



CITY OF INDIANOLA COUNCIL MEETING

September 17, 2012

6:00 p.m.

Agenda

1. Call to order
2. Pledge of allegiance
3. Roll call
4. Approve agenda
5. Resolution approving the agreement for temporary engagement of legal services between the City of Indianola and Susan Bernau of Ahlers & Cooney Law Firm
6. Consent
 - A. September 4, 2012 Minutes
 - B. Applications
 1. A renewal Class "C" Beer permit and Sunday Sales Privilege for Casey's - 1006 W. 2nd Avenue
 - C. Set October 1, 2012 as a public hearing for a projection sign for 111. S. Buxton
 - D. Set October 15, 2012 as a public hearing to extend the tax abatement program
 - E. Banner application from IMU - South Buxton from Salem to Hwy 92, West Salem from Buxton to South "C" Street
 - F. Claims on the computer printout for September 17, 2012 and the August 2012 receipts
7. Mayor's Report - Kenan Bresnan
 - A. Community Update
8. Council Reports
 - A. City Treasurer's Report - Doug Shull
 - B. Council Study Committee Report - Mayor Ken Bresnan
 - C. Council Representative Reports
 1. Resolution approving personnel salaries
 2. Metro Advisory - Mayor Bresnan and Eric Mathieu

3. WCEDC - Greg Marchant
9. Public Consideration
 - A. Old Business
 1. Public hearing and first consideration of a request from Simpson College to rezone Lots 1 through 4, Block 6 of Aders Addition, locally known as 404 North Howard Street and the East 92' of the South 135' of Lot 4, Block 2 of Aders Addition, locally known as 112 East Detroit Avenue from C-3 (General Retail and Office) to R-3 (Mixed Residential) P&Z approved unanimously August 14, 2012
 2. Public hearing for a prior industrial tax abatement - 1817 N. 7th Street
 3. Second consideration to amend Section 166.03 of the Site Plan Ordinance to include total square footage of impervious surface area (P&Z approved unanimously August 14, 2012)
 4. Pickard Park Restroom Project
 - a. Resolution order construction and fixing a date for hearing and taking of bids
 5. Discuss the Jerry Kelley Trail Phase II Iowa Avenue route adjustment
 - B. New Business
 1. Public comments
10. Other Business
11. Adjourn

Information

Subject

Approve agenda

Information

Information

Subject

Resolution approving the agreement for temporary engagement of legal services between the City of Indianola and Susan Bernau of Ahlers & Cooney Law Firm

Information

Council needs to consider the resolution (packet) approving the agreement for temporary engagement of legal services between the City of Indianola and Susan Bernau of Ahlers and Cooney Law Firm. This will set the retainer fee at \$0 and an hourly fee of \$195 plus mileage.

Roll call is in order.

Attachments

Resolution

RESOLUTION NO. _____

RESOLUTION APPROVING THE AGREEMENT FOR TEMPORARY ENGAGEMENT OF LEGAL
SERVICES BETWEEN
THE CITY OF INDIANOLA AND SUSAN BERNAU OF AHLERS & COONEY LAW FIRM

WHEREAS, the City of Indianola desires to temporarily engage the legal services of Susan Bernau, of Ahlers & Cooney Law Firm, as the City Attorney of the City of Indianola, Iowa, as provided by Chapter 20 of the City of Indianola Code of Ordinances; and

WHEREAS, it is the desire of the City Council of Indianola, Iowa to set a retainer fee of \$0 and an hourly fee of \$195 plus mileage for said Attorney; and

WHEREAS, it is the desire of the Council to secure and retain the temporary services of said Attorney; and

WHEREAS, Susan Bernau, Ahlers & Cooney Law Firm, desires to serve as temporary City Attorney of Indianola, Iowa;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Indianola, Iowa, that Susan Bernau of Ahlers & Cooney Law Firm be approved as the temporary City Attorney for the City of Indianola, Iowa as set forth therein. The Mayor and City Clerk are hereby authorized and ordered to execute the resolution. All resolutions or parts of resolutions in conflict herewith are hereby repealed to the extent of such conflict.

Passed and approved this _____ day of _____, 2012.

Kenan Bresnan, Mayor

ATTEST:

Diana Bowlin, City Clerk

Information

Subject
September 4, 2012 Minutes

Information

Attachments

Minutes

REGULAR SESSION – SEPTEMBER 4, 2012

The City Council met in regular session at 6:00 p.m. on September 4, 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 (via phone).

Item C-2 – A renewal Class “C” Beer Permit and Sunday Sales Privilege for Casey’s – 507 S. Jefferson was pulled from the consent agenda.

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

Approve agenda

August 20 and 27, 2012 minutes

August 25 and 30, 2012 with corrections

Applications:

- A renewal Class "C" Liquor License, Sunday Sales Privilege and Outdoor Area for St. Thomas Aquinas Church - 210 R63 Highway
- A renewal Class "E" Liquor License, Class "B" Wine and Class "C" Beer permit for Fareway Stores - 1309 W. 2nd
- A renewal Class "B" Wine, Class "C" Beer Permit and Sunday Sales Privilege for Hy Vee Gas - 912 N. Jefferson

Set September 17, 2012 as a public hearing for a prior industrial tax abatement - 1817 N. 7th Street

Change order no. 2 in an amount of \$26,024.42 for the 2012 Street Improvement Project

Street closure request from:

- IMU Customer Appreciation Event - request is to close "B" Street from 1st to Salem from 10:00 a.m. - 2:30 p.m. on September 13, 2012
- Indianola High School Student Council - Homecoming Parade - September 13, 2012 from 5:30 p.m. - 7:00 p.m. - will use Ashland Avenue, Buxton Street, Salem Avenue, First Street and First Avenue
- Run Indianola - request is to use the following streets North "C", North "D", West Kentucky, West Salem, North "G", West Ashland and Henderson Avenue on October 20, 2012 from 5:00 a.m. - 9:00 a.m.
- Parks and Recreation - Children's Costume Party & Parade - request to close the inside lanes around the square on October 27, 2012 from 7:00 a.m. - 1:00 p.m.

Prior approval applications for urban revitalization designation

Jerry's Homes – 300 N. 18th Street – Basement Finish - \$10,600

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

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

Final approval applications for urban revitalization designation

Mike Schultz – 302 W. 2nd Avenue – Office Building - \$170,000

Claims on the computer printout for August 20, 2012

Mathieu moved and Marchant seconded to approve a renewal Class "C" Beer permit and Sunday Sales Privilege for Casey's – 507 S. Jefferson. 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 Berry and seconded by Pepper. On roll call the vote was, AYES: Parker, Sirianni, Marchant, Pepper, Mathieu and Berry. NAYS: None. Whereupon the Mayor declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION APPROVING SALARIES

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

The following salaries are hereby approved:

Angie Buchanan, Horticulturist, from Range 21-2 ½ \$42,802/year to Range 21-3 \$43,731/year effective September 9, 2012

Sarah Widmer, EMT-P, \$16.173/hour effective August 26, 2012

Passed and approved on the 4th day of September, 2012.

A public hearing and first consideration to amend Section 166.03 of the Site Plan Ordinance to include total square footage of impervious surface area was held. There were no objections either oral or written. It was moved by Parker and seconded by Berry to approve the first consideration of this amendment. 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 authorization of a Loan and Disbursement Agreement by and between the City and the Iowa Finance Authority, and the issuance to the Iowa Finance Authority of not to exceed \$3,300,000 Sewer Revenue Capital Loan Notes to evidence the obligations of the City under said Loan and Disbursement Agreement, in order to provide funds to pay costs of acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Sewer System, including those costs associated with acquisition, construction, reconstruction, extending, remodeling, improving, repairing and equipping all or part of the Municipal Sewer System, including the Sanitary Sewer Infiltration and Inflow correction project (Phase IV), and that notice of the proposed action by the City Council to institute proceedings for the authorization of the Loan and Disbursement Agreement and the issuance of the Notes had been published pursuant to the provisions of Sections 384.24A and 384.83, as amended.

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

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

Whereupon, Council Member Parker introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE AUTHORIZATION OF A LOAN AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$3,300,000 SEWER REVENUE CAPITAL LOAN NOTES", and moved that the Resolution be adopted. Council Member Pepper seconded the motion. The roll was called and the vote was, AYES: Sirianni, Marchant, Pepper, Mathieu, Berry and Parker. NAYS: None. Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION INSTITUTING PROCEEDINGS TO TAKE
ADDITIONAL ACTION FOR THE AUTHORIZATION OF A LOAN
AND DISBURSEMENT AGREEMENT AND THE ISSUANCE OF
NOT TO EXCEED \$3,300,000
SEWER REVENUE CAPITAL LOAN NOTES

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

Glen Cowan presented the Pickard Park Restroom Improvements which included a CXT All Concrete Restroom, new metal roofs on the dugouts and concrete handicap accessible walkways. A motion was made by Parker to delay the Capital Improvement Plan funded Pickard Park Play Equipment of \$160,000 and the Pond Aeration Fountain of \$14,500 and use these allocated monies for the softball complex restroom (CXT All Concrete Pre-Fab), concrete handicap accessible walkways and improvements to the dugouts. Marchant seconded the motion. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

It was moved by Marchant and seconded by Parker to approve hiring Eric Hanson, City Manager, at \$134,000/year and the following Resolution Approving The Employment Agreement effective October 15, 2012. On roll call the vote was, AYES: Pepper, Mathieu, Park, Sirianni and Marchant. NAYS: Berry. Whereupon the Mayor declared the motion carried and the following Resolution duly adopted.

RESOLUTION NO. 12-12

BE IT RESOLVED BY THE CITY OF INDIANOLA CITY COUNCIL that the City Council has reviewed the Indianola City Manager's Employment Contract, and

WHEREAS, the City Council approved the attached Employee Agreement (on file in the City Clerk's Office) with Eric Hanson for a term to begin October 15, 2012

WHEREAS, the City Council finds that the attached Contract (on file in the City Clerk's Office) has a public purpose and is in the best interest of the public.

NOW, THEREFORE, BE IT RESOLVED by the Indianola City Council as follows:

The attached Employment Contract (on file in the City Clerk's Office) for the Indianola City Manager, Eric Hanson is hereby approved.

Passed and approved at Indianola, Iowa this 4th day of September, 2012.

The following resolution approving project completion and compliance from Erin Freeberg (EDJ LLC) – 119 W. Salem for the Downtown Incentive Program 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 and the following Resolution duly adopted.

RESOLUTION NO. 13-12

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

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

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

Kenan Bresnan, Mayor

Diana Bowlin, City Clerk

Information

Subject

A renewal Class "C" Beer permit and Sunday Sales Privilege for Casey's - 1006 W. 2nd Avenue

Information

This is a renewal of Casey's liquor license located at 1006 W. 2nd Avenue. All the paper work is in order and staff has approved.

Attachments

Casey's West Permit

August 21, 2012

NAME OF APPLICANT: Casey's – 1006 W. 2nd Avenue

TYPE OF LICENSE/PERMIT: Class "C" Beer and Sunday Sales

	<u>Date & Initial</u>	<u>Approve</u>	<u>Disapprove*</u>
Police Chief	<u>8/22/12</u>	<u>SK</u>	<u> </u>
Fire Chief	<u>8/28/12</u>	<u>BB</u>	<u> </u>
B&Z Official	<u>8/30/12</u>	<u>CB</u>	<u> </u>
Sign Compliance	<u>OK</u>	<u>CO</u>	<u> </u>

*Reasons for disapproval

License Application (BC0026017)

Applicant

Name of Applicant:	<u>Casey's Marketing Company</u>		
Name of Business (DBA):	<u>Casey's General Store #2097</u>		
Address of Premises:	<u>1006 West 2nd Avenue</u>		
City: <u>Indianola</u>	County: <u>Warren</u>	Zip: <u>50125000</u>	
Business Phone:	<u>(515) 962-0615</u>		
Mailing Address:	<u>PO Box 3001</u>		
City: <u>Ankeny</u>	State: <u>IA</u>	Zip: <u>500218045</u>	

Contact Person

Name:	<u>Penny Patrick, Store Operations</u>		
Phone:	<u>(515) 965-6572</u>	Email Address:	<u>penny.patrick@caseys.com</u>

Classification: Class C Beer Permit (BC)

Term: 12 months

Effective Date: 10/02/2012

Expiration Date: 10/01/2013

Privileges:

Class C Beer Permit (BC)

Sunday Sales

Status of Business

BusinessType:	<u>Privately Held Corporation</u>		
Corporate ID Number:	<u>184278</u>	Federal Employer ID #	<u>42-1435913</u>

Ownership

42-0935283 Casey's General StFirst Name: 42-0935283Last Name: Casey's General Stores, IncCity: AnkenyState: IowaZip: 50021-804Position Owner% of Ownership 100.00 %

U.S. Citizen

Julia L JackowskiFirst Name: Julia LLast Name: JackowskiCity: UrbandaleState: IowaZip: 50322Position Assistant Secretary% of Ownership 0.00 %

U.S. Citizen

Michael RichardsonFirst Name: MichaelLast Name: RichardsonCity: Pleasant HillState: IowaZip: 50327Position President% of Ownership 0.00 %

U.S. Citizen

Robert C FordFirst Name: Robert CLast Name: FordCity: Dallas CenterState: IowaZip: 50063Position Vice President% of Ownership 0.00 %

U.S. Citizen

Russell D SukutFirst Name: Russell DLast Name: SukutCity: AnkenyState: IowaZip: 50021Position Treasurer% of Ownership 0.00 %

U.S. Citizen

Insurance Company InformationInsurance Company: First Western Insurance

Policy Effective Date:

Policy Expiration Date:

Bond Effective Continuously:

Dram Cancel Date:

Outdoor Service Effective Date:

Outdoor Service Expiration Date:

Temp Transfer Effective Date:

Temp Transfer Expiration Date:

Information

Subject

Set October 1, 2012 as a public hearing for a projection sign for 111. S. Buxton

Information

This request is for a projection sign on the east side of the building located at 111 S. Buxton (see packet) which requires a public hearing and council approval. All requirements such as maximum projection from the building, minimum height and maximum allowable area have been met according to Chuck Burgin. He recommends approval.

Attachments

[Projection Sign Info](#)

TO: Jean Furler, Interim City Manager

FROM: Chuck Burgin, Director of Community Development

RE: Request for a projection sign at 111 South Buxton (IMU)

Attached is the sign application, color rendering of the proposed sign and a letter from Todd Keilkopf, the utilities manager, requesting approval of the projection sign.

Sec. 155.31-7(D) Requires council approval of all projection signs. Other requirements such as maximum projection, maximum sign area, minimum height above the sidewalk and others are regulated by the sign ordinance. All the requirements of the sign ordinance have been met. I recommend approval of the request.

INDIANOLA MUNICIPAL UTILITIES



111 SOUTH BUXTON STREET • P.O. BOX 356 • INDIANOLA, IA 50125

515.961.9444 • WWW.I-M-U.COM • 515.961.9439 FAX

September 12, 2012

City of Indianola
c/o Chuck Burgin, Director of Community Development
110 N. First St.
Indianola, IA 50125

Mayor & Council:

Indianola Municipal Utilities is requesting a sign variance to allow a projection sign for the Administrative entrance to the downtown plant located at 111 S. Buxton.

As you are well aware, IMU is partnering with MCG of Oskaloosa to provide Indianola residents with fiber-to-the-premise service. MCG will be using an administrative office within the Administrative area of the building for customer sign-ups and pay rent for that use. This cooperative effort greatly reduces the fixed costs for Indianola residents compared to a stand-alone office.

Reasons to support the projection sign being proposed:

1. The projection sign is much more visible than a flat sign for passing traffic looking for the location of MCG, a business and service with its first Indianola storefront.
2. The projection sign differentiates MCG as a IMU Network Services Partner compared to IMU to avoid branding confusion about who is providing services. Changing the existing IMU sign would be an unnecessary public expense.
3. There is limited room between the windows near that entrance to add a separate flat sign that would be visible and fit the architectural appearance of the building.
4. From a Buxton streetscape perspective, it matches the style of the projection sign located on the east side of Salem & Buxton.

Thank you for considering this request and I would be glad to respond to any questions or concerns.

Sincerely,

Todd R. Kielkopf
IMU General Manager

CITY OF INDIANOLA SIGN APPLICATION

Sign Permit # _____

Applicant/Owner	Erector
Name <u>Indianola Municipal Utilities</u>	Name <u>Same</u>
Address <u>111 South Buxton</u>	Address
City <u>Indianola</u>	City
Phone <u>961-9444</u>	Phone
Address of Sign Location: <u>111 South Buxton</u>	

Description of Work (circle) Erect Alter Repair Maintain Remove

Type of Sign (circle) Canopy Free Standing Wall Pole *Temporary Ground Electric – Yes No
Marquee

Size of Sign Length 3' Height 2' Sq Ft. 6 Weight 40 lbs Zone C3

Height of bottom edge: 2' Above Ground 1' 8" Height of Top Edge 11'

Materials of construction

FACE <u>X</u>	FRAME	SUPPORTS	Public Liability
Wood <u>X</u>	Wood <u>X</u>	Wall <u>X</u>	insurance required
Plastic _____	Metal <u>X</u>	Metal <u>X</u>	Yes <u>X</u> No _____
Other _____	Other _____	Other _____	

*Temp Sign Issued

Remove By

Initial

Lot Plan – Show property lines, buildings/structures in the immediate area and the sign location.

SEE ATTACHED SHEET

List below type, size, area and location of each existing sign or affected building and or property frontage

Location	Type	Size	Area (sq ft)
----------	------	------	--------------

1. _____
2. _____
3. _____

(Official use only) Erected signs _____
(Official use only) Total _____

State what the sign will indicate below

If required, please attach two ink drawings showing the plans, specifications and method of construction for the sign(s). Attention should be given to the drawings to show the method of attaching the sign to the building or the method of supporting the sign from the ground.

I hereby acknowledge that I have read this application that it is correct and I agree to comply with all city ordinances and state laws regulating signs and billboards.

_____ (Sign erector or authorized agent)	_____ (Date)	\$ _____ (Amount)
---	-----------------	----------------------

_____ Plan Reviewed by	_____ (Date)
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Receipt No. _____ Approved _____ Denied _____

Building Official



B. Temporary signs advertising the sale or lease of the premises, not exceeding thirty-two (32) square feet in area.

C. All ground signs that are between the height of two (2) feet and ten (10) feet shall be erected no closer than twenty (20) feet from the front property line. The height shall be measured from the center of the street or the ground immediately under the sign, whichever is lower in elevation.

 D. All projection signs must be approved by the City Council prior to installation. A written application for approval must be submitted with the following information: completed sign permit application; plan and profile of the size and location of the sign on the building; text or message of the sign; electrical illumination, if any; era of sign design; and proof of public liability insurance. No approval shall be granted by the City Council without a public hearing. Notice of the hearing shall be given at least 4 days but not more than 20 days in advance of the hearing by a single publication in a newspaper of general circulation within the City. All wall and projection signs have the following requirements:

- (1) Wall signs shall not exceed 15% of the building face.
- (2) Projection signs shall not exceed twenty-four (24) square feet.
- (3) Every projection sign, including the frames, braces and supports therefor must be set at right angles to the building front and shall be securely built and designed and may require approval from a structural engineer or registered architect as requested by the Community Development Director.
- (4) Projection signs must clear sidewalks by at least ten (10) feet and may project no more than six (6) feet from the building.
- (5) Projection signs shall not extend above a point sixteen (16) feet above ground or above the roof line.
- (6) All sign illumination shall be interior or neon tubing only and shall conform to the City's electrical code.

(Ord. 1407 - Aug. 08 Supp.)

8. M-1 — Limited Industrial. Signs permitted are:

A. Signs advertising the sale or lease of the premises, not exceeding thirty-two (32) square feet in area.

B. Signs for the business which are located on the site provided that:

- (1) Freestanding signs shall not exceed one hundred fifty (150) square feet in area or twenty-five (25) feet in height.

(5) No electronic video signs are permitted in a required front or side yard.

B. Temporary signs advertising the sale or lease of the premises, not exceeding thirty-two (32) square feet in area.

C. All ground signs that are between the height of two (2) feet and ten (10) feet shall be erected no closer than twenty (20) feet from the front property line. The height shall be measured from the center of the street or the ground immediately under the sign, whichever is lower in elevation. All ground signs shall have a maximum area of 100 square feet per side, except for electronic video signs which shall not exceed 3 square feet.

(Ord. 1399 – Feb. 08 Supp.)

D. Prior to erection, relocation or alteration of any roof sign, the Council shall hold a public hearing. Notice thereof shall be at least four (4) days, but no more than twenty (20) days in advance of the hearing by a single publication in a newspaper of general circulation within the City. The following restrictions shall apply:

(1) Roof signs are permitted within C-2 (Highway Commercial) zoning only.

(2) No ground and/or pole sign shall be allowed in conjunction with a roof sign.

(3) The maximum area of any roof sign shall not exceed 48 square feet.

(4) No portion of the entire roof sign shall extend more than six (6) feet above the highest portion of the roof and not more than twenty-five (25) feet above the ground.

(5) Roof signs shall be allowed only on single story structures.

(6) Specific engineering for compliance with building code requirements shall be submitted.

(7) All roof signs must be designed and installed by an approved sign company. Construction details and architectural renderings for Council consideration must be submitted.

(Ord. 1420 – May 09 Supp.)

7. C-3 — General Retail and Office. Signs permitted are:

A. All signs, unless otherwise prohibited, provided that they:

(1) Do not exceed twenty-five (25) feet in height.

(2) Do not exceed one hundred (100) square feet in area, or cover more than ten percent (10%) of the building face.

Information

Subject

Set October 15, 2012 as a public hearing to extend the tax abatement program

Information

Council needs to set October 15, 2012 as a public hearing to extend the tax abatement program until January 31, 2018. The city-wide residential/commercial tax abatement program ends January 31, 2013. In your packet is the current city-wide urban revitalization plan.

History of the tax abatement program includes:

March 1, 1989	Original effective date for the city-wide tax abatement in Indianola - 5 year abatement 75%, 60%, 45%, 30% and 15%
1990-1993	Council renewed the city-wide tax abatement program
1994	Council renewed the tax abatement program but limited the tax abatement to the first \$150,000 of value for a single family dwelling and to the first \$100,000 per unit for dwellings with more than one unit
1997	Council renewed the central building district and highway corridors as a urban revitalization area. The residential area was not renewed (only four SFD permits were issued)
1998	Council re-designated the entire area within the corporate boundaries as a urban revitalization area to the first \$150,000 of value for a single family dwelling and to the first \$100,000 per unit for dwellings with more than one unit. This also included a one-time abatement application for residential property - 4 year tax abatement 80%, 60%, 40% and 20%
2002	Council extended the abatement until January 31, 2008, eliminated the \$100,000/unit on multi-family cap, and removed the one-time limit on SFD
2004	A change in the schedule according to Iowa Code 404.3A for residential development was approved which limited the exempted amount to \$75,000
2008	Council amended the urban revitalization plan by extending it to January 31, 2013. Also in order to qualify for tax exemption, improvements to residential and commercial real estate located with the District must increase the actual value of the property, other than land, by at least 10% instead of 15%.
2010	Council amended the plan by creating a Standard Residential Property three-year tax abatement and a Sustainable Residential Property five year tax abatement

We have issued 1,112 single family dwellings in an amount of \$159,678,536 and 134 duplexes in an amount of \$26,802,985 since 1989.

Below is a table showing metro cities and their tax abatement programs:

	City	Response - residential	Response - commercial
1	Altoona	Provides a five year residential tax abatement. Up to \$75,000 each year.	No commercial tax abatement program.
2	Ankeny	No residential tax abatement program.	Provides the Iowa code tax incentive program for qualifying businesses. (see attachment)
3	Clive	No residential tax abatement program.	Provides tax rebates for commercial development only.
4	Des Moines	Has two options for residential abatement. (see attachment)	Has two options for commercial abatement. (see attachment)
5	Johnston	No residential tax abatement program.	No commercial tax abatement program.
6	Norwalk	Provides a five year residential tax abatement. 30% of the value up to \$75,000.	Provides a five year graduated abatement program. 75% - 60% - 45% - 30% - 15%
7	Urbandale	No residential tax abatement program.	Has two options for commercial abatement. One is a three year program for 90% of the value. The second is a five year graduated scale.
8	Waukee	No residential tax abatement program.	Commercial abatement is looked at on a case by case basis.

Attachments

UR Plan

Resolution

Ankeny Tax Abatement

Des Moines Tax Abatement

1998
CITYWIDE
URBAN
REVITALIZATION
PLAN

As amended on:

November 4, 2002

July 1, 2004

January 7, 2008

December 7, 2009

INDIANOLA, IOWA

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Appendix A: Legal Descriptions and Boundary Map of District
Appendix B: List of Known Owners and Assessed Values
Appendix C: Existing Land Use and Zoning of District
Appendix D: Resolution of Finding
Appendix E: Notice of Public Hearing
Appendix F: Ordinance Adopting Urban Revitalization Plan

INTRODUCTION

In 1979, the Iowa legislature enacted into law the Urban Revitalization Act giving city governing bodies the authority to designate an area or areas of a city as Urban Revitalization Areas. Under the Act, qualified real estate within the designated area may be eligible to receive a total or partial exemption from property taxes on improvements for a specified number of years. The primary intent of this bill is to provide communities with a long-term increase or stabilization in their tax base by encouraging rehabilitation or new construction which might not otherwise have occurred.

