



Council Study Meeting
July 25, 2012
6:00 p.m.
City Council Chambers

Agenda

1. Discuss North "C" Street preliminary draft agreements

Information

Subject

Discuss North "C" Street preliminary draft agreements

Information

In your packet you have the preliminary drafts of a Development Agreement and a Real Estate Contract as provided by John Hoyman.

As you can see there are items that need to be discussed prior to moving forward. The main items are listed by department on the last two pages of the real estate contract and include:

- 1) Electric, water, sewer and stormwater utility easements as well as how these will be maintained.
- 2) Emergency Access for public safety
- 3) Turnarounds on north and south ends, parking and traffic flow around the campus.
- 4) Right-of-way easements for stop signs on both the north and south end of the street.

Ken Birkenholtz met with Chuck last Friday and the following was discussed:

- 1) Possession date of April 1, 2013. Construction will not happen prior to that date and maintenance of the street would be the city's responsibility until then. In the meantime the site plan, construction plans, traffic flow plans, etc can be complete over the fall and winter months.
- 2) Agreements will require Simpson Board of Trustee review and approval and can be done via phone if necessary (next Trustee meeting is October).
- 3) Ken Birkenholtz was unable to confirm that the private property owned by the Tri-Delta Chapter at 705 North "C" Street would be transferred prior to the public hearing. Staff recommends that this item be complete prior to the public hearing.

A map showing all utilities will be provided at the meeting.

Attachments

Hoyman Memo

Draft Agreement

Draft Real Estate Agreement

Minutes

Memo

Map

Simpson Proposal 071012

Snyder Letter

V&K Study

Petition

Dept Head Comments

Comp Plan

Memo

Sewer Utility Map

Confluence

C Street Update Plan

Ahlers Letter

Guilford Letter

Letter

Picture

Appraisal

City of Indianola

MEMORANDUM

DATE: July 20, 2012

TO: Mayor and City Council

FROM: John Hoyman, City Attorney

RE: C Street

Attached are very preliminary drafts of a Development Agreement and a Real Estate Contract for use if C Street were to be closed and sold to the College. There is information yet to be obtained to complete the documents. I am certain there are points of negotiation that will have to be taken up between the City and the College. The documents really just serve as a starting point for negotiations.

I am certain the recommendations and requirements outlined in Jean's memo which is incorporated into the Real Estate Contract will have to be refined and narrowed since they are now quite vague. In fact, there may need to be additional agreements drawn to address specific issues already mentioned or perhaps even one that no one has thought about yet. I look forward to gathering more information from both parties in an attempt to reach an agreement that would serve everyone's needs.

**AGREEMENT FOR PRIVATE REDEVELOPMENT OF
NORTH C STREET BETWEEN WEST CLINTON AVENUE
AND WEST GIRARD AVENUE**

This Agreement is made on _____, 20____, by the City of Indianola, Iowa, "City" and Simpson College, "Simpson".

WHEREAS, the City owns real estate locally known as North C Street between West Clinton Avenue and West Girard Avenue, Indianola, Iowa and legally described as follows: (Exact legal description not yet legally determined)

WHEREAS, the Simpson is willing to purchase and develop the real estate pursuant to this Agreement;

WHEREAS, the City believes that the development of the real estate is in the best interest of the City and in accord with the public purposes and public benefits established at a City Council meeting on _____, 2012, and recorded in minutes therefore.

NOW THEREFORE, in consideration of the mutual obligations of the parties to this Agreement, each of them does hereby covenant and agree with the other as follows:

ARTICLE I-Definitions.

Agreement means this Agreement and all attachments to it, as amended from time to time.

Closing Date means _____, 2012, or such other date as the parties hereto shall agree upon.

Construction Plans means the plans, specifications, drawings and or related documents of the construction work to be performed by Simpson on the development property; the plans (a) shall be as detailed as the plans, specifications, drawings and related documents which are submitted to the City, and (b) shall include at least the following: (1) Site plan; (2) construction plan; (3) traffic flow plan; (4) elevations; (5) OTHERS AS TO BE DETERMINED.

Development Property means the 60' wide North C Street right-of-way corridor between West Clinton Avenue and West Girard Avenue, Indianola, Iowa, except the North 5' thereof and except the South 5' thereof (exact legal description to be determined).

Minimum Improvements means the construction of private drives, walkways and amenities as shown on the construction plans submitted by Simpson to the City. In addition, minimum improvements means the relocation of existing facilities required to meet the needs of the City and Simpson, including but not limited to, the black metal fence obstructing the view of motorists at the corner of West Clinton Avenue and North C Street.

ARTICLE II-Conveyance of Development Property

The City will sell the Development Property to Simpson for \$_____ pursuant to the terms and conditions of a Real Estate Installment Contract attached as Exhibit B between Simpson and the City for the Development Property.

ARTICLE III-Construction of Minimum Improvements

Simpson agrees that it will cause the Minimum Improvements to be constructed on the development property in conformance with the construction plans approved by the City. Simpson agrees that the scope and scale of the Minimum Improvements to be constructed shall not be less than the scope and scale of the Minimum Improvements as detailed and outlined in the construction plans.

Simpson agrees that the following public utilities shall be owned and maintained by Simpson in such a way and at all times as to be compatible with adjoining City utilities: water main, sanitary sewer main, electric primary within the North C street Corridor under consideration to be purchased.

Simpson shall cause construction of the Minimum Improvements to be completed by December 31, 2013, or on such other date as the parties shall mutually agree in writing.

ARTICLE IV- Remedies

The City may take any action, including legal, equitable or administrative action, which may appear necessary or desirable to enforce this Agreement or to enforce performance and observance of any obligation, agreement, or covenant of a party under this Agreement. The real estate is to be sold pursuant to a real estate installment contract with a possession date of April 1, 2013, a first payment in the amount of one-half of the purchase price on _____, 20____, a final payment in the amount of one-half of the purchase price on _____, 20____, and a forfeiture clause allowing for forfeiture of the real estate contract in the event Simpson fails to perform its obligations pursuant to said Contract. Further, Simpson agrees to pay the City's reasonable attorney fees for enforcement action related to this matter.

ARTICLE V – Miscellaneous

This Agreement shall be governed and construed in accordance with the laws of the State of Iowa. Simpson agrees to submit to and be bound by the jurisdiction of the courts of the State of Iowa. This Agreement and any attachments to it reflect the entire Agreement between the parties and supercedes and replaces all prior agreements, negotiations or discussions, whether oral or written. This Agreement may not be amended except by subsequent writing and signed by all parties hereto.

IN WITNESS WHEREOF, the City has caused this Agreement to be executed by its Mayor and its City Clerk and Simpson has caused this Agreement to be executed on behalf of the College.

THE CITY OF INDIANOLA, IOWA

ATTEST:

By: _____
Kenan Bresnan, Mayor

Diana Bowlin, City Clerk

STATE OF IOWA; WARREN COUNTY ss:

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

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

SIMPSON COLLEGE

By: _____

STATE OF IOWA)

.SS:

WARREN COUNTY)

On this ____ day of _____, 20____, before me the undersigned, a Notary Public in and for the State of Iowa, personally appeared _____ to me personally known, and, who, being by me duly sworn, did say that they are the President

and Secretary-Treasurer, respectively, of Simpson College executing the within and foregoing instrument, that no seal has been procured by the said corporation, that said instrument was signed on behalf of said corporation by authority of its Board of Directors; and that the said President and Secretary-Treasurer acknowledge the execution of said instrument to be the voluntary act and deed of said corporation, by it and them voluntarily executed.

