



CITY OF INDIANOLA COUNCIL MEETING

March 5, 2012

6:00 p.m.

Agenda

1. Call to order
2. Pledge of allegiance
3. Roll call
4. Consent
 - A. Approve agenda
 - B. February 13 and 21, 2012 Minutes
 - C. Applications
 1. A renewal refuse hauling permit for Waste Connections of Iowa, Inc.
 - D. Set March 26, 2012 as a public hearing for a final industrial tax abatement - 1110 N. 14th Street
 - E. Set March 26, 2012 as a public hearing and first consideration for the 2012 Indianola Street Improvements Project grade ordinance
 - F. Reset public hearing and first consideration to April 2, 2012 to rezone a vacant lot from R-2 (One & Two Family Residential) to C-2 (Highway Commercial) and legally described as lot 9 and the south ½ of N/S alley and the south 6' of the east 50' of the west 150' of the E/W alley within block 18 of Jones and Windles Addition and locally known as 506 West 2nd Avenue (P&Z approved unanimously 2-14-12)
 - G. \$25,883 Electric Pump Company proposal to replace a south plant pump
 - H. Street closure request from:
 1. First Baptist Church - August 19, 2012 from 3:00 p.m. - 7:00 p.m. - would close the N/S alley east of the church for their annual ice cream social
 - I. Final applications for urban revitalization
 - J. Claims on the computer printout for March 5, 2012
5. Mayor's Report - Kenan Bresnan
 - A. Consider rescheduling the March 19, 2012 council meeting to March 26, 2012
 - B. Community Update

6. Council Reports
 - A. Council Study Committee Report - Pam Pepper
 - B. Council Representative Reports
 1. Resolution approving personnel salaries
7. Public Consideration
 - A. Old Business
 1. 2012-13 Budget
 - a. Public Hearing
 - b. Resolution of adoption
 - * Proposed tax rate is \$11.30 - current is \$11.20
 2. Consider amending the council policy on Non-TEA-21 Street
 - * Will change the assess eligible construction cost for repaving projects to 0% instead of 50%
 3. 2012 Indianola Street Improvements Project
 - a. Resolution ordering construction of the 2012 Indianola Street Improvement Project
 4. Discuss "C" Street proposal from Simpson College
 5. Final consideration of the following:
 - a. Request from Bryan Vaughan, Vaughan's RV & Custom Interiors, to amend M-2 (general industrial) to allow recreational vehicle sales, service/repair (P&Z approved unanimously 1/10/12)
 - b. Amend the zoning ordinance to add C-1 Office Park Classification (P&Z approved unanimously 1/10/12)
 6. Further discussion of interim City Manager
 - B. New Business
8. Other Business
9. Adjourn

City Council Regular

4. B.

Meeting Date: 03/05/2012

Information

Subject

February 13 and 21, 2012 Minutes

Information

Attachments

021312 Minutes

022112 Minutes

SPECIAL COUNCIL MEETING – FEBRUARY 13, 2012

The City Council met in special session at 6:00 p.m. on February 13, 2012. Mayor Kenan Bresnan called the meeting to order and on roll call the following members were present: Pete Berry, Greg Marchant, Eric Mathieu, Pam Pepper and John Sirianni. Absent: John Parker Jr.

A motion was made by Marchant and seconded by Mathieu to approve the agreement (the complete agreement may be viewed at the City Clerk's Office) with the City Manager, Tim Zisoff. Question was called for and on voice vote the vote was, AYES: Sirianni, Marchant and Mathieu. NAYS: Berry and Pepper. Whereupon the Mayor declared the motion carried.

It was moved by Sirianni and seconded by Mathieu to appoint Jean Furler as Interim City Manager until February 21, 2012. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Meeting adjourned on a motion by Berry and seconded by Pepper.

Kenan Bresnan, Mayor

Jean Furler, Finance Director

REGULAR SESSION – FEBRUARY 21, 2012

The City Council met in regular session at 6:00 p.m. on February 21, 2012. Mayor Kenan Bresnan called the meeting to order and on roll call the following members were present: Pete Berry, Greg Marchant, Eric Mathieu, John Parker Jr., Pam Pepper and John Sirianni.

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

Approve agenda

February 6, 2012 special and regular minutes

Applications:

- A renewal Class “C” Liquor License, Outdoor Area and Sunday Sales Privilege for Deer Run Golf – 2305 W. 2nd
- A new Class “C” Beer, Class “B” Wine Permit and Sunday Sales Privilege for Dollar General Store – 1803 W. 2nd

Set March 19, 2012 as a public hearing and first consideration to rezone a vacant lot from R-2 (one & two family residential) to C-2 (highway commercial) and legally described as lot 9 and the south ½ of N/S alley and the south 6’ of the east 50’ of the west 150’ of the E/W alley within block 18 of Jones and windless Addition and locally know as 506 W. 2nd Avenue

Ambulance 7% fee increase

Write off \$33,352 ambulance bills from July 1, 2011 through December 31, 2011

Street closure request from:

- Simpson College – Living the Dream: Ending the Isms March & Rally – March 30, 2012 from 1:30 – 3:30 p.m. – the march will start south on Buxton, east on Salem, north on Howard, west on Ashland and north on Buxton
- Indianola Sustainability Committee – April 20, 2012 from 8:00 a.m. – 3:30 p.m. – will close South “B” Street from West Salem to West 1st Avenue
- Warren County Corvette Club – June 2, 2012 from 7:00 a.m. – 4:00 p.m. – will close Ashland between Howard and Buxton and the remaining inside lanes on the square
- Indianola Mayor’s Youth Council Bike Rally – June 9, 2012 from 7:30 a.m. – 1:00 p.m. – will close Buxton between Salem and Ashland and the remaining inside lanes on the square

Prior approval applications for urban revitalization designation

Marilyn Burley – 1316 N. 7th Street – Finish Basement - \$11,500

Autumn Ridge Development – 400 S. 8th Ct. #28 – Duplex - \$114,100

Autumn Ridge Development – 400 S. 8th Ct. #29 – Duplex - \$114,100

Final approval applications for urban revitalization designation:

Marilyn Burley – 1316 N. 7th Street – Finish Basement - \$11,500

Cory & Angie Sinclair – 807 W. Scenic Valley Dr. – SFD - \$215,000

Autumn Ridge Development – 400 S. 8th Ct. #29 – Duplex - \$114,100

Claims on the computer printout for February 21, 2012 and the January 2012 receipts

A motion was made by Berry and seconded by Parker to re-appoint James Sullivan and Dennis Parker to the Board of Adjustment Commission a term to begin immediately and expire December 31, 2015 and December 31, 2016 respectfully. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

The Iowa Municipal Worker's Compensation Association awarded the City of Indianola a certificate for successfully implementing practices to proactively manage its worker's compensation exposures.

Mike Metcalf presented the quarterly safety report.

A motion was made by Berry and seconded by Pepper to approve the January 2012 City Treasurer's Report. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Council member Pam Pepper reported on the January 23, 2012 council study meeting.

The FY 12/13 union contract was approved on a motion by Sirianni and seconded by Parker. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

The following resolution approving personnel salaries was approved on a motion by Pepper and seconded by Mathieu. On roll call the vote was, AYES: Mathieu, Berry, Parker, Sirianni, Marchant and Pepper. NAYS: None. Whereupon the Mayor declared the motion carried unanimously.

RESOLUTION APPROVING SALARIES

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

The following salaries are hereby approved:

Jeffrey Spender, Paramedic/firefighter, from FF 4.5 \$46,041/year to FF 5.5 \$48,343/year effective January 15, 2012

Ty Herrick, WPC Operator, from Range 22-3 \$47,489/year to Range 22-4 \$49,798/year effective February 12, 2012

Angie Buchanan, Horticulturist, from Range 21-2 \$41,051/year to Range 21-2 ½ \$41,965/year effective March 11, 2012

Vonnie Peters, WPC Office Manager, from CE 3-1 ½ \$13.961/hour to CE 3-2 \$14.181/hour effective March 11, 2012

David Stern, Seasonal Horticulturist Assistant, \$11.85/hour effective February 6, 2012

Passed and approved on the 21st day of February, 2012.

Simpson College President John Byrd presented their proposal (the complete proposal may be viewed at the City Clerk's Office) regarding "C" Street including rationale, identified issues, parking, traffic flow and "C" Street Concept. President Byrd requested the following Council's consideration:

- A phased approach – immediate coordination between the College and City to implement a cooperative plan to improve "C" Street which include beautification of the street, removal of parking and additional calming measures to slow and possibly discourage travel through campus
- Negotiate the purchase price for the land occupied by the street and the college's share of the improvements cited above when the street is closed
- Set a definitive future date for the closure of "C" Street which would allow adequate time for improvements to be made at Irving Elementary School and for broader decisions to be made concerning one-way streets and traffic flow in the city
- In summary Simpson College respectfully requested the Council take immediate action to repave "C" Street with amenities and establish a future date for the street's closure

Mike Teigland, Superintendent of Indianola Community Schools, talked about the cursory traffic review performed by Snyder and Associates and the potential impact of vehicle and pedestrian traffic operations adjacent to Irving Elementary School on the potential closure of North "C" Street between Clinton and Girard Avenues. The study showed an approximate 1-2 vehicles per minute in traffic would create additional potential conflicts. Mr. Teigland stated the school would be able to handle the additional traffic. Brian Clark, Confluence Engineering, spoke regarding how other colleges have implemented various plans to allow emergency access on campus street closure including bollard type removable Canterbury trash receptacles or retractable manual with a key. Council member Pepper stated the council had received a citizen's request to speak after Simpson's presentation. Mayor Bresnan stated they would receive comments but no questions. Those speaking in favor of the closure of "C" Street were:

Joe Sorenson – Student President Simpson College

Barb Mc Murray – 113 Phillip Place

Those speaking against the closure of "C" Street were:

Charlotte Guilford – 407 N. "K"

Michelle Bradford – 311 W. Clinton

Susan Glick – 511 W. Boston

It was the consensus of the council to place the Simpson College proposal on a future council study committee meeting and asked Simpson College to get a copy of the proposal to them for their review. Mayor Kenan Bresnan stated a public forum would be held with Simpson College to discuss their proposal.

A public hearing and first consideration of an amendment to the Bike Night Ordinance which changes the dates to the third Friday (April-September) was held. There were no objections either oral or written. It was moved by Berry and seconded by Marchant to suspend the rules requiring an ordinance be considered at three separate meetings before its adoption. On roll call the vote was, AYES: Parker, Sirianni, Marchant, Pepper, Mathieu and Berry. Whereupon the Mayor declared the motion carried unanimously. Sirianni moved and Mathieu seconded to adopt ORDINANCE NO. 1490 entitled, "INDIANOLA BIKE NIGHT ORDINANCE." 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 ordinance to be effective upon publication.

The second consideration of a request from Bryan Vaughan, Vaughan's RV & Custom Interiors, to amend M-2 (general industrial) to allow recreational vehicle sales, service/repair was approved on a motion by Sirianni and seconded by Marchant. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

The second consideration of an amendment to the zoning ordinance which will add a C-1 Office Park Classification was approved on a motion by Berry and seconded by Mathieu. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the issuance of not to exceed \$4,135,000 General Obligation Bonds, in order to provide funds to pay costs of street improvements, utility improvements, traffic lights, equipping the sewer department, and acquisition of an ambulance, essential corporate purposes, and that notice of the proposed action by the Council to institute proceedings for the issuance of the bonds, had been published pursuant to the provisions of Section 384.25 of the City Code of Iowa.

The Mayor then asked the Clerk whether any written objections had been filed by any City resident or property owner to the issuance of the bonds. The Clerk advised the Mayor and the Council that no written objections had been filed. The Mayor then called for oral objections to the issuance of the bonds and none were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

The Council then considered the proposed action and the extent of objections thereto.

Whereupon, Council Member Pepper introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$4,135,000 GENERAL OBLIGATION BONDS", and moved that the Resolution be adopted. Council Member Parker seconded the motion. The roll was called and the vote was, AYES: Mathieu, Berry, Parker, Sirianni, Marchant and Pepper. NAYS: None. Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION INSTITUTING PROCEEDINGS TO TAKE
ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED
\$4,135,000 GENERAL OBLIGATION BONDS

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

The Mayor announced that this was the time for meeting on the matter of the issuance of not to exceed \$170,000 of General Obligation Bonds, in order to provide funds to pay costs of improvements to the City pool, including acquisition and installation of a water slide, a general corporate purpose; and that notice of the proposal to issue the bonds and the right to petition for an election had been published as provided by Section 384.26, of the City Code of Iowa; and, the Mayor then asked the City Clerk whether any petition had been filed in the Clerk's Office, in the manner provided by Section 362.4 of the City Code of Iowa, and the Clerk reported that no such petition had been filed, requesting that the question of issuing the bonds be submitted to the qualified electors of the City.

Whereupon, the Mayor declared the hearing on the issuance of the bonds to be closed.

Whereupon, Council Member Pepper introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE AUTHORIZATION AND ISSUANCE OF NOT TO EXCEED \$170,000 GENERAL OBLIGATION BONDS", and moved that the Resolution be adopted. Council Member Marchant seconded the motion. The roll was called and the vote was, AYES: Mathieu, Parker, Marchant and Pepper. NAYS: Berry and Sirianni. Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION INSTITUTING PROCEEDINGS TO TAKE
ADDITIONAL ACTION FOR THE AUTHORIZATION AND
ISSUANCE OF NOT TO EXCEED \$170,000 GENERAL
OBLIGATION BONDS

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

The following Resolution Adopting Revenue Purpose Statement from the proposed gas franchise fee was approved on a motion by Sirianni and seconded by Pepper. 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 REVENUE PURPOSE STATEMENT
REGARDING USE OF REVENUES FROM GAS FRANCHISE FEES
PURSUANT TO IOWA CODE SECTION 364.2(4)(F)

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

Pepper moved and Marchant seconded to hold a council study committee meeting on February 27, 2012 at 6:30 p.m. to discuss the following:

- Gas Franchise Fee
- Street replacement project
- FY 2012/13 Budget

Question was called for and on voice vote the Mayor declared the motion carried unanimously.

A motion was made by Sirianni and seconded by Pepper to approved the revised SVPA Engineering Professional Design Fee Proposal in an amount of \$882,560, adjust their ongoing Design Development Phase and Construction Documents Phase billing to reflect an anticipated fee or 6.95%. After the actual bids have been received and awarded, SVPA will establish a form revised fixed fee for basic services according to 6.95% of the actual approved bid for the Cost of Construction. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Vitas Bering and Steve Gray, SVPA Architects, presented a Design Development Phase update for the YMCA/Wellness Center Project. Shirley Clark, 403 N. "Y", stated the City had previously approved \$12,500,000 and asked were the additional funding would come from. Mayor Kenan Bresnan stated the following project funding sources:

\$12,500,000 – City of Indianola TIF funding
\$ 200,000 – Utility Franchise Fee
\$ 500,000 – YMCA fitness equipment & furnishings
\$ 1,500,000 – Capitol funds Simpson/Indianola School District
\$ 50,000 – Private Funding

The Mayor and Council discussed the interim city manager/transitional plan. Discussion regarding the interim position included: filling the position with one person who would perform the city manager's duties as stated in the job description, interim would be a minimum of three-four months, adequate compensation and if the interim person would need any additional staff assistance. A motion was made by Sirianni and seconded by Berry to appoint Jean Furler as Interim City Manager. Question was called for and on voice vote the Mayor declared the motion carried unanimously. A committee consisting of Mayor Kenan Bresnan, Council member Pete Berry and Pam Pepper would meet with Jean

Furler to discuss job duties, staff assistance and adequate compensation during this interim period. A recommendation would be brought to a future council meeting.

The amendment to the council policy on NON-TEA 21 Street which would change the assess eligible construction cost to 30% instead of 50% was struck from the agenda.

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

Kenan Bresnan, Mayor

Diana Bowlin, City Clerk

Information

Subject

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

Information

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

Information

Subject

Applications

Information

The paper work is in order and staff recommends approval of the following:

Information

Subject

Set March 26, 2012 as a public hearing for a final industrial tax abatement - 1110 N. 14th Street

Information

This is the final urban revitalization designation application from Sternquist Construction, 1110 N. 14th Street, (see map) for the Industrial Park. Council approved preliminary approval on September 6, 2011.

FYI - State code requires council approve industrial tax abatement by ordinance after a hearing. We will set a hearing date on April 2, 2012 to consider the ordinance on April 16, 2012.

Attachments

Industrial UR App

APPLICATION FOR TAX ABATEMENT UNDER THE URBAN REVITALIZATION PLAN FOR
4 OR 5 YEAR (COMMERCIAL OR INDUSTRIAL):

Commercial ☒ Industrial _____ Date 2/24/12

Prior Approval for Intended Improvements ☒ Approval of Improvements Completed

Address of Property: 1110 North 4th St.

Legal Description of Property: Lot 9 Ex. S 1/2 Indianola Industrial Park

Title Holder or Contract Buyer: Sternquist Construction

Address of Owner (if different than above): _____

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

Existing Property Use: _____ Commercial ☒ Industrial _____ Vacant

Proposed Property Use: _____ Commercial ☒ Industrial _____ Vacant

_____ Rental ☒ Owner Occupied

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

DESCRIPTION: 5800 sq. ft. metal bldg - wash bay, restrooms,
office - equipment repair / storage building

Estimated or Actual Date of Completion: _____

Estimated or Actual Value of Improvements: \$267,243

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]
Downing Const.

FOR AGENCY USE ONLY:

City Manager The above application is/is not in conformance with the requirements of the
Urban Revitalization Plan for City of Indianola
Relocation Benefits Paid N/A

City Manager _____ Date _____

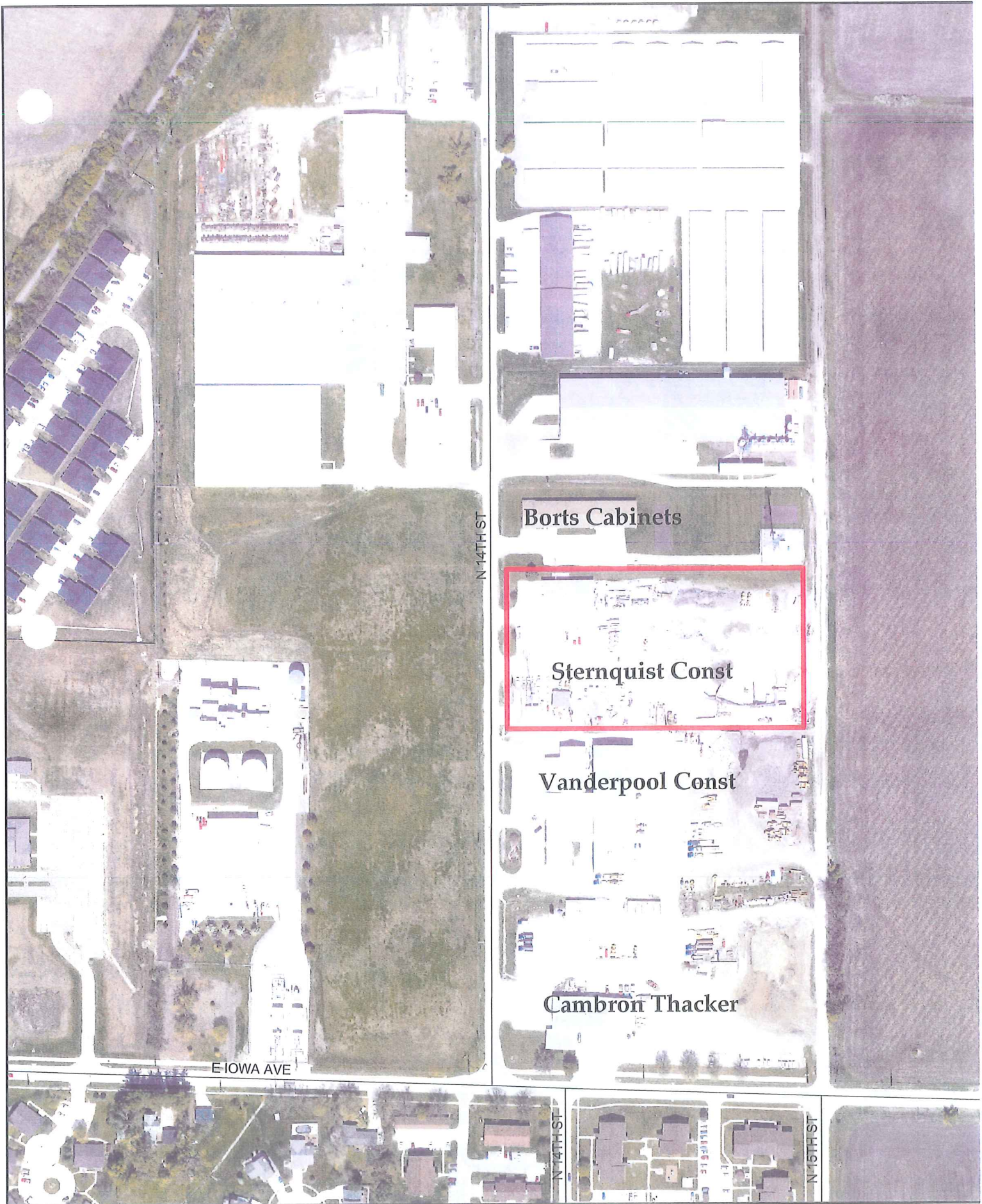
Building Dept Construction Permit No.(s) 49 Date Issued 5/10/11 FINAL 2/21/12

Building Official _____

City Council Application approved/disapproved (reason if disapproved) _____
Indianola City Council _____ Date _____

County Assessor Present assessed value _____ Assessed value w/improvements _____

Eligible or non-eligible for tax abatement _____



Sternquist Construction

Information

Subject

Set March 26, 2012 as a public hearing and first consideration for the 2012 Indianola Street Improvements Project grade ordinance

Information

This will establish street grades for the 2012 Indianola Street Improvement Project. Street grades are adopted by ordinance and when a grade changes, it must be re-approved

The streets that will be affected are:

- South "D" Street – modified slightly to correct drainage issues
- West Detroit and North "E" – modified slightly to be able to widen the street without affecting the tie-in elevation (and therefore the front yards) significantly

Attachments

Grade Ordinance

ORDINANCE NO. _____

GRADE ORDINANCES FOR
2012 INDIANOLA STREET IMPROVEMENTS PROJECT
INDIANOLA, IOWA

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA, that:

SECTION I. That the center line grades for all project streets remain the same as previously established, with the exception of the following, which are hereby established about the datum plane as follows:

SOUTH D STREET

The center line of South D Street from 54 feet north of the centerline of the intersection of South D Street/West Second Avenue (Iowa Highway 92) to 28 feet south of the centerline of the intersection of South D Street/West First Avenue. Begin at Station 102+38.71, south edge of new pavement, increasing South to North.

<u>Station</u>	<u>Existing Elevation</u>	<u>New Elevation</u>
102+38.71	949.89	949.89
102+50.00	949.94	949.83
102+75.00	949.95	949.74
103+00.00	949.98	949.80
103+25.00	950.21	950.03
103+50.00	950.44	950.43
103+75.00	950.98	950.99
104+00.00	951.55	951.72
104+25.00	952.50	952.62
104+50.00	953.48	953.58
104+75.00	954.48	954.53
105+00.00	955.52	955.48
105+00.95	955.52	955.52

WEST DETROIT AVENUE

The center line of West Detroit Avenue from 31 feet west of the centerline of the intersection of West Detroit Avenue/North E Street to 10 feet west of the centerline of the intersection of West Detroit Avenue/North D Street. Begin at Station 602+12.94, west edge of new pavement, increasing West to East.

<u>Station</u>	<u>Existing Elevation</u>	<u>New Elevation</u>
602+12.94	933.19	933.19
602+25.00	933.48	933.42
602+50.00	934.10	933.89
602+75.00	934.72	934.37

603+00.00	935.18	934.84
603+25.00	935.60	935.32
603+50.00	936.07	935.79
603+75.00	936.53	936.27
604+00.00	936.95	936.74
604+25.00	937.39	937.23
604+50.00	937.88	937.79
604+75.00	938.38	938.42
605+00.00	939.02	939.13
605+25.00	939.70	939.90
605+50.00	940.40	940.67
605+75.00	941.15	941.45
606+00.00	941.90	942.22
606+25.00	942.62	942.88
606+50.00	943.28	943.31
605+53.96	943.38	943.38

NORTH E STREET

The center line of South D Street from 18 feet north of the centerline of the intersection of North E Street/West Detroit Avenue to 38 feet north of the centerline of the intersection of North E Street/West Girard Avenue. Begin at Station 12+10.03, south edge of new pavement, increasing South to North.

<u>Station</u>	<u>Existing Elevation</u>	<u>New Elevation</u>
12+10.03	933.67	933.40
12+25.00	933.69	933.55
12+50.00	934.00	933.81
12+75.00	934.43	934.21
13+00.00	935.07	934.81
13+25.00	935.75	935.53
13+50.00	936.43	936.26
13+75.00	937.10	936.98
14+00.00	937.80	937.71
14+25.00	938.57	938.43
14+50.00	939.26	939.16
14+75.00	939.95	939.90
15+00.00	940.84	940.73
15+25.00	941.82	941.66
15+50.00	942.91	942.68
15+75.00	944.00	943.72
16+00.00	945.09	944.76
16+25.00	946.01	945.77
16+50.00	946.83	946.55
16+75.00	947.37	947.03
17+00.00	947.62	947.23
17+25.00	947.64	947.15

17+50.00	947.58	947.03
17+75.00	947.48	946.90
18+00.00	947.38	946.82
18+25.00	947.42	946.96
18+50.00	947.82	947.34
18+75.00	948.66	947.96
19+00.00	949.61	948.82
19+25.00	950.56	949.90
19+50.00	951.50	951.01
19+75.00	952.28	951.94
20+00.00	952.85	952.65
20+25.00	953.34	953.14
20+50.00	953.79	953.57
20+75.00	954.22	953.99
21+00.00	954.58	954.42
21+25.00	954.91	954.84
21+50.00	955.25	955.27
21+75.00	955.69	955.69
22+00.00	956.15	956.12
22+25.00	956.59	956.54
22+50.00	956.98	956.97
22+75.00	957.28	957.17
23+00.00	957.16	956.98
23+25.00	956.48	956.40
23+29.67	956.24	956.24

SECTION II. REPEAL. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III. WHEN EFFECTIVE. This ordinance shall be in effect from and after its final passage, approval and publication as required by law.

Kenan Bresnan, Mayor

ATTEST:

Diana Bowlin, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council of the City of Indianola, Iowa, on _____, 20____, was signed by the Mayor on _____, 20____, and was published in the Record Herald and Indianola Tribune, a newspaper of general circulation and published in the City of Indianola, Iowa, on _____, 20____.

Diana Bowlin, City Clerk

Information

Subject

Reset public hearing and first consideration to April 2, 2012 to rezone a vacant lot from R-2 (One & Two Family Residential) to C-2 (Highway Commercial) and legally described as lot 9 and the south ½ of N/S alley and the south 6' of the east 50' of the west 150' of the E/W alley within block 18 of Jones and Windles Addition and locally known as 506 West 2nd Avenue (P&Z approved unanimously 2-14-12)

Information

Council needs to reset the public hearing and first consideration of this request to April 2, 2012 due to the rescheduling of the March 19, 2012 council meeting. The City of Indianola purchased this property in February of 2011 as part of the city's Dangerous and Dilapidated Program. The original house, constructed in 1900, was removed and the lot leveled. In conjunction with this property, the city attempted to purchase the adjoining property to the west and would remove the old mechanics garage in order to have a larger commercial lot (see map). These efforts are still ongoing.

As the map indicates, R-2 (one and two family residential) zoning is present on the north, south and east boundaries and C-2 (highway commercial) lies to the west. Over the past 25 years, the Planning and Zoning Commission and City Council have been very supportive of rezoning small parcels along the highway corridors to commercial. In your packet is a map indicating other similar areas.

The Future Land Use map within the 2011 Comprehensive Plan indicates this area as C-2 Highway Commercial. A sign has been posted and notifications to property owners within 200' have been sent. No objections have been received to date. Chuck recommended approval and P&Z unanimously approved.