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

1. An area in which there is a predominance of buildings or improvements, whether residential or nonresidential, which by reason of dilapidation, deterioration, obsolescence, inadequate provision for ventilation, light, air, sanitation, open spaces, high density of population and overcrowding, the existence of conditions which endanger life or property by fire and other causes or a combination of such factors, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency or crime, and which is detrimental to the public health, safety, or welfare.
2. An area which by reason of the presence of substantial number of deteriorated or deteriorating structures, predominance of defective or inadequate street layout, incompatible land use relationships, faulty lot layout in relation to size, adequacy, accessibility or usefulness, unsanitary or unsafe conditions, deterioration of site or other improvements, diversity of ownership, tax or special assessment delinquency exceeding the actual value of land, defective or unusual conditions of title, or the existence of conditions which endanger life or property by fire and other causes, or a combination of such factors, substantially impairs or arrests the sound growth of a municipality, retards the provision of housing accommodations or constitutes an economic or social liability and is a menace to the public health, safety, or welfare in its present condition and use.
3. An area in which there is a predominance of buildings or improvements which by reason of age, history, architecture, or significance should be preserved or restored to productive use.
4. An area which is appropriate as an economic development area as defined in section 403.17.
5. An area designated as appropriate for public improvements related to housing and residential development or construction of housing and residential development, including single or multifamily housing.

The City of Indianola Urban Revitalization Plan (Plan) is prepared to enable local property owners and the city to take advantage of the legislation signed by the Governor of Iowa on May 10, 1979, with its subsequent amendments. The act provides the City of Indianola the opportunity to influence its growth by stimulating investment from the private sector. After the tax exemption

schedule is completed, the individual property will be fully taxed, thus completing the philosophy that tax incentives are used to encourage individuals to improve their property with the long term city goal of increasing the tax base. Certain criteria have been established which must be met by a city exercising the authority conferred in the Act. Accordingly, the Indianola City Council adopted a Resolution on February 2, 1998, finding a need for the establishment of an urban revitalization district.

PROJECT INFORMATION

A. Geographic Description of Urban Revitalization District:

The entire area within the corporate boundaries of the City of Indianola, Warren County, Iowa, shall be the Urban Revitalization District (District), and shall expand with annexation. Appendix A is a map of the current corporate boundaries of the City of Indianola.

B. Existing Valuations According to County Assessor:

Valuations of each parcel within the District, and the total assessed value of the properties in the District are contained in Appendix B: List of Known Owners and Assessed Values.

C. Property Owners:

The names and addresses of the property owners for each parcel identified within the District are contained in Appendix B.

D. City Services:

The City of Indianola currently provides police, fire, sanitary sewer, municipal water, solid waste, and other normal services to all developed parcels and residences within the District.

E. Zoning and Land Use:

Appendix C contains a map of the existing land use and zoning for the District.

F. Applicable Revitalization:

The purpose of this Urban Revitalization Plan is to stimulate the development of more residential and commercial buildings, improvements and uses. Therefore, the revitalization is applicable to residential and commercial property and uses within the District. The revitalization is for new construction and for rehabilitation or additions to existing buildings. The entire area within the corporate limits will remain a designated revitalization area until January 31, 2013.

G. Relocation:

In the event relocation occurs as a result of the tax abatement program, the following provisions must be met:

1. Benefits: Upon application for and verification of eligibility for tax abatement to a property owner by the City, qualified tenants in designated areas, whose displacement is due to action on the part of a property owner to qualify for the tax abatement under this Plan, shall be compensated by the property owner for one month's rent and for actual reasonable moving and related expenses.
2. Eligibility: "Qualified Tenant" as used in this Plan, shall mean the legal occupant of a residential dwelling unit which is located within the District and who has occupied the same dwelling unit continuously since one year prior to the City's adoption of this Plan.
3. Least costly approach: The amount of compensation for an eligible expense shall not exceed the least costly method of accomplishing the objective of the compensation without causing undue hardship to the displaced tenant and/or landlord.

H. Tax Exemption Schedules

1. Residential Property – Standard Residential Property – Three Year Schedule

Each residential property owner may implement this plan upon application and approval by the Indianola City Council as follows:

All qualified residential real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements for a period of 3 years.

Notwithstanding the schedules provided for in Iowa Code Section 404.3, all qualified real estate assessed as residential property in an area designated under Iowa Code Section 404.1, subsection 5, is eligible to receive an exemption from taxation on the first seventy-five thousand dollars of actual value added by the improvements. The exemption under this plan is for a period of three years.

In order to qualify for tax exemption, improvements to residential real estate located within the District must increase the actual value of the property, other than land, by at least 10%. Qualified residential real estate also means land upon which no structure existed at the start of the new construction, which is located in the designated revitalization area and upon which new construction has been added during the time so designated. "Improvements" include rehabilitation and additions

to the existing structures as well as new construction on vacant land or on land with existing structures.

2. Residential Property - Sustainability Residential Property – Five Year Schedule

Each residential property owner may implement this plan upon application and approval by the Indianola City Council as follows:

All qualified residential real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements for a period of 5 years.

Notwithstanding the schedules provided for in Iowa Code Section 404.3, all qualified real estate assessed as residential property in an area designated under Iowa Code Section 404.1, subsection 5, is eligible to receive an exemption from taxation on the first seventy-five thousand dollars of actual value added by the improvements. The exemption under this plan is for a period of five years.

In order to qualify for tax exemption, improvements to residential real estate located within the District must increase the actual value of the property, other than land, by at least 10%. Qualified residential real estate also means land upon which no structure existed at the start of the new construction, which is located in the designated revitalization area and upon which new construction has been added during the time so designated. "Improvements" include rehabilitation and additions to the existing structures as well as new construction on vacant land or on land with existing structures.

Sustainable residential property tax abatement must qualify as follows: Prior to awarding the five-year tax abatement incentive, the owner, builder or developer must complete and submit a sustainable residential property tax abatement application to the Department of Community Development. The Director of Community Development, or a designee, shall approve each application after inspection for compliance. The standard for a sustainable residential home is one that has, at a minimum, the total sustainable effect of A-G below. The minimum standards described in A-G below are guidelines and not rigid requirements. It is inevitable that new products, technologies and applications will come into the housing industry that might render items A-G below to be obsolete or incompatible with each other. The Director shall grant approval of applications that fulfill the cumulative effect of A-G, even though exact compliance is not attained with each item described in A-G.

- A. Insulation – Sidewalls shall have a minimum insulation rating of R-15 in all sidewalls including exterior basement walls. Attic spaces shall have a minimum rating of R-44.

- B. Roofing – A minimum of a 40-year shingle rating containing 25% recycled material.
- C. Windows – All enhanced exterior windows shall have a minimum U factor of .31 or less or Low E glass.
- D. H.V.A.C. – Heating systems must have a minimum of a 90% efficiency rating and a programmable Energy Star thermostat. Energy Star air conditioner with a minimum SEER rating of 14. Tape and seal all ductwork. Insulate all ductwork in unconditioned spaces.
- E. Appliances – All fixed appliances must have Energy Star rating.
- F. Plumbing Fixtures – Install Energy Star labeled fixtures in all bathrooms and kitchen: faucets 2.0 GPM, showers 2.0 GPM, water closets 1.3 GPF or dual flush. Energy Star rated hot water heater. Insulate all hot water piping with a minimum R-4 insulation.
- G. Plantings – Install a minimum of four trees and six shrubs per 10,000 square feet of lot area up to 30,000 square feet. Consideration shall be given to strategic placement of trees and shrubs for the purpose of reducing wind and sun exposure to the dwelling.

3. Commercial Property

Each commercial property owner may implement this plan upon application and approval by the Indianola City Council as follows:

All qualified commercial real estate is eligible to receive a partial exemption from taxation on the actual value added by the improvements for a period of 4 years. The amount of partial exemption is equal to a percent of the actual value added by the improvements determined as follows:

<u>Year of Schedule</u>	<u>% of New Taxes Abated</u>
1	80%
2	60%
3	40%
4	20%

The exemption under this plan is for a period of four years.

In order to qualify for tax exemption, improvements to commercial real estate

located within the District must increase the actual value of the property, other than land, by at least 10%. Qualified commercial real estate also means land upon which no structure existed at the start of the new construction, which is located in the designated revitalization area and upon which new construction has been added during the time so designated. "Improvements" include rehabilitation and additions to the existing structures as well as new construction on vacant land or on land with existing structures.

I. Outside Funding Assistance:

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

J. Application and Prior Approval:

A person may submit a proposal for an improvement project to the City Council to receive prior approval for eligibility for a tax exemption on the project. The Council shall, by resolution, give its prior approval for an improvement project if the project is in conformance with the plan for revitalization. As soon as a person's improvement project receives prior approval from the City Council, the person's improvement project shall receive tax abatement under this plan regardless of when the improvements have been completed or found to be qualified real estate by the Warren County Assessor, as long as the improvements are completed pursuant to the time limitations of the original building permit issued. The first year that the improvement project's value appears on the tax rolls shall be the first year of the tax exemption schedule found in Paragraph H above. If a person's proposal for an improvement project is not approved, the person may submit an amended proposal for the City Council to approve or reject. An application shall be filed for each new exemption claimed. The first application for an exemption shall be filed by the owner of the property with the City Council by February 1 of the assessment year for which the exemption is first claimed, but not later than the year in which all improvements included in the project are first assessed for taxation. The application shall contain, but not be limited to, the following information:

- * the nature of the improvement,
- * the cost of the improvement,
- * the estimated or actual date of completion,
- * the tenants that occupied the owner's building on the date the City adopted the resolution of finding.

The City Council shall approve the application, subject to review by the local assessor, if the project is in conformance with the plan for revitalization developed by the City, is located within a designated revitalization area, and if the improvements were made during the time the area was so designated. The City Council shall forward for review all approved applications to the appropriate local assessor by March 1 of each year. Applications for exemptions for succeeding years for approved projects shall not be required.

K. Repeal of Ordinance

As stated in Section 404.7 of the Code of Iowa, the governing body of the City of Indianola may repeal the ordinance establishing the revitalization area, when, in the opinion of the governing body, the desired level of revitalization has been attained or economic conditions are such that the continuation of the exemption granted by this chapter would cease to be of benefit to the city. In that event, all existing exemptions shall continue until their expiration.

APPENDIX A
Boundary Map of District

APPENDIX B

List of Known Owners and Assessed Values

Appendix B is a separate bound document, and due to the volume of the document, only one copy will be made and kept by the City Clerk at City Hall.

APPENDIX C

Existing Land Use and Zoning of District

APPENDIX D

RESOLUTION OF FINDING

WHEREAS, the area described below in the City of Indianola is in need of a combination of rehabilitation, conservation and redevelopment to improve the public health, safety and welfare of the residents of Indianola, and

WHEREAS, the area described below in the City of Indianola meets the criteria of Iowa Code Section 404.1 for designation as an urban revitalization area.

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

1. The Indianola City Council makes a finding that a combination of rehabilitation, conservation, development and redevelopment of the area described below in the City of Indianola is necessary in the interest of the public health, safety and welfare of the residents of Indianola.

2. The Indianola City Council makes a finding that the following area meets the criteria of Iowa Code Section 404.1(3), (4) and (5):

Appendix A of the Urban Revitalization Plan now on file in the City Clerk's Office contains a map of the area within the District which is defined by the corporate boundaries of the City of Indianola.

PASSED AND APPROVED this ____ day of _____, 1998.

Jerry Kelley, Mayor

ATTEST:

Mark A. Ramthun, City Clerk

STATE OF IOWA, WARREN COUNTY, SS:

On this _____ day of _____, 1998, before me, the undersigned, a Notary Public in the State of Iowa personally appeared Jerry Kelley and Mark Ramthun, to me personally known, who being by me duly sworn, did say that they are the Mayor and City Clerk respectively of the City of Indianola, which executed the foregoing instrument to which this is attached, that the seal affixed to it is the seal of the City; that the instrument was signed and sealed on behalf of the City by authority of its Council; and that Jerry Kelley and Mark Ramthun as such officers acknowledged the execution of the instrument to be the voluntary act of the City.

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

APPENDIX E

NOTICE OF PUBLIC HEARING

YOU ARE HEREBY NOTIFIED that the City Council of the City of Indianola, Iowa, has under consideration an ordinance designating the entire area within the corporate boundaries of the City of Indianola as an urban revitalization area under Iowa Code Chapter 404.

All qualified real estate within the urban revitalization area would be eligible to receive a partial exemption from taxation based on the actual value added by improvements to the real estate.

A proposed plan for the revitalization area is on file in the City Clerk's office in the Indianola Municipal Building. It can be examined during regular office hours.

YOU ARE FURTHER NOTIFIED that this matter has been set down for hearing and consideration at a public hearing on _____, 1998, at 7:00 P.M., in the Council Chambers of the Municipal Building in Indianola, Iowa.

This Notice is published by order of the City Council of the City of Indianola, Iowa.

Mark A. Ramthun, City Clerk

APPENDIX F

ORDINANCE NO. _____

AN ORDINANCE REPEALING ORDINANCE NO. _____
AND DESIGNATING THE ENTIRE AREA WITHIN THE
CORPORATE BOUNDARIES OF THE CITY OF INDIANOLA
AS AN URBAN REVITALIZATION AREA AND ADOPTING
AN URBAN REVITALIZATION PLAN FOR THE AREA.

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

SECTION 1. Ordinance No. _____ and the Urban Revitalization Plan it adopted in it is
hereby repealed.

SECTION 2. The entire area within the corporate boundaries of the City of Indianola, Iowa,
is hereby declared to be an Urban Revitalization Area pursuant to Iowa Code Chapter 404.

SECTION 3. The Urban Revitalization Plan for the City of Indianola, Iowa, on file with
office of the City Clerk is hereby declared to be the Urban Revitalization Plan for the City of
Indianola, Iowa, as designated in Section 2 above.

SECTION 4. Repeal. Any ordinance or parts of ordinances in conflict with this ordinance
are repealed.

SECTION 5. 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.

SECTION 6. Effective Date. This ordinance shall take effect from and after its passage
and publication as provided by law.

ATTEST:

JERRY KELLEY, Mayor

MARK A. RAMTHUN, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council of the City of Indianola,
Iowa, on _____, 1998, was signed by the Mayor on _____,
1998, and was published in the Record Herald and Indianola Tribune, a newspaper of general
circulation and published in the City of Indianola, Iowa, on _____, 1998.

MARK A. RAMTHUN, City Clerk

RESOLUTION NO. _____

**RESOLUTION AMENDING THE CITYWIDE
URBAN REVITALIZATION PLAN**

WHEREAS, the City of Indianola deems it necessary to amend the Citywide Urban Revitalization by extending it to January 31, 2018 for both residential and commercial property.

NOW, THEREFORE, BE IT RESOLVED by the Indianola City Council as follows:

1. Amendment. Paragraph F regarding Applicable Revitalization in the Project Information Section of the Urban Revitalization Plan is hereby amended to read as follows:

The purpose of this Urban Revitalization Plan is to stimulate the development of more residential and commercial buildings, improvements and uses. Therefore, the revitalization is applicable to residential and commercial property and uses within the District. The revitalization is for new construction and for rehabilitation or additions to existing buildings. The entire area within the corporate limits will remain a designated revitalization area until January 31, 2018. The effective date of this Plan shall be February 1, 2013.

Passed and approved at Indianola, Iowa this _____ day of _____, 2012.

KENAN BRESNAN, Mayor

ATTEST:

DIANA BOWLIN, City Clerk

STATE OF IOWA, WARREN COUNTY, SS:

On this _____ day of _____, 2009, before me, the undersigned, a Notary Public in the State of Iowa personally appeared Kenan Bresnan and Diana Bowlin, to me personally known, who being by me duly sworn, did say that they are the Mayor and City Clerk respectively of the City of Indianola, which executed the foregoing instrument to which this is attached, that the seal affixed to it is the seal of the City; that the instrument was signed and sealed on behalf of the City by authority of its Council; and that Kenan Bresnan and Diana Bowlin as such officers acknowledged the execution of the instrument to be the voluntary act of the City.

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

City of Ankeny, Iowa

Economic Development Programs

Targeted Industry Incentive Grant

Ankeny has the right infrastructure, people and industry peers to grow companies working in:

- Bioscience
- Advanced Manufacturing
- Logistics
- Information Technology/Business Services

The Targeted Industry Incentive Grant is available to businesses that create new jobs in Ankeny's targeted industries and add value to their property. Eligible jobs must add to a company's Des Moines Metro Area employment base.

Schedule of Maximum Grant per new, qualifying job

ADDED VALUATION		<\$2 million	\$2-5 mill	>\$5 mill
WAGE	130% County Avg	\$750	\$1,000	\$1,250
	150% County Avg	\$1,000	\$1,250	\$1,375
	170% County Avg	\$1,250	\$1,375	\$1,500

Businesses choose to receive a lump sum or multiple payments over time.

How it works:

An insurer chooses Ankeny for its second US location. The company is investing \$5 million in a new facility and paying its workers a wage and benefits that total 155% of the Polk County average wage. The company is creating 150 positions over five years. The business chooses to receive a lump sum grant of \$187,500 (150 positions x \$1,250 grant per job).

Speculative Building Incentive

The Speculative Building Incentive offers developers a ten-year package of tax exemptions and rebates for the construction of industrial buildings in Ankeny. The incentive aims to increase the amount of available space for businesses seeking a location on the I-35 corridor between the downtown Des Moines commerce center and the research power of Iowa State University in Ames.

To qualify for the incentive, these building criteria must be met:

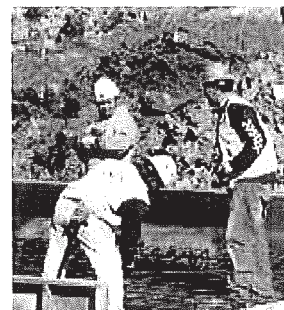
- At least 50,000 square feet and expandable to 100,000 square feet
- Clear height of 24' or higher
- Dock and drive-in doors typical for the type of building constructed
- Eligible for the Industrial Property Tax Exemption

How it works:

A developer purchases a parcel large enough to construct a 60,000 square foot building and expand it to 100,000 square feet. The valuation of the building is reduced in the first five years by applying the sliding-scale property tax exemption. While the building owner will still pay taxes on the building, for ten years the City will rebate to the owner the tax revenue it receives as a result of the new construction.

Tax Increment Financing

The City uses Tax Increment Financing (TIF) by capturing a portion of the increased tax revenue created by improvements that result in new taxable property valuation. That new revenue is redirected to reduce the cost of infrastructure improvements or as a tax rebate to a business.



How it works:

A major retailer partners with a land developer to locate a new 250,000 square foot refrigerated and frozen food distribution facility in a previously undeveloped area of Ankeny. The facility will require an extension to its water and sewer mains. The business and City reach agreement that new property taxes received by the City for five years will be rebated to the developer in connection with the cost of construction of the facility and public infrastructure to serve the site.

Local Business Investment Policy



The City of Ankeny supports the continued growth and success of the companies that are invested in the community. The Local Business Investment Policy provides up to a ten-year package of industrial property tax exemption, property tax rebates, grants

and loans to companies in the targeted industries of Advanced Manufacturing, Bioscience, Logistics and Business Services/Information Technology that make new investments in facilities and expand employment.

How it works:

An Ankeny bioscience firm with an international market reach is planning to expand its office, warehouse and manufacturing space. The company also has a plan to add 50 positions in the next few years. The economic development department staff works with the business to identify its needs and define a package of financial assistance based on the company's investment and job growth. The City Council approves a development agreement with the company to award the incentives.





Industrial Property Tax Exemption

The Industrial Property Tax Exemption (Tax Abatement) phases in the taxable valuation of a parcel and is offered on a sliding scale at this rate:

- Year 1 - 75% exemption of new valuation
- Year 2 - 60% exemption of new valuation
- Year 3 - 45% exemption of new valuation
- Year 4 - 30% exemption of new valuation
- Year 5 - 15% exemption of new valuation

This program assists qualifying business by reducing the property tax paid on new construction and other taxable improvements to a property. To qualify for exemption, a project must be one of the following:

- Industrial real estate
- Research facility
- Warehouse
- Distribution center

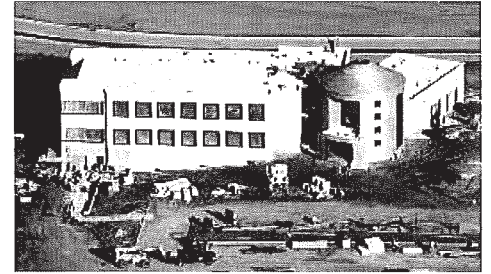
How it works:

An advanced manufacturer purchases a lot in one of Ankeny's business parks for construction of a research and development and final assembly facility. The company constructs a new building that adds \$5 million of new valuation to the parcel. The advanced manufacturer qualifies for exemption. In the first year, the business will pay taxes on the original value of the lot and only 25% of the new valuation. In the second year, the business will pay taxes on the original value of the lot and 40% of the new valuation, and so on for the remaining three years.



Revolving Loan Fund Program

The City of Ankeny's Revolving Loan Fund provides funding for a wide variety of business needs. The program works for a start-up company that requires gap financing or a national company that establishes a new operation and will benefit from a source of below-market interest rate financing.



The Economic Development Department staff works with businesses and their lenders to design a loan that is right for business success. Loans will generally be made up to \$100,000 with terms based on market guidelines for similar loans. Job creation and capital investment are considered in establishing a loan's terms. Loan applications are reviewed by a committee and approved by the City Council.

How it works:

An entrepreneur has developed a business plan to take to market an innovative new product. The entrepreneur's bank will loan 80% of the required funds to begin full-scale operations for the business. The Revolving Loan Fund closes the remaining 20% financing gap with a loan to the promising new business.

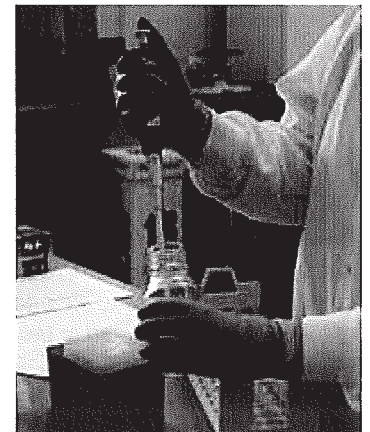
A national logistics firm purchases an under-utilized Ankeny building for a new Upper Midwest warehousing and distribution facility. The company plans to invest \$1 million to upgrade the facility and hire 80 workers with above-average wages and competitive benefits. The company accesses the Revolving Loan Fund to secure low interest financing to assist with renovations to the new building.

Special Projects Fund

Business expansion and relocation decisions focus on minimizing risk and maximizing success. The Special Projects Fund provides a source of funding to ensure that businesses can get the information they need to evaluate a location in Ankeny. The Special Projects Fund can be tapped for a wide variety of uses including traffic studies, soil testing, environmental studies, expert consultations, etc. Economic Development Department staff will work with company leaders to determine how the Special Projects Fund can bring the most value to growing businesses.

How it works:

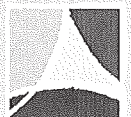
An information technology firm plans to locate its new headquarters in one of Ankeny's business parks. Since telecommunications access is critical to the company's success, the Special Projects Fund assists the company in reducing the cost of commissioning a study by a consulting firm of the adequacy of the telecom infrastructure in the business park to support their operations.



Economic Development Department
220 West First Street
Ankeny, Iowa 50023

Curtis Brown, Director
515.963.3555
cbrown@ankenyiowa.gov

www.ankenyiowa.gov/econdev



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Tax Abatement Programs

Tax Abatement programs available:

Residential Tax Abatement:Schedule 1

Abatement schedule for additions, renovations, or minor improvements (up to \$20,000 in project value).

10-yr/115% Schedule

Year 1	115% abated
Year 2	115% abated
Year 3	115% abated
Year 4	115% abated
Year 5	115% abated
Year 6	115% abated
Year 7	115% abated
Year 8	115% abated
Year 9	115% abated
Year 10	115% abated

Schedule 4A (for targeted areas only)

Abatement schedule for new construction, major improvements, or renovation of residential projects, such as single-family homes, duplexes, townhomes, apartments, condominiums, etc. Reference Targeted Residential Area Map.

10 yr/100% Schedule

Year 1	100% abated
Year 2	100% abated
Year 3	100% abated
Year 4	100% abated
Year 5	100% abated
Year 6	100% abated
Year 7	100% abated
Year 8	100% abated
Year 9	100% abated
Year 10	100% abated

Commercial and Industrial Tax Abatement:Schedule 2

Declining abatement schedule for new construction, major improvements, or renovation to commercial and industrial properties, **subject to design guidelines being met.**

10-yr/Declining Schedule

Year 1	80% abated
Year 2	70% abated
Year 3	60% abated
Year 4	50% abated
Year 5 & 6	40% abated
Year 7 & 8	30% abated
Year 9 & 10	20% abated

Schedule 2

Declining abatement schedule for new construction, major improvements, or renovation to residential properties.

10-yr/Declining Schedule

Year 1	80% abated
Year 2	70% abated
Year 3	60% abated
Year 4	50% abated
Year 5 & 6	40% abated
Year 7 & 8	30% abated
Year 9 & 10	20% abated

Schedule 4B (city-wide)

Abatement schedule for new construction, major improvements, or renovation of residential projects, such as single-family homes, duplexes, townhomes, apartments, condominiums, etc.

5 yr/100% Schedule

Year 1	100% abated
Year 2	100% abated
Year 3	100% abated
Year 4	100% abated
Year 5	100% abated

Schedule 3

Abatement schedule for new construction, major improvements, or renovation of commercial or industrial projects, **subject to design guidelines being met.**

3-yr/100% Schedule

Year 1	100% abated
Year 2	100% abated
Year 3	100% abated

About Us

Community Services

Forms & Documents

Neighborhood Conservation

Neighborhood Inspections

Neighborhood Development

Permit & Development Center

Planning & Urban Design

Zoning

Flood Information Center

Building Permit Activity Reports

Municipal Service Center

Sidewalk Maintenance

QUICK LINKS

Zoning Board of Adjustment

Plan & Zoning Commission

Neighborhood Revitalization Board
Odor HotlineTax Abatement Info
Notice of Funding Avail

Neighborhood Association Information

Mosquito Control Program

Mosquito Spray Map

Historic - Certificate of Appropriateness

Report a Sidewalk Needing Repair

City Municipal Code

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Flood Information Center

Building Permit Activity Reports

Municipal Service Center

Sidewalk Maintenance

Information

Subject

Banner application from IMU - South Buxton from Salem to Hwy 92, West Salem from Buxton to South "C" Street

Information

IMU is requesting banner placement in zone 3 (South Buxton from Salem to Hwy 92, West Salem from Buxton to South "C" Street. This requires council approval (see policy).

