through the date of the hearing.

YOU ARE FURTHER AND SPECIFICALLY NOTIFIED that at the time and place aforesaid, all persons will have opportunity to be heard for or against said agreement and on any other proposal to develop the subject property. Any such proposals for development shall be made by or before the aforesaid date, being at least thirty (30) days from the date of this Notice. Following such hearing and after full consideration of all such proposals, the Indianola City Council will take action without further notice or opportunity for hearing.

DATED the 3rd day of April, 2013.

Kenan Bresnan, Mayor

ATTEST:

Diana Bowlin, City Clerk

Exhibit A

CADD B1-R-3

© STANLEY CONSULTANTS

AFTER RECORDING, RETURN TO: STANLEY CONSULTANTS, INC. 100 COURT AVENUE, SUITE 300, DES MOINES, IOWA 50309 515-246-8585



SCALE: ONE INCH = TWENTY FEET

INDICATES EXISTING
SURVEY MONUMENTS

SURVEY POINT

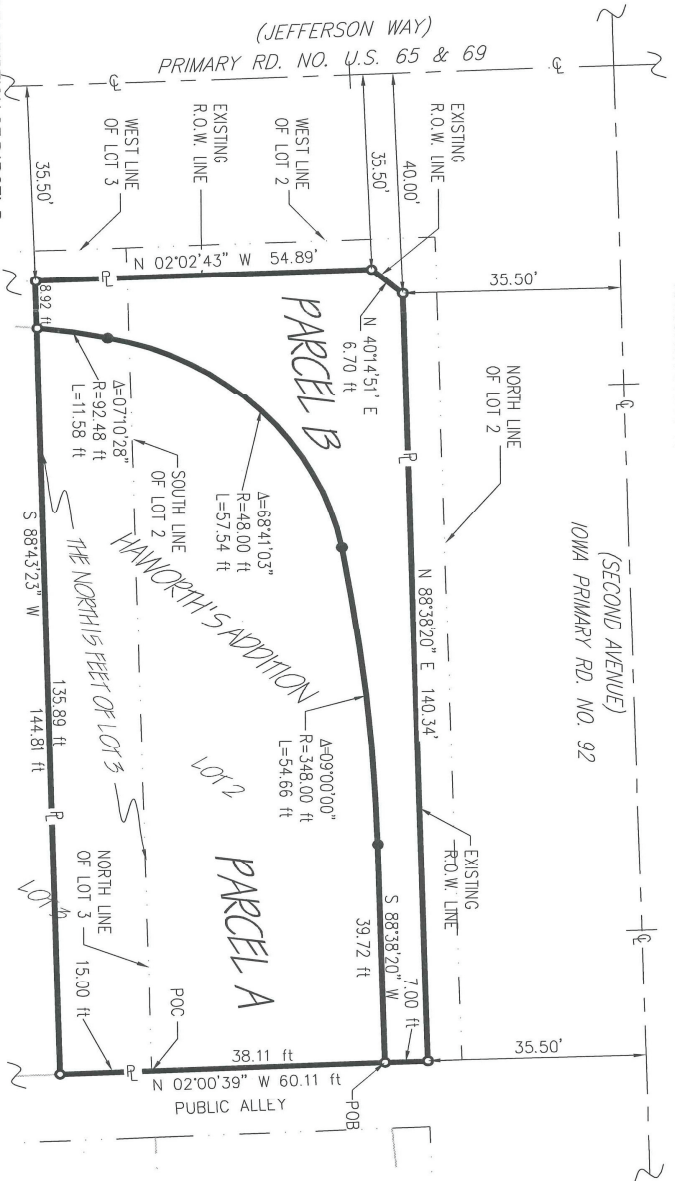
SET 1" x 30" REBAR WITH
RED CAP #17162

DESCRIPTION OF PARCEL A

Part of Lot 2 and the North 15 feet of Lot 3, Block 3, Hawthorth's Addition to the Town of Indianola, Iowa, EXCEPT, commencing at the southeast corner of said Lot 2, thence along the east line of said Lot 2 on an assigned bearing of North 02 degrees, 00 minutes 39 seconds West, a distance of 38.11 feet to the actual point of beginning, thence South 88 degrees 18 minutes 20 seconds West parallel to the southerly right-of-way of Iowa Primary Road Number 92, a distance of 39.72 feet; thence along a tangential curve, concave to the south, having a radius of 348.00 feet and a central angle of 9 degrees 00 minutes 00 seconds a distance of 54.66 feet; thence along a compound curve, concave to the southeast, having a radius of 48.00 feet and a central angle of 68 degrees 41 minutes 03 seconds a distance of 57.54 feet; thence along a compound curve concave to the east, having a radius of 92.48 feet and a central angle of 7 degrees 10 minutes 28 seconds a distance of 11.58 feet to the south line of the North 15 feet of said Lot 3; thence South 88 degrees 18 minutes 20 seconds West along the south line of the North 15 feet of said Lot 3 a distance of 8.63 feet to the easterly right-of-way of Iowa Primary Road US 65 and US 69; thence North 02 degrees 02 minutes 43 seconds West a distance of 54.89 feet to the right-of-way of Iowa Primary