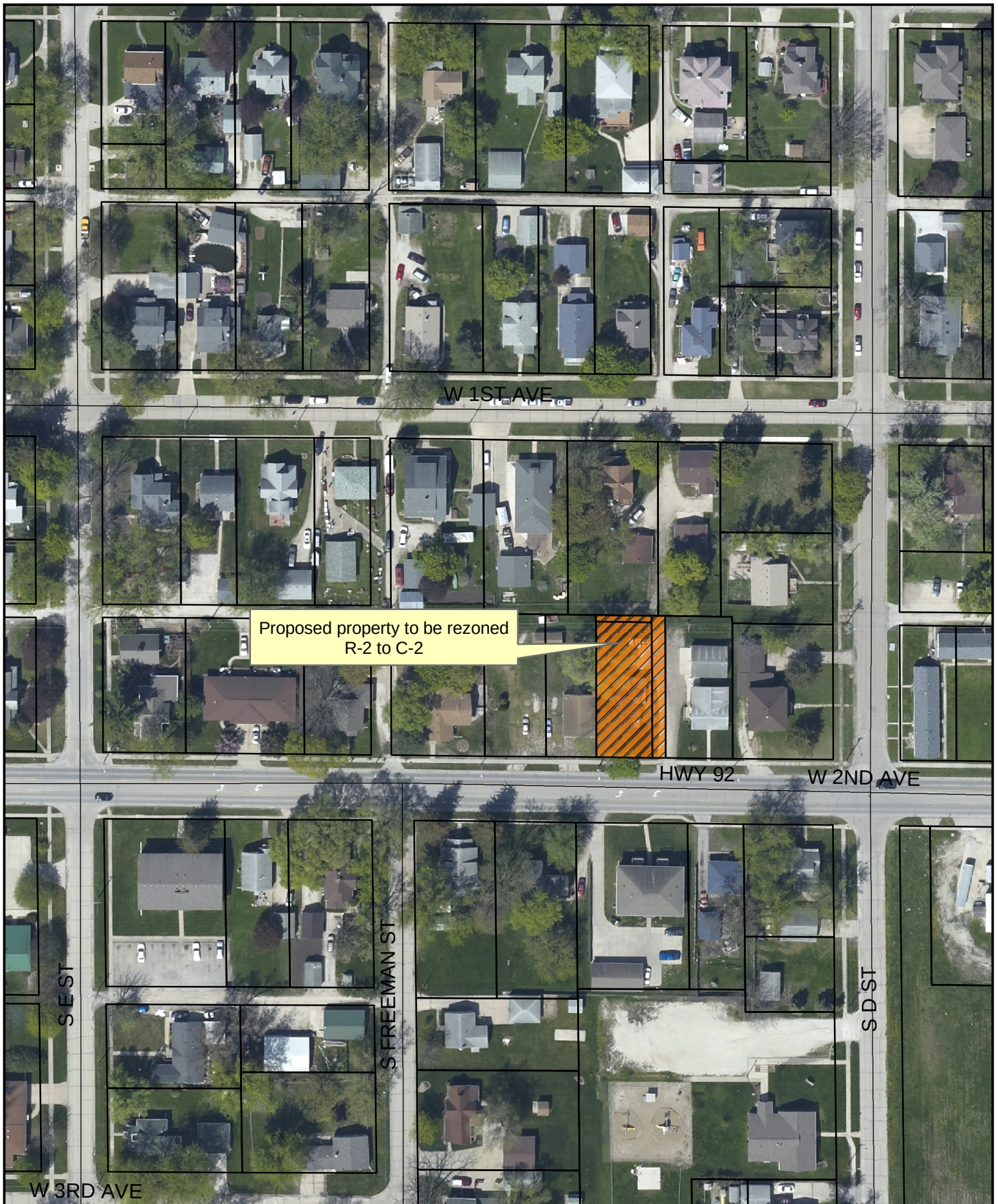
Attachments

Map

P&Z Memo

P&Z Minutes

C-2 Map



Proposed property to be rezoned
R-2 to C-2

W 1ST AVE

HWY 92

W 2ND AVE

SE ST

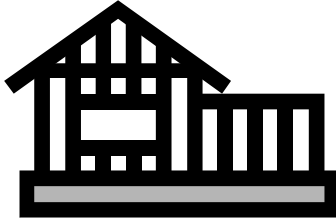
S FREEMAN ST

S D ST

W 3RD AVE

506 West 2nd Avenue

02/2012



To: Planning and Zoning Commission
From: Chuck Burgin, Director of Community Development
Subject: February 14, 2012 Meeting

Item # 4 Election of Officers

This is Tiffany's and Duane's last meeting as chairperson and vice-chair. As in years past, a motion and a second for Duane Dixon as Chairperson are in order. After the vote has been completed, nominations for vice-chairperson can be taken. If multiple individuals are nominated, ballots for voting will be distributed and then counted to determine the vice-chair. The new chairperson will take over in March.

Item # 5 Consider rezoning vacant lot legally described as lot 9 and the south ½ of N/S alley and the south 6' of the east 50' of the west 150' of the E/W alley with block 18 of Jones and Windles Addition and locally known as 506 West 2nd Avenue.

The city of Indianola purchased this property in February of 2011 as part of the city's Dangerous and Dilapidated Program. The original house, constructed in 1900, was removed and the lot leveled. In conjunction with this property, the city attempted to purchase the adjoining property to the west and would remove the old mechanics garage in order to have a larger commercial lot (see map). These efforts are still ongoing.

As the map indicates, R-2 (one and two family residential) zoning is present on the north, south and east boundaries and C-2 (highway commercial) lies to the west. Over the past 25 years, the Planning and Zoning Commission and City Council have been very supportive of rezoning small parcels along the highway corridors to commercial. I have enclosed a map indicating other similar areas.

The Future Land Use map within the 2011 Comprehensive Plan indicates this area as C-2 Highway Commercial. A sign has been posted and notifications to property owners within 200' have been sent. No objections have been received to date. I recommend approval.

Item # 6 Consider amending the buffer requirements in Sec. 166.04 (j) Specific Design Standards Requirement of the Site Plan Ordinance.

This was another action item listed within the 2011 Comprehensive Plan Update recommendation. The buffer requirements between residential and commercial/industrial are comparable with other communities and works very well as the buffer park requirements within the Subdivision Ordinance. The only area which may need consideration is requiring additional buffers between single family dwellings and other permitted uses within residential zonings requiring parking lots, such as schools, churches, apartment complexes or community meeting buildings. Listed below are the specific standards of three types of buffers which are required within the Site Plan Ordinance.

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

Currently the buffer requirement between residential zoned properties applies to only multi-family dwelling in excess of one story or mobile home parks or manufactured housing units not converted to real estate which are adjacent to single family residences.

The new requirement, if approved, would be amended to:

Whenever a person or firm develops or builds a permitted use on any tract or parcel of land within a residential zoning classification, a buffer complying with section 166.04 (j) shall be installed when development occurs adjacent to more than one single family dwelling lot when any of the conditions listed below exist.

- 1. The required off-street parking for the new improvement exceeds four stalls.***
- 2. Each dwelling unit does not have its own independent vehicle access to the city right-of-way.***

The issue of mandating buffering between uses within residential zoning classification deals mainly with the parking lots. The additional noise and headlight movements are often a distraction to dwelling units.

I have enclosed a few examples of the effect of the proposal on existing situations where if these uses were constructed under the proposed amendment. Please keep in mind this amendment

would affect only improvements made after the adoption of the proposal. No action is required at this time, however if you feel comfortable with the change, I recommend approval.

Other business:

Mindi has enclosed a copy of the annual report. No action is needed, but please review and call if you have any questions.

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR SESSION
FEBRUARY 14, 2012
6:00 P.M.

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

Tiffany Coleman
Mike Coppess
Duane Dixon
Leslie Held
Bob Ormsby
Ivan Richert
Dan Wood

Also present: Mindi Robinson and Chuck Burgin.

The minutes of the January 10, 2012 meeting were approved on a motion made by Richert and seconded by Dixon. Question was called for and on voice vote Chairperson Coleman declared the motion carried unanimously.

Election of Officers

Motion was made by Wood and seconded by Richert to nominate Dixon as Chairperson. A motion was made by Coppess and seconded by Wood to cease nominations. Question was called for and the motion passed unanimously.

A vote to approve Dixon as Chairperson was approved unanimously.

Motion was made by Wood and seconded by Coppess to nominate Ormsby as Vice Chairperson. A motion was made by Coppess and seconded by Richert to cease nominations. Question was called for and the motion passed unanimously.

A vote to approve Ormsby as Vice Chairperson was approved unanimously.

Consider rezoning vacant lot legally described as lot 9 and the south ½ of N/S alley and the south 6' of the east 50' of the west 150' of the E/W alley with block 18 of Jones and Windles Addition and locally known as 506 West 2nd Avenue.

Chuck informed the Committee that the city purchased the property as part of the D&D program in February of 2011. Property adjacent to the west is currently zoned C-2 while property on the north, east and south is currently zoned R-2. Chuck further stated that over the past 25 years, the Planning and Zoning Commission and City Council have been very supportive of rezoning small parcels along the highway corridors to commercial.

Commission discussed other properties along the highway corridors that have been rezoned to C-2 highway commercial zoning.

Motion was made by Richert and seconded by Dixon to rezone 506 West 2nd Avenue from R-2 single and two family residential to C-2 highway commercial. Question was called for and on voice vote motion carried unanimously.

Consider amending the buffer requirements in Sec. 166.04 (j) Specific Design Standards Requirement of the Site Plan Ordinance.

Chuck reviewed with the commission that this was an action item from the 2011 comprehensive plan update. Areas in consideration of requiring additional buffers are between single family dwellings and other permitted uses within residential zonings requiring parking lots, such as schools, churches, apartment complexes or community halls.

Chuck provided maps of existing properties that if they expanded by 1000 square feet or 50% of the current floor plan would require this buffer if commission and the council approved the amendment.

Commission discussed existing buffer requirements of residential, commercial and industrial uses and zonings. Commission also discussed adding a distance requirement to the amendment.

Motion was made by Richert and seconded by Dixon to add a distance requirement to the amendment and bring the consideration back to the commission at the March meeting. Question was called for and on voice vote motion carried unanimously.

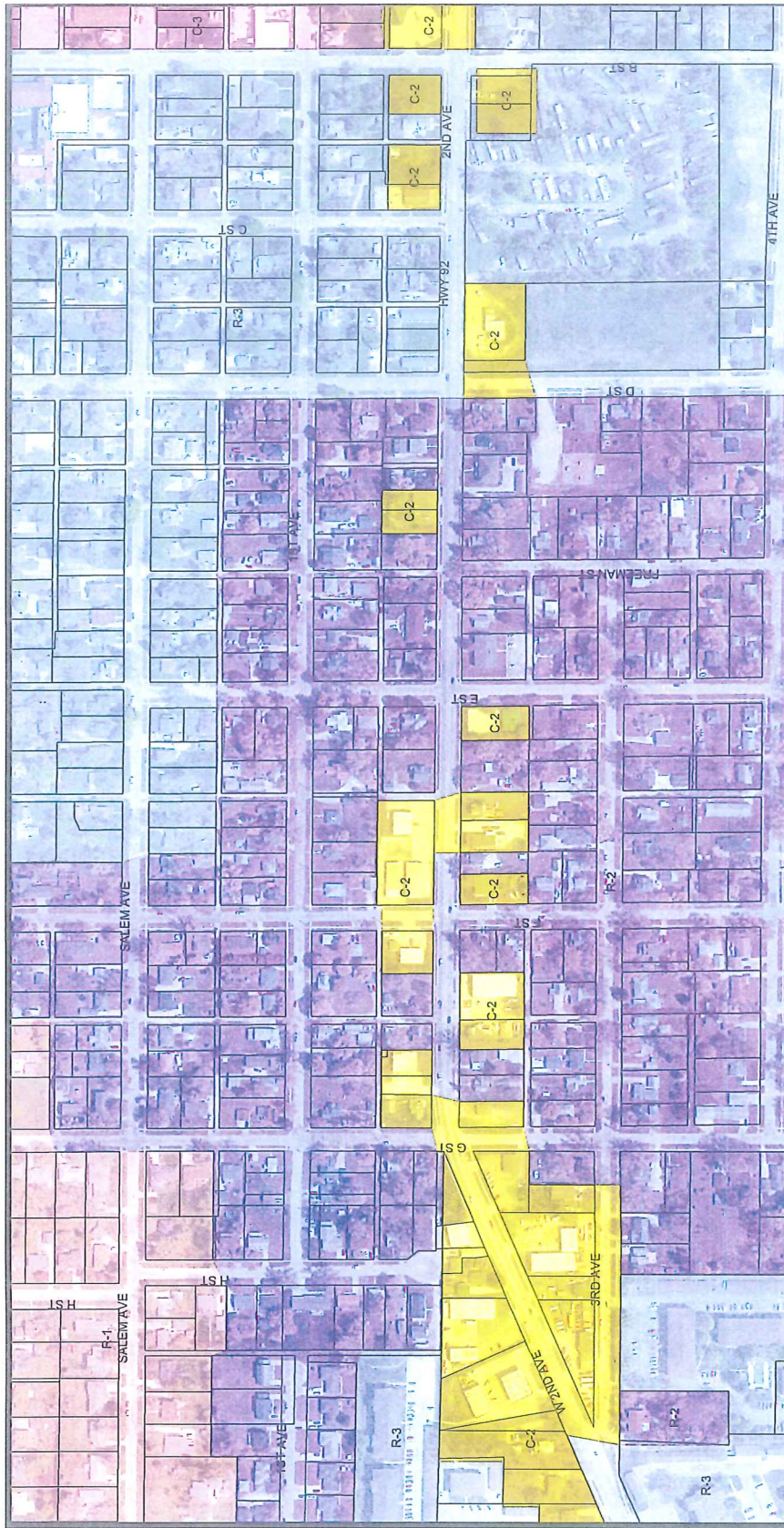
Other business

Chuck and the commission spoke regarding the parkway action item from the 2011 comprehensive plan update.

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

Tiffany Coleman, Chairperson

Mindi Robinson



Existing C-2 Zoning along West Highway 92 Corridor



Information

Subject

\$25,883 Electric Pump Company proposal to replace a south plant pump

Information

Council approved the replacement of three pumps in the 2012 and 2013 Capital Improvement Plan. Dan Miers, WPC Superintendent, is recommending (see memo) purchasing one pump now from Electric Pump Company in an amount of \$25,883. The second pump can be purchased in the next fiscal year. \$26,000 is in the current FY12 budget and \$46,000 in the FY2013 budget.

Attachments

Memo



Water Pollution Control PO Box 299, Indianola, IA 50125
Phone (515) 961 9416 • Fax (515) 961 9408
www.cityofindianola.com

February 23, 2012

To: Jean Furler
City Manager

Re: South Plant Pump Replacement

In the 2012 CIP Budget and the 2013 CIP Budget, the city council approved the replacement of three, 31.5 hp Wilo/EMU pumps. I request that we purchase 1 pump installed as soon as possible. The second pump can be purchased in the next budget year.

Due to the condition of the south plant pumps and the lack of warranty from the current pump company, I recommend that we replace the WILO pumps with a 35 hp Flygt pump. Forrest Aldrich has reviewed the Flygt pump curves. He felt that the pumps fit the application according to the data provided to him.

Electric Pump Company has provided a quote of \$25,883 for one pump. I have \$26,000 in the current CIP budget and \$46,000 in the proceeding CIP budget. I recommend that we accept the above quote and proceed with the replacement of one pump.

Funding for this repair will come from the Capital Projects budget for South Plant Pumps.

A handwritten signature in cursive script that reads "Daniel B. Miers".

Daniel B. Miers
City of Indianola, WPC

Information

Subject

Street closure request from:

Information

Staff reviewed and recommends approval of the following street closure request. No comments have been received from the Chamber or the downtown group.

Information

Subject

First Baptist Church - August 19, 2012 from 3:00 p.m. - 7:00 p.m. - would close the N/S alley east of the church for their annual ice cream social

Information

Request is to close the north/south alley east of the First Baptist Church on August 19, 2012 from 3:00 p.m. - 7:00 p.m. for their annual ice cream social. The application was received on February 14, 2012.

Attachments

St Closure First Baptist Church

Event Name: Church Ice Cream Social
Date/Time of Event: Aug 19, 2012 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: _____
Fax Number: _____
Email Address: remicke@iuhw.com
Today's Date: 2-1-2013

Anticipated Attendance: 40-50 Per Day 40-50 Total

Event Information:

Setup Begins	Date: <u>8-19-12</u>	Time <u>3:00 p.m.</u>	Day of Week <u>Sunday</u>
Event Starts	Date: <u>8-19-12</u>	Time <u>4:00 p.m.</u>	Day of Week <u>Sunday</u>
Event Ends	Date: <u>8-19-12</u>	Time <u>6:30 pm</u>	Day of Week <u>Sunday</u>
Dismantle	Date: <u>8-19-12</u>	Time <u>7:00 p.m.</u>	Day of Week <u>Sunday</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 Church Ice Cream Social. Possible display of 3-4 antique tractors owned by church members, in grass on church property.

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 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

Meeting Date: 03/05/2012

Information
Subject

Final applications for urban revitalization

Information

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

Final:

DFM Development- 804 South "Y" Street - 1 unit of 4 plex - \$163,000
 DFM Development - 806 South "Y" Street - 1 unit of 4 plex - \$163,000
 Autumn Ridge Development - 400 S. 8th Court #28 - Duplex - \$114,100

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

Below is a list of permits issued through February 29, 2012 and previous years.

	<u>2012</u>		<u>2011</u>		<u>2010</u>		<u>2009</u>		<u>2008</u>	
SFD	0	0	0	0	3	\$234,600	3	\$607,290	4	\$566,000
		0		0		\$78,200		\$202,430		\$141,500
Duplexes	0	0	0	0	1	\$228,200	0	0	29	\$4,877,876
MFD	0	0	0	0	0	0	0	0	0	0
Add/Alt	3	\$63,000	3	\$45,250	4	\$161,000	0	0	3	\$58,000
Non-Residential	3	\$142,000	5	\$242,200	4	\$176,420	2	\$45,000	1	\$19,500
Total	6	\$205,000	8	\$285,450	12	\$800,320	5	\$652,290	37	\$5,499,376

AttachmentsUR Apps

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 2/24/12

_____ Prior Approval for Intended Improvements ☒ Approval of Improvements Completed

Address of Property: 804 South Y Street

Legal Description of Property: Lot 1 Deer Run Plat 4

Title Holder or Contract Buyer: DFM Development

Address of Owner (if different than above): _____

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

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

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

_____ Rental ☒ Owner Occupied

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

DESCRIPTION: 1 unit of 4plex - 1 story - 3 bedrooms
3 full baths - 2 car garage

CLASS A / 5 YEAR TAX ABATEMENT REQUIREMENTS:

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

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

Roofed using 40-year shingle? Yes ☒ No _____

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

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

Programmable Energy Star thermostat installed? Yes ☒ No _____

All ductwork is taped and sealed? Yes ☒ No _____

All appliances are Energy Star rated? Yes ☒ No _____

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

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

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

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: 2/22/12

Estimated or Actual Value of Improvements: \$1163,000

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 2/24/12

_____ Prior Approval for Intended Improvements 1 Approval of Improvements Completed

Address of Property: 2006 South Y Street

Legal Description of Property: Lot 1 Deer Run Plat 4

Title Holder or Contract Buyer: DFM Development

Address of Owner (if different than above): _____

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

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

Proposed Property Use: ☒ Residential _____ Commercial _____ Industrial _____ Vacant
_____ Rental ☒ Owner Occupied

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

DESCRIPTION: 1 unit of 4plex- 1 story - 3 bedrooms-
3 full baths - 2 car garage

CLASS A / 5 YEAR TAX ABATEMENT REQUIREMENTS:

Sidewall Insulation rated R-15 or higher?	Yes ☒	No _____
Attic space insulation rated R-44 or higher?	Yes ☒	No _____
Roofed using 40-year shingle?	Yes ☒	No _____
Windows have minimum U factor of .31 or less or a low E rating?	Yes ☒	No _____
H.V.A.C. has a minimum 90% efficiency rating?	Yes ☒	No _____
Programmable Energy Star thermostat installed?	Yes ☒	No _____
All ductwork is taped and sealed?	Yes ☒	No _____
All appliances are Energy Star rated?	Yes ☒	No _____
A/C Unit with Minimum SEER rating of 14	Yes ☒ No _____	Brand? <u>Lennox</u>
Furnace with a minimum 90% efficiency rating	Yes ☒ No _____	Brand? <u>Lennox</u>
Gas Water Heater 0.62 EF to 0.79 EF or 0.80 EF and above?	Yes ☒ No _____	Brand? <u>Lennox</u>
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: 2/22/12

Estimated or Actual Value of Improvements: \$1103,000

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: [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 2/22/12

☐ Prior Approval for Intended Improvements ☒ Approval of Improvements Completed

Address of Property: 400 South 8th Court, #28

Legal Description of Property: Plot 3 The Meadows

Title Holder or Contract Buyer: Autumn Ridge Development

Address of Owner (if different than above): _____

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

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

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

☐ Rental ☒ Owner Occupied

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

DESCRIPTION: 1 story duplex 2 bedrooms, 2 full baths
1 car garage - 1,237 sq. ft. 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: 2/22/12

Estimated or Actual Value of Improvements: \$114,100.00

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

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

Tenant Date of Occupancy Relocation Benefits

Signed By: _____

Information

Subject

Claims on the computer printout for March 5, 2012

Information

Attachments

Claims

Vendor Report

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
GENERAL FUND				
AHLERS & COONEY P.C.	001-6500-64110	LEGAL FEES	02/22/2012	557.43
AHLERS & COONEY P.C.	001-6500-64110	GAS FRANCHISE RESOLUTION	02/21/2012	57.00
BURGIN, CHARLES	001-1700-62300	MEALS & TIP	02/28/2012	14.25
BURGIN, CHARLES	001-1700-62700	MILEAGE	02/28/2012	57.72
CITY OF DES MOINES	001-6100-62100	METRO ADVISORY COUNCIL ANNUAL DONA	02/17/2012	250.00
CITY OF INDIANOLA - UTILITY	001-6500-63710	UTILITIES	02/29/2012	1,899.57
CITY OF INDIANOLA - UTILITY	001-2300-63710	UTILITIES	02/29/2012	16,762.82
CR SERVICES	001-6500-64090	MONTHLY CLEANING	02/16/2012	4,205.00
CR SERVICES	001-6500-65071	JANITORIAL SUPPLIES	02/16/2012	243.45
DES MOINES REGISTER MEDIA	001-6500-64020	PH G.O. BONDS	02/07/2012	108.69
DES MOINES STAMP MFG	001-1700-65060	RETURN ADDRESS STAMP	02/20/2012	33.70
FURLER, JEAN	001-6200-62700	MILEAGE - VISION IOWA	02/28/2012	19.80
FURLER, JEAN	001-6200-62300	MEAL - ILOC	02/28/2012	5.24
FURLER, JEAN	001-6500-65060	CC OFFICE SUPPLIES	02/27/2012	26.36
HOYMAN, JOHN	001-6500-64110	TRIAL PREP KOENIG ET AL	02/29/2012	342.00
HOYMAN, JOHN	001-6500-64110	TRIAL KOENIG ET AL	02/29/2012	342.00
HOYMAN, JOHN	001-6500-64110	TRIAL PREP WEAVER ET AL	02/29/2012	405.00
HOYMAN, JOHN	001-6500-64110	DISPOSITION WEAVER ET AL	02/29/2012	270.00
HOYMAN, JOHN	001-6500-64110	TRIAL PREP FRECENTESE ET AL	02/29/2012	378.00
HOYMAN, JOHN	001-6500-64110	DISPOSITION FRECENTESE ET AL	02/29/2012	270.00
HOYMAN, JOHN	001-6500-64110	TRIAL PREP HANCE ET AL	02/29/2012	405.00
HOYMAN, JOHN	001-6500-64110	TRIAL HANCE ET AL	02/29/2012	333.00
HOYMAN, JOHN	001-6500-64110	ORD REZONING	02/29/2012	90.00
HOYMAN, JOHN	001-6500-64110	ADDING C-1	02/29/2012	90.00
HOYMAN, JOHN	001-6500-64110	NON-WORKING STOP BOX 2/14/12	02/29/2012	72.00
HOYMAN, JOHN	001-6500-64110	NON-WORKING STOP BOX 2/24/12	02/29/2012	72.00
HOYMAN, JOHN	001-6500-64110	PHONE CALLS & CONF WK OF 02/06	02/29/2012	540.00
HOYMAN, JOHN	001-6500-64110	PHONE CALLS & CONF WK OF 02/13	02/29/2012	630.00
HOYMAN, JOHN	001-6500-64110	PHONE CALLS & CONF WK OF 02/20	02/29/2012	630.00
HOYMAN, JOHN	001-6500-64110	PHONE CALLS & CONF WK OF 02/27	02/29/2012	540.00
HOYMAN, JOHN	001-6500-64110	FEBRUARY RETAINER	02/29/2012	1,000.00
IA ASSOC OF BLDG OFFICIALS	001-1700-62300	SPRING SEMINAR REGISTRATION - CHUCK	02/28/2012	720.00
INDIANOLA DEVELOPMENT AS	001-5200-64131	3RD QTR FY2012	02/27/2012	14,250.00
INDOFF INCORPORATED	001-6200-65070	SUPPLIES	02/10/2012	35.81
INDOFF INCORPORATED	001-6500-65070	SUPPLIES	02/10/2012	33.08
INDOFF INCORPORATED	001-6200-65070	SUPPLIES	02/13/2012	31.59
INFOMAX OFFICE SYSTEMS IN	001-1700-64900	COMM DEV COPY MACHINE CHARGES	02/21/2012	162.82
INFOMAX OFFICE SYSTEMS IN	001-1700-63410	COPIER CONTRACT	02/24/2012	1.28
INFOMAX OFFICE SYSTEMS IN	001-6200-63400	COPIER CONTRACT	02/24/2012	658.80
INFOMAX OFFICE SYSTEMS IN	001-6210-63400	COPIER CONTRACT	02/24/2012	2.59
INFOMAX OFFICE SYSTEMS IN	001-6150-63400	COPIER CONTRACT	02/24/2012	.52
INFOMAX OFFICE SYSTEMS IN	001-6100-63400	COPIER CONTRACT	02/24/2012	.07
INTEGRIVault	001-6500-64990	OFFSITE BACKUP	02/20/2012	250.00
INTL LEAGUE OF CITIES	001-6500-62100	ANNUAL FEE	02/29/2012	750.00
IOWA CODIFICATION INC	001-6500-64990	CODE SUPPLEMENT	02/20/2012	427.00
IOWA WATER MANAGEMENT C	001-6500-63100	WATER MGMT - MUN BLDG	02/29/2012	145.00
JO'S HALLMARK	001-6200-65070	SUPPLIES	02/21/2012	6.57
MID AMERICAN ENERGY CO.	001-6500-63710	74080-22010 FUEL HEAT (2654 THERMS)	02/26/2012	1,747.10
MID AMERICAN ENERGY CO.	001-6500-63710	05931-25003 N HWY 65/69 ENTRANCE SIGN	02/17/2012	25.78
MID AMERICAN ENERGY CO.	001-2300-63710	26321-3003 ST LIGHTING	02/17/2012	157.33
O'KEEFE ELEVATOR CO.	001-6500-63100	ELEV. MAINT. AGREEMENT	02/24/2012	282.98
PITNEY BOWES	001-6200-65070	POSTAGE METER SUPPLIES	02/17/2012	313.96
RAY'S WINDOW CLEANING	001-6500-63100	WINDOW CLEANING	02/29/2012	90.00
RECORD-HERALD & INDIANOL	001-6500-64020	CC MIN-01	02/26/2012	394.93
RECORD-HERALD & INDIANOL	001-6500-64020	PH BUDGET	02/26/2012	145.14
RECORD-HERALD & INDIANOL	001-6500-64020	CC MIN-02	02/26/2012	435.88
RECORD-HERALD & INDIANOL	001-1700-64020	BD ADJ	02/26/2012	26.38