The request is to hang six banners along the 100 block of South Buxton from October 1, 2012 through October 31, 2012. Chuck Burgin has reviewed and recommends approval.

Attachments

Banner App

Banner Policy

9-13-12

TO: Jean Furler, Interim City Manager

FROM: Chuck Burgin, Director of Community Development

RE: IMU Banner Application

Indianola Municipal Utilities is requesting banners be placed on 6 light poles along the 100 Block of South Buxton. The banners will be installed for 30 days. Attached is the application and color rendering of the banners. The size, location and time period meet the banner policy. I recommend approval of the application.

BANNER APPLICATION

Banner permits are subject to conditions outlined in the City of Indianola Banner Policy

Date of Application: 9-12-12

Organization Name: Indianola Municipal Utilities

Organization Address: 111 South Buxton

Phone Number: 515-961-9444

Name of Person Responsible for Banner(s): Todd Kielkopf

Name and Location of Event: Network Services Kick off - 111 South Buxton

Dates Requested: Start Date 10/1/12 End Date 10/31/12

Number of Poles Requested: 6 Number of Banners: 6

Please circle all that apply -

(Refer to Banner Size and Number of Banners in City of Indianola Banner Policy)

- Zone 1 North Buxton from Ashland to West Clinton, West Ashland from Buxton to North C St.
- Zone 2 North Howard from Ashland to East Clinton, East Ashland from North Howard to Hwy 65/69
- Zone 3 South Buxton from Salem to Hwy 92, West Salem from Buxton to South C Street
- Zone 4 East Salem from South Howard to Hwy 65/69, South Howard from Salem to Hwy 92
- Zone 5 Square/Downtown Area
- Zone 6 Highway 65-69
- Zone 7 Highway 92
- Other Location _____
Locations outside the banner zones listed above will be considered on an individual basis after review and recommendation by City Staff and the approval of the City Council.

Please Attach: A photo or sketch of banner, which will include design, content, colors, color depiction and exact dimensions.

A Certificate of Insurance must be submitted with Application.

\$25.00 Application Fee _____

\$2.00 per banner _____

Total _____

Upon approval of this application by the City Council, the undersigned applicant hereby agrees to indemnify the City of Indianola and hold it harmless from any and all claims and causes of action and damages related to the banners.

[Signature]
Applicant Signature

9-10-12
Date

[Signature]
Community Development Official

9-13-12
Date

Receipt # _____

**POLICY FOR BANNERS IN THE
 PUBLIC RIGHT-OF-WAY**

Applicability

Any banners erected in the public right-of-way in the City of Indianola shall adhere to this established policy. This policy does not apply to banners that are not in the public right-of-way. The Sign Regulations of the Zoning Ordinance shall apply for such banners.

Application Form

Applicants for banners in the public right-of-way shall use the Banner application form available at the Building and Zoning Department located at 110 North 1st Street. Banner design, including color depiction, exact dimensions, content, colors, locations, duration of event, applicant information and insurance shall be required as part of any banner permit application.

Banner Zones and Number of Poles

of Poles

Minimum #
Of Banners

Zone 1 – North Buxton from Ashland to West Clinton
 West Ashland from Buxton to North C Street

13

10

Zone 2 – North Howard from Ashland to East Clinton
 East Ashland from North Howard to Hwy 65/69

10

8

Zone 3 – South Buxton from Salem to Hwy 92 ~~Time~~
 West Salem from Buxton to South C Street

11

9

Zone 4 – East Salem from South Howard to Hwy 65/69
 South Howard from Salem to Hwy 92

11

9

Zone 5 – Square/downtown area

28

20

Zone 6 – Highway 65/69 – Number and location approved by City Council.

Zone 7 – Highway 92 – Number and location approved by City Council.

Other Zones

Applicants for banner locations outside the banner zones listed above will be considered on an individual basis after review and recommendation by city staff and the approval of the City Council.

NETWORK SERVICES



INDIANOLA MUNICIPAL UTILITIES



Electric • Network Services • Water

WATER SERVICES



INDIANOLA MUNICIPAL UTILITIES



Electric • Network Services • Water

ELECTRIC SERVICES



INDIANOLA MUNICIPAL UTILITIES



Electric • Network Services • Water

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East Ashland from North Howard to Hwy 65/69

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Zone 3 – South Buxton from Salem to Hwy 92
West Salem from Buxton to South C Street

11

9

Zone 4 – East Salem from South Howard to Hwy 65/69
South Howard from Salem to Hwy 92

11

9

Zone 5 – Square/downtown area

28

20

Zone 6 – Highway 65/69 – Number and location approved by City Council.

Zone 7 – Highway 92 – Number and location approved by City Council.

Other Zones

Applicants for banner locations outside the banner zones listed above will be considered on an individual basis after review and recommendation by city staff and the approval of the City Council.

<u>Application Fee</u>	A \$25.00 application fee plus \$2.00 per banner is required for banners installed within all Zones. The Building Official shall waive the fee if no sponsorship is placed on the banner.
<u>Number of Banners</u>	Minimum number of metal light poles as listed in each zone must have the same banner and the banners must utilize the minimum number of banners listed for the zone in which they are installed. No more than one banner per pole. *Exception: Zones 6 and 7, approval of specific number and location of banners along Highway 65/69 and Highway 92 will be required by City Council. Minimum number of banners must be distributed uniformly within the zone.
<u>Banner Construction</u>	Pole banners must not be larger than 30"x 94" and should be made out of a canvas or nylon material. Supports shall match existing pole color unless otherwise approved.
<u>Banner Installation</u>	All hardware used to support each banner shall be approved and installed by Indianola Municipal Utilities. All costs associated with the installation and removal shall be the responsibility of the applicant. Permit holder is responsible for coordinating installation and removal of banners with Indianola Municipal Utilities.
<u>Length of Use By Type of Banner</u>	<i>Business or Institution: Allowed in Zones 1 – 2 – 3 – 4</i> (company anniversary event, college welcoming, etc.) 3 months maximum per calendar year per banner with at least 30 days separating such 3-month periods. <i>Community Wide Event: Allowed in ALL Zones</i> (seasons, holiday shopping, etc.) 3 months maximum per calendar year per banner with at least 30 days separating such 3-month periods. <i>Community Special Event: Allowed in ALL Zones</i> (The National Balloon events, Log Cabin days, Dickens, etc.) One month maximum prior to each event. Banner must be removed within 7 days after event.
<u>Insurance</u>	Permit applicant must file proof of insurance and must sign a hold harmless agreement. These documents must be submitted before sign permit application for banners in public right-of-way will be approved.

Maintenance of Banners

Upon receipt of any call regarding problems with banners, corrective action within 24 hours of notification to the banner sponsor's contact person will be required. The City of Indianola reserves the right to immediately have the banner removed and revoke the banner permit. Any cost for the removal of banners by IMU will be charged to the organization holding the permit.

In all cases, the applicant is responsible for cost of installation and maintenance of the banners.

Administration

These policies and procedures are administered by the Building and Zoning Official.

Banner Reservations

Banner space will be allocated on a first-come, first-served basis, with conflicts resolved according to the prioritization standards.

Prioritization

- (1) Decorative non-event specific
- (2) Major Multi-day events with community involvement.
- (3) Community promotions and events.

Banner Content and Design

The content and design must comply with the following:

- (1) Celebrates and/or promotes the Indianola community or is event specific.
- (2) Be non-offensive
- (3) Sponsorship recognition will be allowed in the bottom 15%. In Zones 1 –2 –3 –4 ONLY.
- (4) Banner design must be submitted to the Building and Zoning Official for compliance with above criteria.

Availability

Open to all citizens of Indianola, to established institutional or non-profit organizations (example churches, colleges, etc.) within the community and to Indianola organizations carrying out events within the community. The foregoing requirements and guidelines must be followed by all banner users. Corporate banners recognizing company anniversary events or special recognition may be permitted subject to all the above design and location criteria.

Exemption

The City Council may approve any banner design, content or location for a person not to exceed 1 year.

Information

Subject

Claims on the computer printout for September 17, 2012 and the August 2012 receipts

Information

Attachments

Vendor Report

Approval of Claims

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
911 ETC INC				
911 ETC INC	911 MONTHLY ACCESS CHARGE	08/30/2012	10.82	GENERAL FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	08/30/2012	2.50	GENERAL FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	08/30/2012	1.67	ROAD USE TAX FU
911 ETC INC	911 MONTHLY ACCESS CHARGE	08/30/2012	15.00	POLICE FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	08/30/2012	9.17	FIRE FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	08/30/2012	1.67	POOL (MEMORIAL)
911 ETC INC	911 MONTHLY ACCESS CHARGE	08/30/2012	4.17	PARK & RECREATI
911 ETC INC	911 MONTHLY ACCESS CHARGE	08/30/2012	13.33	PARK & RECREATI
911 ETC INC	911 MONTHLY ACCESS CHARGE	08/30/2012	9.17	LIBRARY FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	08/30/2012	6.67	SEWER FUND
Total 911 ETC INC:			74.17	
AGSOURCE LABORATORIES				
AGSOURCE LABORATORIES	POOL WATER TESTING	08/25/2012	68.00	POOL (MEMORIAL)
Total AGSOURCE LABORATORIES:			68.00	
ALLSUP, DEAN				
ALLSUP, DEAN	I & I REIMBURSMENT	09/05/2012	747.50	SEWER FUND
Total ALLSUP, DEAN:			747.50	
AMES PUBLIC LIBRARY				
AMES PUBLIC LIBRARY	MARY, QUEEN OF FRANCE BY JEAN PLAIDY	09/10/2012	17.95	LIBRARY FUND
Total AMES PUBLIC LIBRARY:			17.95	
ASKELSEN, EDEN				
ASKELSEN, EDEN	REFUND - CLASS CANCELLED	09/06/2012	28.00	PARK & RECREATI
Total ASKESEN, EDEN:			28.00	
BAKER & TAYLOR ENTERTAINMENT				
BAKER & TAYLOR ENTERTAIN	DVD	08/30/2012	21.45-	LIBRARY FUND
BAKER & TAYLOR ENTERTAIN	CD	07/27/2012	8.87	LIBRARY FUND
BAKER & TAYLOR ENTERTAIN	DVD	07/27/2012	22.19	LIBRARY FUND
BAKER & TAYLOR ENTERTAIN	DVD	08/03/2012	22.19	LIBRARY FUND
BAKER & TAYLOR ENTERTAIN	DVD	08/03/2012	32.52	LIBRARY FUND
BAKER & TAYLOR ENTERTAIN	DVD	08/06/2012	22.19	LIBRARY FUND
BAKER & TAYLOR ENTERTAIN	DVD	08/09/2012	22.16	LIBRARY FUND
BAKER & TAYLOR ENTERTAIN	DVD	08/17/2012	21.45	LIBRARY FUND
Total BAKER & TAYLOR ENTERTAINMENT:			130.12	
BAKER AND TAYLOR				
BAKER AND TAYLOR	BOOKS	08/24/2012	2.47-	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	08/28/2012	14.86-	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	07/18/2012	360.56	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	07/18/2012	9.87	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	07/31/2012	274.45	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	07/24/2012	306.92	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	07/24/2012	13.44	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	07/31/2012	92.91	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	07/31/2012	84.16	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	07/31/2012	1,243.34	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	07/31/2012	52.46	LIBRARY SPECIAL

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
BAKER AND TAYLOR	BOOKS	08/07/2012	142.38	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	08/07/2012	29.20	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	08/09/2012	123.73	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	08/15/2012	162.77	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	08/15/2012	29.20	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	07/25/2012	73.70	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	08/01/2012	36.36	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	08/15/2012	61.49	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - USE REMIANING PREPAID	06/06/2012	830.12-	LIBRARY FUND
Total BAKER AND TAYLOR:			2,249.49	
BALL TEAM LLC				
BALL TEAM LLC	WELLNESS CENTER PROJECT MGMT	09/01/2012	8,492.31	CAPITAL PROJECT
Total BALL TEAM LLC:			8,492.31	
BIDDLE, STEVE				
BIDDLE, STEVE	REFUND - PARK/REC FEE	09/06/2012	14.00	PARK & RECREATI
Total BIDDLE, STEVE:			14.00	
BOUND TREE MEDICAL LLC				
BOUND TREE MEDICAL LLC	MED SUPPLIES	08/28/2012	5.79	AMBULANCE FUN
BOUND TREE MEDICAL LLC	MED SUPPLIES	08/29/2012	262.08	AMBULANCE FUN
Total BOUND TREE MEDICAL LLC:			267.87	
BOWLIN, DIANA				
BOWLIN, DIANA	MEDICAL EXPENSE	09/11/2012	52.00	HRA FUND
Total BOWLIN, DIANA:			52.00	
BREEDEN, ED				
BREEDEN, ED	WELLNESS SEPT 2012	09/01/2012	15.00	SEWER FUND
Total BREEDEN, ED:			15.00	
BUCHANAN, ANGIE				
BUCHANAN, ANGIE	MEDICAL EXPENSE PRIOR TO JULY 1	09/05/2012	156.15	HRA FUND
BUCHANAN, ANGIE	MEDICAL EXPENSE	09/05/2012	19.56	HRA FUND
Total BUCHANAN, ANGIE:			175.71	
BURGIN, CHARLES				
BURGIN, CHARLES	DENTAL EXPENSE	09/07/2012	150.00	HRA FUND
Total BURGIN, CHARLES:			150.00	
CAPITAL EXPRESS				
CAPITAL EXPRESS	POSTAGE	08/30/2012	39.66	GENERAL FUND
Total CAPITAL EXPRESS:			39.66	
CARLSON, JANE				
CARLSON, JANE	MILEAGE AUG 2012	09/01/2012	43.57	LIBRARY FUND
CARLSON, JANE	WALGREENS - PROGRAM SUPPLIES	07/29/2012	10.55	LIBRARY FUND
CARLSON, JANE	WALGREENS - PROGRAMS SUPPLIES	08/19/2012	4.22-	LIBRARY FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total CARLSON, JANE:			49.90	
CASHEN, ALISA				
CASHEN, ALISA	REFUND - SOCCER	09/10/2012	57.00	PARK & RECREATI
Total CASHEN, ALISA:			57.00	
CENTER POINT LARGE PRINT				
CENTER POINT LARGE PRINT	9 BOOKS	08/07/2012	173.43	LIBRARY FUND
Total CENTER POINT LARGE PRINT:			173.43	
CENTRAL IOWA PEST CONTROL SRVCS				
CENTRAL IOWA PEST CONTRO	EXTERMINATOR	09/06/2012	150.00	GENERAL FUND
Total CENTRAL IOWA PEST CONTROL SRVCS:			150.00	
CIRCLE B CASHWAY				
CIRCLE B CASHWAY	POST	09/05/2012	26.99	ROAD USE TAX FU
Total CIRCLE B CASHWAY:			26.99	
CITY OF INDIANOLA - UTILITY				
CITY OF INDIANOLA - UTILITY	UTILITIES - MEMORIAL	08/31/2012	96.87	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - BARKER	08/31/2012	42.37	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES	08/31/2012	406.25	CP--CAF FUND
CITY OF INDIANOLA - UTILITY	UTILITIES - PICKARD	08/31/2012	1,168.56	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - MC CORD	08/31/2012	103.60	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES	08/31/2012	1,395.18	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - DOWNEY	08/31/2012	18.75	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES	08/31/2012	4,830.04	GENERAL FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	08/31/2012	200.00	FIRE FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	08/31/2012	9,690.86	GENERAL FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	08/31/2012	11,226.60	SEWER FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	08/31/2012	2,496.84	SEWER FUND
CITY OF INDIANOLA - UTILITY	UTILITIES - SHOP	08/31/2012	292.82	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES	08/31/2012	389.03	ROAD USE TAX FU
CITY OF INDIANOLA - UTILITY	UTILITIES - TRAIL	08/31/2012	55.95	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - PD/FIRE BLDG	08/31/2012	45.48	FIRE FUND
CITY OF INDIANOLA - UTILITY	UTILITIES - PICKARD	08/31/2012	214.05	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - MOATS	08/31/2012	43.49	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	POOL UTILITIES	08/31/2012	10,955.17	POOL (MEMORIAL)
CITY OF INDIANOLA - UTILITY	UTILITIES - BUXTON	08/31/2012	997.85	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - BARKER	08/31/2012	2,094.36	LIBRARY FUND
Total CITY OF INDIANOLA - UTILITY:			46,764.12	
CLARK, CRAIG				
CLARK, CRAIG	INTERVIEW EXPENSES - MEALS & MILEAGE	08/25/2012	330.93	GENERAL FUND
Total CLARK, CRAIG:			330.93	
COMBUSTION CONTROL CO.				
COMBUSTION CONTROL CO.	DIGESTER PIPING NP	07/19/2012	165.00	SEWER FUND
COMBUSTION CONTROL CO.	DIGESTER PIPING NP	07/25/2012	1,442.20	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total COMBUSTION CONTROL CO.:			1,607.20	
COMMERCIAL APPRAISERS OF IA INC				
COMMERCIAL APPRAISERS OF	N 'C' APPRAISAL	08/28/2012	2,800.00	GENERAL FUND
Total COMMERCIAL APPRAISERS OF IA INC:			2,800.00	
CORMIER, MIKE				
CORMIER, MIKE	DENTAL EXPENSE - PRIOR TO JULY 1	09/11/2012	227.35	HRA FUND
CORMIER, MIKE	DENTAL EXPENSE	09/11/2012	208.72	HRA FUND
Total CORMIER, MIKE:			436.07	
CR SERVICES				
CR SERVICES	MONTHLY CLEANING	08/20/2012	1,255.00	LIBRARY FUND
CR SERVICES	CLEANING SUPPLIES	08/20/2012	149.14	LIBRARY FUND
CR SERVICES	SUPPLIES	09/07/2012	27.83	FIRE FUND
CR SERVICES	SHOP TOWELS	09/10/2012	106.19	ROAD USE TAX FU
Total CR SERVICES:			1,538.16	
CRAIG'S AUTOMOTIVE				
CRAIG'S AUTOMOTIVE	BRAKES ON F250	08/16/2012	307.30	SEWER FUND
CRAIG'S AUTOMOTIVE	VEHICLE REPAIR	07/30/2012	806.50	POLICE FUND
CRAIG'S AUTOMOTIVE	VEHICLE REPAIR	08/22/2012	273.00	POLICE FUND
Total CRAIG'S AUTOMOTIVE:			1,386.80	
CRUBAUGH, JAMIE & SPRING				
CRUBAUGH, JAMIE & SPRING	I & I REIMBURSEMENT	09/06/2012	500.00	SEWER FUND
Total CRUBAUGH, JAMIE & SPRING:			500.00	
DLH GRAFX				
DLH GRAFX	PROGRAM SHIRTS	09/05/2012	127.10	PARK & RECREATI
DLH GRAFX	PROGRAM SHIRTS	09/05/2012	158.18	PARK & RECREATI
Total DLH GRAFX:			285.28	
DOWNEY TIRE SERVICE				
DOWNEY TIRE SERVICE	REPAIR TIRE	08/30/2012	118.50	ROAD USE TAX FU
DOWNEY TIRE SERVICE	TIRE REPAIR	08/30/2012	20.71	SEWER FUND
DOWNEY TIRE SERVICE	TIRE REPAIR	09/06/2012	19.71	SEWER FUND
DOWNEY TIRE SERVICE	NEW TIRE	09/10/2012	183.98	ROAD USE TAX FU
Total DOWNEY TIRE SERVICE:			342.90	
EATON, RANDY				
EATON, RANDY	DENTAL EXPENSE	09/11/2012	90.00	HRA FUND
Total EATON, RANDY:			90.00	
EDDY-WALKER EQUIP CO				
EDDY-WALKER EQUIP CO	FILTERS	08/30/2012	167.72	ROAD USE TAX FU
Total EDDY-WALKER EQUIP CO:			167.72	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
ELBERT, LOUIS				
ELBERT, LOUIS	DENTAL EXPENSE	09/06/2012	240.00	HRA FUND
Total ELBERT, LOUIS:			240.00	
ENTERPRISE CAR SALES				
ENTERPRISE CAR SALES	VEHICLE	08/31/2012	13,842.00	POLICE FUND
Total ENTERPRISE CAR SALES:			13,842.00	
ENVIROTRAXX LLC				
ENVIROTRAXX LLC	SOIL TESTING	08/31/2012	300.00	CAPITAL PROJECT
Total ENVIROTRAXX LLC:			300.00	
FAREWAY STORE				
FAREWAY STORE	POOL CONCESSIONS - BALANCE DUE	06/01/2012	80.00	POOL (MEMORIAL)
FAREWAY STORE	POOL CONCESSIONS	07/23/2012	19.14	POOL (MEMORIAL)
Total FAREWAY STORE:			99.14	
FINCK, GWEN				
FINCK, GWEN	REFUND - CLASS CANCELLED	09/07/2012	5.00	PARK & RECREATI
Total FINCK, GWEN:			5.00	
FREEBERG (EDJ LLC), ERIN				
FREEBERG (EDJ LLC), ERIN	DOWNTOWN BUSINESS INCENTIVE GRANT	09/04/2012	2,852.00	DOWNTOWN BIZ I
Total FREEBERG (EDJ LLC), ERIN:			2,852.00	
G & D ELECTRIC INC				
G & D ELECTRIC INC	VEHICLE REPAIR	09/11/2012	125.00	POLICE FUND
Total G & D ELECTRIC INC:			125.00	
GODWIN, JOYCE				
GODWIN, JOYCE	MILEAGE - AUGUST 2012	09/01/2012	30.69	LIBRARY FUND
Total GODWIN, JOYCE:			30.69	
HACH COMPANY				
HACH COMPANY	LAB SUPPLIES	08/28/2012	215.34	SEWER FUND
Total HACH COMPANY:			215.34	
HANSON, ERIC				
HANSON, ERIC	CITY MANAGER SEARCH	09/12/2012	296.07	GENERAL FUND
Total HANSON, ERIC:			296.07	
HAYS, MIKE				
HAYS, MIKE	MILEAGE	08/24/2012	230.88	GENERAL FUND
Total HAYS, MIKE:			230.88	
HD SUPPLY UTILITIES LTD.				
HD SUPPLY UTILITIES LTD.	#1 INPLANT PUMP	08/29/2012	228.11	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total HD SUPPLY UTILITIES LTD.:			228.11	
HENLE, JASON				
HENLE, JASON	VISION EXPENSE	09/11/2012	454.00	HRA FUND
Total HENLE, JASON:			454.00	
HOBBY LOBBY				
HOBBY LOBBY	PROGRAM SUPPLIES	08/23/2012	11.36	LIBRARY FUND
Total HOBBY LOBBY:			11.36	
HOUCHEN BINDERY LTD				
HOUCHEN BINDERY LTD	BOOK BINDING FOR 6 BOOKS	08/24/2012	87.50	LIBRARY FUND
Total HOUCHEN BINDERY LTD:			87.50	
HY-VEE FOOD STORE				
HY-VEE FOOD STORE	OFFICE SUPPLIES	08/28/2012	7.18	LIBRARY FUND
Total HY-VEE FOOD STORE:			7.18	
IA METH. OCCUPATIONAL MEDICINE				
IA METH. OCCUPATIONAL MED	PHYSICAL	08/31/2012	2,168.24	FIRE FUND
Total IA METH. OCCUPATIONAL MEDICINE:			2,168.24	
ILLINOIS FIRE STORE				
ILLINOIS FIRE STORE	FIRE HELMETS	08/23/2012	3,500.00	FIRE FUND
Total ILLINOIS FIRE STORE:			3,500.00	
ILLOWA COMMUNICATIONS				
ILLOWA COMMUNICATIONS	RADIO REPAIR	08/30/2012	93.00	FIRE FUND
ILLOWA COMMUNICATIONS	RADIO REPAIR	08/24/2012	45.35	FIRE FUND
ILLOWA COMMUNICATIONS	PAGERS	08/24/2012	1,935.00	FIRE FUND
Total ILLOWA COMMUNICATIONS:			2,073.35	
IND CHAMBER OF COMMERCE				
IND CHAMBER OF COMMERCE	FY13 CONTRIBUTION TOURISM	09/12/2012	14,000.00	GENERAL FUND
Total IND CHAMBER OF COMMERCE:			14,000.00	
INDOFF INCORPORATED				
INDOFF INCORPORATED	SUPPLIES	08/24/2012	335.15	GENERAL FUND
INDOFF INCORPORATED	OFFICE SUPPLIES	08/29/2012	125.14	LIBRARY FUND
Total INDOFF INCORPORATED:			460.29	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	MONTHLY MAINTENANCE	09/04/2012	63.65	LIBRARY FUND
INFOMAX OFFICE SYSTEMS IN	MISC CONTRACT	09/04/2012	64.82	POLICE FUND
Total INFOMAX OFFICE SYSTEMS INC.:			128.47	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
INTEGRIVAULT				
INTEGRIVAULT	OFFSITE BACKUP	08/31/2012	250.00	GENERAL FUND
INTEGRIVAULT	OFFSITE BACKUP	09/01/2012	250.00	GENERAL FUND
Total INTEGRIVAULT:			500.00	
IOWA ASSOC OF MUN UTILITIES				
IOWA ASSOC OF MUN UTILITIE	SAFETY CONSULTATION/FIRE - AUGUST	08/31/2012	360.00	FIRE FUND
Total IOWA ASSOC OF MUN UTILITIES:			360.00	
IOWA ENERGY - IOWA BASKETBALL LLC				
IOWA ENERGY - IOWA BASKET	TICKET DEPOSIT	08/29/2012	75.00	PARK & RECREATI
Total IOWA ENERGY - IOWA BASKETBALL LLC:			75.00	
IOWA P.R.A.				
IOWA P.R.A.	TICKETS	09/11/2012	263.00	PARK & REC SPEC
Total IOWA P.R.A.:			263.00	
IOWA PRISON INDUSTRIES				
IOWA PRISON INDUSTRIES	SIGNS	08/29/2012	595.35	ROAD USE TAX FU
Total IOWA PRISON INDUSTRIES:			595.35	
IOWA WATER MANAGEMENT CO.				
IOWA WATER MANAGEMENT C	WATER MGMT - LIBRARY	08/31/2012	40.00	LIBRARY FUND
IOWA WATER MANAGEMENT C	WATER MGMT - MUN BLDG	08/31/2012	150.00	GENERAL FUND
Total IOWA WATER MANAGEMENT CO.:			190.00	
JIM'S JOHNS				
JIM'S JOHNS	KYDO - BARKER	08/21/2012	40.00	PARK & RECREATI
JIM'S JOHNS	KYBO - DAYTON	08/21/2012	40.00	PARK & RECREATI
JIM'S JOHNS	KYBO - DOWNEY	08/21/2012	40.00	PARK & RECREATI
JIM'S JOHNS	KYBO - PICKARD SOUTH	08/21/2012	40.00	PARK & RECREATI
JIM'S JOHNS	KYBO - SOUTH PARK	08/21/2012	40.00	PARK & RECREATI
JIM'S JOHNS	KYBO - DUMP	08/21/2012	40.00	GENERAL FUND
JIM'S JOHNS	KYBO - O.C.P. (SALEM CT)	08/21/2012	40.00	PARK & RECREATI
JIM'S JOHNS	KYBO - PICKARD HANDICAP	08/21/2012	50.00	PARK & RECREATI
Total JIM'S JOHNS:			330.00	
JOHNSON, JEREMY				
JOHNSON, JEREMY	I & I REIMBURSEMENT - 607 N J ST	08/31/2012	562.50	SEWER FUND
Total JOHNSON, JEREMY:			562.50	
JO'S HALLMARK				
JO'S HALLMARK	SUPPLIES	08/15/2012	9.99	GENERAL FUND
Total JO'S HALLMARK:			9.99	
KELLY TIRE & EXHAUST				
KELLY TIRE & EXHAUST	VEHICLE SUPPLIES/TIRES	09/05/2012	2,105.20	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total KELLY TIRE & EXHAUST:			2,105.20	
KIYA KODA HUMANE SOCIETY				
KIYA KODA HUMANE SOCIETY	DOGGIE DIVE PROCEEDS	09/10/2012	96.00	PARK & RECREATI
Total KIYA KODA HUMANE SOCIETY:			96.00	
KLOOTWYK, MICHELLE				
KLOOTWYK, MICHELLE	MEDICAL EXPENSE - PRIOR TO JULY 1	09/11/2012	170.20	HRA FUND
Total KLOOTWYK, MICHELLE:			170.20	
KONRAD, KELLY				
KONRAD, KELLY	REFUND - PARKS/REC FEE	09/06/2012	56.00	PARK & RECREATI
Total KONRAD, KELLY:			56.00	
KOOISTRA, JEFF				
KOOISTRA, JEFF	INTERVIEW EXPENSE - MEAL & MILEAGE	08/25/2012	88.45	GENERAL FUND
Total KOOISTRA, JEFF:			88.45	
KOSMAN, MISTI L.				
KOSMAN, MISTI L.	MONTHLY CLEANING (1ST HALF OF SEPT)	09/13/2012	1,600.00	GENERAL FUND
Total KOSMAN, MISTI L.:			1,600.00	
LADD, BEN				
LADD, BEN	EMT TESTING	08/29/2012	70.00	AMBULANCE FUN
Total LADD, BEN:			70.00	
LARSON & LARSON CONSTRUCTION				
LARSON & LARSON CONSTRU	WELLNESS CENTER CONSTRUCTION	09/13/2012	856,787.38	CAPITAL PROJECT
Total LARSON & LARSON CONSTRUCTION:			856,787.38	
LEADER, THE				
LEADER, THE	AUG WEEKLY FLYER	09/01/2012	60.00	GENERAL FUND
Total LEADER, THE:			60.00	
LIEPA, JOHN				
LIEPA, JOHN	PROGRAM HONORARIUM	08/15/2012	100.00	LIBRARY FUND
Total LIEPA, JOHN:			100.00	
LOGAN CONTRACTORS SUPPLY INC.				
LOGAN CONTRACTORS SUPPL	BULL FLOAT	08/30/2012	173.90	ROAD USE TAX FU
LOGAN CONTRACTORS SUPPL	AIR HOSE/WAND ASSEMBLY	09/05/2012	418.99	ROAD USE TAX FU
LOGAN CONTRACTORS SUPPL	CHAIN BINDERS	09/10/2012	45.90	ROAD USE TAX FU
Total LOGAN CONTRACTORS SUPPLY INC.:			638.79	
LONGER, CHRIS				
LONGER, CHRIS	VISION EXPENSE	09/07/2012	108.00	HRA FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total LONGER, CHRIS:			108.00	
MAHASKA COMMUNICATION GROUP				
MAHASKA COMMUNICATION G	INTERNET	09/01/2012	65.92	GENERAL FUND
MAHASKA COMMUNICATION G	TELEPHONE	09/01/2012	79.73	GENERAL FUND
MAHASKA COMMUNICATION G	TELEPHONE	09/01/2012	18.40	GENERAL FUND
MAHASKA COMMUNICATION G	TELEPHONE	09/01/2012	12.26	ROAD USE TAX FU
MAHASKA COMMUNICATION G	INTERNET	09/01/2012	21.99	ROAD USE TAX FU
MAHASKA COMMUNICATION G	TELEPHONE	09/01/2012	110.37	POLICE FUND
MAHASKA COMMUNICATION G	INTERNET	09/01/2012	21.99	POLICE FUND
MAHASKA COMMUNICATION G	TELEPHONE	09/01/2012	67.45	FIRE FUND
MAHASKA COMMUNICATION G	INTERNET	09/01/2012	21.99	FIRE FUND
MAHASKA COMMUNICATION G	TELEPHONE	09/01/2012	12.26	POOL (MEMORIAL)
MAHASKA COMMUNICATION G	TELEPHONE	09/01/2012	26.64	AMBULANCE FUN
MAHASKA COMMUNICATION G	TELEPHONE	09/01/2012	30.66	PARK & RECREATI
MAHASKA COMMUNICATION G	TELEPHONE	09/01/2012	6.13	PARK & RECREATI
MAHASKA COMMUNICATION G	TELEPHONE	09/01/2012	53.28	PARK & RECREATI
MAHASKA COMMUNICATION G	TELEPHONE	09/01/2012	91.98	PARK & RECREATI
MAHASKA COMMUNICATION G	INTERNET	09/01/2012	21.99	PARK & RECREATI
MAHASKA COMMUNICATION G	TELEPHONE	09/01/2012	67.45	LIBRARY FUND
MAHASKA COMMUNICATION G	INTERNET	09/01/2012	21.99	LIBRARY FUND
MAHASKA COMMUNICATION G	TELEPHONE	09/01/2012	49.05	SEWER FUND
MAHASKA COMMUNICATION G	INTERNET	09/01/2012	21.99	SEWER FUND
Total MAHASKA COMMUNICATION GROUP:			823.52	
MC CLEMONS, TRACEY				
MC CLEMONS, TRACEY	REFUND PARKS/REC FEE	09/06/2012	14.00	PARK & RECREATI
Total MC CLEMONS, TRACEY:			14.00	
MC COY HARDWARE INC				
MC COY HARDWARE INC	BUILDING SUPPLIES	08/29/2012	10.78	FIRE FUND
MC COY HARDWARE INC	SHIPPING	08/29/2012	17.46	FIRE FUND
MC COY HARDWARE INC	SHOP	08/31/2012	29.69	FIRE FUND
MC COY HARDWARE INC	BUILDING SUPPLIES	09/04/2012	15.58	FIRE FUND
MC COY HARDWARE INC	SPRINKLER	09/07/2012	22.49	PARK & RECREATI
MC COY HARDWARE INC	SHOP	09/07/2012	17.09	FIRE FUND
Total MC COY HARDWARE INC:			113.09	
MERCY COLLEGE OF HEALTH SCIENCES				
MERCY COLLEGE OF HEALTH	CEH FEE	09/04/2012	10.00	AMBULANCE FUN
Total MERCY COLLEGE OF HEALTH SCIENCES:			10.00	
METCALF, BRAD				
METCALF, BRAD	DENTAL EXPENSE	08/31/2012	314.00	HRA FUND
Total METCALF, BRAD:			314.00	
METZ, MIKE				
METZ, MIKE	MEDICAL EXPENSE	09/11/2012	701.00	HRA FUND
Total METZ, MIKE:			701.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	59090-18015 NATURAL GAS (6 THERMS)	08/17/2012	13.98	LIBRARY FUND
Total MID AMERICAN ENERGY CO.:			13.98	
MIDWEST BREATHING AIR LLC				
MIDWEST BREATHING AIR LLC	QUARTERLY AIR TEST	09/10/2012	117.90	FIRE FUND
Total MIDWEST BREATHING AIR LLC:			117.90	
MIDWEST OFFICE TECH				
MIDWEST OFFICE TECH	COPIES	08/29/2012	75.10	SEWER FUND
MIDWEST OFFICE TECH	COPIES	08/31/2012	38.54	PARK & RECREATI
Total MIDWEST OFFICE TECH:			113.64	
MILLER ELECTRIC SERVICES				
MILLER ELECTRIC SERVICES	POOL PUMP ELECTRIC REPAIR	09/06/2012	645.11	POOL (MEMORIAL)
Total MILLER ELECTRIC SERVICES:			645.11	
MOMAR				
MOMAR	SALT NEUTRALIZER	08/22/2012	591.35	ROAD USE TAX FU
Total MOMAR:			591.35	
MORRIS, DENISE				
MORRIS, DENISE	REFUND - CLASS CANCELLED	09/07/2012	6.75	PARK & RECREATI
Total MORRIS, DENISE:			6.75	
MOVIE LICENSING USA				
MOVIE LICENSING USA	ANNUAL SITE LICENSE	08/16/2012	75.00	LIBRARY FUND
MOVIE LICENSING USA	ANIME LICENSE	08/17/2012	297.50	LIBRARY SPECIAL
Total MOVIE LICENSING USA:			372.50	
MURPHY TRACTOR & EQUIPMENT				
MURPHY TRACTOR & EQUIPM	NEW RADIATOR/PARTS	08/29/2012	4,112.01	ROAD USE TAX FU
Total MURPHY TRACTOR & EQUIPMENT:			4,112.01	
NAPA AUTO PARTS				
NAPA AUTO PARTS	SHOP	08/13/2012	5.99	FIRE FUND
NAPA AUTO PARTS	SHOP	08/13/2012	99.52	FIRE FUND
NAPA AUTO PARTS	CREDIT	08/14/2012	82.34	FIRE FUND
Total NAPA AUTO PARTS:			23.17	
NATIONAL FIRE PROTECTION				
NATIONAL FIRE PROTECTION	DUES	08/28/2012	165.00	FIRE FUND
Total NATIONAL FIRE PROTECTION:			165.00	
NOLASOFT DEVELOPMENT				
NOLASOFT DEVELOPMENT	LIBRARY PAGE BROKEN VIA ROTATOR ISS	08/15/2012	150.00	LIBRARY FUND
NOLASOFT DEVELOPMENT	ANNUAL DOMAIN REGISTRATION	09/04/2012	19.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total NOLASOFT DEVELOPMENT:			169.00	
NORWALK READY-MIXED CONCRETE				
NORWALK READY-MIXED CON	CONCRETE	08/23/2012	768.75	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	08/23/2012	522.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	08/24/2012	282.75	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	08/27/2012	500.25	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	08/27/2012	913.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	08/27/2012	130.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	08/28/2012	652.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	08/28/2012	739.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	08/29/2012	870.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	08/30/2012	609.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	08/30/2012	247.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	08/30/2012	348.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	08/31/2012	326.25	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	08/31/2012	522.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	09/04/2012	544.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	09/04/2012	630.75	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	09/04/2012	693.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	09/04/2012	618.75	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	09/05/2012	396.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	09/05/2012	594.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	CONCRETE	09/05/2012	1,131.00	ROAD USE TAX FU
Total NORWALK READY-MIXED CONCRETE:			12,040.50	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	FUSE	08/30/2012	3.69	PARK & RECREATI
O'REILLY AUTO PARTS	FILTERS	08/30/2012	67.64	ROAD USE TAX FU
O'REILLY AUTO PARTS	OFFICE SUPPLIES	08/30/2012	16.99	POLICE FUND
O'REILLY AUTO PARTS	AUTO SUPPLIES	08/31/2012	96.40	PARK & RECREATI
O'REILLY AUTO PARTS	BRAKE CLEAN	09/04/2012	47.76	PARK & RECREATI
Total O'REILLY AUTO PARTS:			232.48	
ORIENTAL TRADING CO. INC.				
ORIENTAL TRADING CO. INC.	PROGRAM SUPPLIES	08/29/2012	43.25	LIBRARY FUND
Total ORIENTAL TRADING CO. INC.:			43.25	
PATRICK, MICHELE				
PATRICK, MICHELE	DENTAL EXPENSE	09/07/2012	360.00	HRA FUND
Total PATRICK, MICHELE:			360.00	
PETTY CASH-RECREATION				
PETTY CASH-RECREATION	KEY CARD - LORD	08/30/2012	19.50	PARK & REC SPEC
PETTY CASH-RECREATION	KEY CARD - HANSEN	08/30/2012	40.00	PARK & REC SPEC
PETTY CASH-RECREATION	KEY CARD - CARTER	08/31/2012	19.50	PARK & REC SPEC
Total PETTY CASH-RECREATION:			79.00	
PHILIPS MEDICAL SYSTEMS				
PHILIPS MEDICAL SYSTEMS	BATTERY CONDITIONER	09/05/2012	1,249.50	AMBULANCE FUN