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

REAL ESTATE CONTRACT
(SHORT FORM)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 143
Recorder's Cover Sheet

Preparer Information: (name, address and phone number)

John R. Hoyman, 205 N. Buxton, Indianola, IA 50125, Phone: (515) 961-3705

Taxpayer Information: (name and complete address)

Simpson College, 701 N C St., Indianola, IA 50125

Return Document To: (name and complete address)

John R. Hoyman, 205 N. Buxton, Indianola, IA 50125

Grantors:

City of Indianola

Grantees:

Simpson College

Legal Description: See Page 2

PRELIMINARY DRAFT

REAL ESTATE CONTRACT

IT IS AGREED between The City of Indianola, Iowa ("Seller"); and Simpson College ("Buyer").

Seller agrees to sell and Buyer agrees to buy real estate in Warren County, Iowa, described as: locally known as North C Street between West Clinton Avenue and West Girard Avenue, Indianola, Iowa, with exact legal description to be determined at the time of closing with any easements and appurtenant servient estates, but subject to the following: a. any zoning and other ordinances; b. any covenants of record; c. any easements of record for public utilities, roads and highways; and d. (consider: liens; mineral rights; other easements; interest of others.) (the "Real Estate"), upon the following terms:

1. **PRICE.** The total purchase price for the Real Estate is _____ Dollars (\$ _____) of which _____ Dollars (\$ _____) has been paid. Buyer shall pay the balance to Seller at 110 N. First St., Indianola, IA 50125 or as directed by Seller, as follows:

one-half of the purchase price shall be paid on _____, 20____; and one-half of the purchase price shall be paid on _____, 20____

2. **INTEREST.** Buyer shall pay interest from _____ on the unpaid balance, at the rate of _____ percent per annum, payable _____. Buyer shall also pay interest at the rate of _____ percent per annum on all delinquent amounts and any sum reasonably advanced by Seller to protect their interest in this contract, computed from the date of the delinquency or advance.

3. **REAL ESTATE TAXES.** Seller shall pay all taxes prorated to the date of possession and any unpaid real estate taxes payable in prior years. Buyer shall pay all subsequent real estate taxes. Any proration of real estate taxes on the Real Estate shall be based upon such taxes for the year currently payable unless the parties state otherwise.

4. **SPECIAL ASSESSMENTS.** Seller shall pay all special assessments which are a lien on the Real Estate as of the date of this contract. All other special assessments shall be paid by Buyer.

5. **POSSESSION CLOSING.** Seller shall give Buyer possession of the Real Estate on April 1, 2013, provided Buyer is not in default under this contract. Closing shall be on _____.

6. **INSURANCE.** Seller shall maintain existing insurance upon the Real Estate until the date of possession. After possession and until full payment of the purchase price, Buyer shall keep the Real Estate insured as it insures similar real estate on the Simpson College campus. Buyer shall provide Seller with evidence of such insurance.

7. **ABSTRACT AND TITLE.** Seller has no abstract for the real estate and the Seller will not provide one. Buyer is free to order and pay for an abstract to the real estate if the Buyer

feels that is necessary.

8. FENCE AND BLEACHERS. Part of the fence and part of the bleachers on the West side of North C Street at the football field are located on North C Street right-of-way. An Agreement dated _____, 20____ was executed between the Buyer and the Seller allowing those improvements to remain on the right-of-way. Said Agreement shall be rescinded as to those improvements in the right-of-way conveyed to the Buyer.

9. CARE AND DEVELOPMENT OF PROPERTY. Buyer shall take good care of the property and shall perform its obligations as described in the Agreement for Private Redevelopment of North C Street between West Clinton Avenue and West Girard Avenue dated _____, 20____.

10. DEED. Upon payment of purchase price, Seller shall convey the Real Estate to Buyer, by Quit Claim Deed.

11. REMEDIES OF THE PARTIES. a. If Buyer (a) fails to make the payments aforesaid, or any part thereof, as same become due; or (b) fails to pay the taxes or special assessments or charges, or any part thereof, levied upon said property, or assessed against it, by any taxing body before any of such items become delinquent; or (c) fails to keep the property insured; or (d) fails to keep it in reasonable repair as herein required; or (e) fails to perform any of the agreements as herein made or required; then Seller, in addition to any and all other legal and equitable remedies which they may have, at their option, may proceed to forfeit and cancel this contract as provided by law (Chapter 656 Code of Iowa). Upon completion of such forfeiture Buyer shall have no right of reclamation or compensation for money paid, or improvements made; but such payments and/or improvements if any shall be retained and kept by Seller as compensation for the use of said property, and/or as liquidated damages for breach of this contract ; and upon completion of such forfeiture, if the Buyer, or any other person or persons shall be in possession of said real estate or any part thereof, such party or parties in possession shall at once peacefully remove therefrom, or failing to do so may be treated as tenants holding over, unlawfully after the expiration of lease, and may accordingly be ousted and removed as such as provided by law.

b. If Buyer fails to timely perform this contract, Seller, at their option, may elect to declare the entire balance immediately due and payable after such notice, if any, as may be required by Chapter 654, The Code. Thereafter this contract may be foreclosed in equity and the court may appoint a receiver to take immediate possession of the property and of the revenues and income accruing therefrom and to rent or cultivate the same as the receiver may deem best for the interest of all parties concerned, and such receiver shall be liable to account to Buyer only for the net profits, after application of rents, issues and profits from the costs and expenses of the receivership and foreclosure and upon the contract obligation.

It is agreed that if this contract covers less than ten (10) acres of land, and in the event of the foreclosure of this contract and sale of the property by sheriff's sale in such foreclosure proceedings, the time of one year for redemption from said sale provided by the statutes of the State of Iowa shall be reduced to six (6) months provided the Seller, in such action file an election to waive any deficiency judgment against Buyer which may arise out of the foreclosure

proceedings; all to be consistent with the provisions of Chapter 628 of the Iowa Code. If the redemption period is so reduced, for the first three (3) months after sale such right of redemption shall be exclusive to the Buyer, and the time periods in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to four (4) months.

It is further agreed that the period of redemption after a foreclosure of this contract shall be reduced to sixty (60) days if all of the three following contingencies develop: (1) The real estate is less than ten (10) acres in size; (2) the Court finds affirmatively that the said real estate has been abandoned by the owners and those persons personally liable under this contract at the time of such foreclosure; and (3) Seller in such action file an election to waive any deficiency judgment against Buyer or their successor in interest in such action. If the redemption period is so reduced, Buyer or their successors in interest or the owner shall have the exclusive right to redeem for the first thirty (30) days after such sale, and the time provided for redemption by creditors as provided in Sections 628.5, 628.15 and 628.16 of the Iowa Code shall be reduced to forty (40) days. Entry of appearance by pleading or docket entry by or on behalf of Buyer shall be presumption that the property is not abandoned. Any such redemption period shall be consistent with all of the provisions of Chapter 628 of the Iowa Code. This paragraph shall not be construed to limit or otherwise affect any other redemption provisions contained in Chapter 628 of the Iowa Code. Upon completion of such forfeiture Buyer shall have no right of reclamation or compensation for money paid, or improvements made; but such payments and for improvements if any shall be retained and kept by Seller as compensation for the use of said property, and/or as liquidated damages for breach of this contract; and upon completion of such forfeiture, if Buyer, or any other person or persons shall be in possession of said real estate or any part thereof, such party or parties in possession shall at once peacefully remove therefrom, or failing to do so may be treated as tenants holding over, unlawfully after the expiration of a lease, and may accordingly be ousted and removed as such as provided by law.

c. If Seller fails to timely perform their obligations under this contract, Buyer shall have the right to terminate this contract and have all payments made returned to them.

d. Buyer and Seller are also entitled to utilize any and all other remedies or actions at law or in equity available to them.

e. In any action or proceeding relating to this contract the successful party shall be entitled to receive reasonable attorney's fees and costs as permitted by law.