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
RECORD-HERALD & INDIANOL	001-1700-64020	BD ADJ	02/26/2012	27.75
RECORD-HERALD & INDIANOL	001-6500-64020	PH BIKE NIGHT ORD	02/26/2012	19.10
SHIVE-HATTERY ENGINEERS	001-5100-64130	WAYFINDING SIGNS	02/16/2012	2,082.70
SHULL, DOUG	001-6500-64990	TREASURER CONTRACT	03/01/2012	83.33
U.S. BANK	001-6200-62300	ESCO ELECTRIC CO - SAFETY TRAINING/CI	02/06/2012	260.00
U.S. BANK	001-6500-65990	MISC	02/06/2012	455.84
U.S. BANK	001-6100-62300	REGISTRATION	02/06/2012	150.00
U.S. BANK	001-6150-62300	CONFERENCE - CANCELLED 2/9/12 - REFUN	02/06/2012	420.00
U.S. BANK	001-6500-64190	IPAD APPS - CITY COUNCIL	02/06/2012	39.96
U.S. BANK	001-6500-64190	IPAD APPS - CITY COUNCIL SPARE IPAD	02/06/2012	9.99
U.S. BANK	001-6210-67250	OFFICE CHAIR	02/06/2012	81.94
U.S. CELLULAR	001-1700-63730	CELL PHONE CHARGES	02/16/2012	125.72
WASTE MANAGEMENT OF IOW	001-6500-64090	WASTE PICK UP	03/01/2012	110.24
Total GENERAL FUND:				55,611.21
POLICE FUND				
CRAIG'S AUTOMOTIVE	011-1100-63320	REPAIR	02/21/2012	150.27
CRAIG'S AUTOMOTIVE	011-1100-63320	REPAIR	02/08/2012	170.50
DWYER, SCOTT	011-1100-61810	UNIFORM ALLOWANCE	02/23/2012	226.82
ELECTRONIC ENGINEERING C	011-1100-63730	PAGER	02/25/2012	11.95
KIYA KODA HUMANE SOCIETY	011-1100-64137	HUMANE SOCIETY CONTRACT - MAR 12	02/24/2012	2,412.74
MID AMERICAN ENERGY CO.	011-1100-67260	56131-66004 FUEL HEAT (51 THERMS)	02/21/2012	47.40
SHER, BRIAN	011-1100-61810	UNIFORM ALLOWANCE	02/18/2012	170.88
STONE RIVER PHARMACY	011-1100-64120	411 RX	02/19/2012	165.65
VERIZON WIRELESS	011-1100-63730	DATA	02/15/2012	430.31
YAHOO! CUSTODIAN OF RECO	011-1100-64110	SUBPOENA FEE	02/23/2012	89.50
Total POLICE FUND:				3,876.02
FIRE FUND				
BOB'S CUSTOM TROPHIES	015-1500-65060	PLAQUE	02/23/2012	5.30
CITY OF INDIANOLA - UTILITY	015-1500-63710	UTILITIES	02/29/2012	200.00
CITY OF INDIANOLA - UTILITY	015-1500-63710	UTILITIES - PD/FIRE BLDG	02/29/2012	40.81
ELECTRONIC ENGINEERING C	015-1500-63730	PAGER	02/25/2012	8.00
INFOMAX OFFICE SYSTEMS IN	015-1500-64990	COPIER CONTRACT	02/24/2012	22.04
MC COY HARDWARE INC	015-1500-63100	BUILDING SUPPLIES	02/17/2012	7.18
MC COY HARDWARE INC	015-1500-63100	BUILDING SUPPLIES	02/18/2012	1.61
MC COY HARDWARE INC	015-1500-62300	TRAINING SUPPLIES	02/21/2012	16.87
MC COY HARDWARE INC	015-1500-63100	BUILDING SUPPLIES	02/22/2012	19.77
MC COY HARDWARE INC	015-1500-65082	SHIPPING	02/27/2012	53.04
MC COY HARDWARE INC	015-1500-63100	BUILDING SUPPLIES	02/28/2012	15.29
MID AMERICAN ENERGY CO.	015-1500-63710	45571-548008 FUEL HEAT	02/21/2012	155.89
MID AMERICAN ENERGY CO.	015-1500-63710	43630-22022 FUEL HEAT (199 THERMS)	02/22/2012	10.00
MILLER, JODY	015-1500-65070	SUPPLIES	02/18/2012	20.22
O'REILLY AUTO PARTS	015-1500-65051	PARTS	02/17/2012	4.44
O'REILLY AUTO PARTS	015-1500-65076	SHOP	02/22/2012	12.99
REYNOLDS, SHANE	015-1500-62300	LODGING - FIRE SCHOOL	02/10/2012	198.74
REYNOLDS, SHANE	015-1500-62700	MILEAGE	02/10/2012	265.29
SANDRY FIRE SUPPLY LLC	015-1500-63410	PARTS	02/20/2012	92.35
SAUTER, JAMIE	015-1500-62300	LODGING - FIRE SCHOOL	02/19/2012	303.85
SAUTER, JAMIE	015-1500-62700	MILEAGE	02/19/2012	263.62
U.S. BANK	015-1500-62300	UNIVERSITY OF MISSOURI FIRE SCHOOL	02/06/2012	130.00
Total FIRE FUND:				1,847.30
AMBULANCE FUND				
AIRGAS NORTH CENTRAL	016-1600-65070	OXYGEN	02/16/2012	41.53

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
BLUE CROSS BLUE SHIELD-IO	016-1600-66990	REFUND	12/13/2011	869.30
BOUND TREE MEDICAL LLC	016-1600-65070	MED SUPPLIES	02/09/2012	246.27
CARPENTER UNIFORM CO	016-1600-61810	UNIFORM	02/15/2012	53.99
HY-VEE FOOD STORE	016-1600-65070	MEDICATIONS	02/06/2012	356.92
ILLINOIS FIRE STORE	016-1600-61810	UNIFORM	02/17/2012	52.96
INFOMAX OFFICE SYSTEMS IN	016-1600-63400	COPIER CONTRACT	02/24/2012	9.75
PHILIPS MEDICAL CAPITAL	016-1600-67245	MONITOR LEASE	02/11/2012	731.18
Total AMBULANCE FUND:				2,361.90
LIBRARY FUND				
IOWA WATER MANAGEMENT C	041-4100-63100	WATER MGMT - LIBRARY	02/29/2012	40.00
U.S. BANK	041-4100-62300	PLA CONFERENCE REFUND	02/06/2012	215.00-
U.S. BANK	041-4100-65079	PAYPAL - PHOTOMAGNETS.COM	02/06/2012	77.00
U.S. BANK	041-4100-62300	ESCO ELECTRIC CO - SAFETY TRAINING/LI	02/06/2012	260.00
Total LIBRARY FUND:				162.00
PARK & RECREATION FUND				
ACTIVE NETWORK INC	042-4200-64190	ONLINE SERVICE FEE	01/31/2012	27.58
AGRILAND FS INC	042-4400-65990	OVERPAYMENT - TAX ON INVOICE #70812 \$	09/13/2011	1.06-
AGRILAND FS INC	042-4340-65072	TORDON	01/23/2012	26.69
ALLEN, AMBER	042-4405-66990	REFUND	02/21/2012	140.00
BALL HORTICULTURAL COMPA	042-4345-65200	SEED	02/09/2012	11.83
BOWLIN, MIKE	042-4300-62300	LUNCH - SHADETREE SHORTCOURSE	02/23/2012	54.51
BYLUND, DOUG	042-4400-62300	CHECKED BAG FEE	02/28/2012	25.00
BYLUND, DOUG	042-4400-62300	MEALS	02/28/2012	50.43
CIVIL DESIGN ADVANTAGE LLC	042-4320-64990	BUXTON PLAN PREPARATION	02/02/2012	4,300.00
CR SERVICES	042-4405-64090	BLDG CLEANING	02/16/2012	2,260.00
CR SERVICES	042-4405-65070	SOAP, AIR FRESHNER	02/16/2012	22.42
DOORS INC	042-4405-64990	REPLACEMENT DOORS - ACTIVITY CENTER	01/31/2012	1,957.00
DOWNNEY TIRE SERVICE	042-4400-63320	TIRES	02/21/2012	369.94
FAREWAY STORE	042-4485-65070	ICE	02/17/2012	3.79
FASTENAL	042-4328-67235	SCREWS	02/24/2012	30.00
INDOFF INCORPORATED	042-4200-65070	SUPPLIES	02/13/2012	82.90
J & M DISPLAYS INC	042-4460-64990	2012 FIREWORKS	02/13/2012	6,000.00
KROMER-ROSS, LINDA	042-4485-66990	REFUND - CLASS CANCELLED	01/27/2012	27.00
M & M SALES CO.	042-4200-63400	COPIES	02/15/2012	29.95
MC COY HARDWARE INC	042-4345-65070	PLUMB SUPPLIES	02/15/2012	5.77
MC COY HARDWARE INC	042-4200-65080	MAILINGS	02/15/2012	55.37
MC COY HARDWARE INC	042-4370-65070	SCOTCH BRITES PADS	02/17/2012	2.67
NAPA AUTO PARTS	042-4400-63320	WIPER BLADES	02/24/2012	37.47
NATL. REC. & PARK ASSC.	042-4400-62100	MEMBERSHIP FEE DOUG & JUSTIN	02/27/2012	210.00
NATL. REC. & PARK ASSC.	042-4300-62100	MEMBERSHIP FEE MIKE	02/27/2012	110.00
NATL. REC. & PARK ASSC.	042-4200-62100	MEMBERSHIP FEE P & REC COMMISSION &	02/27/2012	393.00
O'REILLY AUTO PARTS	042-4300-65050	LIGHT BULBS	02/21/2012	9.98
OUR IOWA MAGAZINE	042-4300-62300	COLOR IOWA REGISTRATION	02/23/2012	100.00
PETTY CASH-RECREATION	042-4200-65080	MAILING	02/16/2012	1.70
PETTY CASH-RECREATION	042-4405-65070	GARBAGE BAGS	02/16/2012	12.05
PETTY CASH-RECREATION	042-4485-65070	STAMP PAD	02/17/2012	3.17
PETTY CASH-RECREATION	042-4200-62300	SEMINAR FEE	11/30/2011	20.00
SIMPSON COLLEGE	042-4465-64205	AFTER SCHOOL STAFF	02/14/2012	915.39
SPRINGER PEST SOLUTIONS D	042-4405-64090	PEST CONTROL	01/04/2012	61.00
STUDIO 3	042-4485-64990	EVENT PHOTOS	02/10/2012	75.00
U.S. BANK	042-4485-65070	EVENT SUPPLIES	02/06/2012	100.97
U.S. BANK	042-4200-65060	BROCHURE HOLDERS	02/06/2012	161.13
U.S. BANK	042-4200-64140	VOLUNTEER BROCHURE	02/06/2012	122.37
U.S. BANK	042-4200-65060	REFUND - BROCHURE HOLDERS	02/06/2012	6.48-

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
U.S. BANK	042-4200-62300	BIKE SUMMIT FEE	02/06/2012	150.00
U.S. BANK	042-4200-65070	PRINTER INK	02/06/2012	176.29
U.S. BANK	042-4480-64990	IOWA ENERGY TICKET DEPOSIT	02/06/2012	50.00
U.S. BANK	042-4485-65070	AMAZON MKTPLACE	02/06/2012	37.32
U.S. BANK	042-4400-62300	CONFERENCE TRANSPORTATION	02/06/2012	36.00
U.S. BANK	042-4400-61810	SHIRTS	02/06/2012	151.28
U.S. BANK	042-4200-64140	PARK BROCUHRES	02/06/2012	297.03
U.S. BANK	042-4200-65060	PAPER	02/06/2012	59.32
U.S. BANK	042-4485-65070	NOVELTY TOY	02/06/2012	21.39
U.S. BANK	042-4485-65070	AMAZON MKTPLACE	02/06/2012	11.03
U.S. BANK	042-4400-65070	PLASTIC SIGN	02/06/2012	26.88
U.S. BANK	042-4485-65070	BRACELETS	02/06/2012	28.19
U.S. BANK	042-4400-65070	BANNERS	02/06/2012	173.60
U.S. BANK	042-4300-62300	ESCO ELECTRIC CO - SAFETY TRAINING/PA	02/06/2012	260.00
U.S. CELLULAR	042-4370-63730	CELL PHONE-1	02/12/2012	26.70
U.S. CELLULAR	042-4400-63730	CELL PHONE-1	02/12/2012	26.70
U.S. CELLULAR	042-4400-63730	TEXT MESSAGING - JUSTIN	02/12/2012	4.95
U.S. CELLULAR	042-4200-63730	CELL PHONE-1	02/12/2012	26.70
VROEGH, PAT	042-4485-65070	EVENT SUPPLIES	01/20/2012	28.09
VROEGH, PAT	042-4485-65070	EVENT SUPPLIES	01/21/2012	15.89
VROEGH, PAT	042-4485-65070	EVENT SUPPLIES	01/30/2012	8.45
VROEGH, PAT	042-4200-64800	PARK/REC COMM MEETING MINUTES - FEB	02/24/2012	25.00
WAL-MART STORES INC.	042-4415-65070	EVENT SUPPLIES	02/10/2012	35.98
WAL-MART STORES INC.	042-4200-65070	BAGS	02/16/2012	28.39
WAL-MART STORES INC.	042-4465-65070	AFTER SCHOOL SNACKS	02/23/2012	46.02
WAL-MART STORES INC.	042-4485-65070	DANCE SUPPLIES	02/10/2012	3.96
WIEGERT DISPOSAL CO.	042-4405-64090	GARBAGE SERVICE	03/01/2012	25.00
WORKSPACE INC.	042-4200-67210	CHAIR	01/18/2012	222.32
Total PARK & RECREATION FUND:				19,811.02
POOL (MEMORIAL) FUND				
IA DEPT OF PUBLIC HEALTH	045-4500-64200	POOL REGISTRATION	02/10/2012	105.00
Total POOL (MEMORIAL) FUND:				105.00
ROAD USE TAX FUND				
BARKER IMPLEMENT	110-2100-65074	CREDIT MEMO - BILLING TAX CORRECTION	01/26/2012	3.30-
BARKER IMPLEMENT	110-2500-63320	PLOW PARTS	02/13/2012	26.50
BARKER IMPLEMENT	110-2100-65076	WASHERS	02/17/2012	33.48
CENTURYLINK	110-2100-63730	TRAFFIC SIGNALS	02/22/2012	46.57
CITY OF INDIANOLA - UTILITY	110-2100-63710	UTILITIES	02/28/2012	427.78
ELECTRONIC ENGINEERING C	110-2100-63320	ANTENNA	02/28/2012	63.70
FASTENAL	110-2100-65076	LADDER	02/21/2012	94.05
FASTENAL	110-2100-65500	SAFETY SHIRTS	02/22/2012	442.90
FASTENAL	110-2100-65500	SAFETY SHIRTS	02/23/2012	66.48
FASTENAL	110-2100-65076	SHELVING	02/23/2012	132.48
FASTENAL	110-2100-65074	NUTS/BOLTS	02/23/2012	29.72
FASTENAL	110-2100-65500	SAFETY SHIRTS	02/24/2012	110.80
HALLETT MATERIALS	110-2500-65070	SAND	02/18/2012	1,558.66
MARTIN MARIETTA MATERIALS	110-2100-65073	ROCK	02/13/2012	149.86
MC COY HARDWARE INC	110-2100-65076	CLOCKS	02/29/2012	19.78
MC COY HARDWARE INC	110-2100-65076	CLOCK - RETURNED	02/29/2012	9.89-
MID AMERICAN ENERGY CO.	110-2100-63710	04381-08008 HWY 92 W FLASHING LIGHT (17	02/14/2012	9.19
MOMAR	110-2100-65070	DRILL BITS	02/08/2012	289.91
MOMAR	110-2100-65500	SAFETY VESTS	02/08/2012	278.68
NAPA AUTO PARTS	110-2100-63320	BULB	02/27/2012	9.19
O'REILLY AUTO PARTS	110-2100-63320	FILTER	02/27/2012	24.57

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
O'REILLY AUTO PARTS	110-2100-63320	HYD FITTINGS	02/28/2012	108.12
U.S. CELLULAR	110-2100-63730	CELL PHONE-3	02/12/2012	80.09
VEENSTRA & KIMM	110-2100-64071	N "C" ST CLOSURE STUDY	02/24/2012	1,200.00
WAL-MART STORES INC.	110-2100-65076	MISC ITEMS	02/09/2012	34.68
WASTE MANAGEMENT OF IOW	110-2100-64090	TRASH - MARCH	03/01/2012	33.92
Total ROAD USE TAX FUND:				5,257.92
LIBRARY SPECIAL REVENUE FUND				
U.S. BANK	141-4100-65023	RHODE ISLAND NOVELTY	02/06/2012	371.82
U.S. BANK	141-4100-65024	AMAZON - 7057021 - 3 BOOKS	02/06/2012	31.89
U.S. BANK	141-4100-65024	BEACH CAMERA - BX2772623 - DIGITAL CA	02/06/2012	189.00
U.S. BANK	141-4100-65024	AMAZON - 4056210 - SD CARD FOR CAMER	02/06/2012	21.37
Total LIBRARY SPECIAL REVENUE FUND:				614.08
PARK & REC SPECIAL REV FUND				
J & M DISPLAYS INC	142-4650-64990	2012 FIREWORKS	02/13/2012	6,000.00
PETTY CASH-RECREATION	142-4615-65992	KEY CARD - VINSICK	02/17/2012	33.00
PETTY CASH-RECREATION	142-4615-65992	KEY CARD - SANCHEZ	02/21/2012	12.00
U.S. BANK	142-4630-65070	BROCHURES	02/06/2012	119.57
U.S. BANK	142-4630-65079	MESH VESTS	02/06/2012	62.59
Total PARK & REC SPECIAL REV FUND:				6,227.16
CAPITAL PROJECTS FUND				
WATER'S EDGE AQUATIC DESI	301-4500-67805	DESIGN SERVICES	02/01/2012	620.00
Total CAPITAL PROJECTS FUND:				620.00
STREET CAPITAL PROJECTS FUND				
RECORD-HERALD & INDIANOL	321-2100-67714	PH BIDS 2012 STREET PROJECT	02/26/2012	117.83
VEENSTRA & KIMM	321-2103-64070	J & K ST REALIGNMENT PRELIMINARY DESI	02/24/2012	2,540.00
VEENSTRA & KIMM	321-2103-64070	J & K ST REALIGNMENT DESIGN	02/24/2012	3,460.00
Total STREET CAPITAL PROJECTS FUND:				6,117.83
CP--CAF FUND				
CITY OF INDIANOLA - UTILITY	344-4400-67805	UTILITIES	02/29/2012	37.50
Total CP--CAF FUND:				37.50
SEWER FUND				
AGRILAND FS INC	610-8325-65072	LP GAS BOTTLE	02/16/2012	17.92
BELL BROTHERS HEATING/AIR	610-8350-63410	BAR SCREEN BLDG ACTUATOR	02/22/2012	948.55
BRAND, JUSTIN	610-8300-62300	REIMBURSE FOR EDUCATION	02/09/2012	135.00
BRUENING ROCK PRODUCTS	610-8325-65070	ROCK FOR MORLOCK ROAD	02/23/2012	1,223.27
CANON FINANCIAL SERVICES I	610-8300-64990	COPIER CONTRACT	02/11/2012	130.86
INDIANOLA FRIENDS CHURCH	610-8300-66989	I & I REIMBURSEMENT	01/30/2012	875.00
JETCO INC	610-8350-63410	RETURN WET WELL/CLARIFIER ALARMS	02/22/2012	460.65
MC COY HARDWARE INC	610-8325-65072	REPAIR SUPPLIES	02/23/2012	37.31
MC COY HARDWARE INC	610-8350-65082	SHIP PUSHCAM HEAD	02/24/2012	27.15
MID AMERICAN ENERGY CO.	610-8325-63710	07741-18004 65/69 LIFT (1079 KWH)	02/14/2012	76.56
MID AMERICAN ENERGY CO.	610-8325-63710	08701-24006 QUAIL MDWS. LIFT (586 KWH)	02/21/2012	46.15
MID AMERICAN ENERGY CO.	610-8325-63710	08701-24006 QUAIL MDWS. LIFT (4 THERMS)	02/21/2012	12.93
MID AMERICAN ENERGY CO.	610-8325-63710	09750-87035 WESLEY LIFT (586 KWH)	02/14/2012	46.15
STEVESON, STEVEN R	610-8300-66989	I & I REIMBURSEMENT - INV #713082 DAME	02/23/2012	875.00
U.S. BANK	610-8300-65080	STAMPS	02/06/2012	9.00

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
U.S. BANK	610-8300-62300	BIOSOLIDS CONF - DAN	02/06/2012	95.00
U.S. BANK	610-8300-62300	BIOSOLIDS CONF - JUSTIN	02/06/2012	95.00
U.S. BANK	610-8300-62300	BIOSOLIDS CONF - ED	02/06/2012	95.00
U.S. BANK	610-8350-65070	LAB MANUAL	02/06/2012	46.41
U.S. BANK	610-8300-65050	FUEL FOR TRIP	02/06/2012	56.71
U.S. BANK	610-8300-62300	HOTEL ROOM FOR VACTOR TRIP	02/06/2012	99.90
U.S. BANK	610-8300-62300	HOTEL ROOM FOR VACTOR TRIP	02/06/2012	99.90
U.S. BANK	610-8300-62300	ESCO ELECTRIC CO - SAFETY TRAINING/W	02/06/2012	260.00
U.S. CELLULAR	610-8300-63730	CELL PHONE -2	02/12/2012	53.39
VAN METER INDUSTRIAL INC.	610-8350-63410	AIR EXCHANGER, CONTRACTORS, HEADW	02/07/2012	427.49
VULCAN INDUSTRIES INC	610-8350-63410	WATER MANIFOLD, HEADWORKS, NP	02/14/2012	318.00
WAL-MART STORES INC.	610-8350-65060	SUPPLIES	02/24/2012	5.55
WASTE MANAGEMENT OF IOW	610-8325-64990	TRASH - SOUTH PLANT	03/01/2012	44.52
WASTE MANAGEMENT OF IOW	610-8350-64990	TRASH - NORTH PLANT	03/01/2012	108.12
Total SEWER FUND:				6,726.49
RECYCLING FUND				
WASTE MANAGEMENT OF IOW	670-8400-64700	RECYCLING RES	03/01/2012	10,180.06
WASTE MANAGEMENT OF IOW	670-8400-64701	RECYCLING APT	03/01/2012	1,887.00
WASTE MANAGEMENT OF IOW	670-8400-64702	RECYCLING TOTES	03/01/2012	10.00
WASTE MANAGEMENT OF IOW	670-8400-64702	RECYCLING TOTES	03/01/2012	10.00
WASTE MANAGEMENT OF IOW	670-8400-64702	RECYCLING TOTES	03/01/2012	10.00
Total RECYCLING FUND:				12,097.06
SEWER CAPITAL PROJECTS FUND				
VEENSTRA & KIMM	710-8300-67502	I & I SYSTEMWIDE PHASE III	02/24/2012	10,977.38
VEENSTRA & KIMM	710-8300-67510	WW PLANT DESIGN REVIEW	02/24/2012	5,330.00
Total SEWER CAPITAL PROJECTS FUND:				16,307.38
HRA FUND				
BUCHANAN, ANGIE	830-4200-61525	MEDICAL EXPENSE	02/16/2012	90.95
CUNNINGHAM, GARRY	830-2100-61525	MEDICAL EXPENSE	02/22/2012	146.67
CUNNINGHAM, GARRY	830-2100-61525	VISION EXPENSE	02/22/2012	60.00
DEFENBAUGH, DAN	830-1100-61525	DENTAL EXPENSE	02/16/2012	235.00
HAWKINS, ROB	830-1100-61525	MEDICAL EXPENSE	02/29/2012	205.66
KLOOTWYK, MICHELLE	830-8000-61525	MEDICAL EXPENSE	02/23/2012	37.18
PATRICK, MICHELE	830-4100-61525	MEDICAL EXPENSE	02/28/2012	156.00
SEYMOUR, BRIAN	830-1500-61525	VISION EXPENSE	02/29/2012	219.00
Total HRA FUND:				1,150.46
Grand Totals:				138,930.33

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
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City Council:

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
ACTIVE NETWORK INC				
ACTIVE NETWORK INC	ONLINE SERVICE FEE	01/31/2012	27.58	PARK & RECREATI
Total ACTIVE NETWORK INC:			27.58	
AGRILAND FS INC				
AGRILAND FS INC	OVERPAYMENT - TAX ON INVOICE #70812 \$	09/13/2011	1.06-	PARK & RECREATI
AGRILAND FS INC	TORDON	01/23/2012	26.69	PARK & RECREATI
AGRILAND FS INC	LP GAS BOTTLE	02/16/2012	17.92	SEWER FUND
Total AGRILAND FS INC:			43.55	
AHLERS & COONEY P.C.				
AHLERS & COONEY P.C.	LEGAL FEES	02/22/2012	557.43	GENERAL FUND
AHLERS & COONEY P.C.	GAS FRANCHISE RESOLUTION	02/21/2012	57.00	GENERAL FUND
Total AHLERS & COONEY P.C.:			614.43	
AIRGAS NORTH CENTRAL				
AIRGAS NORTH CENTRAL	OXYGEN	02/16/2012	41.53	AMBULANCE FUN
Total AIRGAS NORTH CENTRAL:			41.53	
ALLEN, AMBER				
ALLEN, AMBER	REFUND	02/21/2012	140.00	PARK & RECREATI
Total ALLEN, AMBER:			140.00	
BALL HORTICULTURAL COMPANY				
BALL HORTICULTURAL COMPA	SEED	02/09/2012	11.83	PARK & RECREATI
Total BALL HORTICULTURAL COMPANY:			11.83	
BARKER IMPLEMENT				
BARKER IMPLEMENT	CREDIT MEMO - BILLING TAX CORRECTION	01/26/2012	3.30-	ROAD USE TAX FU
BARKER IMPLEMENT	PLOW PARTS	02/13/2012	26.50	ROAD USE TAX FU
BARKER IMPLEMENT	WASHERS	02/17/2012	33.48	ROAD USE TAX FU
Total BARKER IMPLEMENT:			56.68	
BELL BROTHERS HEATING/AIR CONDITIONING				
BELL BROTHERS HEATING/AIR	BAR SCREEN BLDG ACTUATOR	02/22/2012	948.55	SEWER FUND
Total BELL BROTHERS HEATING/AIR CONDITIONING:			948.55	
BLUE CROSS BLUE SHIELD-IOWA				
BLUE CROSS BLUE SHIELD-IO	REFUND	12/13/2011	869.30	AMBULANCE FUN
Total BLUE CROSS BLUE SHIELD-IOWA:			869.30	
BOB'S CUSTOM TROPHIES				
BOB'S CUSTOM TROPHIES	PLAQUE	02/23/2012	5.30	FIRE FUND
Total BOB'S CUSTOM TROPHIES:			5.30	
BOUND TREE MEDICAL LLC				
BOUND TREE MEDICAL LLC	MED SUPPLIES	02/09/2012	246.27	AMBULANCE FUN