Highway Number US 65 and US 69 and Iowa Primary Road Number 92; thence North 40 degrees 14 minutes 51 seconds East along said right-of-way a distance of 6.70 feet to the southerly right-of-way of Iowa Primary Road Number 92; thence North 88 degrees 38 minutes 20 seconds East along said southerly right-of-way a distance of 140.34 feet to the east line of said Lot 2, thence South 02 degrees 00 minutes 39 seconds East a distance of 7.00 feet to the point of beginning and there terminating.

Containing 6457 square feet or 0.148 acres, more or less.

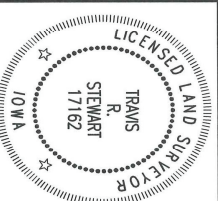
PART OF LOT 2 & LOT 3 HAWORTH'S ADDITION TO INDIANOLA



DESCRIPTION OF PARCEL B

Part of Lot 2 and the North 15 feet of Lot 3, Block 3, Hawthorth's Addition to the Town of Indianola, Iowa, commencing at the southeast corner of said Lot 2, thence along the east line of said Lot 2 on an assigned bearing of North 02 degrees, 00 minutes 39 seconds West a distance of 38.11 feet to the actual point of beginning, thence South 88 degrees 38 minutes 20 seconds West parallel to the southerly right-of-way of Iowa Primary Road Number 92 a distance of 39.72 feet; thence along a tangential curve, concave to the south, having a radius of 348.00 feet and a central angle of 9 degrees 00 minutes 00 seconds a distance of 54.66 feet; thence along a compound curve, concave to the southeast, having a radius of 48.00 feet and a central angle of 68 degrees 41 minutes 03 seconds a distance of 57.54 feet; thence along a compound curve concave to the east, having a radius of 92.48 feet and a central angle of 7 degrees 10 minutes 28 seconds a distance of 11.58 feet to the south line of the North 15 feet of said Lot 3; thence South 88 degrees 38 minutes 20 seconds West along the south line of the North 15 feet of said Lot 3 a distance of 8.92 feet to the easterly right-of-way of Iowa Primary Road US 65 and US 69; thence North 40 degrees 14 minutes 51 seconds East along said right-of-way a distance of 6.70 feet to the southerly right-of-way of Iowa Primary Road Number 92; thence North 88 degrees 38 minutes 20 seconds East a distance of 140.34 feet to the east line of said Lot 2, thence South 02 degrees 00 minutes 39 seconds East a distance of 7.00 feet to the point of beginning and there terminating.

Containing 2241 square feet or 0.0514 acres, more or less.