12. TIME IS OF THE ESSENCE. Time is of the essence in this contract.

13. CONSTRUCTION. Words and phrases in this contract shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

14. CERTIFICATION. Buyer and Seller each certify that they are not acting, directly or indirectly, for or on behalf of any person, group, entity or nation named by any Executive Order or the United States Treasury Department as a terrorist, "Specially Designated National and Blocked Person" or any other banned or blocked person, entity, nation or transaction pursuant to any law, order, rule or regulation that is enforced or administered by the Office of Foreign Assets Control; and are not engaged in this transaction, directly or indirectly on behalf of, any such person, group, entity or nation. Each party hereby agrees to defend, indemnify and hold harmless the other party from and against any and all claims, damages, losses, risks, liabilities and expenses (including attorney's fees and costs) arising from or related to my breach

of the foregoing certification.

15. INSPECTION OF PRIVATE SEWAGE DISPOSAL SYSTEM. Seller represents and warrants to Buyer that the Property is not served by a private sewage disposal system, and there are no known private sewage disposal systems on the property except for existing City utility facilities.

16. ADDITIONAL PROVISIONS. The following is a memorandum from Jean Furler, Acting City Manager to the Indianola Mayor and City Council. The recommendations and requirements found therein are hereby incorporated into this Contract as requirements for the vacation, sale and redevelopment of North C Street by the Buyer. Terms and conditions found in this Contract, including the memorandum, may be amended by written agreement of both parties.

TO: Mayor /Council

FROM: Jean Furler, Acting City Manager

RE: Simpson College's request to close North C Street

On March 30, 2012, the City received an amended design from Simpson College's Landscape Architect Firm, Confluence. On April 2nd I requested comments from both IMU and city department heads to review and make comments as to their ability to work within the parameters of the design. Listed below are the comments, requirements and suggestions which need to be addressed prior to the final implementation of the proposed plan.

IMU ELECTRIC

IMU will set a meter cabinet at the SW corner of the Girard and C Street intersection. The primary behind that meter will revert to Simpson electric service. This has precedence with Simpson. IMU will continue to perform maintenance at a standard hourly rate when requested. Simpson may wish, at their own expense, to relocate transformers closer to the proposed drive/parking lot so that landscaping won't be tore up when maintaining/replacing transformers that are now close to buildings.

IMU WATER

IMU will abandon the 4' water main and cap it off. Simpson will need to move their services that are connected to that main onto their 8" fire service. They also need to extend the 8" fire service to the hydrant located on the east side of Buxton Stadium.

WATER POLLUTION CONTROL (see enclosed map)

- Recommend the sanitary sewer services, mains and manholes under the portion of the C Street corridor, from manhole # 182 at Girard Avenue to manhole # 505N, approximately 1032' be rehabilitated to the City's inflow and infiltration standards. This portion of sanitary sewer main, up to manhole # 505N would be considered private service line and the maintenance would be turned over to Simpson College.
- The City would retain ownership and maintenance responsibility of the portion of main from manhole # 175 at the intersection of West Clinton north to manhole # 505N approximately 414'.
- Recommend abandoning the sewer main extending east from manhole # 175 which goes under 300 West Clinton Avenue.
- Simpson College pays for the lining and I & I repairs to the services for the portion of sanitary main to be publicly abandoned.

POLICE DEPARTMENT

- Police vehicles to have unlimited access.
- No parking allowed on new private access road. Enforcement of this requirement can be contracted through the Indianola Police Department.

FIRE DEPARTMENT

- Unlimited access for emergency vehicles.
- Access shall be a minimum of 20' in width and have bearing capacity for all emergency vehicles.
- Simpson College agrees to clear snow from entire 20' width of access lane within 24 hours after snow fall has ceased.
- Simpson College to maintain all existing fire hydrants along the "C" Street corridor.

COMMUNITY DEVELOPMENT

- Council amend one-way street ordinance for two-way traffic on North D Street. This may include no parking on either side or widen paving surface.
- Retain an emergency access and public utility easement for the entire width and length of the proposed C Street corridor. Gas, phone and cable t.v. are present.
- Agreement with Simpson that the City will replace/repair damage areas due to emergency access or utility work to rough grade only.
- Radius for turnarounds are adequate for passenger vehicles only, Simpson may choose to enlarge these areas to accommodate delivery trucks.
- Depth of handicap parking on south turnaround must be a minimum of 18' in depth and the sidewalk around the turnaround a minimum of 5' in width
- Final design to be performed by a licensed engineer to confirm soil and surface bearing capacities, location of the north turnaround in relationship to Buxton Park.

STREET DEPARTMENT

- Extend storm sewer intake at the northeast corner of Clinton and C Street to match new paving design.
- Simpson College to remove snow and ice from roadway surface.

Dated: _____

City of Indianola, Seller

Simpson College, Buyer

(Exact names and titles and notary clauses to be added later)

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR SESSION
JULY 10, 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
Mary Donaghy
Doug Opie
Bob Ormsby
Rich Piper
Karla Roush
Dan Wood

Also present: Approximately 45 residents, John Hoyman, Mindi Robinson and Chuck Burgin.

Chairperson Dixon welcomed Doug Opie to the Planning and Zoning Commission.

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

Consider request from Simpson College to close and vacate North C Street from West Clinton Avenue to West Girard Avenue.

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

Chuck reviewed the request from Simpson College.

Mayor Ken Bresnan spoke in favor of the request stating city officials need to look toward the future good of Indianola and see the benefit of closing C Street.

Simpson President, John Byrd, gave a proposal on Simpson's vision for closing C Street. The proposal highlighted other streets that have been closed around Simpson that are now a part of the Simpson campus including Detroit Avenue, Euclid Avenue and Franklin Avenue. The proposal also shared the C Street future concept if the street were to be closed. President Byrd shared Simpson's rationale, addressed the impacts of Irving Elementary, emergency access and parking and discussed the benefits of the city, economy and neighborhood if C Street were to be closed.

Commission members discussed public access issues and time frame estimations.

The following members of the audience spoke in favor of closing the street stating they support the closing of C Street for reasons including safety of students due to traffic issues, beautifying the campus and benefiting the City for local businesses and economic issues.

Marc Strohshein, Executive Director, The Village
Joanna Freeland, Simpson College Student Body President
Kathy Goodwin-Brackney, resident of 801 Scott Felton Road

The following members of the audience spoke against closing the street stating they do not support the closing of C Street for reasons including the safety at Irving Elementary School students, parking issues around the campus, handicap parking issues to campus facilities, traffic flow to the northwest portion of the city and the City's comprehensive plan recommendations.

Kathy Stanfield, resident of 407 West Ashland Avenue
Susan Glick, resident of 511 West Boston Avenue
Michelle Bradford, resident of 311 West Clinton Avenue
Charlotte Guilford, resident of 407 North B Street
Jeff Wren, resident of 108 West Kentucky Avenue
Jim Jauron, resident of 1203 West 2nd Avenue
Sally Johnson, resident of 306 North D Street
Irene Case, resident of 907 North D Street

Commission members discussed the private property ownership of the Delta Delta house and the implications that closing C Street would have on their property. President Byrd stated Simpson is working with the Tri Delta organization to move the house to another property near the campus and buy their current location. If the property title is transferred, Simpson would then own the Tri Delta house.