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total BOUND TREE MEDICAL LLC:			246.27	
BOWLIN, MIKE				
BOWLIN, MIKE	LUNCH - SHADETREE SHORTCOURSE	02/23/2012	54.51	PARK & RECREATI
Total BOWLIN, MIKE:			54.51	
BRAND, JUSTIN				
BRAND, JUSTIN	REIMBURSE FOR EDUCATION	02/09/2012	135.00	SEWER FUND
Total BRAND, JUSTIN:			135.00	
BRUENING ROCK PRODUCTS				
BRUENING ROCK PRODUCTS	ROCK FOR MORLOCK ROAD	02/23/2012	1,223.27	SEWER FUND
Total BRUENING ROCK PRODUCTS:			1,223.27	
BUCHANAN, ANGIE				
BUCHANAN, ANGIE	MEDICAL EXPENSE	02/16/2012	90.95	HRA FUND
Total BUCHANAN, ANGIE:			90.95	
BURGIN, CHARLES				
BURGIN, CHARLES	MEALS & TIP	02/28/2012	14.25	GENERAL FUND
BURGIN, CHARLES	MILEAGE	02/28/2012	57.72	GENERAL FUND
Total BURGIN, CHARLES:			71.97	
BYLUND, DOUG				
BYLUND, DOUG	CHECKED BAG FEE	02/28/2012	25.00	PARK & RECREATI
BYLUND, DOUG	MEALS	02/28/2012	50.43	PARK & RECREATI
Total BYLUND, DOUG:			75.43	
CANON FINANCIAL SERVICES INC.				
CANON FINANCIAL SERVICES I	COPIER CONTRACT	02/11/2012	130.86	SEWER FUND
Total CANON FINANCIAL SERVICES INC.:			130.86	
CARPENTER UNIFORM CO				
CARPENTER UNIFORM CO	UNIFORM	02/15/2012	53.99	AMBULANCE FUN
Total CARPENTER UNIFORM CO:			53.99	
CENTURYLINK				
CENTURYLINK	TRAFFIC SIGNALS	02/22/2012	46.57	ROAD USE TAX FU
Total CENTURYLINK:			46.57	
CITY OF DES MOINES				
CITY OF DES MOINES	METRO ADVISORY COUNCIL ANNUAL DONA	02/17/2012	250.00	GENERAL FUND
Total CITY OF DES MOINES:			250.00	
CITY OF INDIANOLA - UTILITY				
CITY OF INDIANOLA - UTILITY	UTILITIES	02/29/2012	37.50	CP--CAF FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	02/29/2012	1,899.57	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	02/29/2012	200.00	FIRE FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	02/29/2012	16,762.82	GENERAL FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	02/28/2012	427.78	ROAD USE TAX FU
CITY OF INDIANOLA - UTILITY	UTILITIES - PD/FIRE BLDG	02/29/2012	40.81	FIRE FUND
Total CITY OF INDIANOLA - UTILITY:			19,368.48	
CIVIL DESIGN ADVANTAGE LLC				
CIVIL DESIGN ADVANTAGE LLC	BUXTON PLAN PREPARATION	02/02/2012	4,300.00	PARK & RECREATI
Total CIVIL DESIGN ADVANTAGE LLC:			4,300.00	
CR SERVICES				
CR SERVICES	BLDG CLEANING	02/16/2012	2,260.00	PARK & RECREATI
CR SERVICES	SOAP, AIR FRESHNER	02/16/2012	22.42	PARK & RECREATI
CR SERVICES	MONTHLY CLEANING	02/16/2012	4,205.00	GENERAL FUND
CR SERVICES	JANITORAL SUPPLIES	02/16/2012	243.45	GENERAL FUND
Total CR SERVICES:			6,730.87	
CRAIG'S AUTOMOTIVE				
CRAIG'S AUTOMOTIVE	REPAIR	02/21/2012	150.27	POLICE FUND
CRAIG'S AUTOMOTIVE	REPAIR	02/08/2012	170.50	POLICE FUND
Total CRAIG'S AUTOMOTIVE:			320.77	
CUNNINGHAM, GARRY				
CUNNINGHAM, GARRY	MEDICAL EXPENSE	02/22/2012	146.67	HRA FUND
CUNNINGHAM, GARRY	VISION EXPENSE	02/22/2012	60.00	HRA FUND
Total CUNNINGHAM, GARRY:			206.67	
DEFENBAUGH, DAN				
DEFENBAUGH, DAN	DENTAL EXPENSE	02/16/2012	235.00	HRA FUND
Total DEFENBAUGH, DAN:			235.00	
DES MOINES REGISTER MEDIA				
DES MOINES REGISTER MEDIA	PH G.O. BONDS	02/07/2012	108.69	GENERAL FUND
Total DES MOINES REGISTER MEDIA:			108.69	
DES MOINES STAMP MFG				
DES MOINES STAMP MFG	RETURN ADDRESS STAMP	02/20/2012	33.70	GENERAL FUND
Total DES MOINES STAMP MFG:			33.70	
DOORS INC				
DOORS INC	REPLACEMENT DOORS - ACTIVITY CENTER	01/31/2012	1,957.00	PARK & RECREATI
Total DOORS INC:			1,957.00	
DOWNEY TIRE SERVICE				
DOWNEY TIRE SERVICE	TIRES	02/21/2012	369.94	PARK & RECREATI
Total DOWNEY TIRE SERVICE:			369.94	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
DWYER, SCOTT				
DWYER, SCOTT	UNIFORM ALLOWANCE	02/23/2012	226.82	POLICE FUND
Total DWYER, SCOTT:			226.82	
ELECTRONIC ENGINEERING CO				
ELECTRONIC ENGINEERING C	PAGER	02/25/2012	8.00	FIRE FUND
ELECTRONIC ENGINEERING C	PAGER	02/25/2012	11.95	POLICE FUND
ELECTRONIC ENGINEERING C	ANTENNA	02/28/2012	63.70	ROAD USE TAX FU
Total ELECTRONIC ENGINEERING CO:			83.65	
FAREWAY STORE				
FAREWAY STORE	ICE	02/17/2012	3.79	PARK & RECREATI
Total FAREWAY STORE:			3.79	
FASTENAL				
FASTENAL	SCREWS	02/24/2012	30.00	PARK & RECREATI
FASTENAL	LADDER	02/21/2012	94.05	ROAD USE TAX FU
FASTENAL	SAFETY SHIRTS	02/22/2012	442.90	ROAD USE TAX FU
FASTENAL	SAFETY SHIRTS	02/23/2012	66.48	ROAD USE TAX FU
FASTENAL	SHELVING	02/23/2012	132.48	ROAD USE TAX FU
FASTENAL	NUTS/BOLTS	02/23/2012	29.72	ROAD USE TAX FU
FASTENAL	SAFETY SHIRTS	02/24/2012	110.80	ROAD USE TAX FU
Total FASTENAL:			906.43	
FURLER, JEAN				
FURLER, JEAN	MILEAGE - VISION IOWA	02/28/2012	19.80	GENERAL FUND
FURLER, JEAN	MEAL - ILOC	02/28/2012	5.24	GENERAL FUND
FURLER, JEAN	CC OFFICE SUPPLIES	02/27/2012	26.36	GENERAL FUND
Total FURLER, JEAN:			51.40	
HALLETT MATERIALS				
HALLETT MATERIALS	SAND	02/18/2012	1,558.66	ROAD USE TAX FU
Total HALLETT MATERIALS:			1,558.66	
HAWKINS, ROB				
HAWKINS, ROB	MEDICAL EXPENSE	02/29/2012	205.66	HRA FUND
Total HAWKINS, ROB:			205.66	
HOYMAN, JOHN				
HOYMAN, JOHN	TRIAL PREP KOENIG ET AL	02/29/2012	342.00	GENERAL FUND
HOYMAN, JOHN	TRIAL KOENIG ET AL	02/29/2012	342.00	GENERAL FUND
HOYMAN, JOHN	TRIAL PREP WEAVER ET AL	02/29/2012	405.00	GENERAL FUND
HOYMAN, JOHN	DISPOSITION WEAVER ET AL	02/29/2012	270.00	GENERAL FUND
HOYMAN, JOHN	TRIAL PREP FRECENTESE ET AL	02/29/2012	378.00	GENERAL FUND
HOYMAN, JOHN	DISPOSITION FRECENTESE ET AL	02/29/2012	270.00	GENERAL FUND
HOYMAN, JOHN	TRIAL PREP HANCE ET AL	02/29/2012	405.00	GENERAL FUND
HOYMAN, JOHN	TRIAL HANCE ET AL	02/29/2012	333.00	GENERAL FUND
HOYMAN, JOHN	ORD REZONING	02/29/2012	90.00	GENERAL FUND
HOYMAN, JOHN	ADDING C-1	02/29/2012	90.00	GENERAL FUND
HOYMAN, JOHN	NON-WORKING STOP BOX 2/14/12	02/29/2012	72.00	GENERAL FUND
HOYMAN, JOHN	NON-WORKING STOP BOX 2/24/12	02/29/2012	72.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
HOYMAN, JOHN	PHONE CALLS & CONF WK OF 02/06	02/29/2012	540.00	GENERAL FUND
HOYMAN, JOHN	PHONE CALLS & CONF WK OF 02/13	02/29/2012	630.00	GENERAL FUND
HOYMAN, JOHN	PHONE CALLS & CONF WK OF 02/20	02/29/2012	630.00	GENERAL FUND
HOYMAN, JOHN	PHONE CALLS & CONF WK OF 02/27	02/29/2012	540.00	GENERAL FUND
HOYMAN, JOHN	FEBRUARY RETAINER	02/29/2012	1,000.00	GENERAL FUND
Total HOYMAN, JOHN:			6,409.00	
HY-VEE FOOD STORE				
HY-VEE FOOD STORE	MEDICATIONS	02/06/2012	356.92	AMBULANCE FUN
Total HY-VEE FOOD STORE:			356.92	
IA ASSOC OF BLDG OFFICIALS				
IA ASSOC OF BLDG OFFICIALS	SPRING SEMINAR REGISTRATION - CHUCK	02/28/2012	720.00	GENERAL FUND
Total IA ASSOC OF BLDG OFFICIALS:			720.00	
IA DEPT OF PUBLIC HEALTH				
IA DEPT OF PUBLIC HEALTH	POOL REGISTRATION	02/10/2012	105.00	POOL (MEMORIAL)
Total IA DEPT OF PUBLIC HEALTH:			105.00	
ILLINOIS FIRE STORE				
ILLINOIS FIRE STORE	UNIFORM	02/17/2012	52.96	AMBULANCE FUN
Total ILLINOIS FIRE STORE:			52.96	
INDIANOLA DEVELOPMENT ASSOC.				
INDIANOLA DEVELOPMENT AS	3RD QTR FY2012	02/27/2012	14,250.00	GENERAL FUND
Total INDIANOLA DEVELOPMENT ASSOC.:			14,250.00	
INDIANOLA FRIENDS CHURCH				
INDIANOLA FRIENDS CHURCH	I & I REIMBURSEMENT	01/30/2012	875.00	SEWER FUND
Total INDIANOLA FRIENDS CHURCH:			875.00	
INDOFF INCORPORATED				
INDOFF INCORPORATED	SUPPLIES	02/10/2012	35.81	GENERAL FUND
INDOFF INCORPORATED	SUPPLIES	02/10/2012	33.08	GENERAL FUND
INDOFF INCORPORATED	SUPPLIES	02/13/2012	31.59	GENERAL FUND
INDOFF INCORPORATED	SUPPLIES	02/13/2012	82.90	PARK & RECREATI
Total INDOFF INCORPORATED:			183.38	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	COMM DEV COPY MACHINE CHARGES	02/21/2012	162.82	GENERAL FUND
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	02/24/2012	22.04	FIRE FUND
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	02/24/2012	1.28	GENERAL FUND
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	02/24/2012	9.75	AMBULANCE FUN
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	02/24/2012	658.80	GENERAL FUND
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	02/24/2012	2.59	GENERAL FUND
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	02/24/2012	.52	GENERAL FUND
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	02/24/2012	.07	GENERAL FUND
Total INFOMAX OFFICE SYSTEMS INC.:			857.87	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
INTEGRIVault				
INTEGRIVault	OFFSITE BACKUP	02/20/2012	250.00	GENERAL FUND
Total INTEGRIVault:			250.00	
INTL LEAGUE OF CITIES				
INTL LEAGUE OF CITIES	ANNUAL FEE	02/29/2012	750.00	GENERAL FUND
Total INTL LEAGUE OF CITIES:			750.00	
IOWA CODIFICATION INC				
IOWA CODIFICATION INC	CODE SUPPLEMENT	02/20/2012	427.00	GENERAL FUND
Total IOWA CODIFICATION INC:			427.00	
IOWA WATER MANAGEMENT CO.				
IOWA WATER MANAGEMENT C	WATER MGMT - LIBRARY	02/29/2012	40.00	LIBRARY FUND
IOWA WATER MANAGEMENT C	WATER MGMT - MUN BLDG	02/29/2012	145.00	GENERAL FUND
Total IOWA WATER MANAGEMENT CO.:			185.00	
J & M DISPLAYS INC				
J & M DISPLAYS INC	2012 FIREWORKS	02/13/2012	6,000.00	PARK & RECREATI
J & M DISPLAYS INC	2012 FIREWORKS	02/13/2012	6,000.00	PARK & REC SPEC
Total J & M DISPLAYS INC:			12,000.00	
JETCO INC				
JETCO INC	RETURN WET WELL/CLARIFIER ALARMS	02/22/2012	460.65	SEWER FUND
Total JETCO INC:			460.65	
JO'S HALLMARK				
JO'S HALLMARK	SUPPLIES	02/21/2012	6.57	GENERAL FUND
Total JO'S HALLMARK:			6.57	
KIYA KODA HUMANE SOCIETY				
KIYA KODA HUMANE SOCIETY	HUMANE SOCIETY CONTRACT - MAR 12	02/24/2012	2,412.74	POLICE FUND
Total KIYA KODA HUMANE SOCIETY:			2,412.74	
KLOOTWYK, MICHELLE				
KLOOTWYK, MICHELLE	MEDICAL EXPENSE	02/23/2012	37.18	HRA FUND
Total KLOOTWYK, MICHELLE:			37.18	
KROMER-ROSS, LINDA				
KROMER-ROSS, LINDA	REFUND - CLASS CANCELLED	01/27/2012	27.00	PARK & RECREATI
Total KROMER-ROSS, LINDA:			27.00	
M & M SALES CO.				
M & M SALES CO.	COPIES	02/15/2012	29.95	PARK & RECREATI
Total M & M SALES CO.:			29.95	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MARTIN MARIETTA MATERIALS				
MARTIN MARIETTA MATERIALS	ROCK	02/13/2012	149.86	ROAD USE TAX FU
Total MARTIN MARIETTA MATERIALS:			149.86	
MC COY HARDWARE INC				
MC COY HARDWARE INC	PLUMB SUPPLIES	02/15/2012	5.77	PARK & RECREATI
MC COY HARDWARE INC	MAILINGS	02/15/2012	55.37	PARK & RECREATI
MC COY HARDWARE INC	SCOTCH BRITES PADS	02/17/2012	2.67	PARK & RECREATI
MC COY HARDWARE INC	BUILDING SUPPLIES	02/17/2012	7.18	FIRE FUND
MC COY HARDWARE INC	BUILDING SUPPLIES	02/18/2012	1.61	FIRE FUND
MC COY HARDWARE INC	TRAINING SUPPLIES	02/21/2012	16.87	FIRE FUND
MC COY HARDWARE INC	BUILDING SUPPLIES	02/22/2012	19.77	FIRE FUND
MC COY HARDWARE INC	REPAIR SUPPLIES	02/23/2012	37.31	SEWER FUND
MC COY HARDWARE INC	SHIP PUSHCAM HEAD	02/24/2012	27.15	SEWER FUND
MC COY HARDWARE INC	SHIPPING	02/27/2012	53.04	FIRE FUND
MC COY HARDWARE INC	BUILDING SUPPLIES	02/28/2012	15.29	FIRE FUND
MC COY HARDWARE INC	CLOCKS	02/29/2012	19.78	ROAD USE TAX FU
MC COY HARDWARE INC	CLOCK - RETURNED	02/29/2012	9.89	ROAD USE TAX FU
Total MC COY HARDWARE INC:			251.92	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	04381-08008 HWY 92 W FLASHING LIGHT (17	02/14/2012	9.19	ROAD USE TAX FU
MID AMERICAN ENERGY CO.	07741-18004 65/69 LIFT (1079 KWH)	02/14/2012	76.56	SEWER FUND
MID AMERICAN ENERGY CO.	74080-22010 FUEL HEAT (2654 THERMS)	02/26/2012	1,747.10	GENERAL FUND
MID AMERICAN ENERGY CO.	45571-548008 FUEL HEAT	02/21/2012	155.89	FIRE FUND
MID AMERICAN ENERGY CO.	08701-24006 QUAIL MDWS. LIFT (586 KWH)	02/21/2012	46.15	SEWER FUND
MID AMERICAN ENERGY CO.	08701-24006 QUAIL MDWS. LIFT (4 THERMS)	02/21/2012	12.93	SEWER FUND
MID AMERICAN ENERGY CO.	05931-25003 N HWY 65/69 ENTRANCE SIGN	02/17/2012	25.78	GENERAL FUND
MID AMERICAN ENERGY CO.	26321-3003 ST LIGHTING	02/17/2012	157.33	GENERAL FUND
MID AMERICAN ENERGY CO.	43630-22022 FUEL HEAT (199 THERMS)	02/22/2012	10.00	FIRE FUND
MID AMERICAN ENERGY CO.	56131-66004 FUEL HEAT (51 THERMS)	02/21/2012	47.40	POLICE FUND
MID AMERICAN ENERGY CO.	09750-87035 WESLEY LIFT (586 KWH)	02/14/2012	46.15	SEWER FUND
Total MID AMERICAN ENERGY CO.:			2,334.48	
MILLER, JODY				
MILLER, JODY	SUPPLIES	02/18/2012	20.22	FIRE FUND
Total MILLER, JODY:			20.22	
MOMAR				
MOMAR	DRILL BITS	02/08/2012	289.91	ROAD USE TAX FU
MOMAR	SAFETY VESTS	02/08/2012	278.68	ROAD USE TAX FU
Total MOMAR:			568.59	
NAPA AUTO PARTS				
NAPA AUTO PARTS	WIPER BLADES	02/24/2012	37.47	PARK & RECREATI
NAPA AUTO PARTS	BULB	02/27/2012	9.19	ROAD USE TAX FU
Total NAPA AUTO PARTS:			46.66	
NATL. REC. & PARK ASSC.				
NATL. REC. & PARK ASSC.	MEMBERSHIP FEE DOUG & JUSTIN	02/27/2012	210.00	PARK & RECREATI
NATL. REC. & PARK ASSC.	MEMBERSHIP FEE MIKE	02/27/2012	110.00	PARK & RECREATI
NATL. REC. & PARK ASSC.	MEMBERSHIP FEE P & REC COMMISSION &	02/27/2012	393.00	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total NATL. REC. & PARK ASSC.:			713.00	
O'KEEFE ELEVATOR CO.				
O'KEEFE ELEVATOR CO.	ELEV. MAINT. AGREEMENT	02/24/2012	282.98	GENERAL FUND
Total O'KEEFE ELEVATOR CO.:			282.98	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	PARTS	02/17/2012	4.44	FIRE FUND
O'REILLY AUTO PARTS	LIGHT BULBS	02/21/2012	9.98	PARK & RECREATI
O'REILLY AUTO PARTS	SHOP	02/22/2012	12.99	FIRE FUND
O'REILLY AUTO PARTS	FILTER	02/27/2012	24.57	ROAD USE TAX FU
O'REILLY AUTO PARTS	HYD FITTINGS	02/28/2012	108.12	ROAD USE TAX FU
Total O'REILLY AUTO PARTS:			160.10	
OUR IOWA MAGAZINE				
OUR IOWA MAGAZINE	COLOR IOWA REGISTRATION	02/23/2012	100.00	PARK & RECREATI
Total OUR IOWA MAGAZINE:			100.00	
PATRICK, MICHELE				
PATRICK, MICHELE	MEDICAL EXPENSE	02/28/2012	156.00	HRA FUND
Total PATRICK, MICHELE:			156.00	
PETTY CASH-RECREATION				
PETTY CASH-RECREATION	KEY CARD - VINSICK	02/17/2012	33.00	PARK & REC SPEC
PETTY CASH-RECREATION	KEY CARD - SANCHEZ	02/21/2012	12.00	PARK & REC SPEC
PETTY CASH-RECREATION	MAILING	02/16/2012	1.70	PARK & RECREATI
PETTY CASH-RECREATION	GARBAGE BAGS	02/16/2012	12.05	PARK & RECREATI
PETTY CASH-RECREATION	STAMP PAD	02/17/2012	3.17	PARK & RECREATI
PETTY CASH-RECREATION	SEMINAR FEE	11/30/2011	20.00	PARK & RECREATI
Total PETTY CASH-RECREATION:			81.92	
PHILIPS MEDICAL CAPITAL				
PHILIPS MEDICAL CAPITAL	MONITOR LEASE	02/11/2012	731.18	AMBULANCE FUN
Total PHILIPS MEDICAL CAPITAL:			731.18	
PITNEY BOWES				
PITNEY BOWES	POSTAGE METER SUPPLIES	02/17/2012	313.96	GENERAL FUND
Total PITNEY BOWES:			313.96	
RAY'S WINDOW CLEANING				
RAY'S WINDOW CLEANING	WINDOW CLEANING	02/29/2012	90.00	GENERAL FUND
Total RAY'S WINDOW CLEANING:			90.00	
RECORD-HERALD & INDIANOLA TRIBUNE				
RECORD-HERALD & INDIANOL	CC MIN-01	02/26/2012	394.93	GENERAL FUND
RECORD-HERALD & INDIANOL	PH BIDS 2012 STREET PROJECT	02/26/2012	117.83	STREET CAPITAL
RECORD-HERALD & INDIANOL	PH BUDGET	02/26/2012	145.14	GENERAL FUND
RECORD-HERALD & INDIANOL	CC MIN-02	02/26/2012	435.88	GENERAL FUND
RECORD-HERALD & INDIANOL	BD ADJ	02/26/2012	26.38	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
RECORD-HERALD & INDIANOL	BD ADJ	02/26/2012	27.75	GENERAL FUND
RECORD-HERALD & INDIANOL	PH BIKE NIGHT ORD	02/26/2012	19.10	GENERAL FUND
Total RECORD-HERALD & INDIANOLA TRIBUNE:			1,167.01	
REYNOLDS, SHANE				
REYNOLDS, SHANE	LODGING - FIRE SCHOOL	02/10/2012	198.74	FIRE FUND
REYNOLDS, SHANE	MILEAGE	02/10/2012	265.29	FIRE FUND
Total REYNOLDS, SHANE:			464.03	
SANDRY FIRE SUPPLY LLC				
SANDRY FIRE SUPPLY LLC	PARTS	02/20/2012	92.35	FIRE FUND
Total SANDRY FIRE SUPPLY LLC:			92.35	
SAUTER, JAMIE				
SAUTER, JAMIE	LODGING - FIRE SCHOOL	02/19/2012	303.85	FIRE FUND
SAUTER, JAMIE	MILEAGE	02/19/2012	263.62	FIRE FUND
Total SAUTER, JAMIE:			567.47	
SEYMOUR, BRIAN				
SEYMOUR, BRIAN	VISION EXPENSE	02/29/2012	219.00	HRA FUND
Total SEYMOUR, BRIAN:			219.00	
SHER, BRIAN				
SHER, BRIAN	UNIFORM ALLOWANCE	02/18/2012	170.88	POLICE FUND
Total SHER, BRIAN:			170.88	
SHIVE-HATTERY ENGINEERS				
SHIVE-HATTERY ENGINEERS	WAYFINDING SIGNS	02/16/2012	2,082.70	GENERAL FUND
Total SHIVE-HATTERY ENGINEERS:			2,082.70	
SHULL, DOUG				
SHULL, DOUG	TREASURER CONTRACT	03/01/2012	83.33	GENERAL FUND
Total SHULL, DOUG:			83.33	
SIMPSON COLLEGE				
SIMPSON COLLEGE	AFTER SCHOOL STAFF	02/14/2012	915.39	PARK & RECREATI
Total SIMPSON COLLEGE:			915.39	
SPRINGER PEST SOLUTIONS DSM				
SPRINGER PEST SOLUTIONS D	PEST CONTROL	01/04/2012	61.00	PARK & RECREATI
Total SPRINGER PEST SOLUTIONS DSM:			61.00	
STEVESON, STEVEN R				
STEVESON, STEVEN R	I & I REIMBURSEMENT - INV #713082 DAME	02/23/2012	875.00	SEWER FUND
Total STEVESON, STEVEN R:			875.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
STONE RIVER PHARMACY				
STONE RIVER PHARMACY	411 RX	02/19/2012	165.65	POLICE FUND
Total STONE RIVER PHARMACY:			165.65	
STUDIO 3				
STUDIO 3	EVENT PHOTOS	02/10/2012	75.00	PARK & RECREATI
Total STUDIO 3:			75.00	
U.S. BANK				
U.S. BANK	UNIVERSITY OF MISSOURI FIRE SCHOOL	02/06/2012	130.00	FIRE FUND
U.S. BANK	BROCHURES	02/06/2012	119.57	PARK & REC SPEC
U.S. BANK	EVENT SUPPLIES	02/06/2012	100.97	PARK & RECREATI
U.S. BANK	BROCHURE HOLDERS	02/06/2012	161.13	PARK & RECREATI
U.S. BANK	VOLUNTEER BROCHURE	02/06/2012	122.37	PARK & RECREATI
U.S. BANK	REFUND - BROCHURE HOLDERS	02/06/2012	6.48-	PARK & RECREATI
U.S. BANK	BIKE SUMMIT FEE	02/06/2012	150.00	PARK & RECREATI
U.S. BANK	PRINTER INK	02/06/2012	176.29	PARK & RECREATI
U.S. BANK	IOWA ENERGY TICKET DEPOSIT	02/06/2012	50.00	PARK & RECREATI
U.S. BANK	AMAZON MKTPLACE	02/06/2012	37.32	PARK & RECREATI
U.S. BANK	CONFERENCE TRANSPORTATION	02/06/2012	36.00	PARK & RECREATI
U.S. BANK	SHIRTS	02/06/2012	151.28	PARK & RECREATI
U.S. BANK	PARK BROCUHRES	02/06/2012	297.03	PARK & RECREATI
U.S. BANK	PAPER	02/06/2012	59.32	PARK & RECREATI
U.S. BANK	NOVELTY TOY	02/06/2012	21.39	PARK & RECREATI
U.S. BANK	AMAZON MKTPLACE	02/06/2012	11.03	PARK & RECREATI
U.S. BANK	PLASTIC SIGN	02/06/2012	26.88	PARK & RECREATI
U.S. BANK	BRACELETS	02/06/2012	28.19	PARK & RECREATI
U.S. BANK	MESH VESTS	02/06/2012	62.59	PARK & REC SPEC
U.S. BANK	BANNERS	02/06/2012	173.60	PARK & RECREATI
U.S. BANK	PLA CONFERENCE REFUND	02/06/2012	215.00-	LIBRARY FUND
U.S. BANK	RHODE ISLAND NOVELTY	02/06/2012	371.82	LIBRARY SPECIAL
U.S. BANK	AMAZON - 7057021 - 3 BOOKS	02/06/2012	31.89	LIBRARY SPECIAL
U.S. BANK	BEACH CAMERA - BX2772623 - DIGITAL CA	02/06/2012	189.00	LIBRARY SPECIAL
U.S. BANK	AMAZON - 4056210 - SD CARD FOR CAMER	02/06/2012	21.37	LIBRARY SPECIAL
U.S. BANK	PAYPAL - PHOTOMAGNETS.COM	02/06/2012	77.00	LIBRARY FUND
U.S. BANK	STAMPS	02/06/2012	9.00	SEWER FUND
U.S. BANK	BIOSOLIDS CONF - DAN	02/06/2012	95.00	SEWER FUND
U.S. BANK	BIOSOLIDS CONF - JUSTIN	02/06/2012	95.00	SEWER FUND
U.S. BANK	BIOSOLIDS CONF - ED	02/06/2012	95.00	SEWER FUND
U.S. BANK	LAB MANUAL	02/06/2012	46.41	SEWER FUND
U.S. BANK	FUEL FOR TRIP	02/06/2012	56.71	SEWER FUND
U.S. BANK	HOTEL ROOM FOR VACTOR TRIP	02/06/2012	99.90	SEWER FUND
U.S. BANK	HOTEL ROOM FOR VACTOR TRIP	02/06/2012	99.90	SEWER FUND
U.S. BANK	ESCO ELECTRIC CO - SAFETY TRAINING/W	02/06/2012	260.00	SEWER FUND
U.S. BANK	ESCO ELECTRIC CO - SAFETY TRAINING/CI	02/06/2012	260.00	GENERAL FUND
U.S. BANK	ESCO ELECTRIC CO - SAFETY TRAINING/PA	02/06/2012	260.00	PARK & RECREATI
U.S. BANK	ESCO ELECTRIC CO - SAFETY TRAINING/LI	02/06/2012	260.00	LIBRARY FUND
U.S. BANK	MISC	02/06/2012	455.84	GENERAL FUND
U.S. BANK	REGISTRATION	02/06/2012	150.00	GENERAL FUND
U.S. BANK	CONFERENCE - CANCELLED 2/9/12 - REFUN	02/06/2012	420.00	GENERAL FUND
U.S. BANK	IPAD APPS - CITY COUNCIL	02/06/2012	39.96	GENERAL FUND
U.S. BANK	IPAD APPS - CITY COUNCIL SPARE IPAD	02/06/2012	9.99	GENERAL FUND
U.S. BANK	OFFICE CHAIR	02/06/2012	81.94	GENERAL FUND
Total U.S. BANK:			5,179.21	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
U.S. CELLULAR				
U.S. CELLULAR	CELL PHONE-3	02/12/2012	80.09	ROAD USE TAX FU
U.S. CELLULAR	CELL PHONE-1	02/12/2012	26.70	PARK & RECREATI
U.S. CELLULAR	CELL PHONE-1	02/12/2012	26.70	PARK & RECREATI
U.S. CELLULAR	TEXT MESSAGING - JUSTIN	02/12/2012	4.95	PARK & RECREATI
U.S. CELLULAR	CELL PHONE-1	02/12/2012	26.70	PARK & RECREATI
U.S. CELLULAR	CELL PHONE -2	02/12/2012	53.39	SEWER FUND
U.S. CELLULAR	CELL PHONE CHARGES	02/16/2012	125.72	GENERAL FUND
Total U.S. CELLULAR:			344.25	
VAN METER INDUSTRIAL INC.				
VAN METER INDUSTRIAL INC.	AIR EXCHANGER, CONTRACTORS, HEADW	02/07/2012	427.49	SEWER FUND
Total VAN METER INDUSTRIAL INC.:			427.49	
VEENSTRA & KIMM				
VEENSTRA & KIMM	I & I SYSTEMWIDE PHASE III	02/24/2012	10,977.38	SEWER CAPITAL P
VEENSTRA & KIMM	N "C" ST CLOSURE STUDY	02/24/2012	1,200.00	ROAD USE TAX FU
VEENSTRA & KIMM	WW PLANT DESIGN REVIEW	02/24/2012	5,330.00	SEWER CAPITAL P
VEENSTRA & KIMM	J & K ST REALIGNMENT PRELIMINARY DESI	02/24/2012	2,540.00	STREET CAPITAL
VEENSTRA & KIMM	J & K ST REALIGNMENT DESIGN	02/24/2012	3,460.00	STREET CAPITAL
Total VEENSTRA & KIMM:			23,507.38	
VERIZON WIRELESS				
VERIZON WIRELESS	DATA	02/15/2012	430.31	POLICE FUND
Total VERIZON WIRELESS:			430.31	
VROEGH, PAT				
VROEGH, PAT	EVENT SUPPLIES	01/20/2012	28.09	PARK & RECREATI
VROEGH, PAT	EVENT SUPPLIES	01/21/2012	15.89	PARK & RECREATI
VROEGH, PAT	EVENT SUPPLIES	01/30/2012	8.45	PARK & RECREATI
VROEGH, PAT	PARK/REC COMM MEETING MINUTES - FEB	02/24/2012	25.00	PARK & RECREATI
Total VROEGH, PAT:			77.43	
VULCAN INDUSTRIES INC				
VULCAN INDUSTRIES INC	WATER MANIFOLD, HEADWORKS, NP	02/14/2012	318.00	SEWER FUND
Total VULCAN INDUSTRIES INC:			318.00	
WAL-MART STORES INC.				
WAL-MART STORES INC.	EVENT SUPPLIES	02/10/2012	35.98	PARK & RECREATI
WAL-MART STORES INC.	BAGS	02/16/2012	28.39	PARK & RECREATI
WAL-MART STORES INC.	SUPPLIES	02/24/2012	5.55	SEWER FUND
WAL-MART STORES INC.	AFTER SCHOOL SNACKS	02/23/2012	46.02	PARK & RECREATI
WAL-MART STORES INC.	DANCE SUPPLIES	02/10/2012	3.96	PARK & RECREATI
WAL-MART STORES INC.	MISC ITEMS	02/09/2012	34.68	ROAD USE TAX FU
Total WAL-MART STORES INC.:			154.58	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	RECYCLING RES	03/01/2012	10,180.06	RECYCLING FUND
WASTE MANAGEMENT OF IOW	TRASH - SOUTH PLANT	03/01/2012	44.52	SEWER FUND
WASTE MANAGEMENT OF IOW	RECYCLING APT	03/01/2012	1,887.00	RECYCLING FUND
WASTE MANAGEMENT OF IOW	TRASH - NORTH PLANT	03/01/2012	108.12	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WASTE MANAGEMENT OF IOW	TRASH - MARCH	03/01/2012	33.92	ROAD USE TAX FU
WASTE MANAGEMENT OF IOW	WASTE PICK UP	03/01/2012	110.24	GENERAL FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES	03/01/2012	10.00	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES	03/01/2012	10.00	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES	03/01/2012	10.00	RECYCLING FUND
Total WASTE MANAGEMENT OF IOWA:			12,393.86	
WATER'S EDGE AQUATIC DESIGN				
WATER'S EDGE AQUATIC DESI	DESIGN SERVICES	02/01/2012	620.00	CAPITAL PROJECT
Total WATER'S EDGE AQUATIC DESIGN:			620.00	
WIEGERT DISPOSAL CO.				
WIEGERT DISPOSAL CO.	GARBAGE SERVICE	03/01/2012	25.00	PARK & RECREATI
Total WIEGERT DISPOSAL CO.:			25.00	
WORKSPACE INC.				
WORKSPACE INC.	CHAIR	01/18/2012	222.32	PARK & RECREATI
Total WORKSPACE INC.:			222.32	
YAHOO! CUSTODIAN OF RECORDS				
YAHOO! CUSTODIAN OF RECO	SUBPOENA FEE	02/23/2012	89.50	POLICE FUND
Total YAHOO! CUSTODIAN OF RECORDS:			89.50	
Grand Totals:			138,930.33	