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total PHILIPS MEDICAL SYSTEMS:			1,249.50	
PIERCE BROTHERS				
PIERCE BROTHERS	ROD	08/13/2012	16.00	FIRE FUND
PIERCE BROTHERS	STEEL	08/15/2012	6.00	FIRE FUND
PIERCE BROTHERS	REPAIR FORKS	09/10/2012	74.00	PARK & RECREATI
Total PIERCE BROTHERS:			96.00	
PLASTIC RECYCLING OF IA FALLS				
PLASTIC RECYCLING OF IA FA	3 BENCHES	08/27/2012	910.20	PARK & REC SPEC
Total PLASTIC RECYCLING OF IA FALLS:			910.20	
PLEASURE POOL & SPA				
PLEASURE POOL & SPA	FOUNTAIN CHEMICALS	08/30/2012	17.99	PARK & RECREATI
Total PLEASURE POOL & SPA:			17.99	
QUILL CORPORATION				
QUILL CORPORATION	OFFICE SUPPLIES	08/29/2012	256.83	POLICE FUND
QUILL CORPORATION	OFFICE SUPPLIES	09/04/2012	69.90	POLICE FUND
Total QUILL CORPORATION:			326.73	
RANDOM HOUSE INC.				
RANDOM HOUSE INC.	BOOK ON CD	08/04/2012	30.00	LIBRARY FUND
RANDOM HOUSE INC.	BOOK ON CD	08/10/2012	22.50	LIBRARY FUND
RANDOM HOUSE INC.	BOOK ON CD	08/04/2012	37.50	LIBRARY FUND
RANDOM HOUSE INC.	BOOK ON CD	08/10/2012	30.00	LIBRARY FUND
RANDOM HOUSE INC.	BOOKS ON CD	08/10/2012	67.50	LIBRARY FUND
Total RANDOM HOUSE INC.:			187.50	
RECORDED BOOKS LLC				
RECORDED BOOKS LLC	BOOKS ON CD	07/25/2012	411.80	LIBRARY FUND
RECORDED BOOKS LLC	DVD	08/14/2012	33.00	LIBRARY FUND
RECORDED BOOKS LLC	BOOKS ON CD	08/10/2012	202.60	LIBRARY FUND
Total RECORDED BOOKS LLC:			647.40	
RECORD-HERALD & INDIANOLA TRIBUNE				
RECORD-HERALD & INDIANOL	FY 11-12 SALARIES	08/26/2012	146.36	GENERAL FUND
RECORD-HERALD & INDIANOL	CC MIN-8	08/26/2012	295.80	GENERAL FUND
RECORD-HERALD & INDIANOL	BD ADJ	08/26/2012	24.48	GENERAL FUND
Total RECORD-HERALD & INDIANOLA TRIBUNE:			466.64	
RECORD-HERALD AD CONTRACT ACCT.				
RECORD-HERALD AD CONTRA	FALL HELP WANTED	08/26/2012	128.00	PARK & RECREATI
RECORD-HERALD AD CONTRA	TAE KWON DO	08/26/2012	95.00	PARK & RECREATI
RECORD-HERALD AD CONTRA	YOUTH VB	08/26/2012	95.00	PARK & RECREATI
RECORD-HERALD AD CONTRA	YOUTH FB	08/26/2012	95.00	PARK & RECREATI
RECORD-HERALD AD CONTRA	POLICE CHIEF AD	08/26/2012	132.00	POLICE FUND
Total RECORD-HERALD AD CONTRACT ACCT.:			545.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
ROSENBERGER, SARAH ROSENBERGER, SARAH	REFUND PARKS/REC FEE	09/05/2012	8.00	PARK & RECREATI
Total ROSENBERGER, SARAH:			8.00	
SHER, BRIAN SHER, BRIAN	UNIFORM	09/01/2012	208.82	POLICE FUND
Total SHER, BRIAN:			208.82	
SPENCER, JEFFREY SPENCER, JEFFREY SPENCER, JEFFREY SPENCER, JEFFREY	DENTAL EXPENSE PRIOR TO JULY 1 MEDICAL EXPENSE PRIOR TO JULY 1 MEDICAL EXPENSE	09/11/2012 09/11/2012 09/11/2012	25.00 89.16 122.81	HRA FUND HRA FUND HRA FUND
Total SPENCER, JEFFREY:			236.97	
SPRINGER PEST SOLUTIONS DSM SPRINGER PEST SOLUTIONS D	MONTHLY SERVICE	09/11/2012	53.00	LIBRARY FUND
Total SPRINGER PEST SOLUTIONS DSM:			53.00	
STATE SAVINGS BANK STATE SAVINGS BANK	INTEREST - DOWNTOWN BIZ INCENTIVE - P	09/01/2012	764.38	DOWNTOWN BIZ I
Total STATE SAVINGS BANK:			764.38	
STERNQUIST CONST. INC. STERNQUIST CONST. INC.	STREET PROJECT PAY EST 5	09/11/2012	269,244.30	STREET CAPITAL
Total STERNQUIST CONST. INC.:			269,244.30	
STONE RIVER PHARMACY STONE RIVER PHARMACY	411 RX	09/03/2012	161.58	POLICE FUND
Total STONE RIVER PHARMACY:			161.58	
STOVER, C.M. STOVER, C.M.	I & I REIMBURSEMENT 411 W SALEM	08/21/2012	425.00	SEWER FUND
Total STOVER, C.M.:			425.00	
STUTSMAN INC., ELDON C. STUTSMAN INC., ELDON C.	ICE MELT	09/04/2012	955.00	PARK & RECREATI
Total STUTSMAN INC., ELDON C.:			955.00	
SVPA ARCHITECTS INC SVPA ARCHITECTS INC	WELLNESS CENTER - ARCHITECT FEES	09/05/2012	14,455.03	CAPITAL PROJECT
Total SVPA ARCHITECTS INC:			14,455.03	
T.R.M. DISPOSAL LLC T.R.M. DISPOSAL LLC T.R.M. DISPOSAL LLC T.R.M. DISPOSAL LLC T.R.M. DISPOSAL LLC	GARBAGE DISPOSAL TRASH DISPOSAL DUMPSTERS - NORTH PLANT DUMPSTER - SOUTH PLANT	08/27/2012 08/27/2012 08/27/2012 08/27/2012	15.00 89.00 96.00 49.00	POLICE FUND LIBRARY FUND SEWER FUND SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total T.R.M. DISPOSAL LLC:			249.00	
TELRITE CORPORATION				
TELRITE CORPORATION	LONG DISTANCE SERVICE	08/22/2012	1.77	GENERAL FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	08/22/2012	11.65	GENERAL FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	08/22/2012	14.66	GENERAL FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	08/22/2012	11.91	GENERAL FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	08/22/2012	13.73	POLICE FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	08/22/2012	14.82	FIRE FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	08/22/2012	.73	AMBULANCE FUN
TELRITE CORPORATION	LONG DISTANCE SERVICE	08/22/2012	6.97	LIBRARY FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	08/22/2012	4.46	SEWER FUND
TELRITE CORPORATION	LONG DISTANCE PHONE	08/22/2012	5.00	PARK & RECREATI
Total TELRITE CORPORATION:			85.70	
THEISEN'S				
THEISEN'S	LAGOON FENCE	09/06/2012	11.99	SEWER FUND
THEISEN'S	MULCH	09/06/2012	833.33	PARK & RECREATI
THEISEN'S	MULCH	09/06/2012	417.37	PARK & RECREATI
Total THEISEN'S:			1,262.69	
THOMSON GALE				
THOMSON GALE	LARGE PRINT BOOKS	07/12/2012	234.31	LIBRARY FUND
THOMSON GALE	LARGE PRINT BOOK	07/26/2012	23.99	LIBRARY FUND
THOMSON GALE	LARGE PRINT BOOK	07/26/2012	19.19	LIBRARY FUND
THOMSON GALE	LARGE PRINT BOOK	08/03/2012	22.40	LIBRARY FUND
Total THOMSON GALE:			299.89	
TOMIN'S TOWING				
TOMIN'S TOWING	VEHICLE REPAIR	08/29/2012	245.86	POLICE FUND
Total TOMIN'S TOWING:			245.86	
TRANS-IOWA EQUIPMENT INC				
TRANS-IOWA EQUIPMENT INC	FILTERS FOR JET	09/07/2012	224.98	SEWER FUND
Total TRANS-IOWA EQUIPMENT INC:			224.98	
TWO RIVERS MARTIAL ARTS				
TWO RIVERS MARTIAL ARTS	INSTRUCTOR FEES	08/29/2012	1,938.00	PARK & RECREATI
Total TWO RIVERS MARTIAL ARTS:			1,938.00	
UNIQUE MANAGEMENT SERVICES				
UNIQUE MANAGEMENT SERVI	COLLECTION AGENCY FEES	09/01/2012	50.00	LIBRARY FUND
Total UNIQUE MANAGEMENT SERVICES:			50.00	
UNUM LIFE INSURANCE CO OF AMERICA				
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	09/07/2012	22.22	GENERAL FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	09/07/2012	191.10	GENERAL FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	09/07/2012	87.36	GENERAL FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	09/07/2012	70.20	GENERAL FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	09/07/2012	206.61	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	09/07/2012	551.67	POLICE FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	09/07/2012	57.36	FIRE FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	09/07/2012	243.57	AMBULANCE FUN
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	09/07/2012	135.55	PARK & RECREATI
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	09/07/2012	40.82	PARK & RECREATI
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	09/07/2012	125.91	PARK & RECREATI
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	09/07/2012	156.42	LIBRARY FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	09/07/2012	147.76	SEWER FUND
Total UNUM LIFE INSURANCE CO OF AMERICA:			2,036.55	
VERIZON WIRELESS				
VERIZON WIRELESS	FIRE CELL PHONE	08/26/2012	10.73	FIRE FUND
VERIZON WIRELESS	EMS CELL PHONE	08/26/2012	175.00	AMBULANCE FUN
Total VERIZON WIRELESS:			185.73	
WAL-MART STORES INC.				
WAL-MART STORES INC.	1 DVD	08/28/2012	14.96	LIBRARY FUND
WAL-MART STORES INC.	OFFICE SUPPLIES	08/28/2012	5.49	LIBRARY FUND
WAL-MART STORES INC.	PROGRAM SUPPLIES	08/28/2012	34.09	LIBRARY FUND
WAL-MART STORES INC.	CLEANING SUPPLIES	09/06/2012	7.41	PARK & RECREATI
WAL-MART STORES INC.	AFTER SCHOOL SUPPLIES & SNACKS	09/10/2012	79.68	PARK & RECREATI
WAL-MART STORES INC.	PROGRAM SUPPLIES	09/06/2012	16.77	LIBRARY FUND
WAL-MART STORES INC.	PROGRAM SUPPLIES	08/15/2012	15.84	LIBRARY FUND
WAL-MART STORES INC.	PROGRAM SUPPLIES	08/26/2012	4.36	LIBRARY FUND
WAL-MART STORES INC.	PROGRAM SUPPLIES	09/06/2012	4.00	LIBRARY FUND
WAL-MART STORES INC.	PROGRAM SUPPLIES	08/18/2012	29.30	LIBRARY FUND
Total WAL-MART STORES INC.:			211.90	
WARREN CO OIL CO				
WARREN CO OIL CO	OIL	08/30/2012	526.00	ROAD USE TAX FU
Total WARREN CO OIL CO:			526.00	
WARREN CO. BRD OF SUPERVISORS				
WARREN CO. BRD OF SUPERVI	BUILDING RENT - CHICO METRICS (SEPT -	09/06/2012	200.00	PARK & RECREATI
Total WARREN CO. BRD OF SUPERVISORS:			200.00	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	MEDICAL WASTE	09/01/2012	47.69	AMBULANCE FUN
Total WASTE MANAGEMENT OF IOWA:			47.69	
WATCH GUARD VIDEO				
WATCH GUARD VIDEO	CAMERA REPAIR	08/28/2012	564.25	POLICE FUND
WATCH GUARD VIDEO	CAMERA REPAIR	08/28/2012	109.25	POLICE FUND
Total WATCH GUARD VIDEO:			673.50	
YANDO, ED				
YANDO, ED	CLOTHING ALLOWANCE	09/03/2012	84.76	ROAD USE TAX FU
Total YANDO, ED:			84.76	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Grand Totals:			1,295,691.30	