Commission members also discussed public access, public parking on campus, comprehensive plan recommendations and future traffic and planning issues that need to be considered if C Street were to be closed.

Motion was made by Wood and seconded by Opie to approve the request from Simpson College to close and vacate North C Street from West Clinton Avenue to West Girard Avenue subject to Simpson's acquisition of all adjoining property on both sides of C Street. Question was called for and on roll call vote Ayes: Ormsby. Nays: Coleman, Dixon, Donaghy, Opie, Piper, Roush, Wood. Abstain: Coppess. Chairperson Dixon declared the motion failed.

Consider two-way traffic on North D Street from West Detroit Avenue to West Girard Avenue.

Chuck reviewed the issue stating that if City Council were to close C Street it is good planning to consider two-way traffic on North D Street. The Indianola Code of Ordinances requires the Planning and Zoning Commission review and comment for any street, park, parkway, boulevard, traffic-way, river front or other public improvement affecting the city plan.

The following members of the audience spoke against two-way traffic on North D Street if C Street is closed because turning D Street into a two-way traffic street will not reduce safety concerns for students at Irving Elementary. Residents felt that increased traffic due to C Street closing poses a bigger problem than a two-way D Street can solve.

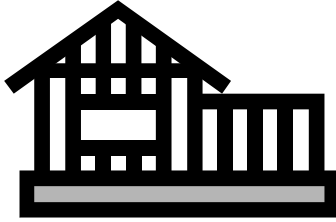
Sam Martin, resident of 1102 Stephen Court
Jim Jauron, resident of 1203 West 2nd Avenue

Motion was made by Wood and seconded by Ormsby to approve two-way traffic on North D Street from West Detroit Avenue to West Girard Avenue if C Street were to be closed. Question was called for and on roll call vote Ayes: Coleman, Coppess, Dixon, Donaghy, Opie, Ormsby, Piper, Roush, Wood. Nays: none.

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

Duane Dixon, Chairperson

Mindi Robinson



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

Ivan Richert has resigned and been replaced. Please welcome our new Commission member, Doug Opie.

Item # 4 Consider request from Simpson College to close and vacate North C Street from West Clinton Avenue to West Girard Avenue.

Written below is the memorandum that was sent to you for the May meeting with some minor changes, however I wanted to share some additional information which should be considered prior to making your decision.

1. Simpson College has been working with the last private property owner along the North “C” Street corridor (Delta-Delta-Delta Sorority House) at 705 North C Street to relocate. To date the property has not transferred and it is unclear when this may take place. The street can still be vacated and sold, however the property would be considered non-conforming having no street frontage. I am confident the land transfer will take place, but any approval should be subject to this item being completed prior to the street being vacated.
2. I am adding a second agenda item to this meeting regarding changing the existing one-way traffic on North D Street into two-way traffic from West Detroit Avenue to West Girard Avenue if North C Street were to be closed. If this portion of North C street is eventually closed by the city council, it makes sense for Planning and Zoning commission to address the issue of one-way traffic of North D Street at the same time.
3. The City of Monmouth, IL, has been working with their local college to develop a College Parking District. The ordinance allows the police department to write citations to individuals (students) who park in the street in and around the campus area. Homeowners that live within the same areas are given street parking passes to be placed in their vehicles which excludes them from the requirement. I discussed the details such as public acceptance, enforcement issues and working with the college with Monmouth’s City Manager. He stated after a slow start, the students are not parking in the street and are utilizing the parking lots provided by the college. I have sent the proposed Monmouth ordinance to the police and fire chief as well as the interim

city manager and city attorney for comments. Simpson College has expressed interest in the ordinance and is willing to work together on the change as well. There has always been an issue with the local residents regarding students parking their vehicles on city streets on Monday and leaving them until Friday in the campus area. I feel this ordinance should be reviewed regardless of the outcome of North C Street request to close. I ask the interim manager to present the proposal to the council in a future council study committee.

For those members of the commission who have a conflict of interest with this item, I recommend after the agenda item has been read by the chairperson, they simply state their conflict and that they will not be participating in the discussion and will be abstaining from voting.

Enclosed is a paper copy of the power point presentation Simpson College made at the July 11, 2011, Council Study Committee meeting. A representative from Simpson College will be giving a presentation of the request. The details of the plan indicate a portion of the campus area will be served by two private drive cul-de-sac areas approximately 433' north of Clinton Avenue and 436' south of Girard Avenue. Your action is to recommend for or against the closing and sale of the public right-of-way. If your recommendation is to close C Street and the Council also decides to close C Street, then the specifics of the final design and the cost will be determined by Council after city staff review.

There is a lot of information being provided on both sides of the issue. As always, your decision should be made after reviewing all the information provided and listening to both sides. The following information is provided to you in your packet to help you regarding this matter.

- A aerial map of the North C Street and the campus area
- Simpson College North C Street proposal. The proposal provides information regarding the rational of the request, identifies issues, impact to Irving Elementary School, emergency access, parking information and traffic flow.
- Traffic review requested by Indianola Community Schools and performed by Snyder and Associates. This document identifies the peak traffic flows at the Irving School intersection of Clinton and D Street. The study states, because of the low speeds involved, the additional traffic diverted to D Street because of the closure will have a minimal effect.
- North C Street Closure Study performed by the City of Indianola Consulting Engineer, Veenstra and Kimm. This study identifies Simpson College's rational, city concerns, background data, pedestrian and traffic data and additional information. This study indentifies three different options with preference for option #2.

- Copy of a petition with approximately 900 names opposing the college's request to close North C Street.
- 2010 recommendation from city department heads. The City Manager requested comments regarding the possibility of closing C Street. Enclosed are comments received from the Fire Chief, Police Chief, Street Superintendent and Park and Recreation Superintendent as well as the General Manager of Indianola Municipal Utilities.
- A paragraph from the 2011 Comprehensive Plan, transportation plan. This portion of the plan describes C Street and recommends that the street remain open and pedestrian safety issues be addressed in the replacement of the street.
- 2012 proposed paving design and city staff review (assuming street is closed). Simpson submitted a specific design indicating the private paving surfaces, pedestrian amenities and emergency vehicle access for city staff review. City department heads written comments are included in your packet.
- A legal opinion from Ivan Webber of the Ahlers & Cooney Law Firm regarding Iowa Code Section 354.23 Section 364.7. The City Council requested this opinion from Ivan Webber who has performed various duties as outside counsel for the city.
- Two letters from residents requesting North C Street remain open.

Again, there is a lot of information you need to review. All of it carries weight in your decision making process. Even though much of the information given to you opposes the closing of the street, many of those concerns have been addressed by the plan submitted by Simpson.

However, the opinion of Ivan Webber has several notable concerns or levels of obligations the city needs to address from the Iowa Code or case law in order to complete the vacation of the right-of-way. These levels of obligation are as follows:

1. The city must comply with Iowa Code Section 354.23 to vacate and sell property in a platted area and Section 364.7 for property not platted.
2. City must weigh the benefit to the public of having C Street remain open as opposed to the benefit to the public of having C Street closed.
3. A street cannot be vacated for private use, *i.e.*, for the purpose of devoting it to the exclusive use and benefit of a private person or corporation, but it may only be vacated to promote public welfare.

Please note, Ivan Webber's opinion also points out "The power of the city to vacate a street, when exercised for the public good, is practically unlimited, and the conclusion of the City Council, as to what is for the public good, ordinarily is conclusive. Furthermore, absent the abuse of discretion, fraud, or collusion, the courts will not interfere with the city." I have asked our City Attorney, John Hoyman, to attend the meeting to answer questions you may have regarding the request and help you understand Ivan's letter.