City Council: _____

Information

Subject

Consider rescheduling the March 19, 2012 council meeting to March 26, 2012

Information

John Sirianni and Eric Mathieu are unable to attend the March 19 meeting.

This is a simple motion to reschedule the March 19 council meeting to March 26th, 2012, 6 p.m., city council chambers.

Information

Subject

Council Study Committee Report - Pam Pepper

Information

Attachments

Minutes

Council Study Committee
February 27, 2012
Minutes

Council Members Present: Chair Pam Pepper, Pete Berry, Greg Marchant, Eric Mathieu, John Sirianni, John Parker and Mayor Bresnan.

Staff Present: Jean Furler and Chuck Burgin

1. **Financial Items:** The committee considered options for the street replacement project assessments. Discussion continued from the last committee meeting about potentially changing the assessment from 50% to 30% as well as using franchise fees. Construction cost is estimated at \$2,500,000 and the related debt payment is approximately \$300,000 per year (over 10 years). An \$11.20 or \$11.30 rate could handle the debt however the balance of the debt service fund would obviously be depleted unless the levy is increased. Franchise fees could also be used to offset the debt service fund.

Chuck Burgin explained to the committee that a consensus should be reached in order to stay on schedule with engineering and legal compliance. If a consensus could not be reached, his recommendation was to delay the project until 2013.

Each committee member stated their preference for tax rate, franchise fees and street assessments. Several options were discussed and it was determined that the committee did not want to raise the tax rate, assess for streets and implement a gas franchise fee all in the same year.

Shirley Clark, 403 North "Y" Street spoke regarding street assessments. She indicated the council can always opt to lower or eliminate assessments when bids are received. She also voiced concern about political repercussions of eliminating street assessments.

The committee's consensus was to move forward with an \$11.20 tax rate, a 4% residential and 2% commercial gas franchise fee and no longer assess for street repaving projects.

2. **Discuss "C" Street Proposal:** Representatives from Simpson College attended the meeting to further discuss their proposal regarding North "C" Street. Mayor Bresnan asked for clarification regarding the proposal. John Byrd, Simpson College President indicated the request includes 1) re-pave "C" Street, 2) negotiate the sale of "C" Street with the city and 3) determine a future date of closure. He also indicated Simpson College would negotiate an amount to reimburse the city for expenses associated with re-paving when the street is closed.

Simpson College will hold a public input meeting at 7 pm on March 1, 2012 in the city council chambers to present their ideas and answer questions from the public. Mayor Bresnan will moderate the discussion and post an agenda for the meeting.

Residents have voiced concerns regarding the safety issue for Irving elementary students and bus drop-off/pick-up. It was indicated that traffic pattern and flows would need to be addressed prior to the closing of "C" Street. Questions were also raised regarding the \$690,000 cost to re-pave and add pedestrian friendly amenities to the street. It was discussed that the city did not want to pay to complete the project and then close it. President Byrd indicated the college would by and large reimburse the city for the cost of the project.

Discussion of the North "C" Street options will be placed on the March 5, 2012 council agenda.

Other Items:

- 1) Warren County is reviewing the courthouse building and grounds for possible aesthetic improvements.
- 2) Request for information from the Record Herald has been sent. Updates will be sent as more information becomes available.
- 3) A request for records was made by Darwin Curl and the city is complying.
- 4) Purchasing the former Mercy building is not under consideration at this time.

The committee adjourned at 8:01 p.m.

Information

Subject

Resolution approving personnel salaries

Information

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

Becky Kakac, Part-time Library Assistant, from CE 1-2 \$11.234/hour to CE 1-3 \$11.556/hour effective April 22, 2012

Kelly McAninch, Street Department Seasonal Street Sweeper, \$17.880/hour effective March 26, 2012 - returning for the fourth season.

Roll call is in order.

Attachments

Salary Kakac

Resolution

RECOMMENDATION FOR WITHIN GRADE INCREASE

This is to note that Becky Kakac will complete the appropriate waiting period for creditable service to salary class/range CE 1-3 on 4/22/2012 to be reflected in hourly rate on pay date 5/11/2012.

Annual

\$11.556
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

Date

Manager Signature

Date

Employment Information

Date of Hire: 4/21/2010

Present Class/Range: CE 1-2

Present Salary: \$11.234

Includes Longevity X Does Not Include Longevity

Eligibility Date for Next Advance: 4/21/2013

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:

Becky Kakac, Part-time Library Assistant, from CE 1-2 \$11.234/hour to CE 1-3
\$11.556/hour effective April 22, 2012

Kelly McAninch, Street Department Seasonal Street Sweeper, \$17.880/hour
effective March 26, 2012

Passed and approved on the 5th day of March, 2012.

Kenan Bresnan, Mayor

ATTEST:

Diana Bowlin, City Clerk

Information**Subject**

2012-13 Budget

Information

The FY2013 Budget includes a rate of \$11.30, however the council study committee consensus on February 27, 2012 was to lower it to \$11.20. Both sheets are in your packet for reference and the change is in the debt service levy which would be \$1.90 at the \$11.20 rate. Budget highlights include:

Aerial Fire Truck	\$1,275,000
Street Replacement	\$2,500,000
Ambulance	\$ 160,000
McVay Trail/Stormwater	\$ 75,000
Pickard Park Improvements	\$ 174,500
Jerry Kelley Trail	\$ 133,200
J&K Realignment	\$ 250,000

Other budget items paid from sources other than tax revenues include:

Sewer I&I program	\$ 900,000
Wellness Center	\$11,500,000
Sewer Plant Improvement	\$ 4,000,000
Downtown Business Incentive	\$ 200,000

Information

Subject

Public Hearing

Information

The first order of business is to conduct the public hearing on the FY 2012/13 budget including the "advertised" \$11.30 tax rate (current \$11.20). No written comments have been received to date.

Information

Subject

Resolution of adoption

* Proposed tax rate is \$11.30 - current is \$11.20

Information

After the hearing, council needs to consider the budget resolution (see packet) adopting the FY 12/13 budget and the accompanying tax rate.

In the packet is the budget memo highlighting the FY 12/13 Budget.

FYI:

- The proposed tax rate is \$11.30/\$1,000 (current is \$11.20). Consensus of the council study committee February 27, 2012 was to lower it to \$11.20.
- At a rate of \$11.20 property taxes for 12/13 will increase approximately \$47 for a \$175,000 home and remain the same for commercial and industrial (these classes of property are assessed at 100% unlike residential calculated with a rollback of 50.9%).

Roll call for the FY 12/13 resolution is in order.

Attachments

Budget Memo

Budget Sheet

Resolution

2012-13 PROPOSED BUDGET

TO: Mayor and Council
FROM: Tim Zisoff, City Manager
SUBJECT: 2012/13 Budget Proposal and 2013/14 Projections
DATE: January 10, 2012

Introduction

The following information comprises the proposed FY 12/13 budget and estimates for FY 13/14. The FY 13/14 estimate is informational only and does not require council action. The data provides a projection of the following year's revenues, expenses and estimated tax rate. It is for planning purposes and not a commitment since many factors can and will come into play over the next year.

The annual budget is mayor/council's policy statement providing guidelines for the city manager and staff to coordinate implementation. It is beyond a doubt the most important document you consider each and every year, and, is your declaration to the community as to how it will be protected, served and entertained as well as at what cost. It literally affects everyone you represent.

We have again provided comparisons between current fiscal year (re-estimated) and proposed FY 12/13. The comparative information helps present a clear picture of revenues/expenses.

Council Goal

During the Goals/Priorities discussions in August 2011, council prioritized projects/programs (see table below) and staff has attempted to include those with a priority of under 2 (1 is highest and 3 is lowest).

<u>Project/Program</u>	<u>Total Points</u>	<u>Average Priority</u>
South "Y" Paving (complete)	6	1.00
Joint meeting(s) with Supervisors & School Officials (mayor to organize)	6	1.00
State/Fed Assistance for infrastructure (SRF; Vision Iowa)	6	1.00
65/69 Re-development (Purchased 4 buildings in past 6 months-funds budgeted for FY13)	7	1.17
Extend Downtown Business Incentive (Budgeted FY 13)	8	1.14
Y/Wellness Center (currently in design stage; Agreement w/Y approved)	8	1.14
Fire Station Expansion (placed in FY13 budget)	8	1.14
65/69 Improvement South of Hwy 92 (IDOT has delayed discussion)	8	1.14
Ash tree removal/replace (Budgeted FY 13)	8	1.14
Taxes	9	1.28
Revenue Neutral Taxes (FY 12/13-taxes will increase slightly)	10	1.67
Sewer Plant Improvement (FY 13 Budget)	13	1.87
Paving gravel roads (future budget)	12	2.00
Des Moines Convention & Visitor Center Membership	12	2.00
New or expanded Library Building (future)	13	2.17
Trail system expansion (Kelley Trail to Wilder in FY 12/13 budget)	14	2.33
Street Department Expansion (future)	14	2.33
Mass Transit/DART (future)	14	2.33
Main Street Iowa	15	2.50
Relocation of brush facility & recycling (future)	16	2.67
Park north of Iowa Avenue (future)	16	2.67

Process

With elected official directives/priorities, the budget begins with the Capital Improvement Plan (CIP) in September when forms are provided to department heads. Staff meets jointly several times in October and November to formalize a recommendation that is considered by council in November or December.

Operations and maintenance (O&M) budget forms are given to department heads in late October and returned to the Finance Director by mid-December. During that same time, Jean Furler meets with department heads to revise current year revenues/expenses and calculate ending year balances that offset tax revenue the following year. The city manager also meets with department heads in December and January to review budget requests. Department heads then meet jointly in January to provide information about their budgets and discuss elected officials parameters/priorities.

After meeting individually with each department to review their proposed budget, and making adjustments as necessary, the final numbers are established based on council/staff priorities and presented to the Council Study Committee in late January.

After council committee review and amendments, the budget is submitted formally in February to start the public hearing process. The hearing is held the first meeting in March and the adopted budget is submitted to the state auditor by March 15th.

Staff Assistance

Budgets are difficult processes through which to work. Consistent with their responsibility, all department heads and employees strive to improve their departmental operations/services. That is their job! However, they also understand scarce resources and keeping the tax rate affordable is extremely important. The mark of an excellent department head is knowing when to stand up for their department, and, when to work together to meet a common goal. I can honestly say our department heads continue to work well together to meet our common goal. They are a pleasure to work with.

This document was developed with mutual cooperation on the part of our staff. The goal was to develop a 12/13 budget with programs/services that meet citizen needs along with an affordable tax rate. Department Heads met that goal using a team effort and all are to be commended! Note that there are circumstances beyond staff control (discussed later) that affect the tax rate no matter how conscientious department heads are with their budgets.

Jean Furler did an excellent job developing tables making it easier to understand revenues and expenses. RoxAnne Hunerdosse provided valuable assistance regarding personnel and insurance costs. And as usual, Diana Bowlin and Skye Jacobs did an excellent job getting this document typed and the graphics printed/organized for your review. Their assistance is greatly appreciated!

Property Tax Rate Factors

Factors affecting the tax rate include:

- Beginning Cash Balance
- Budgeted Revenues/Expenses
- Tax Base (Taxable Value)

Each of the factors above is affected by direct and indirect influences. For example, the FY 12/13 beginning balance is calculated the preceding January by reviewing and adjusting FY 11/12 revenues and expenses according to trends and six-month experience. There are constant changes that affect budgeted revenues and expenses. Good examples are OSHA mandates (arc flash), new radios for all departments to remain

compatible with Narrow-Banding, the discontinuation of the state substance abuse grant program (\$35,000 grant provided to police department ending June 2012).

Another item affecting tax rate is use of reserves. The General Fund typically operates with a 16% to 18% reserve that provides a funding source during the “lean” tax months such as July/August or January/February. Reserves also allow council to fund unexpected expenses that arise during the fiscal year. I always caution about using reserves for major tax reduction because it is a short-term relief that is available **only once** and therefore unavailable in following fiscal years. In addition, reserves provide tax relief through interest earnings (an estimated \$230,000 in 12/13 based solely on the reserve balance). Therefore using reserves can actually increase taxes long term.

Fiscal 12/13 revenues/expenses are based on the knowledge and experience of staff in conjunction with guidelines provided by the mayor and council. Prioritization is a very important factor when resources are not adequate to address all needs. Elected official priorities and public input (surveys, neighborhood meetings) are important aspects of budget development.

The tax base may well be the most important aspect of the tax rate equation. It also is the factor over which the city has least control. Equalization orders and rollbacks (amount we can tax) will adjust the tax base up or down. For example, in FY 88/89 residential rollback was over 80% while in FY 12/13 it will be 50.9%. The effect has been a historic shrinking of residential tax base that accounts for about 60% of Indianola’s total taxable value. While rollback is most generally applied to residential property, some years include commercial, industrial or agriculture that further reduces tax revenue.

Economic development efforts also have an influence on tax base. By attracting commercial and industrial development the tax base grows which helps maintain a stable tax rate. Residential growth is also very important, although not as much for tax base but more so to provide employees and customers for commercial and industrial growth. The three go hand in hand. However, the constant goal is to increase commercial and industrial because it provides **the most** economic benefit. Keep in mind however, Tax Increment Finance projects (industrial park, downtown area, and Highway 92 east) and abatement **delay** tax base benefits from 4 to 20 years. They are “long term” economic development tools. Summercrest Hills Development, for example, was provided TIF rebates and tax abatement where no tax revenue will be received for 5 years.

Rollback

Rollback is a term and calculation used to “reduce” taxable value of residential, commercial, industrial and agricultural properties. Residential is the category most affected by rollback (see table below).

Rollback’s original (1970’s) purpose was to keep residential property value consistent with agricultural property in order to prevent agriculture from assuming too much of the tax burden. It is based on a very complex formula related to market value. Unfortunately, residential rollback has shifted the tax burden to commercial/industrial.

While residential has experienced rollback for over 25 years, there have been occasions where industrial, commercial and agricultural have been affected as well. Note also that residential rollback has shifted upward in the last 3 years thereby lessening the burden on commercial/industrial (see page 5).

Rollbacks for the categories over the last five years follow:

	<u>12/13</u>	<u>11/12</u>	<u>10/11</u>	<u>09/10</u>	<u>08/09</u>
Residential	50.92%	48.52%	46.9%	45.59%	44.08%
Commercial	100%	100%	100%	100%	99.73%
Industrial	100%	100%	100%	93.86%	100%
Agricultural	57.50%	69.105%	66.3%	100%	90.10%

Taxable Value

Taxable value for FY 12/13 increased \$19,135,493 (4.4%) from \$432,639,890 to \$451,775,383 due to an increase in residential rollback and commercial growth. The goal of assessed value is to represent market value.

	FY2013	FY2012	FY2011
Residential	\$271,593,383	\$266,546,944	\$255,867,337
Commercial	\$161,744,800	\$147,462,680	\$146,723,200
Industrial	\$ 17,288,700	\$ 17,408,000	\$ 17,314,700
Agricultural	<u>\$ 1,148,500</u>	<u>\$ 1,222,266</u>	<u>\$ 1,196,187</u>
TOTAL	\$451,775,383	\$432,639,890	\$421,101,424

FYI – Equalization orders are provided by the State in an attempt to establish property values at market prices. When values are increased it means that properties are paying taxes at their market (fair) value. It should be noted that residential equalization orders shift the tax burden away from commercial and industrial properties. There were no equalization orders for 12/13 values.

Tax Increment Finance Value

The city uses Tax Increment Finance as an economic tool to provide incentives for growth and development. TIF is used for city infrastructure including streets, water and sewer, as well as forgivable and/or low interest loans to industrial and business prospects that expand or develop in Indianola. Summercrest Hills is a good example. TIF may also be used as a funding mechanism for financial incentives as part of the city's Downtown Incentive Program as well as Dangerous & Dilapidated Program.

TIF is derived by "freezing" the existing taxable value in an area and then capturing city, county and school tax revenue (excludes debt service) from the newly created value (increment). Taxable TIF value of \$35,690,858 in 11/12 increased to \$42,652,063 in 2012/13 and helps pay for projects including the Hwy 65/69 & 92 Improvement Project, North Hwy 65/69 sewer lift station, North "Y" Street paving, the Downtown Incentive program, the Dangerous & Dilapidated (D&D) program, Summercrest Hills Development and Community Wellness Center.

PILOT

Payment In Lieu of Taxes (PILOT) is a revenue source from non-tax paying entities (electric, water & sewer departments) that receive city benefits including police and fire protection. It is used the same as property tax to finance city services. PILOT contributions for FY12/13 are based on a percentage of revenues and are shown below:

Electric	\$501,300
Water	\$ 60,600
Sewer	\$111,300

Mayor/Council Priority

During 12/13 budget priority review, a high priority was maintaining an affordable tax rate. Staff responded to elected official preference with a budget requiring an \$11.30 (increase of 10 cents) tax rate (will be \$11.05 with gas franchise fee). Note that the \$11.30 tax rate combined with the 2.42% change in the rollback (48.5% to 50.92%) additional taxes paid will be about \$56 annually on a \$175,000 home. The tax rate increase is due to a 15 cent increase (\$1.85 to \$2.00) in the Debt Service Levy for the street replacement project, aerial fire truck purchase and parks improvements. Note: The \$2.00 Debt Service Levy can/will be

reduced to \$1.75 with the adoption of a Natural Gas Franchise Fee thereby lowering the tax rate to \$11.05 (see below pages).

Property Tax Rate

Tax related expenses and revenues are divided into three categories: Debt Service, General Fund and Trust & Agency. Debt Service has a separate tax rate designated solely to retire General Obligation Debt incurred for capital items such as street paving, sewers, fire trucks and Y/Wellness Center. The General Fund tax rate has a statutory limit of \$8.10 and pays for operations and maintenance of police, fire, parks and recreation, library and administration, etc. Trust and Agency funds provide tax revenue alternatives outside the General Fund and are used for tort liability premiums and employee benefits only when the General Fund \$8.10 limit is met.

In FY 11/12, the three tax rates totaled \$11.20 and consist of \$8.10 (general fund), \$1.85 (debt service) and \$1.25 (trust & agency).

There are several positive factors affecting the recommended tax rate for 12/13 that include interest revenue, ambulance revenue, utility (electric, water, and sewer) payment-in-lieu-of-taxes, Storm Water Utility and staff vacancies. Also, at the January 9 Council Study Meeting, council gave preliminary authorization to move forward with a 1% commercial/industrial and 3% residential Natural Gas Franchise Fee for FY 12/13 to pay the debt incurred on the \$1.27 million Fire Department ladder truck. The tax rates will therefore be shown **with and without** the fee below.

Without Gas Franchise Fee:

	<u>Current FY 11/12</u>	<u>Proposed FY 12/13</u>	<u>Difference</u>
General Fund	\$8.10	\$8.10	\$0
Trust & Agency	\$1.25	\$1.20	(\$.05)
Debt Service	<u>\$1.85</u>	<u>\$2.00</u>	<u>\$.15</u>
Total Tax Rate	\$11.20	\$11.30	\$.10

The annual affect of the \$11.30 on residential, commercial and industrial properties is shown below.

	<u>Current FY 11/12</u>	<u>Proposed FY 12/13</u>	
Home Value	\$175,000	\$175,000	
Rollback	48.5%	50.9%	
Net Value	\$84,910	\$89,110	
Tax Rate	11.20	11.30	
Taxes Paid	\$951	\$1,007	
Difference		\$56	5.8%
Commercial Value	\$500,000	\$500,000	
Rollback	100%	100%	
Net Value	\$500,000	\$500,000	
Tax Rate	11.20	11.30	
Taxes Paid	\$5,600	\$5,650	
Difference		\$50	.9%
Industrial Value	\$750,000	\$750,000	
Rollback	100%	100%	
Net Value	\$750,000	\$750,000	

Tax Rate	11.20	11.30	
Taxes Paid	\$8,400	\$8,475	
Difference		\$75	.9%

With Gas Franchise Fee

Based on council guidelines/priorities, budgets/priorities submitted by department heads, a tax base of \$451,775,383 (4.4%) and the adoption of a Natural Gas Franchise fee, the proposed FY 12/13 tax rate is recommended at \$11.05. The breakdown comparison follows:

	<u>Current FY 11/12</u>	<u>Proposed FY 12/13</u>	<u>Difference</u>
General Fund	\$8.10	\$8.10	\$0
Trust & Agency	\$1.25	\$1.20	(\$0.05)
Debt Service	\$1.85	\$1.75	(\$0.10)
Total Tax Rate	\$11.20	\$11.05	(\$0.15)

The annual affect of the \$11.05 on residential, commercial and industrial properties is shown below:

	<u>Proposed FY 12/13</u>	<u>Proposed w/fee FY 12/13</u>	<u>Gas Fee</u>	<u>Net</u>
Home Value	\$175,000	\$175,000		
Rollback	50.9%	50.9%		
Net Value	\$89,075	\$89,075		
Tax Rate	11.30	11.05		
Taxes Paid	\$1,007	\$984		
Gas Fee	0	0	\$30	
Difference		(23)		\$7
Commercial Value	\$500,000	\$500,000		
Rollback	100%	100%		
Net Value	\$500,000	\$500,000		
Tax Rate	11.30	11.05		
Taxes Paid	\$5,650	\$5,525		
Gas Fee	0	0	\$50	
Difference		(125)		(\$75)
Industrial Value	\$750,000	\$750,000		
Rollback	100%	100%		
Net Value	\$750,000	\$750,000		
Tax Rate	11.30	11.05		
Taxes Paid	\$8,475	\$8,287		
Gas Fee	0	0	\$150	
Difference		(188)		(\$38)

Note: Actual taxes paid in 12/13 will also depend on assessed value changes per property. The county assessor may change a residential, commercial or industrial property to account for market value and/or expansions/additions.

Tax Rate Stability

Tax rate stability/predictability is a very important factor when managing financial resources. In the past 5 budgets (including the FY 12/13 proposed rate), Indianola's total tax rate averaged \$11.31 with a low of \$11.20 (\$11.05 with gas fee) and a high of \$11.65 (see page 15). This is a very consistent rate at +/- 2% of the average. Spacing capital projects, managing staff additions, and judicious use of reserves have helped achieve this stability.

Stability is also demonstrated when comparing taxes paid in FY 11/12, to (proposed) taxes paid in 12/13. There is **only** a \$57 (\$4.75/month) difference for residential and .9% increase for commercial/industrial (\$50 for a \$500,000 business). Gas Franchise Fee lowers the residential increase to about \$7.

In addition, the tax rate recommendation includes all the projects listed on page 10. While there may be an urge to cut one or more of these projects/purchases, elected officials must understand that such action **only** creates the potential for a larger increase later since these projects/purchases will occur sometime in the future. Inflation can raise the cost as well.