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEYING WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

(SIGNATURE) *Travis R. Stewart* (DATE) *3/06/2007*

TRANS R. STEWART
LICENSE NUMBER 17162
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2007
PAGES 38 SHEETS COVERED BY THIS SEAL:
P4 (SHEET 1 OF 1) REMSON 0

REVISIONS	DATE	APPROVED	DATE
DESIGNED J.R. STEWART			
DRAWN J.M. DALEY			
CHECKED T.R. STEWART			
APPROVED			
APPROVED			
DATE	MARCH 6, 2007		

Stanley Consultants Inc.
100 Court Avenue, Suite 300, Des Moines, Iowa 50309-2200
www.stanleyconsultants.com (515) 246-8585

CITY OF INDIANOLA
PRIMARY RD. NO. U.S. 65
& U.S. 69
IOWA PRIMARY RD. NO. 92

ACQUISITION PLAT
PT. LOTS 2 & 3, BLK 3
HAWORTH'S ADDITION

SCALE 1" = 20'
NO. 16794-02-00
REV. P4
SHEET 1 OF 1

Information

Subject

Resolution approving project completion and compliance from Cambron Investments (Hotel Warren) - 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 113 W. Salem. Also included is the resolution approving the same.

Council approved the pre-application on January 17, 2012. The final application is \$25,000 (grant money) and \$25,000 (interest free loan).

Improvements include:

- Remove existing canopy
- Construct new roof with finish ceiling, soffit and lighting
- Install new architectural EFIS cornice molding
- Window replacement, 14 on east and 6 on north elevations
- Replace two doors
- Brick replacement on east wall
- Remove and replace roof
- Paint

Roll call is in order.

Attachments

Resolution

Downtown Incentive

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:	Cambron Investment (Hotel Warren) 113 E. Salem
Date of Application:	December 30, 2011
Prior Approval Application By Council:	January 17, 2012
Final Approval Application By Council:	March 25, 2013
Date of Completion:	March 4, 2013
Amount of Grant:	\$25,000
Amount of Interest Free Loan:	\$25,000

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 25th day of March, 2013.

Mayor

ATTEST:

City Clerk

TO: Eric Hanson, City Manager

FROM: Chuck Burgin, Director of Community Development

RE: Downtown Incentive 113 East Salem (Warren Hotel)

Attached is the Certificate of Project Completion and Compliance for 113 East Salem Ave. previously known as the Warren Hotel. Listed below are the improvements completed.

- Remove existing canopy
- Construct new roof with finish ceiling, soffit and lighting.
- Install new architectural EFIS cornice molding.
- Window replacement, 14 on east and 6 on north elevations.
- Replace two doors
- Brick replacement on east wall.
- Remove and replace roof
- Paint

All receipts and paper work have been submitted and I have attached before and after photos. The total cost of improvements made is \$72,368.00. I recommend approval of the application.

Qualifying Grant = \$25,000.00 Qualifying 0% Loan = \$25,000.00

INDIANOLA DOWNTOWN BUSINESS INCENTIVE PROGRAM
CERTIFICATION OF PROJECT COMPLETION AND COMPLIANCE

DATE 3/18/2013

OWNER'S NAME CAMBRON INVESTMENTS LLC

OWNER'S ADDRESS 821 SOUTH "G" STREET

PHONE NUMBER 515-480-0985

CONTACT PERSON RYAN CAMBRON

PHONE NUMBER 515-480-0985

SITE ADDRESS 113 EAST SALEM AVE.

DATE OF PRE-APPROVAL BY COMMUNITY DEVELOPMENT DEPART. 1/17/2012

DATE OF FINAL APPROVAL BY COMMUNITY DEVELOPMENT DEPART. 3/18/2013

WAS THE PROJECT PLAN AMENDED? YES _____ NO X

DATE OF APPROVED CHANGE 1 / 1 / 20 13

DATE PROJECT COMPLETED 3/4/2013

ACTUAL COST OF PROJECT (with documentation such as invoices or statements of charges)
\$ 72,368.00

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

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

COMMUNITY BANK

SIGNATURE OF CONFIRMATION Ryan Cambron

COMMENTS FROM THE COUNCIL:

MOTION TO APPROVE _____

DATE _____

SIGNATURE OF MAYOR _____

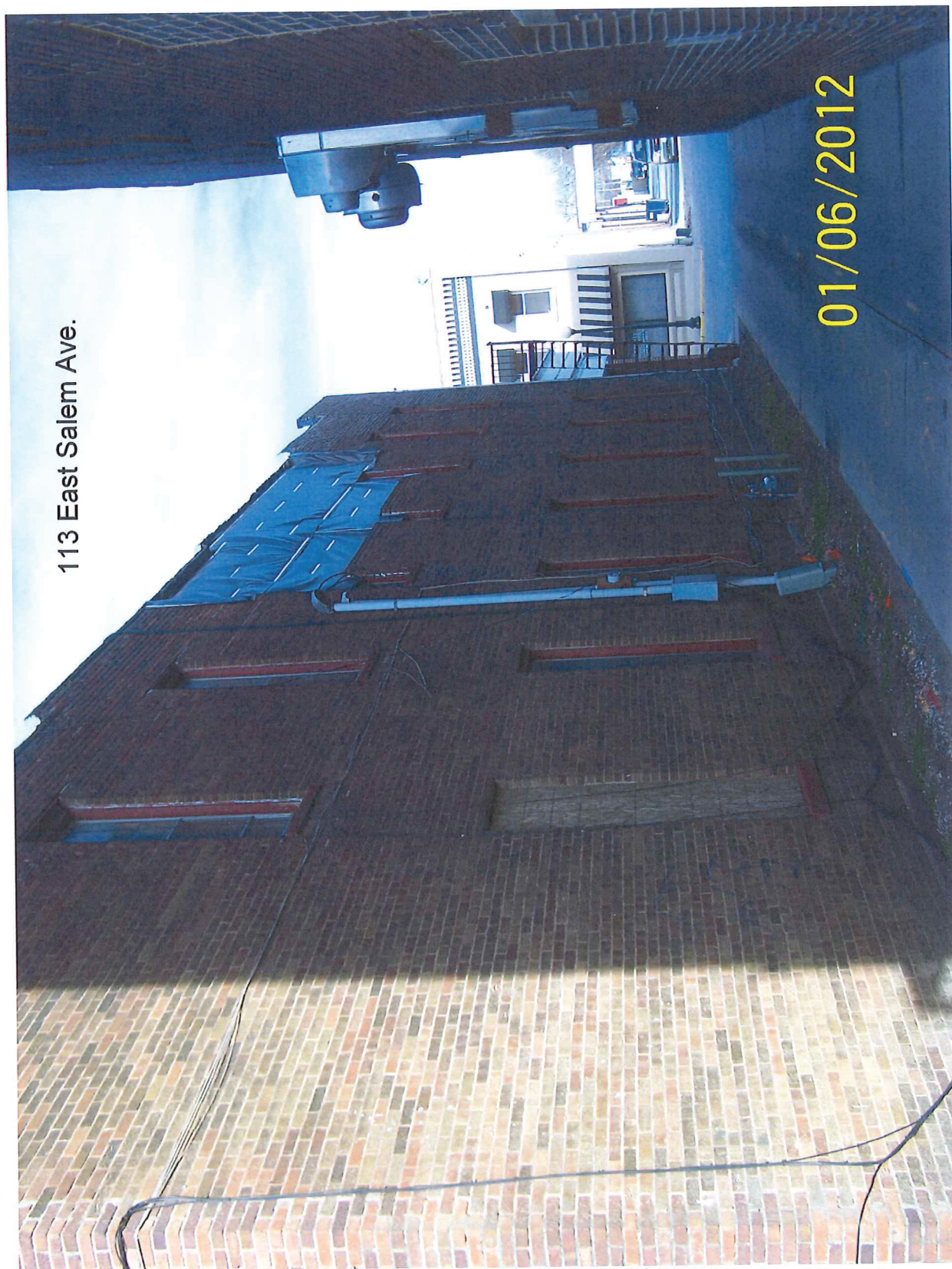


01/06/2012

113 East Salem Ave.

113 East Salem Ave.

01/06/2012





03/20/2013

113 East Salem Avenue

113 East Salem Avenue

03/20/2013



Information

Subject
Public comment

Information