There is no argument on either side of the issue that this portion of the street is in terrible condition and the replacement or closing needs to be addressed. The final design and cost of either of these improvements is a Council decision. Again, your recommendation is whether to approve or deny the request from Simpson College to close and vacate North C Street from West Clinton to West Girard Avenue.

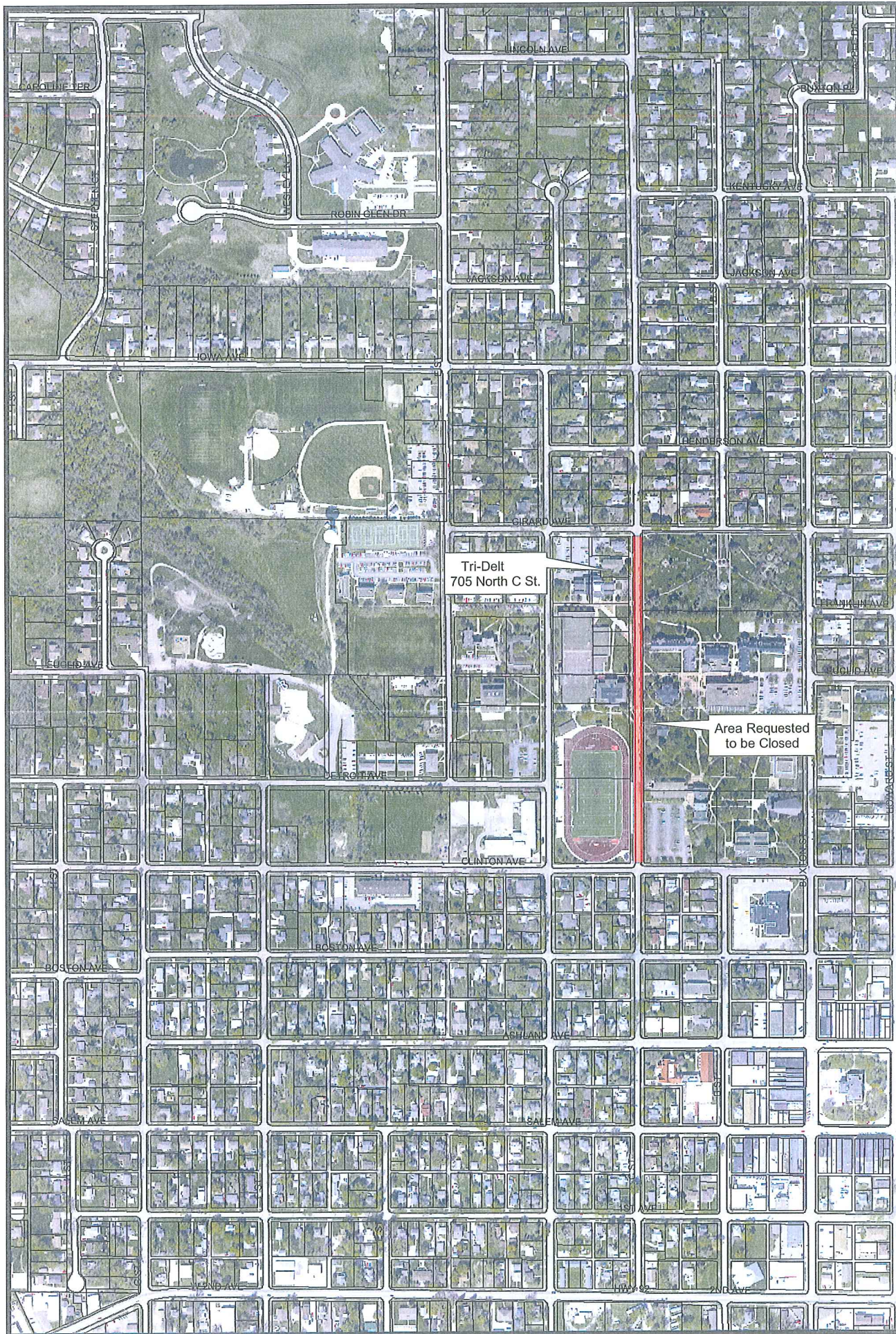
I feel there is a public benefit to have North C Street remain open as a public way. I feel that way because existing utilities are present throughout the corridor, emergency vehicle access is best accomplished with an open street and the reduction of parking compounds existing parking issues. Furthermore, with 900 citizen signatures and additional travel distance, I feel that the public benefit outweighs the request.

Item # 5 Consider two-way traffic on North D Street from West Detroit Avenue to West Girard Avenue.

Chapter 23.05 paragraph (5) of the City of Indianola Code of Ordinances requires Planning and Zoning Commission review and comment for any street, park, parkway, boulevard, traffic-way, river front, or other public improvement affecting the city plan. Please keep in mind, final action regarding the two-way vs. one-way will only need to be considered by Council if North C Street is closed to vehicle traffic.

The Planning and Zoning Commission should recommend the existing one-way traffic along this portion of North D Street change back to two-way traffic if North C Street is closed for the following reasons:

- **Enhance traffic flow to the neighborhood.** One-way traffic works more efficiently when multiple streets are used. This efficiency is lost if C Street is closed.
- **Travel distance.** Allowing two-way traffic on this portion of D Street will allow quicker access and less travel distance for local traffic to the northwest portion of town.
- **Emergency Access.** I have discussed this issue with both the police and fire chief and they both recommend access to the neighborhood for emergency vehicles will be enhanced with the change.
- **Driver awareness.** Having a single one-way street for only a three block area for no apparent reason will only lead to confusion.