It should also be noted that taxable value growth in '08, '09, '10 and '11 was low (22 single family dwellings in '09, 35 in '10 and 22 in '11) and may be low in '12. Taxable value therefore will not increase significantly thereby causing the tax rate to increase making up for less revenue. Lowering the tax rate for FY 12/13 can cause more of a "spike" in FY 13/14.

Tax Revenue/Expense

The table below shows current and FY 12/13 tax revenues (based on an \$11.05 tax rate) and expenses. Note that expenses are projected to increase \$636,500 (\$294,800 increase in general fund and \$341,700 in the debt service fund). Corresponding tax revenue will increase \$149,400 or 3%. This is the number that will be shown on next September's tax bills provided to property owners. For the second time in over 10 years, taxes are used to supplement the pool.

<u>Tax Asking</u>				
	Current Year	2012/13	Increase	
GOVERNMENT	\$ -	\$ -	\$ -	0.0%
POLICE	\$ 1,964,600	\$ 2,023,700	\$ 59,100	3.0%
FIRE	\$ 364,600	\$ 380,400	\$ 15,800	4.3%
AMBULANCE	\$ 188,000	\$ 47,400	\$ (140,600)	(74.8%)
LIBRARY	\$ 430,400	\$ 480,600	\$ 50,200	11.7%
PARK & REC	\$ 917,200	\$ 1,063,700	\$ 146,500	16.0%
POOL	\$ 25,000	\$ 50,000	\$ 25,000	100.0%
GF DEBT	\$ 160,600	\$ 155,400	\$ (5,200)	(3.2%)
O&M SUBTOTAL	\$ 4,050,400	\$ 4,201,200	\$ 150,800	3.7%
DEBT SERVICE FUND*	\$ 866,400	\$ 865,000	\$ (1,400)	-0.2%
TOTAL	\$ 4,916,800	\$ 5,066,200	\$ 149,400	3.0%
PILOT (non-general gov't)	\$ 610,000	\$ 673,200	\$ 63,200	10.0%

*Includes Gas Franchise Fee

Budgeted Expenses

	Current Year	2012/13	Increase	
GOVERNMENT	\$ 1,827,000	\$ 1,893,500	\$ 66,500	3.6%
POLICE	\$ 2,366,100	\$ 2,470,400	\$ 104,300	4.4%
FIRE	\$ 571,700	\$ 593,900	\$ 22,200	3.9%
AMBULANCE	\$ 832,700	\$ 865,500	\$ 32,800	3.9%
LIBRARY	\$ 581,400	\$ 591,300	\$ 9,900	1.7%
PARK & REC	\$ 1,339,200	\$ 1,415,200	\$ 76,000	5.7%
POOL	\$ 209,800	\$ 198,100	\$ (11,700)	(5.6%)
GF DEBT	\$ 160,600	\$ 155,400	\$ (5,200)	(3.2%)
DEPT SUBTOTALS	\$ 7,888,500	\$ 8,183,300	\$ 294,800	3.7%
DEBT SERVICE FUND	\$ 1,935,900	\$ 2,277,600	\$ 341,700	17.7%
TOTAL	\$ 9,824,400	\$ 10,460,900	\$ 636,500	6.5%

General Fund Reserve

General Fund Reserve (GFR) is projected at \$1,984,400 (target was \$1,352,300) for the fiscal year ending June 30, 2012. The FY 12/13 target is \$1,331,300 or about 17%. Many cities operate with a 20+% reserve although Indianola has been in the 16%-18% range traditionally. As written above, using reserves minimizes availability in future years. The decrease of reserves from FY 11/12 to FY 12/13 does not create concern because our practice is to budget revenues conservatively and expenses liberally. This practice has been very successful.

The GFR has at least four advantages. First, it provides revenue during lean tax revenue months. Second, it gives council flexibility when unforeseen expenses arise. Third, it generates interest revenue that otherwise would come from taxes. Fourth, a healthy bond rating is dependent on stable or growing reserves. If GFR is spent, interest revenue is also decreased. Therefore keeping a healthy GFR is highly recommended.

Given our conservative revenue/expense budgeting style, there are excess reserves annually that can be used to offset taxes the following fiscal year. On average, our reserve exceeds projections by about 25% annually.

Franchise Fees:

The 2009 legislature adopted legislation allowing cities to adopt up to a 5% fee for natural gas and/or electric that can be used to supplement the general fund. And, the MidAmerican Natural Gas Franchise approved by ordinance in June 2005 contains language allowing council to enact a fee.

Franchise fees are used by cities as a revenue source in "lieu of tax" and to overcome revenue shortfalls and diversify the revenue stream. Some highlights/clarifications follow:

- Franchise fees can be used to reduce property taxes
- Franchise fees are paid by residential, commercial, industrial organizations and non-profits
- Placing franchise fees, for example, in Fire and Police Departments not only reduces taxes, but, allows all entities to pay for these essential services
- Franchise fees diversify the revenue stream and reduce reliance on property taxes that are only paid by 70-75% of property owners
- Franchise fees can be more reliable than property taxes (this year's taxable value increased by a fraction of a percent) and provide a more consistent revenue stream

- A concern about paying the fee on an “essential” commodity such as gas can be offset by placing the fees into the Police/Fire budgets which are “essential” services, and, by reducing taxes
- When non-profits pay franchise fees, they pay for services their members receive. Keep in mind not everyone belongs to a non-profit organization, and, that non-city residents belong to non-profit organizations and would consequently pay for (police/fire) services received
- Consistent with all forms of fees or taxes, there will be winners and losers. High gas users will pay more in the fee than the reduction in taxes (see table below). However, this issue can be addressed by having a lower fee for commercial/industrial users than for residential users i.e. 1% for commercial/industrial and 3% for residential

A natural gas franchise fee would generate about \$48,000 per percent. Note: On January 9, 2012, council consensus was to proceed with the Natural Gas Franchise Fee in FY 12/13.

Storm Water Utility

The Storm Water Utility (SWU) was approved by council on October 18, 2010 and billing was effective on March 1, 2011. Estimated revenue is \$193,000 annually and pays for storm water related expenses including repair, maintenance, improvement projects and current debt service (lowers property tax rate by 10 cents). See page 70 for FY 12/13 Storm Water Utility Budget. A 75 cent increase is budgeted for January 1, 2013. The SWU has made a positive impact on storm water issues but there is much work to be done.

Bond Referendum Projects

Anticipated bond referendum projects include the Fire Department Bay Expansion (2013) and Library expansion (future).

Tax Rate Comparison

The current tax rate of \$11.20 is 12th low in the State for cities 6,500 population and greater. Increasing/decreasing to \$11.30/\$11.05 will keep it the same or lower it slightly. In the Metro area we will still be in the middle to upper range. Keep in mind Indianola’s tax base doesn’t compete with those of Altoona, Clive, Urbandale and Ankeny for example. Listed below are the proposed/estimated tax rates for the Metro Area: (see page 28 for graph).

<u>City</u>	<u>Current</u>	<u>Proposed</u>
Altoona	\$ 9.14	\$ 9.14
Ankeny	\$11.17	\$12.50
Carlisle	\$13.80	\$13.80*
Clive	\$ 9.54	\$ 9.54*
Des Moines	\$16.58	\$16.58*
Indianola	\$11.20	\$11.30/\$11.05
Johnston	\$11.09	\$11.09*
Norwalk	\$16.34	\$15.69
Urbandale	\$ 9.52	\$ 9.62
West Des Moines	\$12.05	\$12.05

*Current Year

Tax Rate Revenues

Given our FY 12/13 taxable value of \$451,775,383, a 1% increase (decrease) in the tax rate will generate (remove) about \$50,500. A 10-cent increase (decrease) in the tax rate will generate (remove) about \$45,100.

10 cents calculates to about \$56 (includes rollback increase) annually for a home valued at \$175,000.

NOTE: Removing capital items provides only a “one-year” effect on the tax rate “if” council plans to invest capital \$\$ into the community annually. Since the 2003 state cutbacks, we have had 5-year capital plans with spending between \$100,000 to \$140,000 annually. Prior to that, approximately \$180,000 (in 2002) was being invested. If this investment is consistent with council goals to keep community assets and infrastructure in good condition, then taxes will have to be raised in the future to meet that goal if items are cut in any particular year.

Community Survey

The 2011 community survey provides citizen input as to how we are doing and some of their preferences. The survey was randomly mailed to 840 households in May 2011. Of the 840 surveys, 244 (29.8% response rate) were returned. Listed below are some highlights.

Enjoy living in Indianola – 95.5%
Pleased with the overall direction the city is taking – 77%
Receive good value for the city taxes paid – 61.5%
Sense of Community – 55.5%
Informed on major issues – 54.5%

Highlights

The mayor, council and staff can be very proud of the quality services Indianola provides at a very affordable price. We have well equipped/staffed fire and police departments, excellent recreational opportunities, equipped parks and expanding trails system, a growing library, strong public works departments and a highly motivated and efficient administrative staff. We have all the above and more, yet, it is offered to citizens for a reasonable tax rate and service fees. In addition, we employ full time paramedics to enhance both our emergency medical and fire services.

Listed below are some of the General Fund budget projects/line items with their FY 2012/13 cost and tax rate. We have ongoing needs to update general fund equipment and replace assets.

<u>O&M Items:</u>	<u>Cost</u>	<u>Tax Rate</u>
2 patrol vehicle units	\$46,000	10 cents
Personal Protective Equipment (Fire Dept)	\$35,000	8 cents
Ambulance Payment (annual payment)	\$34,300	7 cents
Bike ID signs on 9 th Street	\$9,000	2 cents
Buxton Park-Display sign/drinking fountain/irrigation loop	\$20,500	4.5 cents
Ash removal/replacement	\$12,500	2.5 cents

<u>CIP Items:</u>		
Fire Dept Aerial Truck (Annual payment \$150,000)	\$1,274,500	34 cents
Pickard Park Improvements (annual payment of \$20,900)	\$174,500	5 cents
Jerry Kelley Trail-(annual payment of \$16,000)	\$133,200	4 cents
McVay Trail Stormwater Repairs (annual payment \$9,000)	\$75,000	2 cents
Moats Park Shelter Expansion (annual payment \$2,600)	\$22,000	1 cent

<u>Street/Sewer Dept CIP:</u>	
Street Replacement Project	\$2,500,000
I&I Project	\$1,200,000
Sewer Jet Truck	\$ 306,000
East Iowa Ave & North 8 th St	\$ 35,000
North Treatment Plant Improvement	\$5,000,000

The budget also includes \$561,900 in-lieu tax revenue from the Electric/Water Departments (\$54,300 increase over 11/12). In addition, a transfer authorized by the trustees for services rendered to the electric, water, and communications departments funds 50% of the Clerk's Office budget and 25% of the Human Resource Director's budget.

12/13 Budget Assumptions/Projections

As mentioned previously, Indianola's taxable value increased \$19,135,493 and the rollback increased from 48.5% to 50.9%, however some property classifications decreased due to the economic downturn.

Family health insurance premiums are "projected" to remain at \$1,260/month and employees will share \$60/month of this amount. The fund balances for June 30, 2012 and 2013 are projected at \$1 million+ so the pool remains fiscally healthy. However, costs are expected to increase in the next year or two due to the new federal health care program so the premium has not been lowered.

Cost of living salary increases are consistent with current trend numbers provided by Jim Hanks of Ahlers. Negotiations for FY13 are ongoing at this time.

Materials and supplies are generally projected to increase an inflationary 3%, although some line items have been held at the previous years' levels.

Vehicle Replacement Fund

This fund has a 4-cent tax rate for general fund vehicle replacements and generates about \$20,000 annually. The fund was initiated in 06/07 to help stabilize the tax rate. Vehicles including pickups, autos, tractors and mowers are financed from this fund. These vehicles require periodic replacement and having a fund makes budgeting more efficient and programmatic.

Fees

General Fund charges and fees will generally remain the same in FY 12/13 with the exception of a 2-3% ambulance fee increase that will be presented to council in March or April.

Recreation fees may increase with some programs in order to meet the current policy to have all recreation programs cover the direct expenses with registration fees.

Park Dedication Fee

The Park Dedication Ordinance may be presented to council in the future.

Road Use Tax

Historically, RUT revenue has been sufficient to fund 100% of operations, maintenance and capital purchases. However, due to an increasing number of streets, increased staffing needs, rising cost of repairs/equipment and relatively flat revenue stream (includes special census revenue), RUT revenues/reserves may not cover 100% of costs by the year 2017. Staff continues to review this budget and has taken steps (bonding for capital projects/equipment, eliminating 1 staff position) to slow the trend as much as possible including establishing the Storm Water Utility in 2011. The 2010 census number increased revenues by \$58,800 as RUT funds are paid \$94.00 per capita.

Sewer Utility

The Infiltration/Inflow (I&I) program should be complete by 2013 and expected costs are estimated at \$1.2 million for FY 12/13 (Of the \$9,090,000 borrowed from the state revolving loan fund \$7,285,200 has been

spent to date). A major plant improvement scheduled for FY 12/13 totaling an estimated \$5 million will be funded with the increases that are due September 1 of 2012 and 2013. The plant became operational in 1979 and has had no major improvements. It is anticipated this project will add about 20 years to the plant's life span. A review of the study from FY2001 is currently being conducted by V&K Engineering Services. The design of the plant improvements will be bid later this year or early 2013.

13/14 Tax Rate

Based on projected expenses, (basically consistent with inflation), revenues, capital projects, available reserves and a taxable value of \$462,275,000 the FY 13/14 tax rate could increase to about \$11.25/1,000 from the proposed \$11.05 for FY 13/14. Please keep in mind this is a projection based on current data and projected needs. The value of this information is that it helps us anticipate future revenues and expenses. Assumptions used include:

- Reduced interest revenue and other one-time revenue sources
- 2.5 growth is assessed value growth
- Maintain 17% O&M reserves
- Maintain spending on capital items in the CIP at \$140,000
- Increase in salaries consistent with union negotiations
- Return to slightly rising (5%) increase in medical claims
- Maintain addition to the vehicle replacement fund of \$20,000
- Flat revenue growth in interest, parks & rec. fees, etc.
- \$2.00 debt service levy
- Maintain full staffing/fewer open positions
- Police pension increasing from 26.12% to 30.90%

Immediately following is some statistical information for your review. It should prove useful in the budget decision-making process. The department breakdowns follow the statistical data.

Property Tax Alternates

Throughout this budget message and following pages, I have repeatedly referenced revenue sources other than property tax (by far the most detested). Since council adopted the Storm Water Utility and increased cable fees this past year, the remaining option is gas franchise. At the January 9 Council Study Meeting, elected officials expressed support to use the fee for the \$1.27 million ladder truck recently purchased. Staff will work with the Ahlers Law Firm to draft an amendment to the current ordinance adding a 1% commercial/industrial and a 3% residential/tax exempt fee for FY 2012/13.

More and more cities are using "user" fees to offset property taxes and to spread costs for services to all beneficiaries.

Adoption of Budget and Certification of City Taxes

91-873

FISCAL YEAR BEGINNING JULY 1, 2012 - ENDING JUNE 30, 2013

The City of: Indianola County Name: WARREN Date Budget Adopted: 03/05/12
(Date) x/x/x/x

At a meeting of the City Council, held after the public hearing as required by law, as specified above, the proposed budget was adopted as summarized and attached hereto, and tax levies, as itemized below, were approved for all taxable property of this City. There is attached a Long Term Debt Schedule Form 703 for the debt service needs, if any.

515-961-9410

Telephone Number

Signature

County Auditor Date Stamp

January 1, 2011 Property Valuations

Last Official Census

Regular	2a	With Gas & Electric	451,775,383	2b	Without Gas & Electric	449,550,833
DEBT SERVICE	3a		494,427,446	3b		492,202,896
Ag Land	4a		1,148,540			

14,782

TAXES LEVIED

Code Sec.	Dollar Limit	Purpose	(A) Request with Utility Replacement	(B) Property Taxes Levied	(C) Rate
384.1	8.10000	Regular General levy	5 3,659,100	3,641,083	43 8.09938
(384)		Non-Voted Other Permissible Levies			
12(8)	0.67500	Contract for use of Bridge	6	0	44 0
12(10)	0.95000	Opr & Maint publicly owned Transit	7	0	45 0
12(11)	Amt Nec	Rent, Ins. Maint of Civic Center	8	0	46 0
12(12)	0.13500	Opr & Maint of City owned Civic Center	9	0	47 0
12(13)	0.06750	Planning a Sanitary Disposal Project	10	0	48 0
12(14)	0.27000	Aviation Authority (under sec.330A.15)	11	0	49 0
12(15)	Amt Nec	Joint city-county building lease	12	0	50 0
12(16)	0.06750	Levee Impr. fund in special charter city	13	0	51 0
12(18)	Amt Nec	Liability, property & self insurance costs	14	0	52 0
12(22)	Amt Nec	Support of a Local Emerg.Mgmt.Comm.	462	0	465 0
(384)		Voted Other Permissible Levies			
12(1)	0.13500	Instrumental/Vocal Music Groups	15	0	53 0
12(2)	0.81000	Memorial Building	16	0	54 0
12(3)	0.13500	Symphony Orchestra	17	0	55 0
12(4)	0.27000	Cultural & Scientific Facilities	18	0	56 0
12(5)	As Voted	County Bridge	19	0	57 0
12(6)	1.35000	Missi or Missouri River Bridge Const.	20	0	58 0
12(9)	0.03375	Aid to a Transit Company	21	0	59 0
12(17)	0.20500	Maintain Institution received by gift/devise	22	0	60 0
12(19)	1.00000	City Emergency Medical District	463	0	466 0
12(21)	0.27000	Support Public Library	23	0	61 0
28E.22	1.50000	Unified Law Enforcement	24	0	62 0
		Total General Fund Regular Levies (5 thru 24)	25 3,659,100	3,641,083	
384.1	3.00375	Ag Land	26 3,450	3,450	63 3.00375
		Total General Fund Tax Levies (25 + 26)	27 3,662,550	3,644,533	Do Not Add
		Special Revenue Levies			
384.8	0.27000	Emergency (if general fund at levy limit)	28 0	0	64 0
384.6	Amt Nec	Police & Fire Retirement	29	0	0
	Amt Nec	FICA & IPERS (if general fund at levy limit)	30	0	0
Rules	Amt Nec	Other Employee Benefits	31 542,100	539,431	1.19993
		Total Employee Benefit Levies (29,30,31)	32 542,100	539,430	65 1.19993
		Sub Total Special Revenue Levies (28+32)	33 542,100	539,430	
		Valuation			
386	As Req	With Gas & Elec	Without Gas & Elec		
	SSMID 1 (A)	(B)		0	66 0
	SSMID 2 (A)	(B)		0	67 0
	SSMID 3 (A)	(B)		0	68 0
	SSMID 4 (A)	(B)		0	69 0
	SSMID 5 (A)	(B)	555	0	565 0
	SSMID 6 (A)	(B)	556	0	566 0
	SSMID 7 (A)	(B)	1177	0	0
	Total SSMID		38 0	0	Do Not Add
		Total Special Revenue Levies	39 542,100	539,430	
384.4	Amt Nec	Debt Service Levy 76.10(6)	40 993,441	988,973	70 2.00928
384.7	0.67500	Capital Projects (Capital Improv. Reserve)	41	0	71 0
		Total Property Taxes (27+39+40+41)	42 5,198,091	5,172,936	72 11.30859

COUNTY AUDITOR - I certify the budget is in compliance with ALL the following:

Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.

- 1) The prescribed Notice of Public Hearing Budget Estimate (Form 631.1) was lawfully published, or posted if applicable, and notarized, filed proof was evidenced.
- 2) Budget hearing notices were published or posted not less than 10 days, nor more than 20 days, prior to the budget hearing.
- 3) Adopted property taxes do not exceed published or posted amounts.
- 4) Adopted expenditures do not exceed published or posted amounts in each of the nine program areas, or in total.
- 5) The budget file uploaded to the SUBMIT Area matched the paper copy certified by the city to this office.
- 6) The city is receiving TIF Revenues and has completed the TIF Indebtedness section of the TIF DEBT form in compliance with 384.16(1)

(County Auditor)

Adoption of Budget and Certification of City Taxes

91-873

FISCAL YEAR BEGINNING JULY 1, 2012 - ENDING JUNE 30, 2013

The City of: Indianola County Name: WARREN Date Budget Adopted: 03/05/12
(Date) xx/xx/xx

At a meeting of the City Council, held after the public hearing as required by law, as specified above, the proposed budget was adopted as summarized and attached hereto, and tax levies, as itemized below, were approved for all taxable property of this City. There is attached a Long Term Debt Schedule Form 703 for the debt service needs, if any.

515-961-9410

Telephone Number

Signature

County Auditor Date Stamp

January 1, 2011 Property Valuations

Last Official Census

	With Gas & Electric	Without Gas & Electric	
Regular	2a 451,775,383	2b 449,550,833	
DEBT SERVICE	3a 494,427,446	3b 492,202,896	
Ag Land	4a 1,148,540		

14,782

TAXES LEVIED

Code Sec.	Dollar Limit	Purpose	(A) Request with Utility Replacement	(B) Property Taxes Levied	(C) Rate
384.1	8.10000	Regular General levy	5 3,659,100	3,641,083	43 8.09938
(384)		Non-Voted Other Permissible Levies			
12(8)	0.67500	Contract for use of Bridge	6	0	44 0
12(10)	0.95000	Opr & Maint publicly owned Transit	7	0	45 0
12(11)	Amt Nec	Rent, Ins. Maint of Civic Center	8	0	46 0
12(12)	0.13500	Opr & Maint of City owned Civic Center	9	0	47 0
12(13)	0.06750	Planning a Sanitary Disposal Project	10	0	48 0
12(14)	0.27000	Aviation Authority (under sec.330A.15)	11	0	49 0
12(15)	Amt Nec	Joint city-county building lease	12	0	50 0
12(16)	0.06750	Levee Impr. fund in special charter city	13	0	51 0
12(18)	Amt Nec	Liability, property & self insurance costs	14	0	52 0
12(22)	Amt Nec	Support of a Local Emerg.Mgmt.Comm.	462	0	465 0
(384)		Voted Other Permissible Levies			
12(1)	0.13500	Instrumental/Vocal Music Groups	15	0	53 0
12(2)	0.81000	Memorial Building	16	0	54 0
12(3)	0.13500	Symphony Orchestra	17	0	55 0
12(4)	0.27000	Cultural & Scientific Facilities	18	0	56 0
12(5)	As Voted	County Bridge	19	0	57 0
12(6)	1.35000	Missi or Missouri River Bridge Const.	20	0	58 0
12(9)	0.03375	Aid to a Transit Company	21	0	59 0
12(17)	0.20500	Maintain Institution received by gift/devise	22	0	60 0
12(19)	1.00000	City Emergency Medical District	463	0	466 0
12(21)	0.27000	Support Public Library	23	0	61 0
28E.22	1.50000	Unified Law Enforcement	24	0	62 0
		Total General Fund Regular Levies (5 thru 24)	25 3,659,100	3,641,083	
384.1	3.00375	Ag Land	26 3,450	3,450	63 3.00375
		Total General Fund Tax Levies (25 + 26)	27 3,662,550	3,644,533	Do Not Add
		Special Revenue Levies			
384.8	0.27000	Emergency (if general fund at levy limit)	28 0	0	64 0
384.6	Amt Nec	Police & Fire Retirement	29	0	0
	Amt Nec	FICA & IPERS (if general fund at levy limit)	30	0	0
Rules	Amt Nec	Other Employee Benefits	31 542,100	539,431	1.19993
		Total Employee Benefit Levies (29,30,31)	32 542,100	539,430	65 1.19993
		Sub Total Special Revenue Levies (28+32)	33 542,100	539,430	
		Valuation			
386	As Req	With Gas & Elec			
		Without Gas & Elec			
	SSMID 1 (A)	(B)	34	0	66 0
	SSMID 2 (A)	(B)	35	0	67 0
	SSMID 3 (A)	(B)	36	0	68 0
	SSMID 4 (A)	(B)	37	0	69 0
	SSMID 5 (A)	(B)	555	0	565 0
	SSMID 6 (A)	(B)	556	0	566 0
	SSMID 7 (A)	(B)	1177	0	0
		Total SSMID	38 0	0	Do Not Add
		Total Special Revenue Levies	39 542,100	539,430	
384.4	Amt Nec	Debt Service Levy 76.10(6)	40 943,341	939,099	70 1.90795
384.7	0.67500	Capital Projects (Capital Improv. Reserve)	41	0	71 0
		Total Property Taxes (27+39+40+41)	42 5,147,991	5,123,062	72 11.20726

COUNTY AUDITOR - I certify the budget is in compliance with ALL the following:

Budgets that DO NOT meet ALL the criteria below are not statutorily compliant & must be returned to the city for correction.

- 1) The prescribed Notice of Public Hearing Budget Estimate (Form 631.1) was lawfully published, or posted if applicable, and notarized, filed proof was evidenced.
- 2) Budget hearing notices were published or posted not less than 10 days, nor more than 20 days, prior to the budget hearing.
- 3) Adopted property taxes do not exceed published or posted amounts.
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- 6) The city is receiving TIF Revenues and has completed the TIF Indebtedness section of the TIF DEBT form in compliance with 384.16(1)

(County Auditor)

RESOLUTION ADOPTING THE ANNUAL BUDGET
FOR FISCAL YEAR ENDING JUNE 30, 2013

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

The annual budget for the fiscal year ending June 30, 2013 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.

Kenan Bresnan, Mayor

ATTEST:

Diana Bowlin, City Clerk

Information

Subject

Consider amending the council policy on Non-TEA-21 Street

* Will change the assess eligible construction cost for repaving projects to 0% instead of 50%

Information

At the February 13 and February 27 meeting the committee decided to revise the street replacement assessment council policy. The language will be changed to reflect assessments for eligible construction costs for repaving to 0% instead of the current 50%. A copy of the new policy is in your packet.

Simple motion is in order.

Attachments

Council Policy

Non-TEA-21 Streets

The City Council on non-paved streets will assess all eligible construction costs up to 31' B to B to the property owners. The assessment will be based on the benefited area.

Exception: The City Council may at it's option based on undue hardship as a result of the assessment, pay 50% of the paving for streets that are one block in length or less and that lie between two existing concrete paved streets.

On paved (hard surfaced) streets, the City Council will assess 0% of the eligible construction costs up to 25' B to B to residential, commercial, industrial and non-profit organizations. Assessments shall be based on the Flint Method.

Adopted by City Council on January 15, 2001.

TEA-21 Streets

The City Council on non-paved streets constructed with TEA-21 funds will assess all eligible costs that are not funded by the TEA-21 grant.

For streets that have been previously paved (hard surfaced), the city shall assess 50% of all eligible costs not funded by TEA-21 to the residential, commercial, industrial and non-profit property owners. Assessments shall be based on the Flint Method.

Adopted by City Council on January 15, 2001.

Streets Funded by Alternative Revenue Sources

On a case by case basis, the City will decide how much each property will be assessed.

Information**Subject**

2012 Indianola Street Improvements Project

Information

About every five years the city replaces around 20 blocks of pavement. The goal is to maintain a regular maintenance schedule to keep streets in good repair. The five-year time period also lends itself to the ability to finance these projects because the city issues 10-year bonds; one bond issue is paid off when a new one begins. The City is therefore able to maintain a stable tax rate while replacing needed streets.

In September 2010 the city hired Snyder and Associates to design the project. City staff prepared a list of blocks that were candidates for repair and the engineer reviewed their condition (includes core samples) to determine which were most in need of replacement. \$2.5 million is budgeted which will allow about 20-22 blocks to be replaced. In the packet is a map showing the street replacement plan that was reviewed by council on July 11, 2011.