City Council: _____

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
GENERAL FUND				
911 ETC INC	001-6200-63730	911 MONTHLY ACCESS CHARG	08/30/2012	10.82
911 ETC INC	001-1700-63730	911 MONTHLY ACCESS CHARG	08/30/2012	2.50
CAPITAL EXPRESS	001-6200-65080	POSTAGE	08/30/2012	39.66
CENTRAL IOWA PEST CONTRO	001-6500-65990	EXTERMINATOR	09/06/2012	150.00
CITY OF INDIANOLA - UTILITY	001-6500-63710	UTILITIES	08/31/2012	4,830.04
CITY OF INDIANOLA - UTILITY	001-2300-63710	UTILITIES	08/31/2012	9,690.86
CLARK, CRAIG	001-6500-66990	INTERVIEW EXPENSES - MEAL	08/25/2012	330.93
COMMERCIAL APPRAISERS OF	001-6500-64990	N 'C' APPRAISAL	08/28/2012	2,800.00
HANSON, ERIC	001-6500-66990	CITY MANAGER SEARCH	09/12/2012	296.07
HAYS, MIKE	001-6150-62700	MILEAGE	08/24/2012	230.88
IND CHAMBER OF COMMERCE	001-5100-64130	FY13 CONTRIBUTION TOURISM	09/12/2012	14,000.00
INDOFF INCORPORATED	001-6200-65070	SUPPLIES	08/24/2012	335.15
INTEGRIVault	001-6500-64990	OFFSITE BACKUP	08/31/2012	250.00
INTEGRIVault	001-6500-64990	OFFSITE BACKUP	09/01/2012	250.00
IOWA WATER MANAGEMENT C	001-6500-63100	WATER MGMT - MUN BLDG	08/31/2012	150.00
JIM'S JOHNS	001-2900-64990	KYBO - DUMP	08/21/2012	40.00
JO'S HALLMARK	001-6200-65070	SUPPLIES	08/15/2012	9.99
KOOISTRA, JEFF	001-6500-66990	INTERVIEW EXPENSE - MEAL &	08/25/2012	88.45
KOSMAN, MISTI L.	001-6500-64090	MONTHLY CLEANING (1ST HAL	09/13/2012	1,600.00
LEADER, THE	001-6500-64800	AUG WEEKLY FLYER	09/01/2012	60.00
MAHASKA COMMUNICATION G	001-6210-64990	INTERNET	09/01/2012	65.92
MAHASKA COMMUNICATION G	001-6200-63730	TELEPHONE	09/01/2012	79.73
MAHASKA COMMUNICATION G	001-1700-63730	TELEPHONE	09/01/2012	18.40
NOLASOFT DEVELOPMENT	001-6500-64990	ANNUAL DOMAIN REGISTRATI	09/04/2012	19.00
RECORD-HERALD & INDIANOL	001-6500-64020	FY 11-12 SALARIES	08/26/2012	146.36
RECORD-HERALD & INDIANOL	001-6500-64020	CC MIN-8	08/26/2012	295.80
RECORD-HERALD & INDIANOL	001-1700-64020	BD ADJ	08/26/2012	24.48
TELRITE CORPORATION	001-6150-63730	LONG DISTANCE SERVICE	08/22/2012	1.77
TELRITE CORPORATION	001-6210-63730	LONG DISTANCE SERVICE	08/22/2012	11.65
TELRITE CORPORATION	001-6200-63730	LONG DISTANCE SERVICE	08/22/2012	14.66
TELRITE CORPORATION	001-1700-63730	LONG DISTANCE SERVICE	08/22/2012	11.91
UNUM LIFE INSURANCE CO OF	001-6210-61550	LIFE, AD&D AND LTD INSURAN	09/07/2012	22.22
UNUM LIFE INSURANCE CO OF	001-6200-61550	LIFE, AD&D AND LTD INSURAN	09/07/2012	191.10
UNUM LIFE INSURANCE CO OF	001-6250-61550	LIFE, AD&D AND LTD INSURAN	09/07/2012	87.36
UNUM LIFE INSURANCE CO OF	001-1700-61550	LIFE, AD&D AND LTD INSURAN	09/07/2012	70.20
Total GENERAL FUND:				36,225.91
POLICE FUND				
911 ETC INC	011-1100-63730	911 MONTHLY ACCESS CHARG	08/30/2012	15.00
CRAIG'S AUTOMOTIVE	011-1100-63320	VEHICLE REPAIR	07/30/2012	806.50
CRAIG'S AUTOMOTIVE	011-1100-63320	VEHICLE REPAIR	08/22/2012	273.00
ENTERPRISE CAR SALES	011-1100-67100	VEHICLE	08/31/2012	13,842.00
G & D ELECTRIC INC	011-1100-63320	VEHICLE REPAIR	09/11/2012	125.00
INFOMAX OFFICE SYSTEMS IN	011-1100-64990	MISC CONTRACT	09/04/2012	64.82
KELLY TIRE & EXHAUST	011-1100-65050	VEHICLE SUPPLIES/TIRES	09/05/2012	2,105.20
MAHASKA COMMUNICATION G	011-1100-63730	TELEPHONE	09/01/2012	110.37
MAHASKA COMMUNICATION G	011-1100-63730	INTERNET	09/01/2012	21.99
O'REILLY AUTO PARTS	011-1100-65060	OFFICE SUPPLIES	08/30/2012	16.99
QUILL CORPORATION	011-1100-65060	OFFICE SUPPLIES	08/29/2012	256.83
QUILL CORPORATION	011-1100-65060	OFFICE SUPPLIES	09/04/2012	69.90
RECORD-HERALD AD CONTRA	011-1100-64020	POLICE CHIEF AD	08/26/2012	132.00
SHER, BRIAN	011-1100-61810	UNIFORM	09/01/2012	208.82
STONE RIVER PHARMACY	011-1100-64120	411 RX	09/03/2012	161.58
T.R.M. DISPOSAL LLC	011-1100-67260	GARBAGE DISPOSAL	08/27/2012	15.00
TELRITE CORPORATION	011-1100-63730	LONG DISTANCE SERVICE	08/22/2012	13.73
TOMIN'S TOWING	011-1100-63320	VEHICLE REPAIR	08/29/2012	245.86

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
UNUM LIFE INSURANCE CO OF	011-1100-61550	LIFE, AD&D AND LTD INSURAN	09/07/2012	551.67
WATCH GUARD VIDEO	011-1100-63410	CAMERA REPAIR	08/28/2012	564.25
WATCH GUARD VIDEO	011-1100-63410	CAMERA REPAIR	08/28/2012	109.25
Total POLICE FUND:				19,709.76
FIRE FUND				
911 ETC INC	015-1500-63730	911 MONTHLY ACCESS CHARG	08/30/2012	9.17
CITY OF INDIANOLA - UTILITY	015-1500-63710	UTILITIES	08/31/2012	200.00
CITY OF INDIANOLA - UTILITY	015-1500-63710	UTILITIES - PD/FIRE BLDG	08/31/2012	45.48
CR SERVICES	015-1500-63100	SUPPLIES	09/07/2012	27.83
IA METH. OCCUPATIONAL MED	015-1500-64120	PHYSICAL	08/31/2012	2,168.24
ILLINOIS FIRE STORE	015-1500-65500	FIRE HELMETS	08/23/2012	3,500.00
ILLOWA COMMUNICATIONS	015-1500-63415	RADIO REPAIR	08/30/2012	93.00
ILLOWA COMMUNICATIONS	015-1500-63415	RADIO REPAIR	08/24/2012	45.35
ILLOWA COMMUNICATIONS	015-1500-65039	PAGERS	08/24/2012	1,935.00
IOWA ASSOC OF MUN UTILITIE	015-1500-62300	SAFETY CONSULTATION/FIRE -	08/31/2012	360.00
MAHASKA COMMUNICATION G	015-1500-63730	TELEPHONE	09/01/2012	67.45
MAHASKA COMMUNICATION G	015-1500-63730	INTERNET	09/01/2012	21.99
MC COY HARDWARE INC	015-1500-63100	BUILDING SUPPLIES	08/29/2012	10.78
MC COY HARDWARE INC	015-1500-65082	SHIPPING	08/29/2012	17.46
MC COY HARDWARE INC	015-1500-65076	SHOP	08/31/2012	29.69
MC COY HARDWARE INC	015-1500-63100	BUILDING SUPPLIES	09/04/2012	15.58
MC COY HARDWARE INC	015-1500-65076	SHOP	09/07/2012	17.09
MIDWEST BREATHING AIR LLC	015-1500-63410	QUARTERLY AIR TEST	09/10/2012	117.90
NAPA AUTO PARTS	015-1500-65076	SHOP	08/13/2012	5.99
NAPA AUTO PARTS	015-1500-65076	SHOP	08/13/2012	99.52
NAPA AUTO PARTS	015-1500-65076	CREDIT	08/14/2012	82.34-
NATIONAL FIRE PROTECTION	015-1500-62100	DUES	08/28/2012	165.00
PIERCE BROTHERS	015-1500-65070	ROD	08/13/2012	16.00
PIERCE BROTHERS	015-1500-65070	STEEL	08/15/2012	6.00
TELRITE CORPORATION	015-1500-63730	LONG DISTANCE SERVICE	08/22/2012	14.82
UNUM LIFE INSURANCE CO OF	015-1500-61550	LIFE, AD&D AND LTD INSURAN	09/07/2012	57.36
VERIZON WIRELESS	015-1500-63730	FIRE CELL PHONE	08/26/2012	10.73
Total FIRE FUND:				8,975.09
AMBULANCE FUND				
BOUND TREE MEDICAL LLC	016-1600-65070	MED SUPPLIES	08/28/2012	5.79
BOUND TREE MEDICAL LLC	016-1600-65070	MED SUPPLIES	08/29/2012	262.08
LADD, BEN	016-1600-62300	EMT TESTING	08/29/2012	70.00
MAHASKA COMMUNICATION G	016-1600-63730	TELEPHONE	09/01/2012	26.64
MERCY COLLEGE OF HEALTH	016-1600-62300	CEH FEE	09/04/2012	10.00
PHILIPS MEDICAL SYSTEMS	016-1600-65070	BATTERY CONDITIONER	09/05/2012	1,249.50
TELRITE CORPORATION	016-1600-63730	LONG DISTANCE SERVICE	08/22/2012	.73
UNUM LIFE INSURANCE CO OF	016-1600-61550	LIFE, AD&D AND LTD INSURAN	09/07/2012	243.57
VERIZON WIRELESS	016-1600-63730	EMS CELL PHONE	08/26/2012	175.00
WASTE MANAGEMENT OF IOW	016-1600-65070	MEDICAL WASTE	09/01/2012	47.69
Total AMBULANCE FUND:				2,091.00
LIBRARY FUND				
911 ETC INC	041-4100-63730	911 MONTHLY ACCESS CHARG	08/30/2012	9.17
AMES PUBLIC LIBRARY	041-4100-65020	MARY, QUEEN OF FRANCE BY	09/10/2012	17.95
BAKER & TAYLOR ENTERTAIN	041-4100-65022	DVD	08/30/2012	21.45-
BAKER & TAYLOR ENTERTAIN	041-4100-65021	CD	07/27/2012	8.87
BAKER & TAYLOR ENTERTAIN	041-4100-65022	DVD	07/27/2012	22.19
BAKER & TAYLOR ENTERTAIN	041-4100-65022	DVD	08/03/2012	22.19

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
BAKER & TAYLOR ENTERTAIN	041-4100-65022	DVD	08/03/2012	32.52
BAKER & TAYLOR ENTERTAIN	041-4100-65022	DVD	08/06/2012	22.19
BAKER & TAYLOR ENTERTAIN	041-4100-65022	DVD	08/09/2012	22.16
BAKER & TAYLOR ENTERTAIN	041-4100-65022	DVD	08/17/2012	21.45
BAKER AND TAYLOR	041-4100-65020	BOOKS	08/24/2012	2.47-
BAKER AND TAYLOR	041-4100-65020	BOOKS	08/28/2012	14.86-
BAKER AND TAYLOR	041-4100-65020	BOOKS	07/18/2012	360.56
BAKER AND TAYLOR	041-4100-65020	BOOKS	07/31/2012	274.45
BAKER AND TAYLOR	041-4100-65020	BOOKS	07/24/2012	306.92
BAKER AND TAYLOR	041-4100-65020	BOOKS	07/31/2012	92.91
BAKER AND TAYLOR	041-4100-65020	BOOKS	07/31/2012	1,243.34
BAKER AND TAYLOR	041-4100-65020	BOOKS	08/07/2012	142.38
BAKER AND TAYLOR	041-4100-65020	BOOKS	08/09/2012	123.73
BAKER AND TAYLOR	041-4100-65020	BOOKS	08/15/2012	162.77
BAKER AND TAYLOR	041-4100-65020	BOOKS	07/25/2012	73.70
BAKER AND TAYLOR	041-4100-65020	BOOKS	08/01/2012	36.36
BAKER AND TAYLOR	041-4100-65020	BOOKS	08/15/2012	61.49
BAKER AND TAYLOR	041-4100-65020	BOOKS - USE REMIANING PRE	06/06/2012	830.12-
CARLSON, JANE	041-4100-62700	MILEAGE AUG 2012	09/01/2012	43.57
CARLSON, JANE	041-4100-65079	WALGREENS - PROGRAM SUP	07/29/2012	10.55
CARLSON, JANE	041-4100-65079	WALGREENS - PROGRAMS SU	08/19/2012	4.22-
CENTER POINT LARGE PRINT	041-4100-65020	9 BOOKS	08/07/2012	173.43
CITY OF INDIANOLA - UTILITY	041-4100-63710	UTILITIES - BARKER	08/31/2012	2,094.36
CR SERVICES	041-4100-64090	MONTHLY CLEANING	08/20/2012	1,255.00
CR SERVICES	041-4100-65071	CLEANING SUPPLIES	08/20/2012	149.14
GODWIN, JOYCE	041-4100-62700	MILEAGE - AUGUST 2012	09/01/2012	30.69
HOBBY LOBBY	041-4100-65079	PROGRAM SUPPLIES	08/23/2012	11.36
HOUCHEN BINDERY LTD	041-4100-65020	BOOK BINDING FOR 6 BOOKS	08/24/2012	87.50
HY-VEE FOOD STORE	041-4100-65070	OFFICE SUPPLIES	08/28/2012	7.18
INDOFF INCORPORATED	041-4100-65070	OFFICE SUPPLIES	08/29/2012	125.14
INFOMAX OFFICE SYSTEMS IN	041-4100-64990	MONTHLY MAINTENANCE	09/04/2012	63.65
IOWA WATER MANAGEMENT C	041-4100-63100	WATER MGMT - LIBRARY	08/31/2012	40.00
LIEPA, JOHN	041-4100-65079	PROGRAM HONORARIUM	08/15/2012	100.00
MAHASKA COMMUNICATION G	041-4100-63730	TELEPHONE	09/01/2012	67.45
MAHASKA COMMUNICATION G	041-4100-63730	INTERNET	09/01/2012	21.99
MID AMERICAN ENERGY CO.	041-4100-63710	59090-18015 NATURAL GAS (6	08/17/2012	13.98
MOVIE LICENSING USA	041-4100-65020	ANNUAL SITE LICENSE	08/16/2012	75.00
NOLASOFT DEVELOPMENT	041-4100-64990	LIBRARY PAGE BROKEN VIA R	08/15/2012	150.00
ORIENTAL TRADING CO. INC.	041-4100-65079	PROGRAM SUPPLIES	08/29/2012	43.25
RANDOM HOUSE INC.	041-4100-65021	BOOK ON CD	08/04/2012	30.00
RANDOM HOUSE INC.	041-4100-65021	BOOK ON CD	08/10/2012	22.50
RANDOM HOUSE INC.	041-4100-65021	BOOK ON CD	08/04/2012	37.50
RANDOM HOUSE INC.	041-4100-65021	BOOK ON CD	08/10/2012	30.00
RANDOM HOUSE INC.	041-4100-65021	BOOKS ON CD	08/10/2012	67.50
RECORDED BOOKS LLC	041-4100-65021	BOOKS ON CD	07/25/2012	411.80
RECORDED BOOKS LLC	041-4100-65022	DVD	08/14/2012	33.00
RECORDED BOOKS LLC	041-4100-65021	BOOKS ON CD	08/10/2012	202.60
SPRINGER PEST SOLUTIONS D	041-4100-64990	MONTHLY SERVICE	09/11/2012	53.00
T.R.M. DISPOSAL LLC	041-4100-64090	TRASH DISPOSAL	08/27/2012	89.00
TELRITE CORPORATION	041-4100-63730	LONG DISTANCE SERVICE	08/22/2012	6.97
THOMSON GALE	041-4100-65020	LARGE PRINT BOOKS	07/12/2012	234.31
THOMSON GALE	041-4100-65020	LARGE PRINT BOOK	07/26/2012	23.99
THOMSON GALE	041-4100-65020	LARGE PRINT BOOK	07/26/2012	19.19
THOMSON GALE	041-4100-65020	LARGE PRINT BOOK	08/03/2012	22.40
UNIQUE MANAGEMENT SERVI	041-4100-64990	COLLECTION AGENCY FEES	09/01/2012	50.00
UNUM LIFE INSURANCE CO OF	041-4100-61550	LIFE, AD&D AND LTD INSURAN	09/07/2012	156.42
WAL-MART STORES INC.	041-4100-65022	1 DVD	08/28/2012	14.96
WAL-MART STORES INC.	041-4100-65070	OFFICE SUPPLIES	08/28/2012	5.49

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
WAL-MART STORES INC.	041-4100-65079	PROGRAM SUPPLIES	08/28/2012	34.09
WAL-MART STORES INC.	041-4100-65079	PROGRAM SUPPLIES	09/06/2012	16.77
WAL-MART STORES INC.	041-4100-65079	PROGRAM SUPPLIES	08/15/2012	15.84
WAL-MART STORES INC.	041-4100-65079	PROGRAM SUPPLIES	08/26/2012	4.36
WAL-MART STORES INC.	041-4100-65079	PROGRAM SUPPLIES	09/06/2012	4.00
WAL-MART STORES INC.	041-4100-65079	PROGRAM SUPPLIES	08/18/2012	29.30
Total LIBRARY FUND:				8,362.41
PARK & RECREATION FUND				
911 ETC INC	042-4370-63730	911 MONTHLY ACCESS CHARG	08/30/2012	4.17
911 ETC INC	042-4200-63730	911 MONTHLY ACCESS CHARG	08/30/2012	13.33
ASKELSEN, EDEN	042-4485-66990	REFUND - CLASS CANCELLED	09/06/2012	28.00
BIDDLE, STEVE	042-4420-66990	REFUND - PARK/REC FEE	09/06/2012	14.00
CASHEN, ALISA	042-4455-66990	REFUND - SOCCER	09/10/2012	57.00
CITY OF INDIANOLA - UTILITY	042-4355-63710	UTILITIES - MEMORIAL	08/31/2012	96.87
CITY OF INDIANOLA - UTILITY	042-4310-63710	UTILITIES - BARKER	08/31/2012	42.37
CITY OF INDIANOLA - UTILITY	042-4375-63710	UTILITIES - PICKARD	08/31/2012	1,168.56
CITY OF INDIANOLA - UTILITY	042-4350-63710	UTILITIES - MC CORD	08/31/2012	103.60
CITY OF INDIANOLA - UTILITY	042-4405-63710	UTILITIES	08/31/2012	1,395.18
CITY OF INDIANOLA - UTILITY	042-4330-63710	UTILITIES - DOWNEY	08/31/2012	18.75
CITY OF INDIANOLA - UTILITY	042-4370-63710	UTILITIES - SHOP	08/31/2012	292.82
CITY OF INDIANOLA - UTILITY	042-4315-63710	UTILITIES - TRAIL	08/31/2012	55.95
CITY OF INDIANOLA - UTILITY	042-4495-63710	UTILITIES - PICKARD	08/31/2012	214.05
CITY OF INDIANOLA - UTILITY	042-4360-63710	UTILITIES - MOATS	08/31/2012	43.49
CITY OF INDIANOLA - UTILITY	042-4320-63710	UTILITIES - BUXTON	08/31/2012	997.85
DLH GRAFX	042-4440-61810	PROGRAM SHIRTS	09/05/2012	127.10
DLH GRAFX	042-4475-61810	PROGRAM SHIRTS	09/05/2012	158.18
FINCK, GWEN	042-4420-66990	REFUND - CLASS CANCELLED	09/07/2012	5.00
IOWA ENERGY - IOWA BASKET	042-4480-64990	TICKET DEPOSIT	08/29/2012	75.00
JIM'S JOHNS	042-4310-64090	KYDO - BARKER	08/21/2012	40.00
JIM'S JOHNS	042-4325-64090	KYBO - DAYTON	08/21/2012	40.00
JIM'S JOHNS	042-4330-64090	KYBO - DOWNEY	08/21/2012	40.00
JIM'S JOHNS	042-4375-64090	KYBO - PICKARD SOUTH	08/21/2012	40.00
JIM'S JOHNS	042-4385-64090	KYBO - SOUTH PARK	08/21/2012	40.00
JIM'S JOHNS	042-4365-64090	KYBO - O.C.P. (SALEM CT)	08/21/2012	40.00
JIM'S JOHNS	042-4375-64090	KYBO - PICKARD HANDICAP	08/21/2012	50.00
KIYA KODA HUMANE SOCIETY	042-4425-64990	DOGGIE DIVE PROCEEDS	09/10/2012	96.00
KONRAD, KELLY	042-4485-66990	REFUND - PARKS/REC FEE	09/06/2012	56.00
MAHASKA COMMUNICATION G	042-4370-63730	TELEPHONE	09/01/2012	30.66
MAHASKA COMMUNICATION G	042-4405-63730	TELEPHONE	09/01/2012	6.13
MAHASKA COMMUNICATION G	042-4405-63730	TELEPHONE	09/01/2012	53.28
MAHASKA COMMUNICATION G	042-4200-63730	TELEPHONE	09/01/2012	91.98
MAHASKA COMMUNICATION G	042-4200-63730	INTERNET	09/01/2012	21.99
MC CLEMONS, TRACEY	042-4420-66990	REFUND PARKS/REC FEE	09/06/2012	14.00
MC COY HARDWARE INC	042-4440-65070	SPRINKLER	09/07/2012	22.49
MIDWEST OFFICE TECH	042-4200-65060	COPIES	08/31/2012	38.54
MORRIS, DENISE	042-4420-66990	REFUND - CLASS CANCELLED	09/07/2012	6.75
O'REILLY AUTO PARTS	042-4300-65071	FUSE	08/30/2012	3.69
O'REILLY AUTO PARTS	042-4300-65050	AUTO SUPPLIES	08/31/2012	96.40
O'REILLY AUTO PARTS	042-4300-65071	BRAKE CLEAN	09/04/2012	47.76
PIERCE BROTHERS	042-4300-63320	REPAIR FORKS	09/10/2012	74.00
PLEASURE POOL & SPA	042-4320-65010	FOUNTAIN CHEMICALS	08/30/2012	17.99
RECORD-HERALD AD CONTRA	042-4485-64020	FALL HELP WANTED	08/26/2012	128.00
RECORD-HERALD AD CONTRA	042-4435-64020	TAE KWON DO	08/26/2012	95.00
RECORD-HERALD AD CONTRA	042-4475-64020	YOUTH VB	08/26/2012	95.00
RECORD-HERALD AD CONTRA	042-4440-64020	YOUTH FB	08/26/2012	95.00
ROSENBERGER, SARAH	042-4415-66990	REFUND PARKS/REC FEE	09/05/2012	8.00

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
STUTSMAN INC., ELDON C.	042-4365-65070	ICE MELT	09/04/2012	955.00
TELRITE CORPORATION	042-4200-63730	LONG DISTANCE PHONE	08/22/2012	5.00
THEISEN'S	042-4320-65200	MULCH	09/06/2012	833.33
THEISEN'S	042-4305-65070	MULCH	09/06/2012	417.37
TWO RIVERS MARTIAL ARTS	042-4435-64205	INSTRUCTOR FEES	08/29/2012	1,938.00
UNUM LIFE INSURANCE CO OF	042-4300-61550	LIFE, AD&D AND LTD INSURAN	09/07/2012	135.55
UNUM LIFE INSURANCE CO OF	042-4400-61550	LIFE, AD&D AND LTD INSURAN	09/07/2012	40.82
UNUM LIFE INSURANCE CO OF	042-4200-61550	LIFE, AD&D AND LTD INSURAN	09/07/2012	125.91
WAL-MART STORES INC.	042-4300-65071	CLEANING SUPPLIES	09/06/2012	7.41
WAL-MART STORES INC.	042-4465-65070	AFTER SCHOOL SUPPLIES & S	09/10/2012	79.68
WARREN CO. BRD OF SUPERVI	042-4435-64152	BUILDING RENT - CHICO METR	09/06/2012	200.00
Total PARK & RECREATION FUND:				11,038.00

POOL (MEMORIAL) FUND

911 ETC INC	045-4500-63730	911 MONTHLY ACCESS CHARG	08/30/2012	1.67
AGSOURCE LABORATORIES	045-4500-64200	POOL WATER TESTING	08/25/2012	68.00
CITY OF INDIANOLA - UTILITY	045-4500-63710	POOL UTILITIES	08/31/2012	10,955.17
FAREWAY STORE	045-4510-65070	POOL CONCESSIONS - BALAN	06/01/2012	80.00
FAREWAY STORE	045-4510-65070	POOL CONCESSIONS	07/23/2012	19.14
MAHASKA COMMUNICATION G	045-4500-63730	TELEPHONE	09/01/2012	12.26
MILLER ELECTRIC SERVICES	045-4500-63100	POOL PUMP ELECTRIC REPAIR	09/06/2012	645.11
Total POOL (MEMORIAL) FUND:				11,781.35