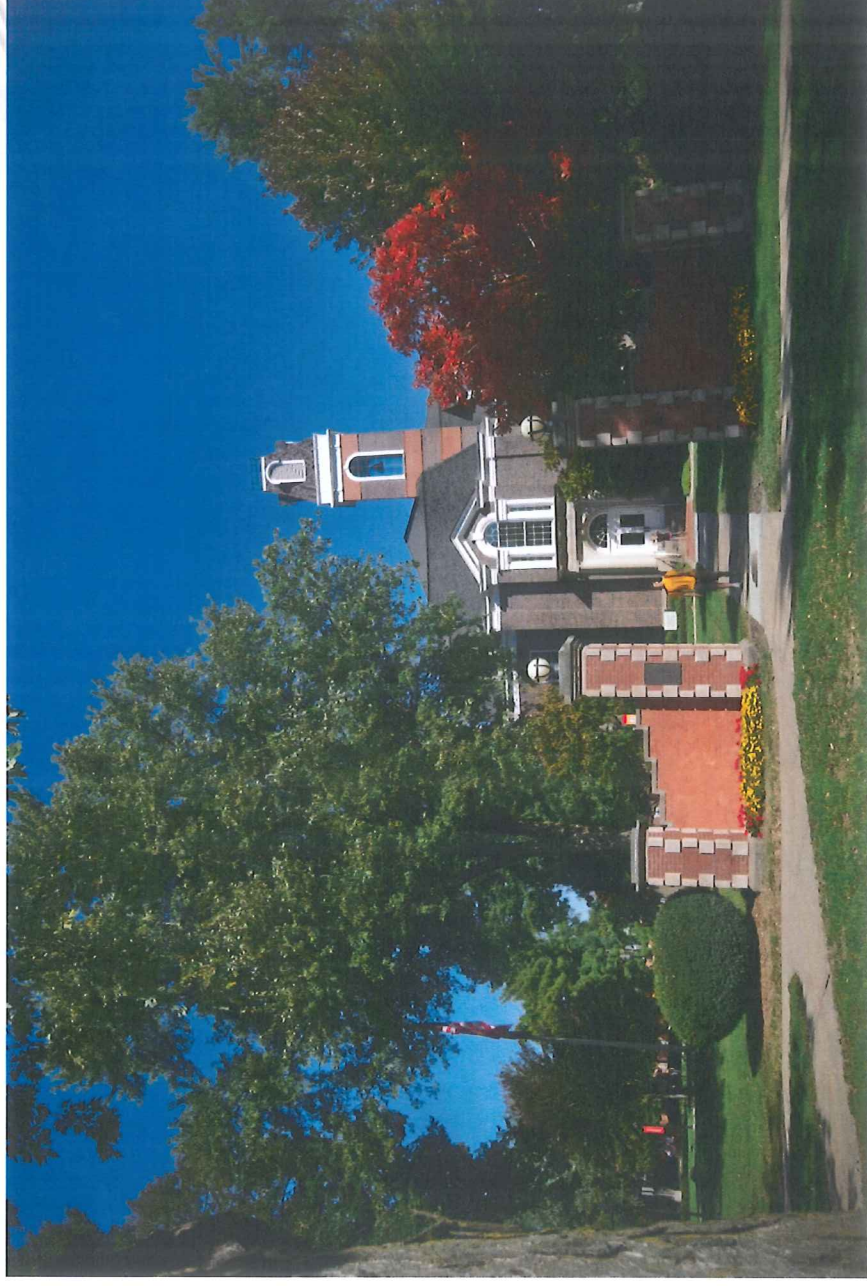


North C Street



SIMPSON COLLEGE

Detroit Avenue



Planning and Zoning Commission

SIMPSON COLLEGE

Euclid Avenue



Planning and Zoning Commission

SIMPSON COLLEGE

Franklin Avenue



Planning and Zoning Commission

Street Closings and Colleges

Wartburg College

Grand View University

Loras College

Illinois College

Drake University

Simpson College

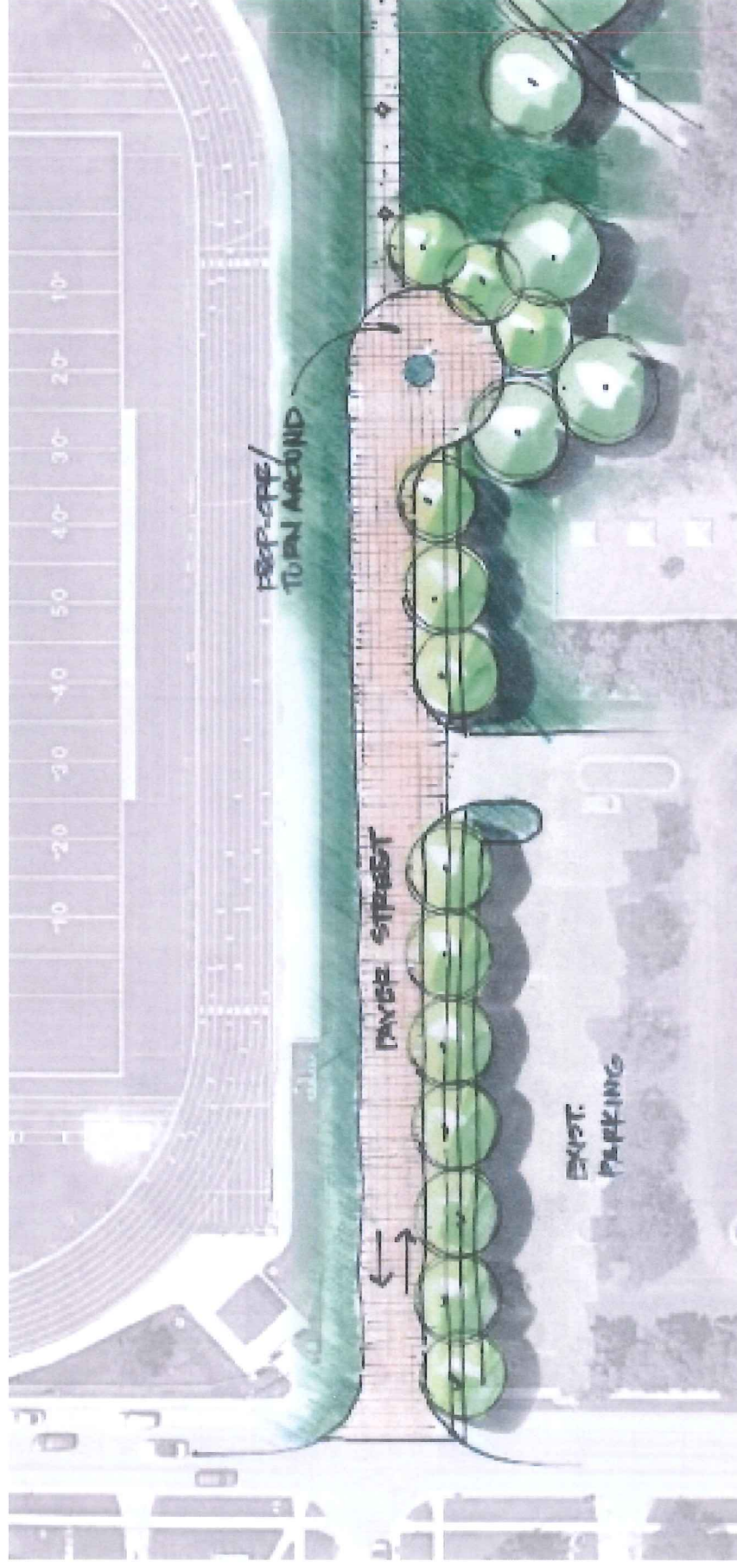
C Street Concept



SIMPSON COLLEGE MASTER PLAN: C STREET
INDIANOLA, IOWA

CONFLUENCE
July 8, 2011

South End of C Street



Middle of C Street



North End of C Street



Rationale

- New facilities west of C Street
 - Blank Performing Arts Center expansion
 - Kent Campus Center
 - Expanded Fitness Center
 - Expanded dining in Campus Center
 - New Buxton fence and field surfaces and track
 - Tennis courts
 - Field house (planning stage)
- Significant increase in number of street crossings

Rationale

- Unify and beautify our campus
 - Development of activities quad
 - Provide the “WOW” factor
 - Leverage our investments to keep Simpson strong
 - New West Des Moines location
 - A great new curriculum this fall
 - Renovation of Pfeiffer Dining Hall
 - \$30,000,000 in programs and projects
- We are working to ensure Simpson remains an engine of economic development for Indianola.

Rationale

- Difficult economic climate and we must be aggressive to succeed
- Iowa higher education is one of the most competitive in the country.
- We are working very hard to remain healthy in the most difficult economic environment we have experienced in decades—a generational change.
- C Street is a critically important aspect of our strategy to succeed in this difficult environment.
- It is that piece of the puzzle that brings it all together.