Project Elements

- Approximately 14 blocks of 7" urban design and 7 blocks of 8" paving including new storm sewer, sanitary sewer replacement/lining and water main

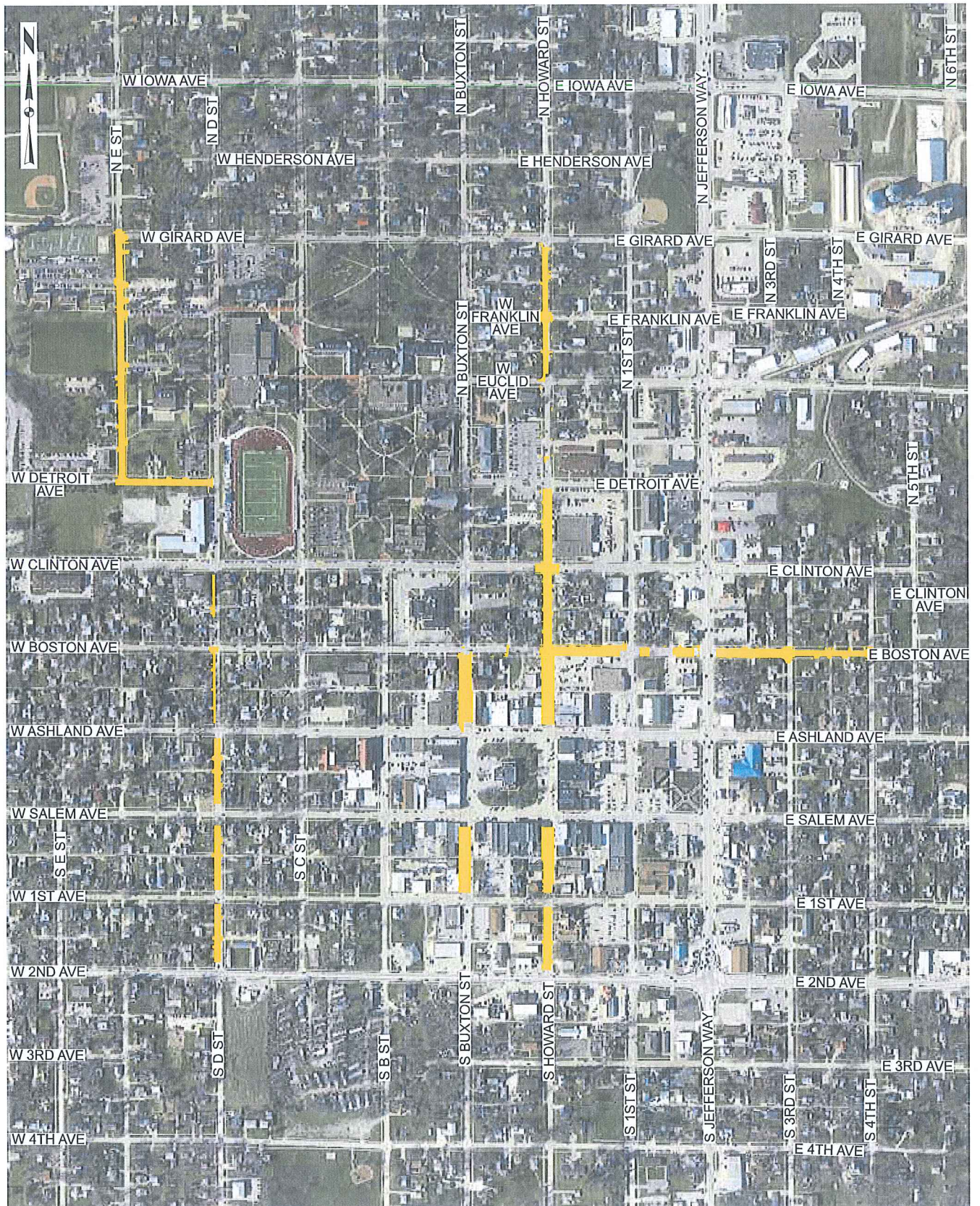
- Estimated cost includes:

Construction cost	\$2,318,500.00
Engineering, legal & Admin Cost	\$ 220,360.00
Total	\$2,538,860.00

Tentative schedule:

March 5, 2012	Set date for bid opening & public hearing on 2012 Street Improvement Project
March 6, 2012	Letters sent to affected property owners
March 14, 2012	Publish public hearing notice
March 22, 2012	Receive and open bids
March 26, 2012	Public hearing and designation of apparent low bidder
March 26, 2012	Resolution awarding contract
April 2, 2012	Resolution approving contract and bond
April 16, 2012	Construction start date

AttachmentsMap



2012 STREET IMPROVEMENTS CITY OF INDIANOLA, IOWA

SNYDER & ASSOCIATES
Engineers and Planners

7-7-11

Information

Subject

Resolution ordering construction of the 2012 Indianola Street Improvement Project

Information

Council needs to consider the resolution (packet) ordering construction of the 2012 Indianola Street Improvement Project which covers setting a date for a hearing (March 26, 2012) on the plans and specs and the receipt of bids (March 22, 2012). The plans and specs are complete and available in the clerk's office.

Roll call is in order.

Attachments

Resolution

Council Member _____ introduced the following Resolution entitled "RESOLUTION ORDERING CONSTRUCTION OF CERTAIN PUBLIC IMPROVEMENTS, AND FIXING A DATE FOR HEARING THEREON AND TAKING OF BIDS THEREFOR," and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION ORDERING CONSTRUCTION OF
CERTAIN PUBLIC IMPROVEMENTS, AND FIXING A
DATE FOR HEARING THEREON AND TAKING OF
BIDS THEREFOR

WHEREAS, it is deemed advisable and necessary to construct certain public improvements described in general as 2012 Indianola Street Improvements Project, and has caused to be prepared plans, specifications and form of contract, together with estimate of cost, which are now on file in the office of the City Clerk for public inspection, for the construction of the public improvements, and the plans, specifications and form of contract are deemed suitable for the making of the public improvements; and

WHEREAS, final grades have been established by ordinance, consistent with the plans for all street improvements included in the proposed construction; and

WHEREAS, before the plans, specifications, form of contract and estimate of cost may be adopted, and contract for the construction of the public improvements is entered into, it is necessary, pursuant to Chapter 26 of the Code of Iowa, to hold a public hearing and to advertise for bids:

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

Section 1. That it is hereby determined that it is necessary and advisable to construct certain public improvements described in general as 2012 Indianola Street Improvements Project, in the manner set forth in the plans and specifications and form of contract, above referred to, the cost thereof to be paid in accordance with the provisions as set out in the published Notice of Hearing and Letting; the public improvements being more generally described as follows:

2012 INDIANOLA STREET IMPROVEMENTS PROJECT

This project is split into two divisions and includes all materials, equipment, transportation and labor needed to complete the improvements as follows: Division 1 work includes approximately 17,388 CY of 7" Portland Cement Concrete (PCC) paving with integral curb and gutter, 9,896 CY of 8" PCC paving with integral curb and gutter, pavement removal, excavation, full depth patches, subgrade preparation, PCC driveway and sidewalk removal and replacement, storm sewer improvements, sanitary sewer improvements, retaining walls, adjustment of fixtures, sodding and miscellaneous associated work on 22 city blocks throughout the city of Indianola. Division 2 work includes approximately 2,566 LF of 8" C900 PVC water main by open trench, 1,663 LF of 8" C900 PVC water main by horizontal directional drilling, valves, hydrants, services, miscellaneous associated work and associated surface restoration outside of the Division 1 work.

Section 2. That the amount of the bid security to accompany each bid shall be in an amount which shall conform to the provisions of the notice to bidders approved as a part of the specifications.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to publish notice to bidders once in the "Indianola Record - Herald & Tribune", a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. Publication shall be not less than four clear days nor more than forty-five days prior to March 22, 2012, which is hereby fixed as the date for receiving bids. The bids are to be filed prior to 10:00 o'clock A.M., on such date.

The City Council hereby delegates to the City Manager the duty of receiving, opening and tabulating bids for construction of the Project. Bids shall be received and opened as provided in the public notice and the results of the bids shall be considered at the meeting of this Council on March 26, 2012, at 6:00 o'clock P.M.

BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to publish notice of hearing once in such newspaper, the publication to be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public hearing on the plans, specifications, form of contract and estimate of costs for the project, the hearing to be at 6:00 o'clock P.M. on March 26, 2012.

PASSED AND APPROVED this _____ day of _____, 2012.

Mayor

ATTEST:

City Clerk

Information

Subject

Discuss "C" Street proposal from Simpson College

Information

The council study committee discussed the proposal from Simpson College at their February 27 meeting. The proposal as clarified by President Byrd includes; 1) Repave North "C" Street with pedestrian friendly amenities, 2) Negotiate the sale of the street with the city and 3) Determine a date for future closure. President Byrd indicated expenses incurred by the city for repaving (with amenities) would be part of the negotiation and sale process and Simpson would share in the cost.

John Hoyman indicates the council cannot provide an answer for future closure at this time. An ordinance cannot be passed with a future date because one council cannot bind a future council. A street closure requires a council to vacate by ordinance and sell by resolution.

Attachments

Proposal

Corridor

C Street Proposal



SIMPSON COLLEGE MASTER PLAN: C STREET
INDIANOLA, IOWA

CONFLUENCE
July 8, 2011

Rationale

- Safety of our Students
- Unify and Beautify the Campus
- Contribute to our Competitiveness in a Very Competitive Environment for Students

Identified Issues

- Irving Elementary School Impact
- Emergency Access to Campus
- Parking
- Traffic Flow and One-Way Streets

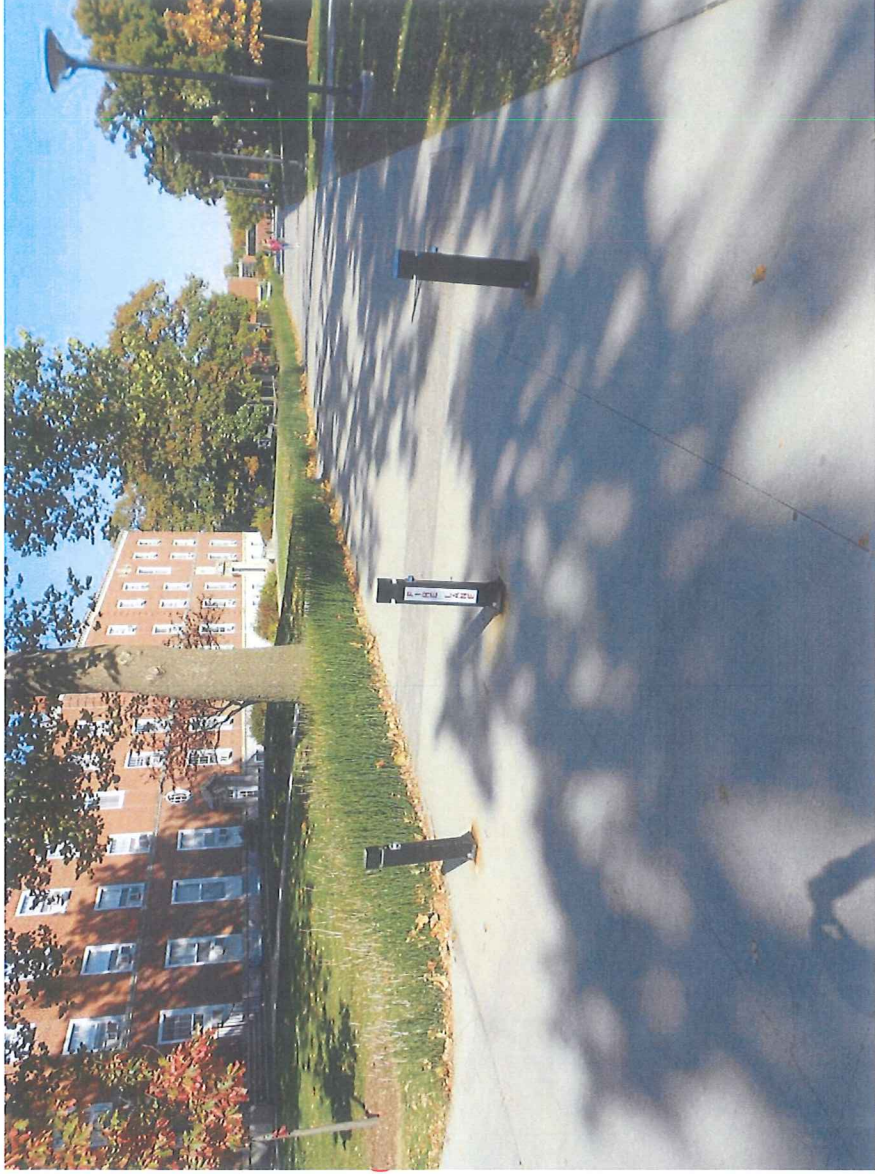
Irving Elementary School

- Simpson College and the Indianola Community Schools have a long history of cooperation and collaboration.
- A working group that included Councilman Randy Gathers and representatives from Simpson and the Indianola Community Schools was charged with studying the impact on Irving.
- Indianola Community Schools conducted an independent review with assistance from Snyder and Associates.

Emergency Access

- Easy access to the campus by the Fire and Police departments is a very important aspect of this request.
- Many other Colleges and Universities have successfully addressed this same issue.
- We asked Confluence to review and provide examples.

Methods & Precedents: Emergency Access on Campus Street Closures



Drake University: 28th Street
Closure
Confluence Project

Bollard Type:
Removable,
Canterbury Trash
Receptacle

Access: Fireman's Axe
or Key

Removal: Slide Trash
Receptacle to the side

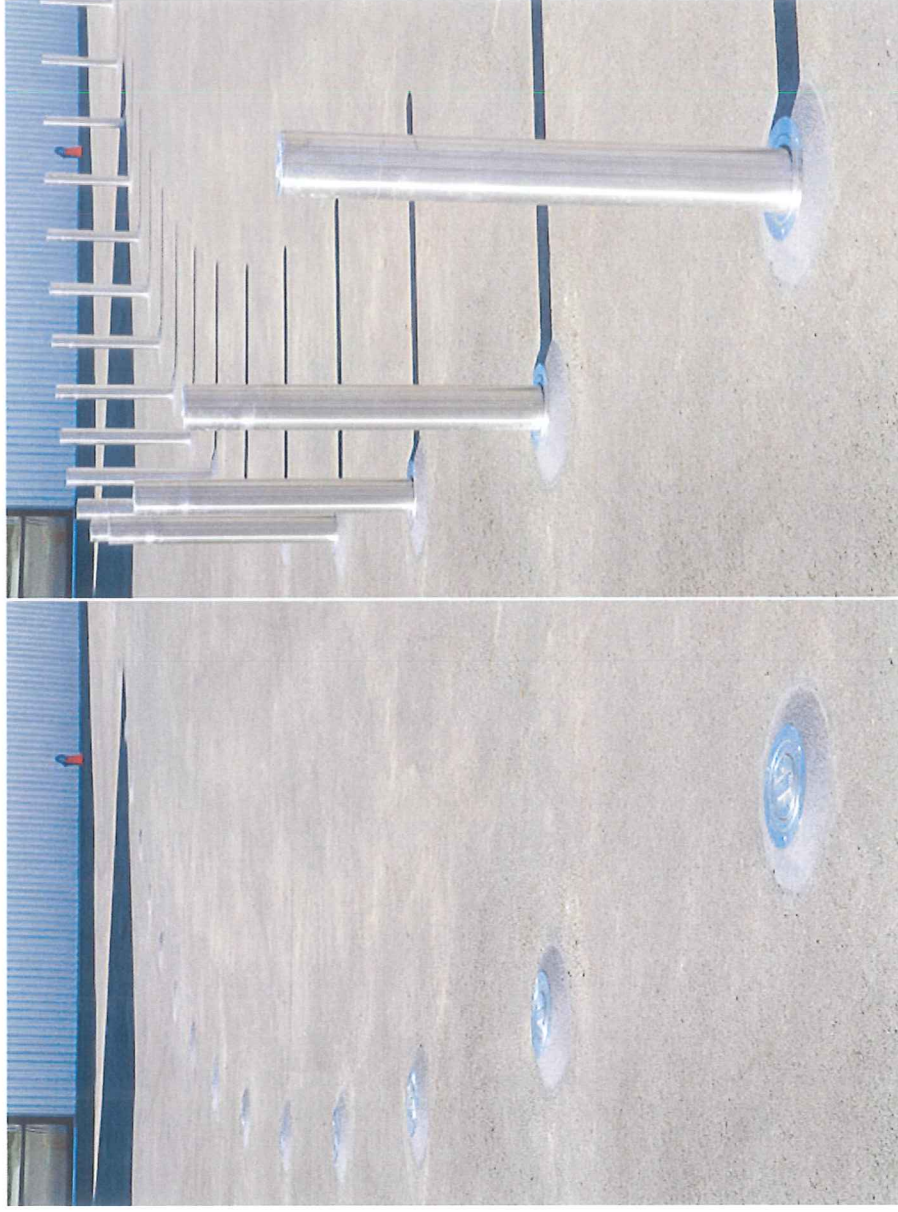


University of Iowa: North
Capitol Street
Confluence Project

Bollard Type:
Retractable,
manual

Access: Key

Removal:
Retracts within
sleeve, flush
with pavement





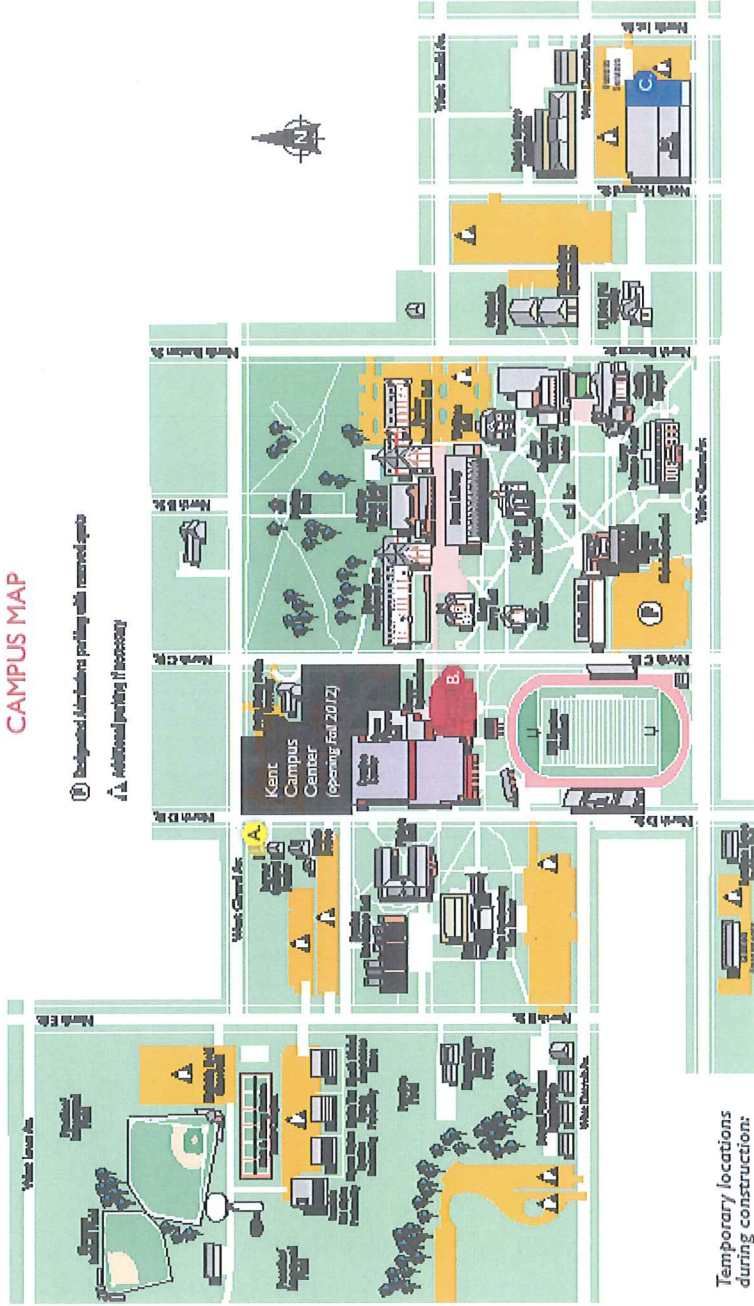
Illinois College

Parking

- Assessment of Current Parking on Campus
- Identification of Problem Areas
- Actions Taken and Proposed
 - Added Parking Across from Clinton Apartments
 - Moving more Students to Park in Colonial/Washington Lot
 - Propose City Consider Restricted parking for Residents
 - Simpson to Consider Changes in Housing Contract

SIMPSON COLLEGE

SIMPSON COLLEGE CAMPUS MAP



Indianola City Council

SIMPSON COLLEGE

1302 TOTAL SPACES ON CAMPUS OPEN PARKING SPACES

	MONDAY 11-14-11	TUESDAY 11-15-11	WEDNESDAY 11-16-11	THURSDAY 11-17-11	FRIDAY 11-18-11	SATURDAY 11-19-11
8 a.m.	507	486	439	468	522	730
9 a.m.	453	454	420		444	711
10 a.m.	437	427	409	413	357	728
11 a.m.	405	415	376	378	370	763
12 p.m.			389	422		791
1 p.m.	465	458		422	411	785
2 p.m.	419	405	414	374	415	789
3 p.m.	427	407	427	437	493	795
4 p.m.	562	575	535	577	675	807
6 p.m.	720	598	592	664	753	774
7 p.m.	719	640	602	685	777	788
8 p.m.	744	610	635	680	782	777

	MONDAY 11-28-11	TUESDAY 11-29-11	WEDNESDAY 11-30-11	THURSDAY 12-1-11	FRIDAY 12-2-11	SATURDAY 12-3-11
7 a.m.	716	678	698	700	668	778
10 p.m.	736	711	650	732	797	672
12 midnight	720	697	639	665	772	641

SIMPSON COLLEGE

NOV. 16, 2011	TOTAL SPACES	8 A.M.	9 A.M.	10 A.M.	11 A.M.	12 P.M.	2 P.M.	3 P.M.	4 P.M.	6 P.M.	7 P.M.	8 P.M.
Hillman/McNeill	113	5	2	5	0	15	21	13	48	74	51	77
Wallace	77	0	7	2	3	2	1	3	17	21	4	23
Barker	38	0	0	0	0	0	0	0	3	3	3	3
Colonial/ Washington	161	47	44	34	35	36	45	48	69	70	63	53
Station Square North	22	10	10	10	9	8	9	12	10	10	10	9
Physical Plant/ Station Square South	129	26	25	21	22	24	28	31	38	51	63	59
Clinton Apartments	72	0	0	0	1	3	5	4	15	18	20	13
Detroit-Weinman	30	4	4	4	4	3	5	4	7	5	6	4
Pote Theatre	109	74	65	64	38	40	39	43	35	44	80	90
Municipal Lot	107	97	97	96	95	94	95	96	97	98	98	99
Hamilton	24	0	0	0	2	2	1	2	4	2	3	1
Kappa Kappa Gamma	20	3	3	3	3	2	5	4	6	4	9	5
McBride/Baseball	110	92	87	90	90	89	88	90	91	89	88	106
Buxton/Picken	161	32	30	32	27	23	29	32	38	43	46	39
Fraternities	129	49	46	48	47	48	43	45	57	60	58	54
TOTAL	1302	439	420	409	376	389	414	427	535	592	602	635

Indianola City Council

Traffic Flow

- The north/south traffic flow should be studied.
- Simpson is ready to address parking or other related issues if a change is made to one-way streets contiguous to campus.
- The College is recommending a phased approach to allow time for careful consideration of options.

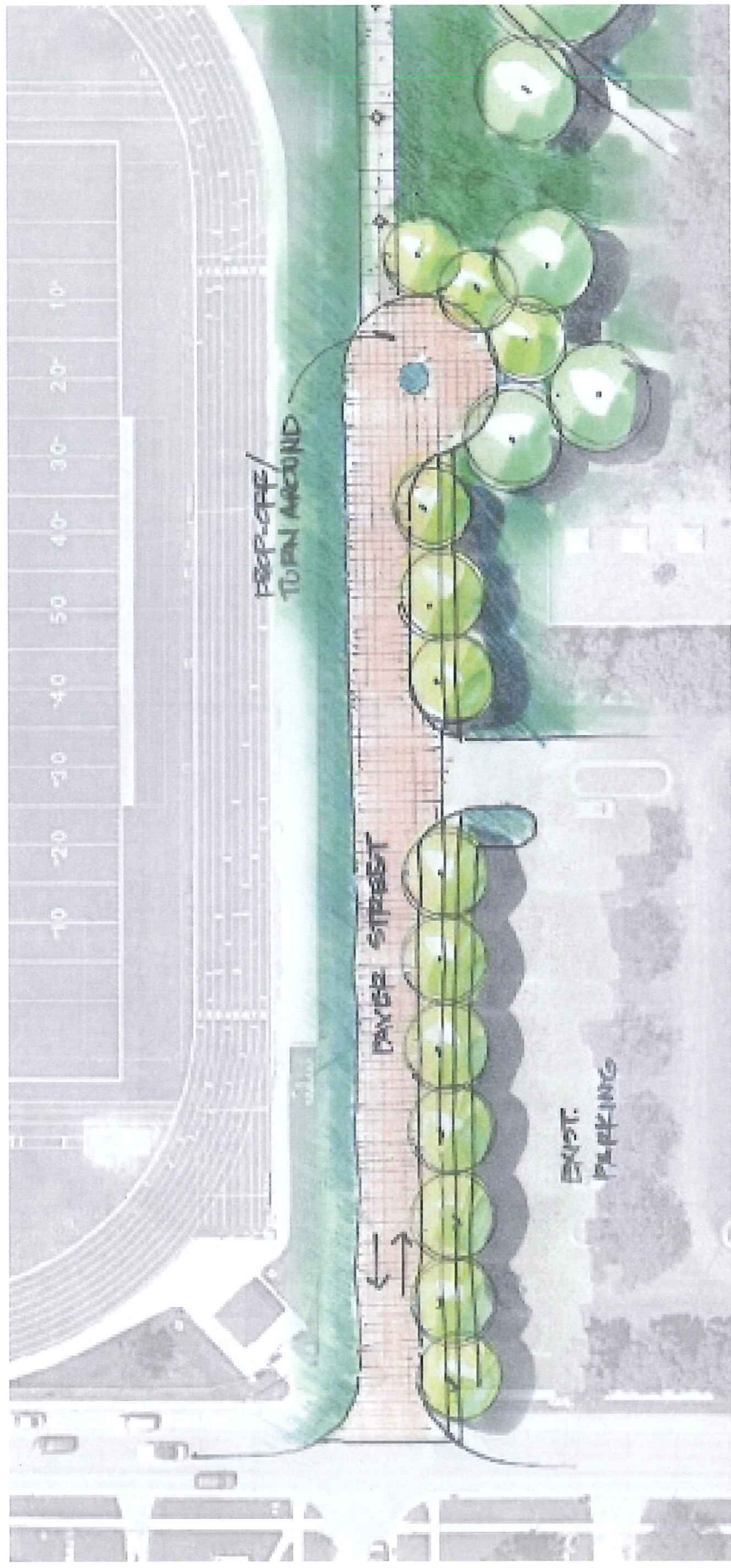
North End of C Street

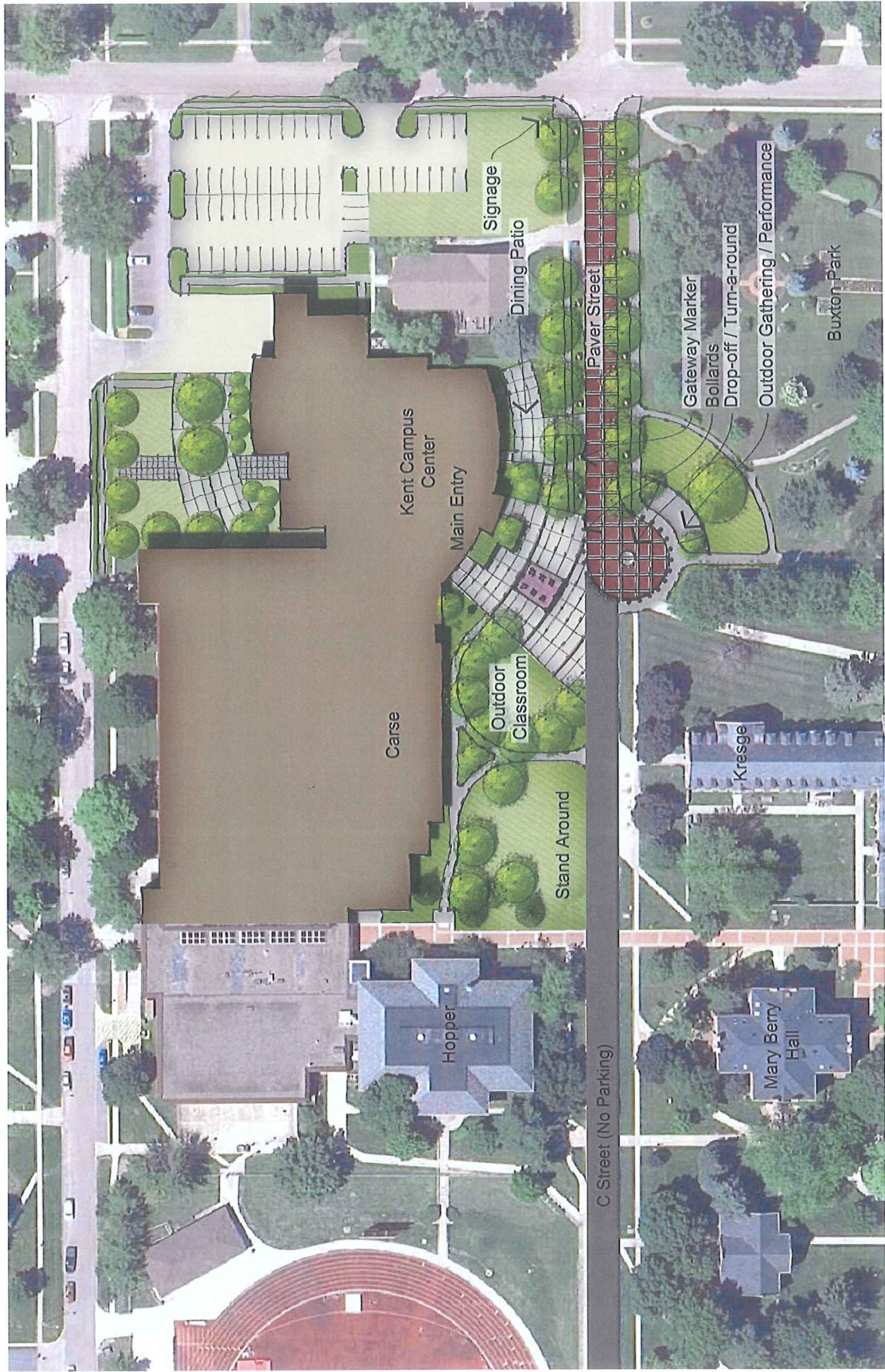


Middle of C Street



South End of C Street





C Street Pedestrian Corridor: Phase I

For the Council's Consideration

A phased approach with the following provisions:

1. Immediate coordination between the College and City to implement a cooperative plan to improve C Street as called for in an action approved by the Council last December.