ROAD USE TAX FUND

911 ETC INC	110-2100-63730	911 MONTHLY ACCESS CHARG	08/30/2012	1.67
CIRCLE B CASHWAY	110-2100-65073	POST	09/05/2012	26.99
CITY OF INDIANOLA - UTILITY	110-2100-63710	UTILITIES	08/31/2012	389.03
CR SERVICES	110-2100-65076	SHOP TOWELS	09/10/2012	106.19
DOWNEY TIRE SERVICE	110-2100-63320	REPAIR TIRE	08/30/2012	118.50
DOWNEY TIRE SERVICE	110-2100-63320	NEW TIRE	09/10/2012	183.98
EDDY-WALKER EQUIP CO	110-2100-63320	FILTERS	08/30/2012	167.72
IOWA PRISON INDUSTRIES	110-2100-65074	SIGNS	08/29/2012	595.35
LOGAN CONTRACTORS SUPPL	110-2100-65070	BULL FLOAT	08/30/2012	173.90
LOGAN CONTRACTORS SUPPL	110-2100-65070	AIR HOSE/WAND ASSEMBLY	09/05/2012	418.99
LOGAN CONTRACTORS SUPPL	110-2100-65070	CHAIN BINDERS	09/10/2012	45.90
MAHASKA COMMUNICATION G	110-2100-63730	TELEPHONE	09/01/2012	12.26
MAHASKA COMMUNICATION G	110-2100-64900	INTERNET	09/01/2012	21.99
MOMAR	110-2500-65070	SALT NEUTRALIZER	08/22/2012	591.35
MURPHY TRACTOR & EQUIPM	110-2100-63320	NEW RADIATOR/PARTS	08/29/2012	4,112.01
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	08/23/2012	768.75
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	08/23/2012	522.00
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	08/24/2012	282.75
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	08/27/2012	500.25
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	08/27/2012	913.50
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	08/27/2012	130.50
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	08/28/2012	652.50
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	08/28/2012	739.50
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	08/29/2012	870.00
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	08/30/2012	609.00
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	08/30/2012	247.50
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	08/30/2012	348.00
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	08/31/2012	326.25
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	08/31/2012	522.00
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	09/04/2012	544.50
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	09/04/2012	630.75
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	09/04/2012	693.00

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	09/04/2012	618.75
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	09/05/2012	396.00
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	09/05/2012	594.00
NORWALK READY-MIXED CON	110-2100-65073	CONCRETE	09/05/2012	1,131.00
O'REILLY AUTO PARTS	110-2100-63320	FILTERS	08/30/2012	67.64
UNUM LIFE INSURANCE CO OF	110-2100-61550	LIFE, AD&D AND LTD INSURAN	09/07/2012	206.61
WARREN CO OIL CO	110-2100-65050	OIL	08/30/2012	526.00
YANDO, ED	110-2100-61810	CLOTHING ALLOWANCE	09/03/2012	84.76
Total ROAD USE TAX FUND:				19,891.34
LIBRARY SPECIAL REVENUE FUND				
BAKER AND TAYLOR	141-4100-65024	BOOKS	07/18/2012	9.87
BAKER AND TAYLOR	141-4100-65020	BOOKS	07/24/2012	13.44
BAKER AND TAYLOR	141-4100-65024	BOOKS	07/31/2012	84.16
BAKER AND TAYLOR	141-4100-65020	BOOKS	07/31/2012	52.46
BAKER AND TAYLOR	141-4100-65024	BOOKS	08/07/2012	29.20
BAKER AND TAYLOR	141-4100-65024	BOOKS	08/15/2012	29.20
MOVIE LICENSING USA	141-4100-65024	ANIME LICENSE	08/17/2012	297.50
Total LIBRARY SPECIAL REVENUE FUND:				515.83
PARK & REC SPECIAL REV FUND				
IOWA P.R.A.	142-4610-65991	TICKETS	09/11/2012	263.00
PETTY CASH-RECREATION	142-4615-65992	KEY CARD - LORD	08/30/2012	19.50
PETTY CASH-RECREATION	142-4615-65992	KEY CARD - HANSEN	08/30/2012	40.00
PETTY CASH-RECREATION	142-4615-65992	KEY CARD - CARTER	08/31/2012	19.50
PLASTIC RECYCLING OF IA FA	142-4635-65070	3 BENCHES	08/27/2012	910.20
Total PARK & REC SPECIAL REV FUND:				1,252.20
DOWNTOWN BIZ INCENTIVE PROGRAM				
FREEBERG (EDJ LLC), ERIN	161-5200-64153	DOWNTOWN BUSINESS INCEN	09/04/2012	2,852.00
STATE SAVINGS BANK	161-5200-64154	INTEREST - DOWNTOWN BIZ IN	09/01/2012	764.38
Total DOWNTOWN BIZ INCENTIVE PROGRAM:				3,616.38
CAPITAL PROJECTS FUND				
BALL TEAM LLC	301-8000-64990	WELLNESS CENTER PROJECT	09/01/2012	8,492.31
ENVIROTRAXX LLC	301-8000-64990	SOIL TESTING	08/31/2012	300.00
LARSON & LARSON CONSTRU	301-8000-67000	WELLNESS CENTER CONSTRU	09/13/2012	856,787.38
SVPA ARCHITECTS INC	301-8000-64990	WELLNESS CENTER - ARCHITE	09/05/2012	14,455.03
Total CAPITAL PROJECTS FUND:				880,034.72
STREET CAPITAL PROJECTS FUND				
STERNQUIST CONST. INC.	321-2101-67714	STREET PROJECT PAY EST 5	09/11/2012	269,244.30
Total STREET CAPITAL PROJECTS FUND:				269,244.30
CP--CAF FUND				
CITY OF INDIANOLA - UTILITY	344-4400-67805	UTILITIES	08/31/2012	406.25
Total CP--CAF FUND:				406.25
SEWER FUND				
911 ETC INC	610-8300-63730	911 MONTHLY ACCESS CHARG	08/30/2012	6.67
ALLSUP, DEAN	610-8300-66989	I & I REIMBURSEMENT	09/05/2012	747.50

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
BREEDEN, ED	610-8300-61440	WELLNESS SEPT 2012	09/01/2012	15.00
CITY OF INDIANOLA - UTILITY	610-8350-63710	UTILITIES	08/31/2012	11,226.60
CITY OF INDIANOLA - UTILITY	610-8325-63710	UTILITIES	08/31/2012	2,496.84
COMBUSTION CONTROL CO.	610-8350-63410	DIGESTER PIPING NP	07/19/2012	165.00
COMBUSTION CONTROL CO.	610-8350-63410	DIGESTER PIPING NP	07/25/2012	1,442.20
CRAIG'S AUTOMOTIVE	610-8300-63320	BRAKES ON F250	08/16/2012	307.30
CRUBAUGH, JAMIE & SPRING	610-8300-66989	I & I REIMBURSEMENT	09/06/2012	500.00
DOWNEY TIRE SERVICE	610-8300-63320	TIRE REPAIR	08/30/2012	20.71
DOWNEY TIRE SERVICE	610-8300-63320	TIRE REPAIR	09/06/2012	19.71
HACH COMPANY	610-8350-65012	LAB SUPPLIES	08/28/2012	215.34
HD SUPPLY UTILITIES LTD.	610-8350-65072	#1 INPLANT PUMP	08/29/2012	228.11
JOHNSON, JEREMY	610-8300-66989	I & I REIMBURSEMENT - 607 N J	08/31/2012	562.50
MAHASKA COMMUNICATION G	610-8300-63730	TELEPHONE	09/01/2012	49.05
MAHASKA COMMUNICATION G	610-8300-64990	INTERNET	09/01/2012	21.99
MIDWEST OFFICE TECH	610-8300-64990	COPIES	08/29/2012	75.10
STOVER, C.M.	610-8300-66989	I & I REIMBURSEMENT 411 W S	08/21/2012	425.00
T.R.M. DISPOSAL LLC	610-8350-64990	DUMPSTERS - NORTH PLANT	08/27/2012	96.00
T.R.M. DISPOSAL LLC	610-8325-64990	DUMPSTER - SOUTH PLANT	08/27/2012	49.00
TELRITE CORPORATION	610-8300-63730	LONG DISTANCE SERVICE	08/22/2012	4.46
THEISEN'S	610-8350-63100	LAGOON FENCE	09/06/2012	11.99
TRANS-IOWA EQUIPMENT INC	610-8300-63320	FILTERS FOR JET	09/07/2012	224.98
UNUM LIFE INSURANCE CO OF	610-8300-61550	LIFE, AD&D AND LTD INSURAN	09/07/2012	147.76
Total SEWER FUND:				19,058.81
HRA FUND				
BOWLIN, DIANA	830-6500-61525	MEDICAL EXPENSE	09/11/2012	52.00
BUCHANAN, ANGIE	830-4200-61525	MEDICAL EXPENSE PRIOR TO	09/05/2012	156.15
BUCHANAN, ANGIE	830-4200-61525	MEDICAL EXPENSE	09/05/2012	19.56
BURGIN, CHARLES	830-6500-61525	DENTAL EXPENSE	09/07/2012	150.00
CORMIER, MIKE	830-1500-61525	DENTAL EXPENSE - PRIOR TO	09/11/2012	227.35
CORMIER, MIKE	830-1500-61525	DENTAL EXPENSE	09/11/2012	208.72
EATON, RANDY	830-8200-61525	DENTAL EXPENSE	09/11/2012	90.00
ELBERT, LOUIS	830-8100-61525	DENTAL EXPENSE	09/06/2012	240.00
HENLE, JASON	830-8200-61525	VISION EXPENSE	09/11/2012	454.00
KLOOTWYK, MICHELLE	830-8000-61525	MEDICAL EXPENSE - PRIOR TO	09/11/2012	170.20
LONGER, CHRIS	830-8000-61525	VISION EXPENSE	09/07/2012	108.00
METCALF, BRAD	830-1100-61525	DENTAL EXPENSE	08/31/2012	314.00
METZ, MIKE	830-8200-61525	MEDICAL EXPENSE	09/11/2012	701.00
PATRICK, MICHELE	830-4100-61525	DENTAL EXPENSE	09/07/2012	360.00
SPENCER, JEFFREY	830-1500-61525	DENTAL EXPENSE PRIOR TO J	09/11/2012	25.00
SPENCER, JEFFREY	830-1500-61525	MEDICAL EXPENSE PRIOR TO	09/11/2012	89.16
SPENCER, JEFFREY	830-1500-61525	MEDICAL EXPENSE	09/11/2012	122.81
Total HRA FUND:				3,487.95
Grand Totals:				1,295,691.30

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

Information

Subject
Community Update

Information
Mayor Bresnan will provide a community update.

City Council Regular

8. A.

Meeting Date: 09/17/2012

Information

Subject

City Treasurer's Report - Doug Shull

Information

Attachments

[August 2012 City Treasurer Report](#)

[August 2011 City Treasurer Report](#)

FINANCIAL REPORT
MONTH OF AUGUST, 2012

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FUND	Beginning Balance	Monies Received	Monies Disbursed	Transfer In	Transfer Out	Clerk's Balance	% of Total
001 General Government	1,550,473.57	57,083.01	170,691.07	91,275.01	2,336.62	1,525,803.90	
011 Police	70,772.98	150.00	255,403.97	16,541.67	324.54	-168,263.86	
015 Fire	20,720.55	1,846.48	50,686.93	9,316.66	27.81	-18,831.05	
016 Ambulance	305,952.26	52,871.57	86,811.64	0.00	2,985.02	269,027.17	
041 Library	-37,411.60	2,399.98	54,206.58	0.00	61.80	-89,280.00	
042 Park & Recreation	52,602.31	25,662.56	114,960.27	833.33	1,790.27	-37,652.34	
045 Memorial Pool	-61,900.40	12,058.05	54,547.67	0.00	933.33	-105,323.35	
071 General Fund Debt Service	894.76	0.00	0.00	0.00	0.00	894.76	
GENERAL FUND SUB-TOTAL	1,902,104.43	152,071.65	787,308.13	117,966.67	8,459.39	1,376,375.23	
110 Road Use Tax (Streets)	601,830.70	155,608.69	150,241.49	0.00	11,941.49	595,256.41	
112 Trust & Agency	0.00	0.00	0.00	0.00	0.00	0.00	
125 TIF--Downtown	7,902.71	0.00	0.00	0.00	0.00	7,902.71	
126 TIF--East Hwy 92	0.00	0.00	0.00	0.00	0.00	0.00	
127 TIF--Hillcrest/Industrial Park	-107,176.79	0.00	134,000.00	0.00	0.00	-241,176.79	
141 Library Special Revenue	27,795.49	4,081.35	1,567.06	0.00	0.00	30,309.78	
142 Park & Rec Special Revenue	120,313.01	8,826.97	13,344.50	0.00	0.00	115,795.48	
160 Downtown Revolving Loan	49,216.80	0.00	0.00	0.00	0.00	49,216.80	
161 Downton Business Inc Program	-25,473.40	0.00	0.00	0.00	0.00	-25,473.40	
177 Police Forfeiture	25.42	900.57	0.00	0.00	0.00	925.99	
190 Vehicle Reserve	115,427.13	0.00	0.00	1,666.67	0.00	117,093.80	
199 Police Retirement	131,676.73	221.27	0.00	0.00	1,041.67	130,856.33	
SPECIAL REVENUES SUB-TOTAL	921,537.80	169,638.85	299,153.05	1,666.67	12,983.16	780,707.11	
200 DEBT SERVICE (SUB-TOTAL)	1,911,822.13	0.00	0.00	61,793.75	0.00	1,973,615.88	
301 Capital Projects (General)	5,927,814.80	6,000.00	884,311.85	1,666.67	0.00	5,051,169.62	
321 Capital Projects (Streets)	3,743,666.66	0.00	21,015.03	0.00	0.00	3,722,651.63	
344 Community Athletic Facility	730.11	18.45	193.55	0.00	0.00	555.01	
353 Community ReDevelopment (D&D)	-66,769.20	0.00	0.00	0.00	0.00	-66,769.20	
CAPITAL PROJECTS SUB-TOTAL	9,605,442.37	6,018.45	905,520.43	1,666.67	0.00	8,707,607.06	
610 Sewer	32,082.25	0.00	118,273.96	138,350.00	28,933.15	23,225.14	
650 Stormwater Utility	61,181.89	16,362.42	1,520.00	0.00	5,233.33	70,790.98	
670 Recycling	85,825.99	14,427.41	12,022.00	0.00	1,366.67	86,864.73	
710 Sewer Capital Projects	334,124.86	222,502.79	4,094.69	0.00	210,941.67	341,591.29	
771 Sewer Reserve	114,238.70	0.00	0.00	0.00	0.00	114,238.70	
781 Sewer Plant Improvement	319,392.14	0.00	0.00	2,083.33	0.00	321,475.47	
791 Sewer Revenue Bonds	52,419.64	0.00	0.00	27,341.67	0.00	79,761.31	
820 Health Insurance	1,247,388.22	118,469.83	85,309.09	0.00	0.00	1,280,548.96	
830 Health Reimbursement Account	278,771.19	0.00	9,957.21	0.00	0.00	268,813.98	
840 Flex/STD	204,078.93	5,755.33	3,033.83	1,406.04	0.00	208,206.47	
850 Liability Insurance Reserve--City	19,261.78	32.26	0.00	0.00	0.00	19,294.04	
CITY UTILITY & IS SUB-TOTAL	2,748,765.59	377,550.04	234,210.78	169,181.04	246,474.82	2,814,811.07	
TOTAL CITY FUNDS	17,089,672.32	705,278.99	2,226,192.39	352,274.80	267,917.37	15,653,116.35	62%
TOTAL IMU FUNDS	9,494,049.98	1,480,243.69	1,472,833.29	378,009.69	462,367.12	9,417,102.95	38%
GRAND TOTAL CITY & IMU	26,583,722.30	2,185,522.68	3,699,025.68	730,284.49	730,284.49	25,070,219.30	
Cross Check Total						25,070,219.30	

Investments

Bankers Trust	\$ 17,030,644.63	2.66%	Clerk's Balance	25,070,219.30
Bankers Trust - Electric Projects	\$ 1,121,317.58	2.64%		
Bankers Trust - Wellness Center Project	\$ 5,329,265.70	1.18%		
Iowa Public Agency Inv. Trust	\$ 111,085.17	0.010%	Plus Outstanding Checks	192,689.14
Payroll Account, Community State	\$ 0.59	Earnings Credit	Unreconcilable Item	0.00
Checking Account, Community State	\$ 249,804.26	Earnings Credit	Less Outstanding Deposits	-19,236.93
Sweep Account, Community State	\$ 1,401,553.58	0.25%		
BANK BALANCE	25,243,671.51		TREASURER'S BALANCE	25,243,671.51

600 Water	732,880.85	232,386.27	111,883.42	0.00	138,829.47	714,554.23
620 IMU Administration	33,971.61	0.00	76,052.81	79,941.67	28,303.47	9,557.00
625 Revolving Economic Development	99,902.71	165.95	0.00	0.00	0.00	100,068.66
626 USDA RLF	0.00	0.00	0.00	0.00	0.00	0.00
630 Electric	1,887,806.12	1,231,199.07	1,070,899.82	22,568.00	288,959.18	1,781,714.19
640 Fiber/Communications	396,976.33	16,464.75	11,877.11	0.00	6,275.00	395,288.97
700 Water Capital Projects	832,840.17	0.00	3,937.50	65,091.67	0.00	893,994.34
730 Electric Capital Projects	3,426,821.52	0.00	198,182.63	80,733.33	0.00	3,309,372.22
740 Fiber/Comm Capital Projects	0.00	0.00	0.00	0.00	0.00	0.00
770 Water Reserve	135,000.00	0.00	0.00	0.00	0.00	135,000.00
773 Electric Reserve	1,084,000.00	0.00	0.00	0.00	0.00	1,084,000.00
780 Water Capital Improvement	75,000.00	0.00	0.00	0.00	0.00	75,000.00
783 Electric Improvement	207,691.35	0.00	0.00	0.00	0.00	207,691.35
790 Water Revenue Bonds	158,891.09	0.00	0.00	23,041.69	0.00	181,932.78
793 Electric Revenue Bonds	404,657.21	0.00	0.00	106,633.33	0.00	511,290.54
855 Liability Insurance Reserve--IMU	17,611.02	27.65	0.00	0.00	0.00	17,638.67
IMU SUB-TOTAL	9,494,049.98	1,480,243.69	1,472,833.29	378,009.69	462,367.12	9,417,102.95

<u>INTEREST DISTRIBUTION</u>	INTEREST		CALYTD		FYTD
	INCOME	% OF TOTAL			
Electric Funds	\$ 13,156.38	28.54%	\$ 101,781.85	\$	21,495.92
Water Funds	\$ 3,093.18	6.71%	\$ 22,009.84	\$	4,927.25
Sewer Funds	\$ 852.82	1.85%	\$ 6,571.71	\$	1,555.09
Police Retirement	\$ 221.27	0.48%	\$ 1,559.97	\$	356.08
Community Redevelopment	\$ -	0.00%	\$ -	\$	-
All other	\$ 28,774.40	62.42%	\$ 144,653.18	\$	49,115.26
TOTAL	\$ 46,098.05	100.00%	\$ 276,576.55	\$	77,449.60

FINANCIAL REPORT

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MONTH OF AUGUST, 2011

FUND	Beginning Balance	Monies Received	Monies Disbursed	Transfer In	Transfer Out	Clerk's Balance	% of Total
General Government	1,848,256.07	83,204.19	114,300.84	65,333.35	2,352.07	1,880,140.70	
011 Police	76,679.84	4,649.67	174,621.76	28,608.34	309.09	-64,993.00	
015 Fire	-17,156.46	2,449.93	40,130.11	11,083.33	27.81	-43,781.12	
016 Ambulance	193,822.90	42,579.34	61,233.84	6,666.67	4,219.57	177,615.50	
041 Library	5,364.71	2,065.10	35,903.49	0.00	61.80	-28,535.48	
042 Park & Recreation	98,537.09	14,803.95	101,771.57	833.33	1,774.82	10,627.98	
045 Memorial Pool	-47,371.36	17,155.23	43,200.37	0.00	833.33	-74,249.83	
071 General Fund Debt Service	66,794.95	0.00	0.00	0.00	0.00	66,794.95	
GENERAL FUND SUB-TOTAL	2,224,927.74	166,907.41	571,161.98	112,525.02	9,578.49	1,923,619.70	
110 Road Use Tax (Streets)	545,290.04	149,632.35	88,434.39	0.00	11,691.49	594,796.51	
112 Trust & Agency	0.00	0.00	0.00	0.00	0.00	0.00	
125 TIF--Downtown	3,243.17	0.00	0.00	0.00	0.00	3,243.17	
126 TIF--East Hwy 92	73.53	0.00	0.00	0.00	0.00	73.53	
127 TIF--Hillcrest/Industrial Park	474.98	0.00	0.00	0.00	0.00	474.98	
141 Library Special Revenue	29,696.17	156.28	83.78	0.00	0.00	29,768.67	
142 Park & Rec Special Revenue	131,970.21	5,181.47	3,521.12	0.00	0.00	133,630.56	
160 Downtown Revolving Loan	46,105.20	250.00	0.00	0.00	0.00	46,355.20	
177 Police Forfeiture	1,811.87	1,724.63	0.00	0.00	0.00	3,536.50	
190 Vehicle Reserve	114,615.09	0.00	0.00	1,666.67	0.00	116,281.76	
199 Police Retirement	140,765.08	577.89	0.00	0.00	1,041.67	140,301.30	
SPECIAL REVENUES SUB-TOTAL	1,014,045.34	157,522.62	92,039.29	1,666.67	12,733.16	1,068,462.18	
200 DEBT SERVICE (SUB-TOTAL)	1,900,664.81	0.00	0.00	60,175.00	0.00	1,960,839.81	
301 Capital Projects (General)	653,311.28	1,500.91	29,725.85	1,666.67	0.00	626,753.01	
321 Capital Projects (Streets)	1,432,350.94	136.00	147,721.26	0.00	0.00	1,284,765.68	
Community Athletic Facility	2,337.44	7.70	178.53	0.00	0.00	2,166.61	
Community ReDevelopment (D&D)	-256,418.04	0.00	135.00	0.00	0.00	-256,553.04	
CAPITAL PROJECTS SUB-TOTAL	1,831,581.62	1,644.61	177,760.64	1,666.67	0.00	1,657,132.26	
610 Sewer	7,905.96	0.00	110,221.14	150,000.00	27,816.49	19,868.33	
650 Stormwater Utility	-45,875.79	16,069.12	34,596.19	0.00	0.00	-64,402.86	
670 Recycling	77,430.97	14,484.57	11,169.90	0.00	1,341.67	79,403.97	
710 Sewer Capital Projects	277,257.66	741,206.31	598,559.39	0.00	225,358.33	194,546.25	
771 Sewer Reserve	142,572.02	0.00	0.00	0.00	0.00	142,572.02	
781 Sewer Plant Improvement	305,324.86	0.00	0.00	2,083.33	0.00	307,408.19	
791 Sewer Revenue Bonds	101,741.67	0.00	0.00	25,800.00	0.00	127,541.67	
820 Health Insurance	1,095,765.15	102,835.20	77,401.42	0.00	0.00	1,121,198.93	
830 Health Reimbursement Account	255,561.87	0.00	5,434.40	0.00	0.00	250,127.47	
840 Flex/STD	193,665.39	2,954.54	1,015.29	1,359.69	0.00	196,964.33	
850 Liability Insurance Reserve--City	9,489.62	38.53	361.48	0.00	0.00	9,166.67	
CITY UTILITY & IS SUB-TOTAL	2,420,839.38	877,588.27	838,759.21	179,243.02	254,516.49	2,384,394.97	
TOTAL CITY FUNDS	9,392,058.89	1,203,662.91	1,679,721.12	355,276.38	276,828.14	8,994,448.92	48%
TOTAL IMU FUNDS	9,681,468.78	1,489,902.39	1,390,185.58	320,250.00	398,698.24	9,702,737.35	52%
GRAND TOTAL CITY & IMU	19,073,527.67	2,693,565.30	3,069,906.70	675,526.38	675,526.38	18,697,186.27	
Cross Check Total						18,697,186.27	

Investments

Bankers Trust	\$ 13,476,497.06	3.34%
Bankers Trust - Electric Projects	\$ 2,230,701.32	1.67%
Public Agency Inv. Trust	\$ 111,068.59	0.14%
Syroll Account, Community State	\$ 0.48	Earnings Credit
Checking Account, Community State	\$ 249,778.96	Earnings Credit
Sweep Account, Community State	\$ 2,647,728.16	0.25%
BANK BALANCE	18,715,774.57	

Clerk's Balance

18,697,186.27

Plus Outstanding Checks

27,025.64

Unreconcilable Item

3660.21

Less Outstanding Deposits

-12,097.55

TREASURER'S BALANCE

18,715,774.57

600 Water	380,044.82	235,395.99	77,828.55	0.00	110,952.25	426,660.01
620 IMU Administration	41,653.98	0.00	57,353.02	72,958.34	27,528.47	29,730.83
625 Revolving Economic Development	171,586.50	701.19	0.00	0.00	0.00	172,287.69
630 Electric	1,948,133.29	1,195,270.37	963,257.74	24,741.67	256,642.52	1,948,245.07
640 Fiber/Communications	327,880.99	17,768.26	3,151.07	0.00	3,575.00	338,923.18
700 Water Capital Projects	538,766.39	0.00	-250.00	35,833.33	0.00	574,849.72
730 Electric Capital Projects	4,182,945.43	40,704.93	288,845.20	51,683.33	0.00	3,986,488.49
740 Fiber/Comm Capital Projects	0.00	0.00	0.00	0.00	0.00	0.00
770 Water Reserve	320,700.00	0.00	0.00	0.00	0.00	320,700.00
773 Electric Reserve	1,056,500.00	0.00	0.00	0.00	0.00	1,056,500.00
780 Water Capital Improvement	75,000.00	0.00	0.00	0.00	0.00	75,000.00
783 Electric Improvement	207,691.35	0.00	0.00	0.00	0.00	207,691.35
790 Water Revenue Bonds	191,347.46	0.00	0.00	24,833.33	0.00	216,180.79
793 Electric Revenue Bonds	223,548.88	0.00	0.00	110,200.00	0.00	333,748.88
855 Liability Insurance Reserve--IMU	15,669.69	61.65	0.00	0.00	0.00	15,731.34
IMU SUB-TOTAL	9,681,468.78	1,489,902.39	1,390,185.58	320,250.00	398,698.24	9,702,737.35

<u>INTEREST DISTRIBUTION</u>	<u>INTEREST</u>		<u>% OF TOTAL</u>	<u>CALYTD</u>		<u>FYTD</u>
	<u>INCOME</u>					
Electric Funds	\$ 34,681.56	45.01%	\$ 180,298.11	\$ 52,128.82		
Water Funds	\$ 5,871.44	7.62%	\$ 30,840.95	\$ 8,809.42		
Sewer Funds	\$ 909.23	1.18%	\$ 7,869.33	\$ 1,881.39		
Police Retirement	\$ 577.89	0.75%	\$ 3,076.54	\$ 866.10		
Community Redevelopment	\$ -	0.00%	\$ -	\$ -		
All other	\$ 35,012.87	45.44%	\$ 201,265.43	\$ 56,383.19		
TOTAL	\$ 77,052.99	100.00%	\$ 423,350.36	\$ 120,068.92		

Information

Subject

Council Study Committee Report - Mayor Ken Bresnan

Information

Attachments

Minutes

Council Study Committee
September 10, 2012
Minutes

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

Staff Present: Jean Furler and Chuck Burgin.