Recent Headlines

Small Colleges in Iowa Scrap for Students and Survival

After 40 Years of Growth and Change, Higher Education Faces New Challenges

Moody's Report Shines Spotlight on College Leaders Amid Bleak Financial Outlook

Financial Outlook is Brighter for Some Colleges, but Still Negative for Most (January 16, 2011)

Financial Outlook is Grim for Colleges With High Debt, but Remains Stable for Many (February 14, 2011)

Identified Issues

- Irving Elementary School impact
- Emergency access to campus
- Parking
- Traffic flow and one-way streets

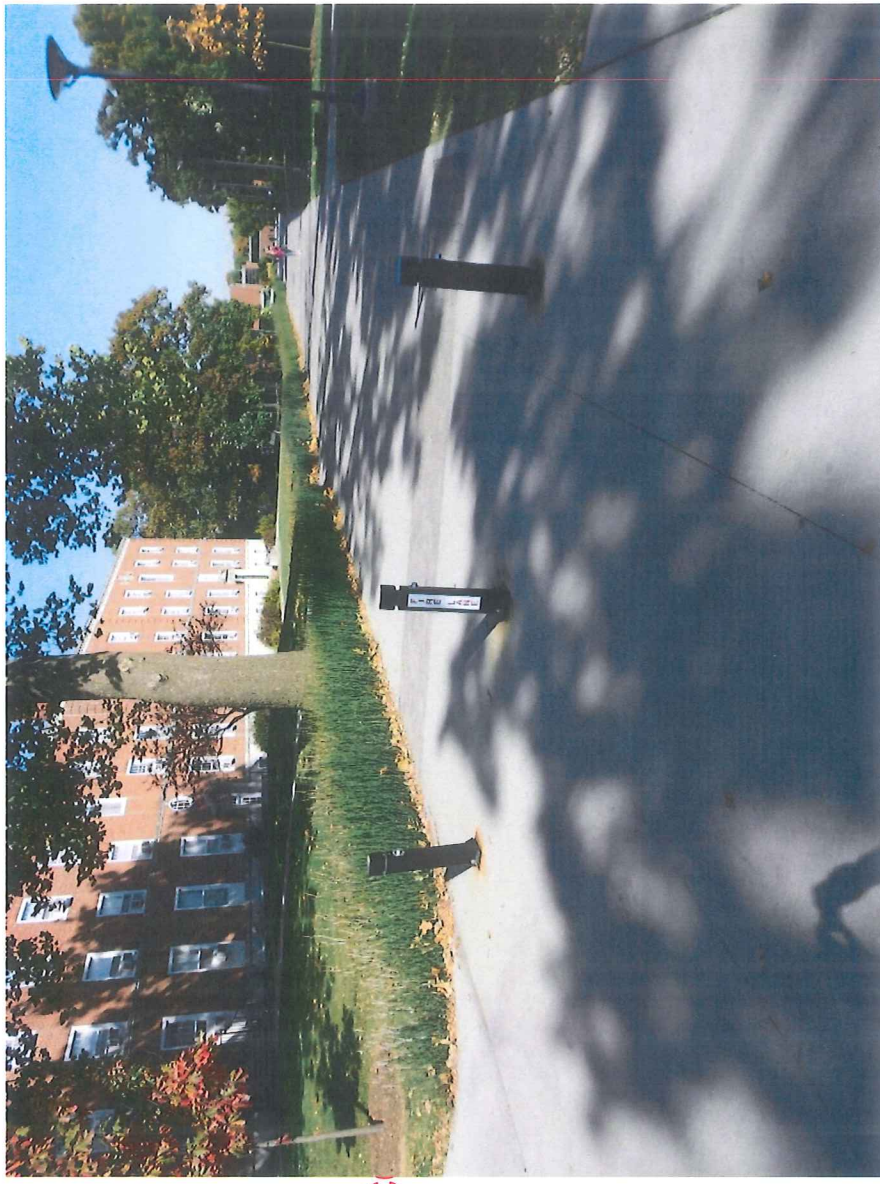
Irving Elementary School

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

Emergency Access

- Easy access to the campus by the fire and police departments is a very important aspect of this request.
- Many other colleges and universities have successfully addressed this same issue.
- We asked Confluence to review and provide examples.