That action called for the beautification of the street, the removal of parking, and the addition of calming measures to slow and possibly discourage travel through campus. Completion ideally by October 2012.

For the Council's Consideration

A phased approach with the following provisions:

2. Negotiate the purchase price for the land occupied by the street and for the college's share of the improvements cited above when the street is closed

For the Council's Consideration

A phased approach with the following provisions:

3. Set a definitive future date for the closure of C Street that would allow adequate time for improvements to be made at Irving Elementary School and for broader decisions to be made concerning one-way streets and traffic flow in the city.

In Summary

We respectfully request that the Council take immediate action to repave C Street with amenities, as called for in December, and establish a future date for the street's closure.

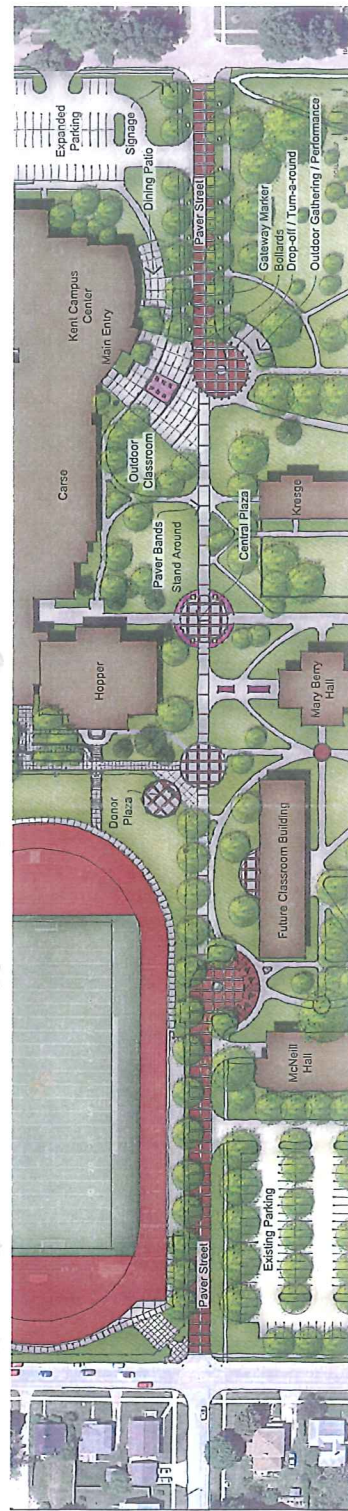
Concerning this route to a pedestrian corridor would help to create a more unified and safer campus. This corridor also has the potential to incorporate gathering spaces and outdoor amenities. Access will need to be maintained for service and emergency vehicles as well as for movement of students each year.

In this concept, vehicular access is limited to the north and south ends via a paved drive and turnaround. A 12' walkway with 5' of grass paves on either side accommodates fire vehicles. Emergency access to the entire corridor would be maintained through the use of removable bollards. A large gathering space at the intersection with the main east-west walk on campus becomes a focal point of the corridor where pillars or a clock tower could be incorporated. Signage and gateway markers added to the north end of the corridor define the space and help provide campus edges. During special events, the paved drives at either end of the corridor could be shut down and used as outdoor plazas in conjunction with the park, Kent Student Center, or Burton Stadium.

An expanded parking lot north of the new Kent Student Center provides additional parking and aids in accessibility and wayfinding during new student visits to campus. Six radial accessible parking stalls along the circle drop-off at the south end of C Street near Burton Stadium accommodate accessible parking that was previously provided along C Street when it was a vehicular corridor.



AERIAL PERSPECTIVE LOOKING SOUTH



PLAN

Simpson College: C Street Pedestrian Corridor
Indianola, Iowa

CONFLUENCE

Information

Subject
Final consideration of the following:

Information

Information

Subject

Request from Bryan Vaughan, Vaughan's RV & Custom Interiors, to amend M-2 (general industrial) to allow recreational vehicle sales, service/repair (P&Z approved unanimously 1/10/12)

Information

Enclosed is a letter from Bryan Vaughan requesting a zoning change for 1609 N 14th (see map). However, according to Community Development Director Chuck Burgin, Mr. Vaughan's intent is to "amend" the M-2 (general industrial) zoning classification to allow recreational vehicle sales, service and repair. Mr. Vaughan owns Vaughan's RV & Custom Interior and provides service/repair on recreational vehicles. He also wants to sell RV's.

Note that service/repair of RV's is permitted in M-2 under "repair shops and automotive paint/body shops", but, the zoning does not specifically allow RV service/repair or their sale. Regardless of whether the city amends M-2 to allow RV sales, Chuck Burgin recommends an amendment specifically allowing service and repair of RVs.

The sale of items manufactured "on site" within an industrial zoning classification is allowed, but, Mr. Vaughan's request is to allow the sale of a product not manufactured on site. Note also that there are some items including lumberyard building material, feed mills and plumbing, heating/air conditioning items that are permitted sales in M-2 even though not manufactured on site.

The Community Development Department conducted a survey (packet) to determine whether automotive sales are permitted in industrial zoning classifications. They found 6 of the 12 cities allow automotive sales, and, West Des Moines specifically allows RV sales.

Chuck recommended amending the Special Exception Uses and Structure of the M-2 zoning classification to allow the sales of RVs within M-2. If approved, the owner can apply for the special use permit which requires approval of the Board of Adjustment. The Board of Adjustment will determine whether the location, size of lot, traffic flow and use is appropriate within the industrial park. Keep in mind, amending M-2 zoning to allow RV sales without Board of Adjustment scrutiny would allow sales in all current and Future M-2 zoning classifications. There may be sites where this type of use may not be appropriate.

P&Z unanimously approved sales of recreation vehicle sales within M-2 zoning, with the criteria that only used and repaired RV units be sold as well as customized towing vehicles.

Those speaking in favor of the request at the P&Z meeting were Bryan Vaughan.

FYI – Existing special uses in an M-2 include stockyards, poultry processing plants, sanitary landfills, auto wrecking and junk yards, bulk storage of petroleum products and agriculture feed sales.

Roll call for the final consideration is in order.

Attachments

P&Z Info Amend Zoning

Map

Ordinance

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR SESSION
JANUARY 10, 2012
6:00 P.M.

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

Tiffany Coleman
Mary Donaghy
Bob Ormsby
Rich Piper
Ivan Richert
Karla Roush
Dan Wood

Also present: Bryan Vaughan, Mindi Robinson and Chuck Burgin.

The minutes of the December 13, 2011 meeting were approved on a motion made by Wood and seconded by Richert. Question was called for and on voice vote Chairperson Coleman declared the motion carried unanimously.

Consider request from Bryan Vaughan of Vaughan's RV and Custom Interiors to amend M-2 (General Industrial) to allow recreational vehicle sales within M-2 zoning.

Chuck reviewed the request to amend M-2 zoning to allow for RV sales. Chuck stated staff conducted a survey of twelve cities similar to Indianola. Of those twelve cities, six allow the sale of RVs in industrial zoning classifications. Staff recommendation is to approve the amendment to allow RV sales within M-2 zoning with the condition that the request be brought before the Board of Adjustment for a special exception request.

Richert questioned what criteria the Board of Adjustment would use to determine approval of the special exception use. Burgin's examples were location, size of lot, number of units sold, traffic, buffers, etc.

Commission discussed spot zoning concerns and wholesale versus retail stipulations.

Bryan Vaughan spoke in favor of his request stating he wants his dealer license to buy salvaged RV units to fix and sell. His goal isn't to retail the units but to refurbish the units only.

Commission discussed the possibility of setting restrictions on criteria to be used by the Board of Adjustment to determine approval of the special exception use permit.

Vaughan also requested the approval that would allow him the ability to manufacture towing vehicles on site.

Motion was made by Wood and seconded by Richert to approve the request to amend M-2 (General Industrial) to allow recreational vehicle sales within M-2 zoning, with the criteria that only used and repaired RV units be sold as well as customized towing vehicles. Question was called for and on voice vote Ayes: Coleman, Donaghy, Ormsby, Piper, Richert, Roush, Wood. Nays: None. Motion approved.

Consider amending the zoning ordinance to add an Office Park classification.

Chuck reviewed the action item to add C-1 (Office Park) classification to the zoning ordinance as suggested in the 2011 Comprehensive Plan Update. Staff conducted a survey with four communities that have an office park zoning district. Following is the proposed zoning regulations of the C-1 Office Park zoning:

C-1 Office Park Commercial District

Statement of Intent The C-1 District is intended and designed to provide certain areas of the City for the development of professional and business offices. The district is intended to be compatible with established residential areas where limited office use would be suitable and not incompatible with the residential character of the district. The district may also be intended for certain residential areas, which by reason of proximity to existing commercial areas and major streets, which would be suitable for limited office use.

Permitted Principal Uses

1. Business and professional offices such as the following: law, engineering, architecture, real estate, insurance, accounting, finance, banking, stock brokerage and uses with similar characteristics.
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3. Clinic or group medical center including dental, but not including animal clinics or hospitals.
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6. Health, athletic or fitness centers or clubs with all indoor facilities.
7. Other uses that are consistent by type of use, use intensity, physical characteristics, style, size and purpose with uses listed above.

Permitted Accessory Uses

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3. Retail establishments and employee cafeterias accessory to principal building; provided, there shall be no access to such place of retail use except from inside the principal building, nor shall any display of stock, goods or advertising for such be so arranged that it can be viewed from outside the principal building.

Bulk Regulations The following minimum requirements shall be observed.

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6. Rear yard: 40 feet
7. Maximum Height: 4 stories or 50' feet
8. Minimum Off-Street Parking: 1 stall per 300 square feet of floor area

Special Exception Uses and Structures Subject to Section 165.35(2) and the other requirements contained herein, the Board of Adjustment may permit the following:

1. Hospitals
2. Museums and Art Galleries
3. Hotels, Motels
4. Libraries

Site Plan Requirements All requirements of Chapter 166 Site Plan of the Municipal Code shall be met, including Section 166.11 Highway Corridor design standards even though such buildings may not front Highways 65-69 or 92.

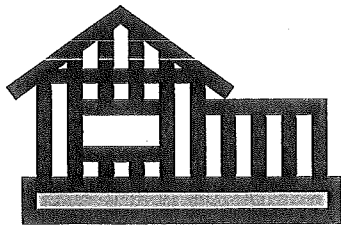
Committee discussed the need for an office park zoning.

Motion was made by Wood and seconded by Donaghy to approve an amendment to the zoning ordinance to add the Office Park C-1 classification. Question was called for and on voice vote Ayes: Coleman, Donaghy, Ormsby, Piper, Richert, Roush, Wood. Nays: None. Motion approved.

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

Tiffany Coleman, Chairperson

Mindi Robinson



To: Planning and Zoning Commission
From: Chuck Burgin, Director of Community Development
Subject: January 10, 2012 Meeting

Item # 4 Consider request from Bryan Vaughan of Vaughan's RV and Custom Interiors to amend M-2 (General Industrial) to allow recreational vehicle sales within M-2 zoning.

Enclosed is a copy of the letter requesting a change in zoning, however an amendment of the zoning classification is his intent. Recreational vehicle sales, service and repair is not specifically listed within the M-2 zoning classification. However service and repair of these types of vehicles are permitted within M-2 such as repair shops and automotive paint and body shops. Regardless of whether we allow the sales of RV vehicles within this zoning classification, an amendment of M-2 for the service and repair of RVs should be included.

The sale of items which are manufactured on site within an industrial zoning classification is allowed without question, however the request is to allow the sale of a product not manufactured on site. If approved, this would not be the only permitted use allowing the sale of a product which is not fabricated on site. Uses such as lumberyard building material sales, feed mills and plumbing, heating and air conditioning shops are permitted within M-2.

For comparison, this department conducted a survey of other communities on whether automotive sales are permitted within their industrial zoning classification. As you can see, half of the 12 cities surveyed do allow automotive sale within their industrial zoning classification, and West Des Moines specifically allows RV sales.

I recommend amending the Special Exception Uses and Structure of the M-2 zoning classification allowing the sales of RVs within M-2. If approved, the owner can apply for the special use permit which requires approval of the Board of Adjustment. The Board of Adjustment will determine if the location, size of lot, traffic flow and use is appropriate within the industrial park. Keep in mind, amending M-2 zoning to allow RV sales without Board of Adjustment scrutiny would allow sales in all current and future M-2 zoning classifications. There may be sites where this type of use may not be appropriate.

FYI - Other uses such as stockyards, poultry processing plants, sanitary landfills, auto wrecking and junk yards, bulk storage of petroleum products and agriculture feed sales are listed as special uses within M-2 zoning.

Item # 5 Consider amending the zoning ordinance to add an Office Park classification.

This is one of the action items identified within the 2011 Comprehensive Plan. The city's current zoning ordinance has three commercial zoning classifications.

- C-2 Highway Commercial
- C-3 General Retail and Office
- C-4 Planned Commercial

I have reviewed several other communities' office park zoning classifications such as Des Moines, Clive, Johnston and Waukee and recommend the following amendment:

C-1 Office Park Commercial District

Statement of Intent The C-1 District is intended and designed to provide certain areas of the City for the development of professional and business offices. The district is intended to be compatible with established residential areas where limited office use would be suitable and not incompatible with the residential character of the district. The district may also be intended for certain residential areas, which by reason of proximity to existing commercial areas and major streets, which would be suitable for limited office use.

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7. Other uses that are consistent by type of use, use intensity, physical characteristics, style, size and purpose with uses listed above.

Permitted Accessory Uses

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2. Storage areas, provided they are incidental to the principal use, but not to exceed a floor area which is equal to twenty-five percent (25%) of the floor area used by the principal use and such storage areas shall be wholly contained within the principal structure.
3. Retail establishments and employee cafeterias accessory to principal building; provided, there shall be no access to such place of retail use except from inside the principal building, nor shall any display of stock, goods or advertising for such be so arranged that it can be viewed from outside the principal building.

Bulk Regulations The following minimum requirements shall be observed.

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| 1. Lot Area: | 40,000 square feet |
| 2. Lot width: | 150 feet |
| 3. Front Yard: | 40 feet |
| 4. Side yard: | 10 feet |
| 5. Side Street: | 20 feet |
| 6. Rear yard: | 40 feet |
| 7. Maximum Height: | 4 stories or 50' feet |
| 8. Minimum Off-Street Parking: | 1 stall per 300 square feet of floor area |

Special Exception Uses and Structures Subject to Section 165.35(2) and the other requirements contained herein, the Board of Adjustment may permit the following:

1. Hospitals
2. Museums and Art Galleries
3. Hotels, Motels
4. Libraries

Site Plan Requirements All requirements of Chapter 166 Site Plan of the Municipal Code shall be met, including Section 166.11 Highway Corridor design standards even though such buildings may not front Highways 65-69 or 92.

COMMUNITY DEVELOPMENT

DEC 09 2011

12/7/2011

INDIANOLA, IOWA

Vaughan's RV & Custom Interiors
1609 N 14th ST
Indianola IA 50125
515-961-6961

To whom it may concern:

I have recently built a new building for my business here in Indianola on 14th ST in the industrial park, and I would like to ask for a zoning change. My company repairs recreational vehicles for private consumers as well as insurance companies, we also custom build complete interiors for recreational vehicles and trailers. Because of our relationship with the insurance companies I would like to be able to purchase salvage units from the insurance companies and rebuild them for future owners to purchase them. In order to do this I would need a dealers license to sell used recreational vehicles, but in order to get the license issued I need a written letter from the local zoning office stating that my current location is zoned for such sales. Currently my location is zoned M2 and is NOT zoned for selling recreational vehicles and I would like to ask that the zoning be changed for the **sales of parts and accessories and sales and service of recreational vehicles and trailers including tow vehicles and motor homes**. This zoning change would greatly increase the opportunities for my company to expand in a market that needs this kind of service meaning an increase in the number of employment positions needed to fill the increased workload. I thank you for your time in considering this zoning change. If you have any questions please contact me at the above address or phone number.

Bryan Vaughan

Bryan Vaughan

President

Automotive Sales in Industrial Zoning

Question: Are automotive sales allowed within industrial zoning?

	City	Response	Additional Notes
1	Ames	Yes	General industrial area, any stjrncture over 10,000 sq ft requires special use permit
2	Ankeny	No	Automobile assembly in M-1
3	Boone	No	C-2 zone only
4	Clive	Yes	M-1 and M-2
5	Des Moines	No	Allowed in C-2 zone
6	Johnston	Yes	M-1 and M-2
7	Mason City	Yes	Allowed in Z-6 (Industrial) area
8	Urbandale	No	Allowed in C-H (Highway Commercial) zone
9	Waukee	No	Allowed in C-1 (General Commercial) zone
10	West Des Moines	Yes	R-V sales allowed in Industrial
11	Ottumwa	Yes	M-1 and M-2
12	Perry	No	H-1 (Heavy Industrial) zone



Vaughn's RV



ORDINANCE NO. _____

AN ORDINANCE AMENDING THE ZONING REGULATIONS
BY ALLOWING AUTOMOTIVE REPAIR AND SERVICE
INCLUDING RECREATIONAL VEHICLES AS A PERMITTED
PRINCIPAL USE AND ADDING SALES OF USED RECREATIONAL
VEHICLES AND CUSTOMIZED TOWING VEHICLES
AS A SPECIAL USE TO THE M-2 GENERAL INDUSTRIAL ZONING

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

1. Addition. The following shall be added as a permitted principal use to the M-2 (General Industrial) zoning classification of the Indianola Code of Ordinances:

19. Automotive Repair and Service including recreational Vehicles.	1 space per employee plus 1 space per each vehicle used by the industry
--	---

2. Addition. The following shall be added as a special exception use to the M-2 (General Industrial) zoning classification of the Indianola Code of Ordinances:

7. Sales of used recreational vehicles and customized towing vehicles.

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.

5. Effective Date. This ordinance shall take effect from and after its passage and publication as provided by law.

KENAN BRESNAN, Mayor

ATTEST:

DIANA BOWLIN, City Clerk

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

and published in the City of Indianola, Iowa, on _____, 2012.

DIANA BOWLIN, City Clerk

Information

Subject

Amend the zoning ordinance to add C-1 Office Park Classification (P&Z approved unanimously 1/10/12)

Information

One of the action items recommended in the 2011 Comprehensive Plan included establishing an Office Park Commercial District that would provide specific areas for professional and business offices. The city's current zoning ordinance has three commercial zoning classifications.

- C-2 Highway Commercial
- C-3 General Retail and Office
- C-4 Planned Commercial

Chuck reviewed several other community office park zoning classifications including Des Moines, Clive, Johnston and Waukee and recommends the following amendment that adds the Office Park Zoning as follows:

C-1 Office Park Commercial District

Statement of Intent The C-1 District is intended and designed to provide certain areas of the City for the development of professional and business offices. The district is intended to be compatible with established residential areas where limited office use would be suitable and not incompatible with the residential character of the district. The district may also be intended for certain residential areas, which by reason of proximity to existing commercial areas and major streets, which would be suitable for limited office use.

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Special Exception Uses and Structures Subject to Section 165.35(2) and the other requirements contained herein, the Board of Adjustment may permit the following:

1. Hospitals
2. Museums and Art Galleries
3. Hotels, Motels
4. Libraries

Site Plan Requirements All requirements of Chapter 166 Site Plan of the Municipal Code shall be met, including Section 166.11 Highway Corridor design standards even though such buildings may not front Highways 65-69 or 92.

Roll call for the final consideration is in order.

Attachments

P&Z Min & Memo
Ordinance

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR SESSION
JANUARY 10, 2012
6:00 P.M.

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

Tiffany Coleman
Mary Donaghy
Bob Ormsby
Rich Piper
Ivan Richert
Karla Roush
Dan Wood

Also present: Bryan Vaughan, Mindi Robinson and Chuck Burgin.

The minutes of the December 13, 2011 meeting were approved on a motion made by Wood and seconded by Richert. Question was called for and on voice vote Chairperson Coleman declared the motion carried unanimously.

Consider request from Bryan Vaughan of Vaughan's RV and Custom Interiors to amend M-2 (General Industrial) to allow recreational vehicle sales within M-2 zoning.

Chuck reviewed the request to amend M-2 zoning to allow for RV sales. Chuck stated staff conducted a survey of twelve cities similar to Indianola. Of those twelve cities, six allow the sale of RVs in industrial zoning classifications. Staff recommendation is to approve the amendment to allow RV sales within M-2 zoning with the condition that the request be brought before the Board of Adjustment for a special exception request.

Richert questioned what criteria the Board of Adjustment would use to determine approval of the special exception use. Burgin's examples were location, size of lot, number of units sold, traffic, buffers, etc.

Commission discussed spot zoning concerns and wholesale versus retail stipulations.

Bryan Vaughan spoke in favor of his request stating he wants his dealer license to buy salvaged RV units to fix and sell. His goal isn't to retail the units but to refurbish the units only.

Commission discussed the possibility of setting restrictions on criteria to be used by the Board of Adjustment to determine approval of the special exception use permit.

Vaughan also requested the approval that would allow him the ability to manufacture towing vehicles on site.

Motion was made by Wood and seconded by Richert to approve the request to amend M-2 (General Industrial) to allow recreational vehicle sales within M-2 zoning, with the criteria that only used and repaired RV units be sold as well as customized towing vehicles. Question was called for and on voice vote Ayes: Coleman, Donaghy, Ormsby, Piper, Richert, Roush, Wood. Nays: None. Motion approved.

Consider amending the zoning ordinance to add an Office Park classification.

Chuck reviewed the action item to add C-1 (Office Park) classification to the zoning ordinance as suggested in the 2011 Comprehensive Plan Update. Staff conducted a survey with four communities that have an office park zoning district. Following is the proposed zoning regulations of the C-1 Office Park zoning:

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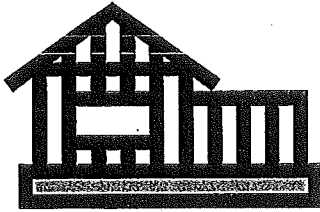
Committee discussed the need for an office park zoning.

Motion was made by Wood and seconded by Donaghy to approve an amendment to the zoning ordinance to add the Office Park C-1 classification. Question was called for and on voice vote Ayes: Coleman, Donaghy, Ormsby, Piper, Richert, Roush, Wood. Nays: None. Motion approved.

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

Tiffany Coleman, Chairperson

Mindi Robinson



To: Planning and Zoning Commission
From: Chuck Burgin, Director of Community Development
Subject: January 10, 2012 Meeting

Item # 4 Consider request from Bryan Vaughan of Vaughan's RV and Custom Interiors to amend M-2 (General Industrial) to allow recreational vehicle sales within M-2 zoning.

Enclosed is a copy of the letter requesting a change in zoning, however an amendment of the zoning classification is his intent. Recreational vehicle sales, service and repair is not specifically listed within the M-2 zoning classification. However service and repair of these types of vehicles are permitted within M-2 such as repair shops and automotive paint and body shops. Regardless of whether we allow the sales of RV vehicles within this zoning classification, an amendment of M-2 for the service and repair of RVs should be included.

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I recommend amending the Special Exception Uses and Structure of the M-2 zoning classification allowing the sales of RVs within M-2. If approved, the owner can apply for the special use permit which requires approval of the Board of Adjustment. The Board of Adjustment will determine if the location, size of lot, traffic flow and use is appropriate within the industrial park. Keep in mind, amending M-2 zoning to allow RV sales without Board of Adjustment scrutiny would allow sales in all current and future M-2 zoning classifications. There may be sites where this type of use may not be appropriate.

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Special Exception Uses and Structures Subject to Section 165.35(2) and the other requirements contained herein, the Board of Adjustment may permit the following:

1. Hospitals
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3. Hotels, Motels
4. Libraries

Site Plan Requirements All requirements of Chapter 166 Site Plan of the Municipal Code shall be met, including Section 166.11 Highway Corridor design standards even though such buildings may not front Highways 65-69 or 92.

ORDINANCE NO. _____

**AN ORDINANCE ADDING A NEW ZONING DISTRICT
ENTITLED C-1 (OFFICE PARK COMMERCIAL DISTRICT)**

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

1. Addition. The following shall be added to Chapter 165, Zoning Regulations Code of Ordinances, Indianola, Iowa:

Statement of Intent The C-1 District is intended and designed to provide certain areas of the City for the development of professional and business offices. The district is intended to be compatible with established residential areas where limited office use would be suitable and not incompatible with the residential character of the district. The district may also be intended for certain residential areas, which by reason of proximity to existing commercial areas and major streets, which would be suitable for limited office use.

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3. Clinic or group medical center including dental, but not including animal clinics or hospitals.
4. Branch facilities of colleges and schools which specialize in business, commercial and technical training courses.
5. Research, education, design, marketing and production needs of the general business community.
6. Health clubs, athletic clubs, or fitness centers with all indoor facilities.

MINIMUM REQUIRED OFF-STREET PARKING: 1 space per 300 square feet of floor area.

Permitted Accessory Uses

1. Day care centers, day nursery or nursery school licensed by the State of Iowa and used in conjunction with the principal use.

2. Storage areas, provided they are incidental to the principal use, but not to exceed a floor area which is equal to twenty-five percent (25%) of the floor area used by the principal use and such storage areas are shall be wholly contained within the principal structure.
3. Retail establishments and employee cafeterias accessory to principal building; provided, there shall be no access to such place of retail use except from inside the principal building, nor shall any display of stock, goods or advertising for such be so arranged that it can be viewed from outside the principal building.

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Site Plan Requirements All requirements of Chapter 166 Site Plan of the Municipal Code shall be met, including Section 166.11 Highway Corridor design

standards even though such buildings may not front Highways 65-69 or 92.

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.

4. Effective Date. This ordinance shall take effect from and after its passage and publication as provided by law.

KENAN BRESNAN, Mayor

ATTEST:

DIANA BOWLIN, City Clerk

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

DIANA BOWLIN, City Clerk

Information

Subject
Further discussion of interim City Manager

Information