1. **Tax Abatement:** Jean Furler and Chuck Burgin reviewed the history of the city's tax abatement program dating back to March 1, 1989 when first approved through the current ordinance scheduled to expire January 31, 2013. The current program includes:

Residential (up to \$75,000 per Iowa Code 404.3A) and Commercial abatement:

Year 1	80%
Year 2	60%
Year 3	40%
Year 4	20%

Real estate improvements must increase the actual value of the property by at least 10%. Staff recommended extending the program for five more years to January 31, 2018. Questions included what are other cities in the metro providing regarding abatement? Is Indianola competitive with those cities? Staff will survey metro cities to determine if they provide abatement to their citizens.

The city council will set a public hearing at the September 17, 2012 meeting. The public hearing (and resolution) will be held October 15, 2012.

A motion was made by Sirianni and second by Pepper to go into closed session to discuss the purchase of real estate for a park at 6:15 p.m.

A motion was made by Berry and second by Parker to go out of closed session at 6:46 p.m.

The committee adjourned on a motion by Parker and second by Sirianni at 6:47 p.m.

Information

Subject

Resolution approving personnel salaries

Information

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

Tyler Smith, Youth Football Instructor - \$9.00/hour, Football official - \$12.00/hour effective September 10, 2012 - Tyler is a new employee.

Heidi Scott, Youth Volleyball Instructor - \$9.00/hour, Volleyball official - \$12.00/hour effective September 8, 2012 - This is Heidi's first year.

Kalie Kirchhoff, Youth Volleyball Official - \$12.00/hour effective September 10, 2012 - Kalie is a new employee.

James Fox Poulsen, Youth Football Instructor - \$9.00/hour effective September 10, 2012. This is James first year.

Roll call is in order.

Attachments

Resolution

RESOLUTION APPROVING SALARIES

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

The following salaries are hereby approved:

Tyler Smith, Youth Football Instructor-\$9.00/hour, Football Official-\$12.00/hour effective September 10, 2012.

Heidi Scott, Youth Volleyball Instructor-\$9.00/hour, Volleyball Official-\$12.00/hour effective September 8, 2012.

Kalie Kirchhoff, Youth Volleyball Official-\$12.00/hour effective September 10, 2012

James Fox Poulsen, Youth Football Instructor-\$9.00/hour effective September 10, 2012

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

Kenan Bresnan, Mayor

ATTEST:

Diana Bowlin, City Clerk

Information

Subject
Metro Advisory - Mayor Bresnan and Eric Mathieu

Information

Information

Subject
WCEDC - Greg Marchant

Information

Information

Subject

Public hearing and first consideration of a request from Simpson College to rezone Lots 1 through 4, Block 6 of Aders Addition, locally known as 404 North Howard Street and the East 92' of the South 135' of Lot 4, Block 2 of Aders Addition, locally known as 112 East Detroit Avenue from C-3 (General Retail and Office) to R-3 (Mixed Residential) P&Z approved unanimously August 14, 2012

Information

Council needs to hold the public hearing and first consideration of a request from Simpson College to rezone 404 N. Howard and 112 E. Detroit. Enclosed is a map indicating the areas requested to be rezoned. In January of 2000, Simpson College purchased what was the Hy-Vee Food Store at 404 North Howard Street. Since the purchase, the building has been used to house the college's maintenance department and the remaining portion for GoodWill Industries. Simpson is also in the process of purchasing the old Mercy Medical Clinic (112 East Detroit Avenue) at the corner of North First Street and East Detroit Avenue. The rezoning application indicates both properties, however if you chose, you can give a separate recommendation for each. If rezoned, existing R-3 (mixed residential) would border the north and west boundaries and C-3 (general retail and office) would border the south and east boundaries.

The current uses of both buildings comply with the C-3 zoning classification; however rezoning the properties to R-3 zoning will allow Simpson the flexibility to utilize space for educational classes which are not allowed within the C-3 zoning classification. As for the GoodWill Industries portion of the building located at 404 North Howard, I have informed Simpson staff that retail sales is not allowed under the requested R-3 zoning, and that if the rezoning were to be approved, this use would become nonconforming. GoodWill Industries would be able to continue at this location, however the new zoning classification would prohibit expansion of the business. Simpson staff indicated the nonconforming status was not an issue.

Chuck supports the request for the following reasons:

1. This is an expansion of an existing R-3 zoning. Enlargement of an existing zoning classification is considered a good rezoning practice.
2. The zoning classification should reflect the highest and best use of the property. I have enclosed a map indicating the entire C-3 zoning classification. As you can see this area was extended to the north to accommodate retail establishments at that time (1969). Many of these uses have either been removed or relocated to the highway corridors.
3. Simpson College growth. Similar to successful businesses, the need for expansion is a key to continued success. We should recognize Simpson College has similar needs. Limited expansion of the campus area to the east to the North 1st Street corridor, in my opinion, not only is reasonable but fits with uses in the area.
4. The Future Land Use Map within the 2011 Comprehensive Plan indicates both areas under consideration as Civic / Education. No amendment to the comprehensive plan is needed.

Signs notifying the public of the time and place of this meeting and the requested zoning change have been placed in the area as well notification letters to all property owners within 200' of the proposed rezoning have been mailed. Chuck recommended approval and P&Z approved unanimously August 14, 2012.

Simple motion for the first consideration is in order.

Attachments

Simpson Rezoning Info

P&Z Minutes

P&Z Memo

Ordinance 404 N Howard

Ordinance 112 E Detroit

Rezoning Application

Local Address: 1. 404 North Howard St, Indianola, IA 50125
2. 112 East Detroit Ave, Indianola, IA 50125

Legal Description: 1. Lots 1, 2, 3, & 4 in Block 6 of Ader's Addition and all alleys
therein. 2. East 92 feet of the South 135 feet of Lot 4, Block 2 of Ader's
Addition.

Present Zoning: C-3, Central Business District

Zoning Requested: R-3, Mixed Residential

Existing Use: 1. Accessory College uses, retail
2. Former medical office, now vacant

Proposed Use: Primary and accessory College uses

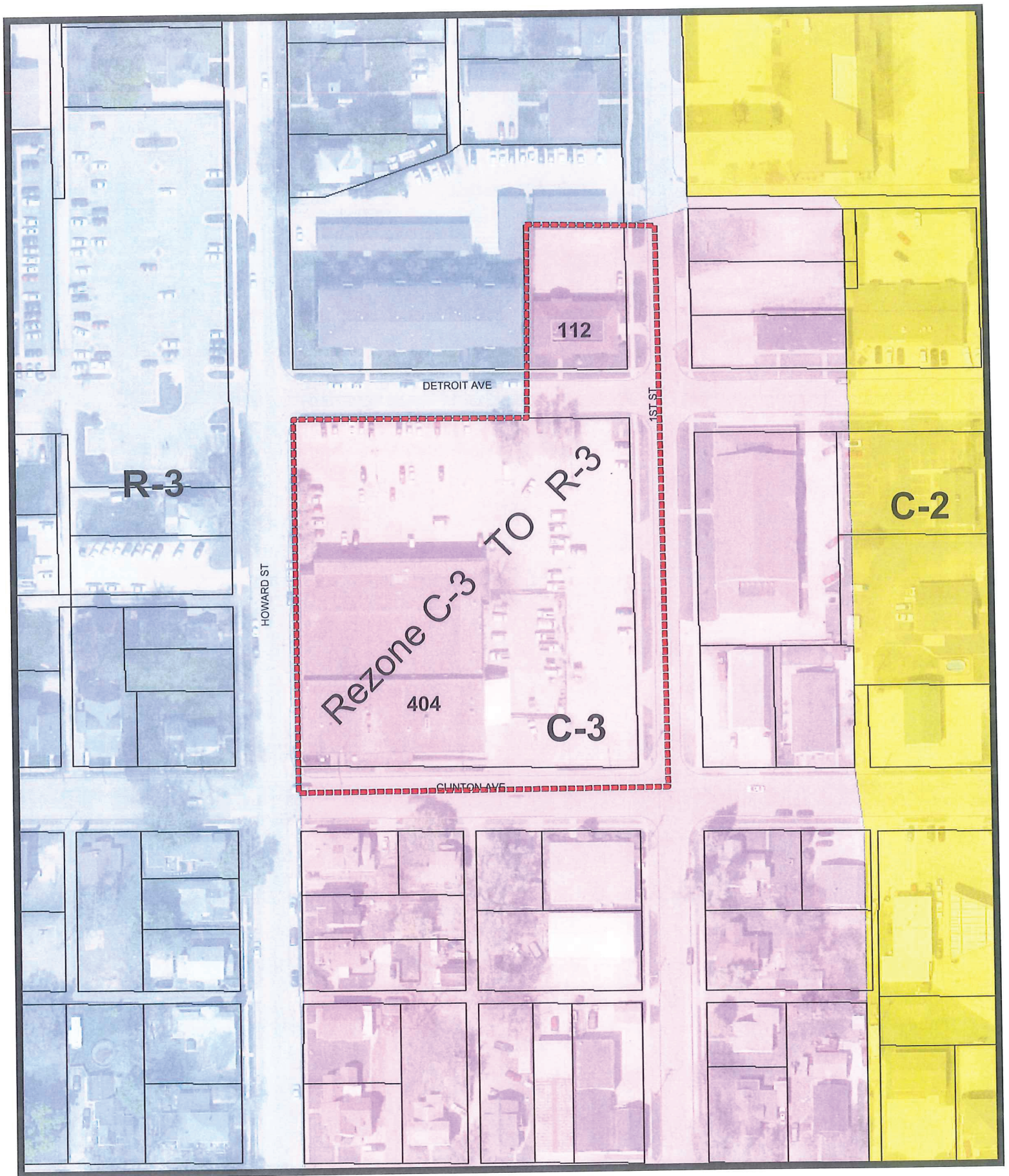
Names and address of all property owners within 200 feet of the property for which
the change is requested. (Attach an additional sheet if necessary.)

Name:	Address:
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

A statement of the reasons why the applicant feels the present zoning classification is
no longer valid.

The College has expanded to the east and these spaces are needed for
College use.

A plat showing the locations, dimensions and use of the applicant's property and all
property within 200 feet thereof, including streets, alleys, railroads, and other
physical features. Please attach plat.



Simpson College Request to Rezone from C-3
(General Retail and Office) To R-3 (Mixed Residential)



Indianola
CONNECTING TO WHAT MATTERS

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

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

Tiffany Coleman
Mike Coppess
Duane Dixon
Leslie Held
Doug Opie
Bob Ormsby
Rich Piper
Karla Roush

Also present: Betty Crawford, Kenny Lovell, Harold and Betty Wilson, Dalton Wright with Barker Implement, Johnny Boyd with ORIS PLC, Ken Birkenholtz with Simpson College and Mindi Robinson.

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

Consider request from Simpson College to rezone Lots 1 through 4, Block 6 of Aders Addition, locally known as 404 North Howard Street and the East 92' of the South 135' of Lot 4, Block 2 of Aders Addition, locally known as 112 East Detroit Avenue from C-3 (General Retail and Office) to R-3 (Mixed Residential).

Mike Coppess stated he would be abstaining from discussion and voting on the issue due to a work relationship conflict.

Dan Wood entered the meeting.

Mindi reviewed the request from Simpson College stating the current uses of both buildings comply with the C-3 zoning classification; however rezoning the properties to R-3 will allow Simpson the flexibility to use the space for educational classes which are not allowed within the C-3 zoning classification. Simpson staff has been informed that retail sales are not allowed under the requested R-3 zoning and that if rezoned, this use would be nonconforming. GoodWill Industries would be allowed to continue at this location, but would be prohibited from expanding the business.

Betty Crawford of 105 East Clinton Avenue spoke against the rezoning stating she does not want a dormitory across the street from her home. She shared concerns regarding parking and noise issues. Crawford also was concerned that GoodWill would move from the location taking a retail establishment away from the downtown area.

Ken Birkenholtz with Simpson College explained that if the rezoning was approved a computer lab and art studio classes would move into the building at 404 North Howard Street, sharing space with Simpson's maintenance department and GoodWill Industries. Faculty and possibly a television studio for educational purposes would move into the property at 112 West Detroit Avenue. He further stated that Simpson has no intention of terminating the lease with GoodWill Industries or moving dormitories into either of the parcels. Birkenholtz also wanted to clarify that Simpson is now the title holder of the property at 112 West Detroit Avenue, as they closed on the property after Chuck's memo was completed.

Ormsby questioned whether Simpson's master plan called for residential facilities at these locations in the future. Birkenholtz stated no residential plans were intended for the area.

Motion was made by Opie and seconded by Roush to approve the request from Simpson College to rezone Lots 1 through 4, Block 6 of Aders Addition, locally known as 404 North Howard Street and the East 92' of the South 135' of Lot 4, Block 2 of Aders Addition, locally known as 112 East Detroit Avenue from C-3 (General Retail and Office) to R-3 (Mixed Residential). Question was called for and on voice ayes: Coleman, Dixon, Held, Opie, Ormsby, Piper, Roush and Wood. Nays: None. Abstain: Coppess.

Consider request from Barker Implement at 1306 South Jefferson Way for Alternate Method of Site Plan Approval.

Mindi reviewed the request from Barker Implement stating there are two issues to consider regarding the Alternate Method of Approval. The first issue is the prefinished steel panels, as steel panels are not an approved material in the Site Plan Ordinance. The second issue is the use of multiple styles of fencing around the property as a buffer. The Site Plan Ordinance outlines conditions that shall be required to install an approved buffer design.

Johnny Boyd with ORIS PLC spoke in favor of the request stating the proposed building is for servicing equipment and the proposed panels will match the color and style of the steel panels installed at the existing store and storage buildings. Boyd further explained Barker Implement intends to comply with the buffer requirements along the south property line. The north and east property lines are adjacent to undeveloped, remote land and partially screened by a tree buffer. The installation of fencing will provide aid in protection from unauthorized entry and theft/vandalism.

Motion was made by Wood and seconded by Coppess to approve the request from Barker Implement at 1306 South Jefferson Way for Alternate Method of Site Plan Approval for the use of prefinished steel panels and alternate landscape buffer installation. Question was called for and on voice vote motion carried unanimously.

Amend Section 166.03 of the Site Plan Ordinance.

Mindi reviewed the request from staff to include the total square footage of impervious surface area as required information on all site plans submitted to the city for review. She stated this information would aid in a more accurate square footage total of impervious surface area to better help the department calculate the storm water utility fee per property as required by the storm water utility ordinance adopted by City Council.

Motion was made by Coppess and seconded by Wood to approve amending Section 166.03 of the Site Plan Ordinance to indicate the total square footage of impervious surface area. Question was called for and on voice vote motion carried unanimously.

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

Duane Dixon, Chairperson

Mindi Robinson



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

FYI – I will be out of town on the 14th, Rich Parker in our office will be attending the meeting in my absence.

Item # 4 Consider request from Simpson College to rezone Lots 1 through 4, Block 6 of Aders Addition, locally known as 404 North Howard Street and the East 92' of the South 135' of Lot 4, Block 2 of Aders Addition, locally known as 112 East Detroit Avenue from C-3 (General Retail and Office) to R-3 (Mixed Residential).

Items Enclosed: Application Request, 2 Maps

Enclosed is a map indicating the areas requested to be rezoned. In January of 2000, Simpson College purchased what was the Hy-Vee Food Store at 404 North Howard Street. Since the purchase, the building has been used to house the college's maintenance department and the remaining portion for GoodWill Industries. Simpson is also in the process of purchasing the old Mercy Medical Clinic (112 East Detroit Avenue) at the corner of North First Street and East Detroit Avenue. The rezoning application indicates both properties, however if you chose, you can give a separate recommendation for each. If rezoned, existing R-3 (mixed residential) would border the north and west boundaries and C-3 (general retail and office) would border the south and east boundaries.

The current uses of both buildings comply with the C-3 zoning classification; however rezoning the properties to R-3 zoning will allow Simpson the flexibility to utilize space for educational classes which are not allowed within the C-3 zoning classification. As for the GoodWill Industries portion of the building located at 404 North Howard, I have informed Simpson staff that retail sales is not allowed under the requested R-3 zoning, and that if the rezoning were to be approved, this use would become nonconforming. GoodWill Industries would be able to continue at this location, however the new zoning classification would prohibit expansion of the business. Simpson staff indicated the nonconforming status was not an issue.

I support the request for the following reasons:

1. This is an expansion of an existing R-3 zoning. Enlargement of an existing zoning classification is considered a good rezoning practice.
2. The zoning classification should reflect the highest and best use of the property. I have enclosed a map indicating the entire C-3 zoning classification. As you can see this area was extended to the north to accommodate retail establishments at that time (1969). Many of these uses have either been removed or relocated to the highway corridors.
3. Simpson College growth. Similar to successful businesses, the need for expansion is a key to continued success. We should recognize Simpson College has similar needs. Limited expansion of the campus area to the east to the North 1st Street corridor, in my opinion, not only is reasonable but fits with uses in the area.
4. The Future Land Use Map within the 2011 Comprehensive Plan indicates both areas under consideration as Civic / Education. No amendment to the comprehensive plan is needed.

Signs notifying the public of the time and place of this meeting and the requested zoning change have been placed in the area as well notification letters to all property owners within 200' of the proposed rezoning have been mailed. I recommend approval of the request.

Item #5 Consider request from Barker Implement at 1306 South Jefferson Way for Alternate Method of Site Plan Approval.

Items Enclosed: Building Elevations, Site Plan, Letter of Request, Map

The request for alternate method of approval consists of two issues.

1. The use of prefinished steel panels on the entire new service shop. Section 166.11#3 (Highway Design Standards) of the site plan ordinance does not identify prefinished steel panels as an approved material.

Item #1 - The proposed service building will be 437' east of South Jefferson and screened by the existing building. Barker has indicated in their letter that the finish will match the existing office-sales building and it is not their intention to have any signage or advertising on the proposed building.

2. The installation of a 6" chain link fence on the north property line, and repair and or fill in missing agriculture fence on the east property line. Section 166.04#2J (Specific Design Standards Required) of the site plan ordinance outlines conditions that shall be required to install an approved buffer design.

Item #2 - Barker Implement is proposing the use of multiple styles of fencing around the property. On the north property line that is adjacent to the cemetery they indicate a 6' chain link fence extending to the east property line for security purposes. On the south property line they

are extending the existing double-sided wood fence (which meets the buffer requirement) to the east boundary. On the east property line they indicate repair and use of the existing agriculture fence, along with numerous established trees along that property line.

I recommend approval of the request for the following reasons:

- The location of the proposed building will be partially screened by the existing sales office.
- The proposed building is located approximately 437' from the highway.
- Prior site plan approvals on site. (see map)
- The use of the building. Keep in mind this is an accessory building to a farm implement sales use, not a new retail establishment or medical clinic.
- The applicant intends to comply with the buffer requirement along the south property line. The north and east lines are undeveloped, remote and partially screened by a tree buffer.

Item #6 Amend Section 166.03 of the Site Plan Ordinance.

Section 166.03 (Required Information) lists 13 items that are required to be indicated on all site plans submitted to the city for review prior to a building permit being issued. For instance, a few of the requirements that we confirm on each site plan include existing zoning, legal description and required setbacks.

A storm water utility ordinance was adopted by the city council February 2011 which requires a fee based on impervious surface area. This amendment to the site plan ordinance would aid in a more accurate square footage total of impervious surface area to better help our department figure the storm water utility fee per property and is requested by city staff. In most cases this work is performed by the architect or engineer for estimating quantities and costs. All this amendment would require is the specific areas to be identified on the site plan.

The amendment would be combined with #12 (below) since all of these areas would already be identified. The underlined portion below is the requested change.

166.03 #12 Complete traffic circulation and parking plan, where applicable, as determined by the Building Official, showing the location and dimensions of all existing and proposed parking stalls, loading areas, entrance and exit drives, dividers, planters and other similar permanent improvements. Indicate the total square footage of impervious surface area. Areas include primary and accessory structures, driveways, parking lots, private walks and any other area in nature that would be considered impervious surface area.

I recommend approval of the amendment.

ORDINANCE NO. _____
AN ORDINANCE AMENDING ZONING ORDINANCE
NUMBER 341 AND CHANGING A PORTION OF THE
ZONING MAP OF THE CITY OF INDIANOLA, IOWA

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

1. Amendment. Ordinance No. 341 and the zoning map referred to in it is amended by changing from C-3 (General Retail and Office) to R-3 (Mixed Residential) an area within the City of Indianola legally described as:

Lots 1 through 4, Block 6 of Aders Addition, Indianola, Warren County, Iowa

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 _____, was signed by the Mayor on May 8, 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

ORDINANCE NO. _____
AN ORDINANCE AMENDING ZONING ORDINANCE
NUMBER 341 AND CHANGING A PORTION OF THE
ZONING MAP OF THE CITY OF INDIANOLA, IOWA

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

1. Amendment. Ordinance No. 341 and the zoning map referred to in it is amended by changing from C-3 (General Retail and Office) to R-3 (Mixed Residential) an area within the City of Indianola legally described as:

East 92' of the South 135' of Lot 4, Block 2 of Aders Addition, Indianola,
Warren County, Iowa

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 _____, was signed by the Mayor on May 8, 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

Public hearing for a prior industrial tax abatement - 1817 N. 7th Street

Information

In your packet is a prior urban revitalization designation application from D.D.V.I. Inc., 1817 N. 7th Street., for the Industrial Park (see map). They are building a 1,890 square foot building that will be used for an office. Council needs to hold a public hearing on the abatement.

No action is necessary.

Iowa Code requires a public hearing prior to setting a hearing date to consider an ordinance when the city abates taxes on a new building. The 5-year abatement reduces taxes by 75% the first year and 15% less each year after.

FYI—Indianola adopted industrial tax abatement as an economic development tool in 1983.

Attachments

Tax Abatement & Map

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

Commercial ☐ X Industrial ☒ Date 8/24/12

X Prior Approval for Intended Improvements ☐ Approval of Improvements Completed

Address of Property: 1817 North 7th Street

Legal Description of Property: Lot 5 Hillcrest Industrial Park Plat 2

Title Holder or Contract Buyer: MSVI

Address of Owner (if different than above): _____

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

Existing Property Use: _____ Commercial ☐ X Industrial ☐ Vacant

Proposed Property Use: _____ Commercial ☐ X Industrial ☐ Vacant

_____ Rental ☐ X Owner Occupied

Nature of Improvements: _____ Addition ☐ X New Construction ☐ General Improvements

DESCRIPTION: 1 story office building for industrial use.
1,890 sq. ft.

Estimated or Actual Date of Completion: 3/2013

Estimated or Actual Value of Improvements: \$195,000

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

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

Tenant	Date of Occupancy	Relocation Benefits
--------	-------------------	---------------------

X Signed By: [Signature]

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) 80 Date Issued 8/24/12 FINAL _____

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 _____



Industrial Tax Abatement for DDVI at 1817 North 7th Street
1890 sq. ft. single story office building

Information

Subject

Second consideration to amend Section 166.03 of the Site Plan Ordinance to include total square footage of impervious surface area (P&Z approved unanimously August 14, 2012)

Information

Council needs to hold the second consideration to amend Section 166.03 of the Site Plan Ordinance to include total square footage of impervious surface area. Section 166.03 (Required Information) lists 13 items that are required to be indicated on all site plans submitted to the city for review prior to a building permit being issued. For instance, a few of the requirements that we confirm on each site plan include existing zoning, legal description and required setbacks.

A storm water utility ordinance was adopted by the city council February 2011 which requires a fee based on impervious surface area. This amendment to the site plan ordinance would aid in a more accurate square footage total of impervious surface area to better help our department figure the storm water utility fee per property and is requested by city staff. In most cases this work is performed by the architect or engineer for estimating quantities and costs. All this amendment would require is the specific areas to be identified on the site plan.

The amendment would be combined with #12 (below) since all of these areas would already be identified. The underlined portion below is the requested change.

166.03 #12 Complete traffic circulation and parking plan, where applicable, as determined by the Building Official, showing the location and dimensions of all existing and proposed parking stalls, loading areas, entrance and exit drives, dividers, planters and other similar permanent improvements. Indicate the total square footage of impervious surface area. Areas include primary and accessory structures, driveways, parking lots, private walks and any other area in nature that would be considered impervious surface area.

Chuck recommended approval and P&Z approved unanimously August 14, 2012.

Simple motion for the second consideration is in order.

Attachments

P&Z Memo

P&Z Minutes

Ordinance



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

FYI – I will be out of town on the 14th, Rich Parker in our office will be attending the meeting in my absence.

Item # 4 Consider request from Simpson College to rezone Lots 1 through 4, Block 6 of Aders Addition, locally known as 404 North Howard Street and the East 92' of the South 135' of Lot 4, Block 2 of Aders Addition, locally known as 112 East Detroit Avenue from C-3 (General Retail and Office) to R-3 (Mixed Residential).

Items Enclosed: Application Request, 2 Maps

Enclosed is a map indicating the areas requested to be rezoned. In January of 2000, Simpson College purchased what was the Hy-Vee Food Store at 404 North Howard Street. Since the purchase, the building has been used to house the college's maintenance department and the remaining portion for GoodWill Industries. Simpson is also in the process of purchasing the old Mercy Medical Clinic (112 East Detroit Avenue) at the corner of North First Street and East Detroit Avenue. The rezoning application indicates both properties, however if you chose, you can give a separate recommendation for each. If rezoned, existing R-3 (mixed residential) would border the north and west boundaries and C-3 (general retail and office) would border the south and east boundaries.

The current uses of both buildings comply with the C-3 zoning classification; however rezoning the properties to R-3 zoning will allow Simpson the flexibility to utilize space for educational classes which are not allowed within the C-3 zoning classification. As for the GoodWill Industries portion of the building located at 404 North Howard, I have informed Simpson staff that retail sales is not allowed under the requested R-3 zoning, and that if the rezoning were to be approved, this use would become nonconforming. GoodWill Industries would be able to continue at this location, however the new zoning classification would prohibit expansion of the business. Simpson staff indicated the nonconforming status was not an issue.

I support the request for the following reasons:

1. This is an expansion of an existing R-3 zoning. Enlargement of an existing zoning classification is considered a good rezoning practice.
2. The zoning classification should reflect the highest and best use of the property. I have enclosed a map indicating the entire C-3 zoning classification. As you can see this area was extended to the north to accommodate retail establishments at that time (1969). Many of these uses have either been removed or relocated to the highway corridors.
3. Simpson College growth. Similar to successful businesses, the need for expansion is a key to continued success. We should recognize Simpson College has similar needs. Limited expansion of the campus area to the east to the North 1st Street corridor, in my opinion, not only is reasonable but fits with uses in the area.
4. The Future Land Use Map within the 2011 Comprehensive Plan indicates both areas under consideration as Civic / Education. No amendment to the comprehensive plan is needed.

Signs notifying the public of the time and place of this meeting and the requested zoning change have been placed in the area as well notification letters to all property owners within 200' of the proposed rezoning have been mailed. I recommend approval of the request.

Item #5 Consider request from Barker Implement at 1306 South Jefferson Way for Alternate Method of Site Plan Approval.

Items Enclosed: Building Elevations, Site Plan, Letter of Request, Map

The request for alternate method of approval consists of two issues.

1. The use of prefinished steel panels on the entire new service shop. Section 166.11#3 (Highway Design Standards) of the site plan ordinance does not identify prefinished steel panels as an approved material.

Item #1 - The proposed service building will be 437' east of South Jefferson and screened by the existing building. Barker has indicated in their letter that the finish will match the existing office-sales building and it is not their intention to have any signage or advertising on the proposed building.

2. The installation of a 6" chain link fence on the north property line, and repair and or fill in missing agriculture fence on the east property line. Section 166.04#2J (Specific Design Standards Required) of the site plan ordinance outlines conditions that shall be required to install an approved buffer design.

Item #2 - Barker Implement is proposing the use of multiple styles of fencing around the property. On the north property line that is adjacent to the cemetery they indicate a 6' chain link fence extending to the east property line for security purposes. On the south property line they

are extending the existing double-sided wood fence (which meets the buffer requirement) to the east boundary. On the east property line they indicate repair and use of the existing agriculture fence, along with numerous established trees along that property line.

I recommend approval of the request for the following reasons:

- The location of the proposed building will be partially screened by the existing sales office.
- The proposed building is located approximately 437' from the highway.
- Prior site plan approvals on site. (see map)
- The use of the building. Keep in mind this is an accessory building to a farm implement sales use, not a new retail establishment or medical clinic.
- The applicant intends to comply with the buffer requirement along the south property line. The north and east lines are undeveloped, remote and partially screened by a tree buffer.

Item #6 Amend Section 166.03 of the Site Plan Ordinance.

Section 166.03 (Required Information) lists 13 items that are required to be indicated on all site plans submitted to the city for review prior to a building permit being issued. For instance, a few of the requirements that we confirm on each site plan include existing zoning, legal description and required setbacks.

A storm water utility ordinance was adopted by the city council February 2011 which requires a fee based on impervious surface area. This amendment to the site plan ordinance would aid in a more accurate square footage total of impervious surface area to better help our department figure the storm water utility fee per property and is requested by city staff. In most cases this work is performed by the architect or engineer for estimating quantities and costs. All this amendment would require is the specific areas to be identified on the site plan.

The amendment would be combined with #12 (below) since all of these areas would already be identified. The underlined portion below is the requested change.

166.03 #12 Complete traffic circulation and parking plan, where applicable, as determined by the Building Official, showing the location and dimensions of all existing and proposed parking stalls, loading areas, entrance and exit drives, dividers, planters and other similar permanent improvements. Indicate the total square footage of impervious surface area. Areas include primary and accessory structures, driveways, parking lots, private walks and any other area in nature that would be considered impervious surface area.

I recommend approval of the amendment.

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

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

Tiffany Coleman
Mike Coppess
Duane Dixon
Leslie Held
Doug Opie
Bob Ormsby
Rich Piper
Karla Roush

Also present: Betty Crawford, Kenny Lovell, Harold and Betty Wilson, Dalton Wright with Barker Implement, Johnny Boyd with ORIS PLC, Ken Birkenholtz with Simpson College and Mindi Robinson.

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

Consider request from Simpson College to rezone Lots 1 through 4, Block 6 of Aders Addition, locally known as 404 North Howard Street and the East 92' of the South 135' of Lot 4, Block 2 of Aders Addition, locally known as 112 East Detroit Avenue from C-3 (General Retail and Office) to R-3 (Mixed Residential).

Mike Coppess stated he would be abstaining from discussion and voting on the issue due to a work relationship conflict.

Dan Wood entered the meeting.

Mindi reviewed the request from Simpson College stating the current uses of both buildings comply with the C-3 zoning classification; however rezoning the properties to R-3 will allow Simpson the flexibility to use the space for educational classes which are not allowed within the C-3 zoning classification. Simpson staff has been informed that retail sales are not allowed under the requested R-3 zoning and that if rezoned, this use would be nonconforming. GoodWill Industries would be allowed to continue at this location, but would be prohibited from expanding the business.

Betty Crawford of 105 East Clinton Avenue spoke against the rezoning stating she does not want a dormitory across the street from her home. She shared concerns regarding parking and noise issues. Crawford also was concerned that GoodWill would move from the location taking a retail establishment away from the downtown area.

Ken Birkenholtz with Simpson College explained that if the rezoning was approved a computer lab and art studio classes would move into the building at 404 North Howard Street, sharing space with Simpson's maintenance department and GoodWill Industries. Faculty and possibly a television studio for educational purposes would move into the property at 112 West Detroit Avenue. He further stated that Simpson has no intention of terminating the lease with GoodWill Industries or moving dormitories into either of the parcels. Birkenholtz also wanted to clarify that Simpson is now the title holder of the property at 112 West Detroit Avenue, as they closed on the property after Chuck's memo was completed.

Ormsby questioned whether Simpson's master plan called for residential facilities at these locations in the future. Birkenholtz stated no residential plans were intended for the area.

Motion was made by Opie and seconded by Roush to approve the request from Simpson College to rezone Lots 1 through 4, Block 6 of Aders Addition, locally known as 404 North Howard Street and the East 92' of the South 135' of Lot 4, Block 2 of Aders Addition, locally known as 112 East Detroit Avenue from C-3 (General Retail and Office) to R-3 (Mixed Residential). Question was called for and on voice ayes: Coleman, Dixon, Held, Opie, Ormsby, Piper, Roush and Wood. Nays: None. Abstain: Coppess.

Consider request from Barker Implement at 1306 South Jefferson Way for Alternate Method of Site Plan Approval.

Mindi reviewed the request from Barker Implement stating there are two issues to consider regarding the Alternate Method of Approval. The first issue is the prefinished steel panels, as steel panels are not an approved material in the Site Plan Ordinance. The second issue is the use of multiple styles of fencing around the property as a buffer. The Site Plan Ordinance outlines conditions that shall be required to install an approved buffer design.

Johnny Boyd with ORIS PLC spoke in favor of the request stating the proposed building is for servicing equipment and the proposed panels will match the color and style of the steel panels installed at the existing store and storage buildings. Boyd further explained Barker Implement intends to comply with the buffer requirements along the south property line. The north and east property lines are adjacent to undeveloped, remote land and partially screened by a tree buffer. The installation of fencing will provide aid in protection from unauthorized entry and theft/vandalism.

Motion was made by Wood and seconded by Coppess to approve the request from Barker Implement at 1306 South Jefferson Way for Alternate Method of Site Plan Approval for the use of prefinished steel panels and alternate landscape buffer installation. Question was called for and on voice vote motion carried unanimously.

Amend Section 166.03 of the Site Plan Ordinance.

Mindi reviewed the request from staff to include the total square footage of impervious surface area as required information on all site plans submitted to the city for review. She stated this information would aid in a more accurate square footage total of impervious surface area to better help the department calculate the storm water utility fee per property as required by the storm water utility ordinance adopted by City Council.

Motion was made by Coppess and seconded by Wood to approve amending Section 166.03 of the Site Plan Ordinance to indicate the total square footage of impervious surface area. Question was called for and on voice vote motion carried unanimously.

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

Duane Dixon, Chairperson

Mindi Robinson

ORDINANCE NO. _____
AN ORDINANCE AMENDING THE SITE PLAN ORDINANCE
(CHAPTER 166.03) TO INCLUDE TOTAL SQUARE FOOTAGE OF
IMPERVIOUS SURFACE AREA ON ALL SITE PLANS

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

1. Amendment. Section 166.03(12) of the Indianola Code of Ordinances (Site Plan) shall be changed to read as follows:

Complete traffic circulation and parking plan, where applicable, as determined by the Building Official, showing the location and dimensions of all existing and proposed parking stalls, loading areas, entrance and exit drives, dividers, planters and other similar permanent improvements. Indicate the total square footage of impervious surface area. Areas include primary and accessory structures, driveways, parking lots, private walks and any other area in nature that would be considered impervious surface area.

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 _____, was signed by the Mayor on _____, and was published in the Record Herald and Indianola Tribune, a newspaper of general circulation and published in the City of Indianola, Iowa, on _____.

DIANA BOWLIN, City Clerk

Information

Subject

Pickard Park Restroom Project

Information

As discussed at the last meeting, council consensus was to proceed with bidding the Pickard Park Restroom.

A tentative project schedule includes:

September 17, 2012	Order construction/set hearing on plans/specs
September 26, 2012	Publication of notice
October 11, 2012	Receive and open bids (estimated at \$120,400-\$124,500)
October 15, 2012	Public hearing/award of contract

Information

Subject

Resolution order construction and fixing a date for hearing and taking of bids

Information

Council needs to consider the resolution (packet) ordering construction and fixing a date for hearing (October 15, 2012) and taking of bids (October 11, 2012).

Roll call is in order.

In your packet is a memo and diagram of the Pickard Park Restroom recommendation from Glen Cowan, Park and Recreation Director.

Attachments

Pickard Park
Resolution

Pickard Park Softball Complex Improvements

ISSUE

The restrooms at the softball complex are old, small and don't meet the handicap/wheel chair access requirements. We had a spectator in a wheelchair at a tournament this year who could not access the restroom and filed a complaint with the ISA. We also have holes in the dugout roofs which no longer provide the intended shade and look bad.

Although these items are the responsibility of the Indianola Sports Association (ISA) under the current agreement, the ISA does not have the financial resources with their current financial loan obligations to fix or replace them.

INFORMATION AND OPTIONS

The parks & recreation staff had the CDA Design Firm look at the current restroom to see if it could be renovated for ADA handicap accessibility, modernized, made more usable and the costs. They also did the same for constructing a new restroom facility. Attached are the floor plans for each and below is information and costs for renovation, new block building and a pre-fab all concrete building.

Remodel of Existing Building

Outside: 22'-3" X 18'-11½"
Inside: M=6'-10 ½", W=7'-4 ½"
1 floor drain each side
Wood rafters & steel roof
Lever flush valves
One hand dryer each side
Gypsum Ceiling
2 windows each side
Concrete Brick with Stone Veneer
Wind Load -?
Warranty - 1-2 yrs
Storage - no additional possibility
Cost: \$65,500 - \$70,500

New Concrete Block

Outside: 24'-0" X 20'-0"
Inside: M=8'-0", W=8'-0"
1 floor drain each side
Wood rafters & steel roof
Lever flush valves
One hand dryer each side
Gypsum Ceiling
2 windows each side
Stucco with Stone Veneer Exterior
Wind Load - ?
Warranty - 1-2 yrs
Storage - current RR bldg possibility
Cost: \$112,700 - \$117,500

CXT All Concrete Pre-Fab

Outside: 26'-0" X 20'-0"
Inside: M=10'-4", W=10'-4"
2 floor drains each side
Concrete roof
In wall push button flush valves
2 hand dryers each side
Concrete Ceiling
6 lexan windows each side
Concrete Barn Board Exterior
Wind Load - 150 mph
Warranty - 20 yrs
Storage - current RR bldg possibility
Cost: \$120,400 - \$124,500

A

Available Revenue - CIP Allocation
\$174,500
- 32,000 Sewer Line
\$142,500
- 70,500 Restroom
\$ 72,000
- 11,500 Dug Out Roofs
\$ 60,500
- 7,500 Walkways/Storage Ren.
\$ 53,000 Balance

B

Available Revenue - CIP Allocation
\$174,500
- 32,000 Sewer Line
\$142,500
- 117,500 Restroom
\$ 25,000
- 11,500 Dug Out Roofs
\$ 13,500
- 7,500 Walkways/Storage Ren
\$ 6,000 Balance

C

Available Revenue - CIP Allocation
\$174,500
- 32,000 Sewer Line
\$142,500
- 124,500 Restroom
\$ 18,000
- 11,500 Dug Out Roofs
\$ 6,500
- 6,500 Walkways/Storage Ren
\$ 000 Balance

RECOMMENDATION

Improvements: Staff and the Parks & Recreation Commission (Aug 15 meeting, unanimous vote) recommend option C above - purchase the CXT All Concrete Restroom Building, new metal roofs on all dugouts, and use the remaining funds for concrete walkways and storage building renovations - (the sewer line is already installed). We have 2 of the CXT concrete buildings in our parks and they are virtually maintenance free, easy to clean, very vandal resistant, built for longevity and look nice. Putting metal roofs on the dugouts will provide low maintenance dug outs that can be color

coordinated with the other complex structures and last many many years. Constructing concrete handicap accessible walkways between the parking lot, fields, concession building and the restroom building will provide the needed hard surface access to all facilities. We are recommending that the restroom building be located directly east of the existing maintenance/storage/restroom building. This location is fairly level, next to the utilities and sewer service and will somewhat hid the maintenance/storage building from the parking lot.

Funding

Staff and the parks & recreation commission recommend delaying the CIP funded Pickard Park Play Equipment (\$160,000) and Pond Aeration Fountain (\$14,500) and use the allocated monies for the softball complex restroom, walkways and dug out improvements.

The current maintenance/storage/restroom building and the concession building are in need of shingles due to wind storms. Re-shingling can be funded from the city insurance fund to replace items which fall under our insurance deductible amount.

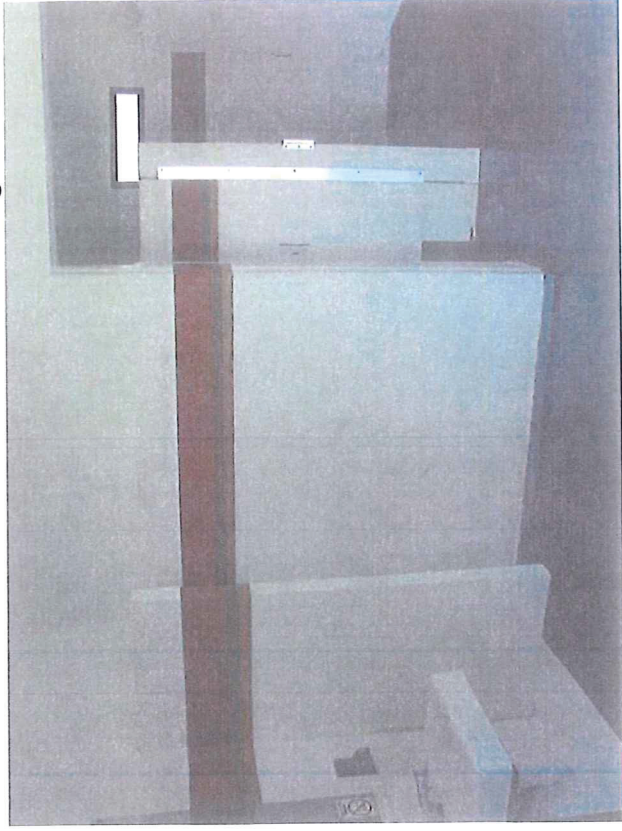
COUNCIL ACTION

We recommend that the council approve using the Pickard Park play equipment and pond aeration fountain funds (\$174,500) for the Pickard Park softball field complex option C improvements.

All Concrete Pre Cast



Inside All Concrete Pre Cast Building



The Meeting was called to order by Kenan Bresnan, Mayor, and on roll call the following Council members were:

Present: _____

Absent: _____

Council member _____ introduced the following Resolution entitled "RESOLUTION ORDERING CONSTRUCTION OF CERTAIN PUBLIC IMPROVEMENTS AND FIXING A DATE FOR HEARING AND TAKING OF BIDS", and moved that it 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 AND TAKING OF BIDS

WHEREAS, the City Council deems it advisable and necessary to make certain public improvements for the City of Indianola described in general as:

**PICKARD PARK RESTROOMS
INDIANOLA, IOWA**

and has caused to be prepared plans, specifications and form of contract together with an estimate of costs which are now on file in the office of the Indianola City Clerk and in the public inspection and that the plans, specifications and form of contract are deemed suitable for the public improvements, and

WHEREAS, the plans, specifications and form of contract and estimate of cost may be adopted in a contract for the making of the public improvements, and it is necessary pursuant to Chapter 384, Code of Iowa, as amended, to hold a public hearing and to advertise for bids,

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

Section 1. That the Indianola City Council determines that it is necessary and advisable to make certain public improvements described as:

**PICKARD PARK RESTROOMS
INDIANOLA, IOWA**

Furnish all labor, materials and equipment necessary to provide and deliver one precast Fabricated restroom facility and miscellaneous associated work.

and has caused to be prepared plans, specifications and form of contract together with an estimate of costs which are now on file in the office of the Indianola City Clerk for public inspection. The plans, specifications and form of contract are deemed suitable for the public improvements. The cost of the public improvements is to be paid out of the reserves and revenue of the City of Indianola and by such other means as may be legally permissible.

Section 2. The amount of the bid security to accompany each bid for the supplying of the public materials, supplies and equipment shall be in the amount of 5 percent of the bid price consisting of a check drawn on and certified by an Iowa bank, or a bank chartered under the laws of the United States, a cashier's check drawn on an Iowa bank or a bank chartered under the laws of the United States, a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States or a bid bond authorized and executed by a corporation authorized to contract as a surety in the State of Iowa pursuant to the provisions of Section 384.98 of the Code of Iowa.

Section 3. A public hearing on the plans, specifications, form of contract and estimated

costs of the public improvements will be held in the council chambers in the City Hall, Indianola, Iowa, at 6:00 p.m. on the 15th day of October, 2012, at which time and place the Indianola City Council will consider the adoption of the plans, specifications, form of contract and estimate of costs and will consider any objections offered for the construction of the contemplated public improvements.

Section 4. Sealed proposals will be received by the City Council at the council chambers in the City Hall, 110 N. 1st Street, Indianola, Iowa, until 2:00 p.m. on the 11th day of October, 2012. The City Manager or his designee is hereby authorized and directed at 2:00 p.m. on that date to open and tabulate the results of all sealed bids so received. The bids will be acted upon by the Indianola City Council at its regular meeting to be held in the council chambers of the City Hall of the City of Indianola, Iowa, at 6:00 p.m. on October 15, 2012, or at such later time and place as may then be fixed.

Section 5. The City Clerk of the City of Indianola, Iowa is instructed to give notice of the hearing and of the taking of bids. The combined notice of hearing and letting is to be published at least once in the Record Herald and Indianola Tribune, a newspaper printed wholly in the English language and published at least once weekly and having a general circulation in the municipality. The publication is to be not less than four clear nor more than twenty days prior to the date herein fixed for the hearing and letting.

PASSED AND APPROVED this 17th day of September, 2012.

KENAN BRESNAN, Mayor

ATTEST:

DIANA BOWLIN, City Clerk

Information

Subject

Discuss the Jerry Kelley Trail Phase II Iowa Avenue route adjustment

Information

The current design of Phase II of the Jerry Kelley bike trail includes connecting the existing trail and looping it behind the Simpson baseball fields to Iowa Avenue and continuing west to Kenwood. This route included crossing Iowa Avenue at the bottom of the hill and continuing west on the north side of Iowa (old catholic church side). It was brought to the city's attention that IMU is planning to convert the electric on the south side of Iowa to underground in 2014. Therefore, it has been discussed and suggested the trail be maintained on the south side. This will make for a safer route by eliminating a street-crossing in a valley and avoid additional costs of retaining walls and replacing numerous driveways on residential land. It will also make for a more appealing trail by staying closer to open vegetated ground.

The city received a grant in the amount of \$309,520 from the Central Iowa Regional Planning and Transportation Alliance (CIRPTA). The city's match is \$132,700 and is scheduled to be borrowed (along with Pickard Park and McVay Trail improvements) before the end of 2012. The plan is to borrow from one of the local banks over a 5 or 7 year period due to the amount of funds needed and allow the city to save bond issuance costs.

Glen Cowan, Todd Kielkopf, Chuck Burgin, Bob Miller and I met last week to discuss options for getting the underground project started in 2013 (vs. 2014) and allow the trail to be maintained on the south side of Iowa. Glen Cowan indicates CIRPTA and the Iowa DOT both approved allowing the grant funds to be extended if the city wishes to pursue this option.

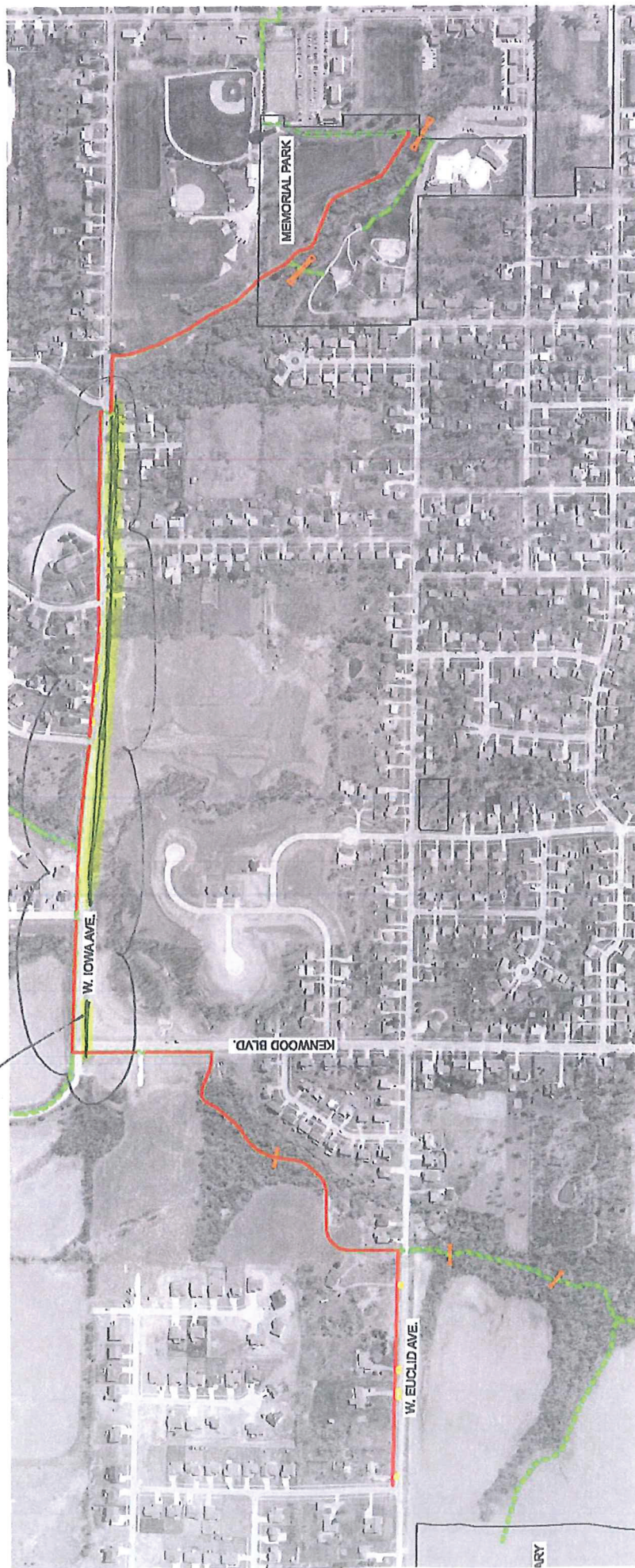
Staff developed the following recommendation for implementation:

- 1) September 17, 2012-City Council consider project concept and indicate how to proceed.
- 2) September 24, 2012-(If CC approves concept) IMU Board consider concept and determine how to proceed.
- 3) Project costs (estimated at \$250,000-\$300,000) are borrowed with city loan issued by the end of 2012. IMU makes the annual debt payment to the city when due. Borrowing funds on behalf of IMU has been a consistent practice (street replacement, 2003 Water & Sewer Debt issuance) and is not unusual. IMU makes the actual debt payment to the city in the form of a monthly transfer.
- 4) IMU proceeds with engineering and underground conversion process Spring-Fall 2013.
- 5) City installs trail for the east and west portions Fall 2013. The Iowa Avenue section is installed Spring 2014.

Attachments

Map

Trail changed to
south side of Iowa



Information

Subject
Public comments

Information