Methods & Precedents: Emergency Access on Campus Street Closures



Drake University: 28th Street
Closure
Confluence Project

Bollard Type:
Removable,
Canterbury Trash
Receptacle

Access: Fireman's Axe
or Key

Removal: Slide Trash
Receptacle to the side

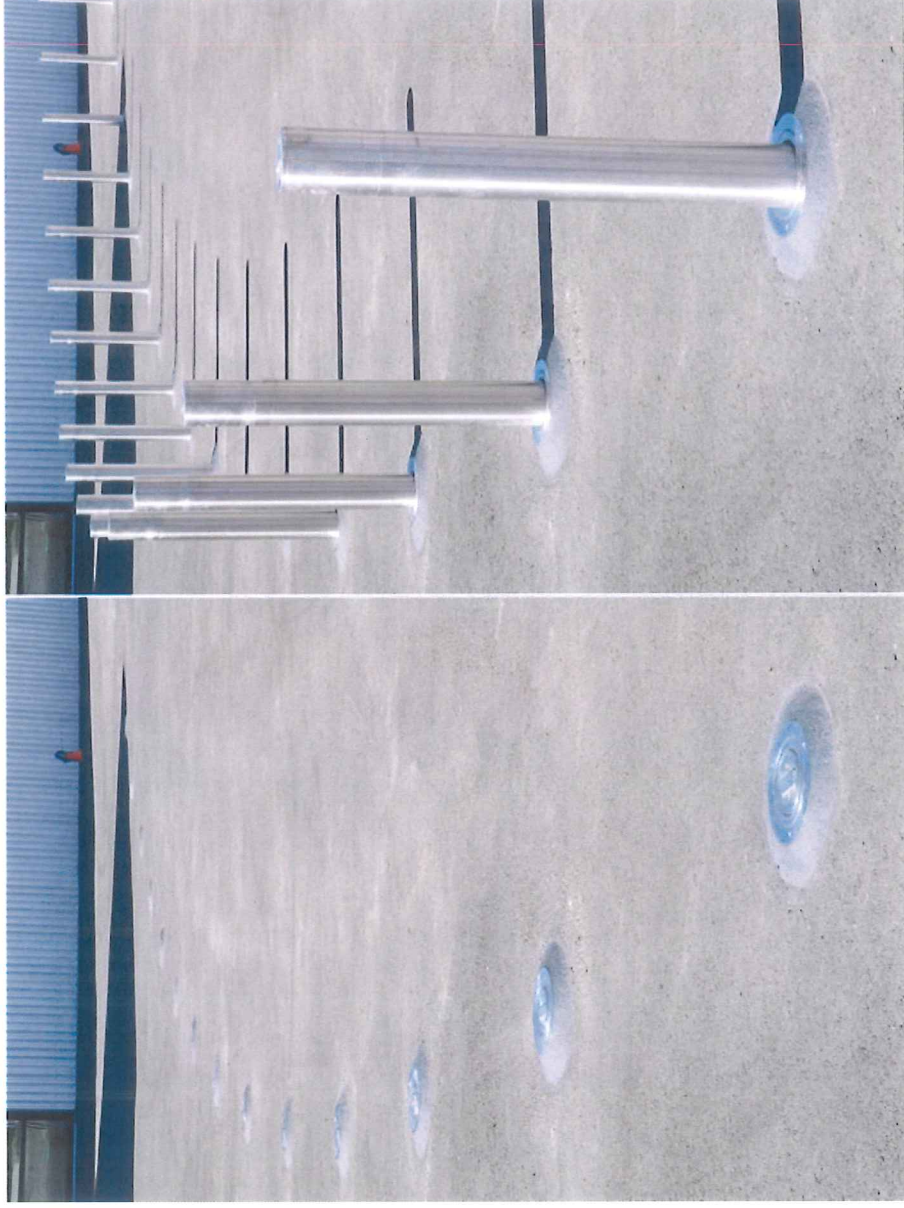


University of Iowa: North
Capitol Street
Confluence Project

Bollard Type:
Retractable,
manual

Access: Key

Removal:
Retracts within
sleeve, flush
with pavement



Illinois College

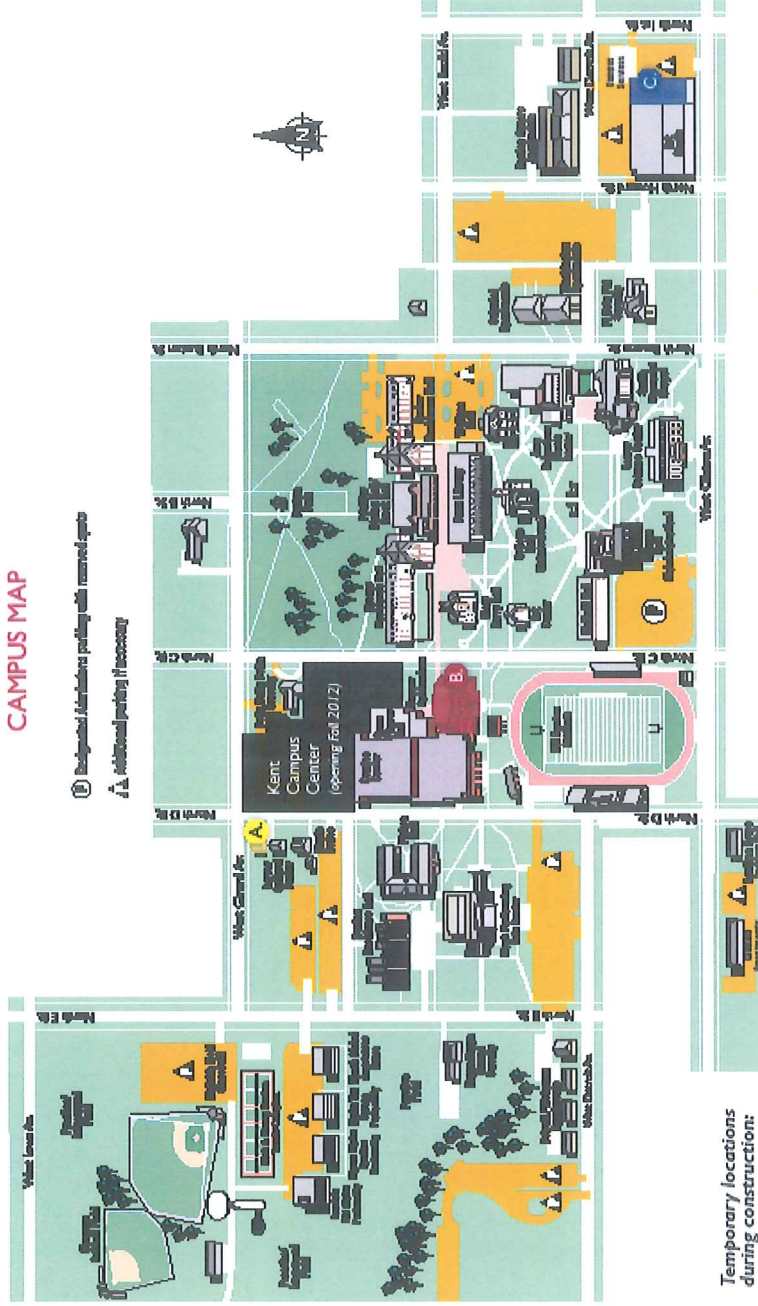


Parking

- Assessment of current parking on campus
- Identification of problem areas
- Actions taken and proposed
 - Added parking across from Clinton Apartments
 - Moving more students to park in Colonial/Washington lot
 - Propose City consider restricted parking for residents

SIMPSON COLLEGE

SIMPSON COLLEGE CAMPUS MAP



- A.** 711 North D St.
 - Resident Life
 - Campus Security
- B.** Hopper Gymnasium
 - Bookstore
 - Mailroom
- C.** Campus Services
 - Dean of Students
 - Multicultural Student Affairs
 - Student Activities
 - Career Services
 - Health Services
 - Counseling Services
 - Campus Services (maintenance)

Planning and Zoning Commission

SIMPSON COLLEGE

1302 TOTAL SPACES ON CAMPUS OPEN PARKING SPACES

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

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

Planning and Zoning Commission

SIMPSON COLLEGE

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

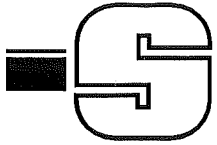
Planning and Zoning Commission

Benefits

- Simpson will remain a strong driver of economic development for Indianola.
- Simpson will continue to have a significant impact on the local economy.
- A healthy, vibrant Simpson College benefits the community in many ways.
- The proposed project will provide great new outdoor spaces for community events
- It will also beautify the neighborhood, remove the cost of repaving, and offload the maintenance of some utilities.

In Summary

We respectfully request that the Commission recommend to the City Council that C Street between Clinton and Girard be vacated for the purposes outlined in our proposal.



Memorandum

To: Dr. Michael Teigland, Superintendent
Indianola Community Schools

Date: November 14, 2011

From: Mark Perington, P.E., PTOE *MAP*

CC: Amy Jo Naughton, Irving Elementary Principal
Darcy Moeller, Business Manager

RE: Irving Elementary School / C Street Potential Closure Impacts
S&A Project No.: 111.0846.01

SUMMARY

At the request of Indianola Community Schools, Snyder & Associates, Inc. performed a cursory traffic review of potential impacts to vehicle and pedestrian traffic operations adjacent to the Irving Elementary School site based on the potential closure of North C Street between Clinton and Girard Avenues within the Simpson Campus area.

Various background studies were reviewed, field observations made during peak school arrival and departure times, and traffic data was collected. Based on this information the closure of C Street would cause an increase in traffic adjacent to the school site, most notably on D Street. However, even if 100% of the traffic currently on C Street would divert to D Street these traffic volumes would range in the amount of 30-40 additional vehicles during the peak 30 minutes of traffic activity adjacent to the school during the morning arrival or afternoon departure time periods. Current total traffic during the same time period on D Street adjacent to Irving is approximately 70 total vehicles during the 7:45-8:15 am and 45 total vehicles during the 2:45 to 3:15 pm time periods.

This increase of approximately 1-2 vehicles per minute in traffic would create additional potential conflicts; however the traffic operation speed of 25 miles per hour or less, capacity of the adjacent streets, and existing traffic control, will accommodate this traffic with minimal impacts. If the master plan to relocate staff parking and bus loading/unloading to the NW corner of the site is implemented conflicts can be mitigated further.

BACKGROUND

Several different prior studies and documents were used in this review. They included:

1. City of Indianola Comprehensive Plan Update (recently completed by Snyder & Associates)
2. North C Street Closure Study (December 2010/Sept 2011 by City of Indianola/Veenstra & Kimm)
3. Stop Sign/School Crossing TEAP Study (January 2011 by Iowa DOT/Snyder & Associates)
4. Irving Elementary Master Plan Concept (July 2010 by Snyder & Associates)

TRAFFIC OPERATIONS

Existing Traffic Volumes

The Engineer placed traffic counters on C Street just north of the parking lot driveway at Simpson, and on D Street midway between Clinton and Detroit Avenues. Traffic data was collected from morning of Wednesday October 26 through Tuesday morning of November 1. Per staff at Irving and Simpson, these were considered to be typical class weeks. Printouts of the count data summaries are included in the appendix. Simpson also

provided some brief traffic counts collected on C Street on October 10th and 11th, during the peak morning and afternoon peaks, 7:55-8:20am, and 2:50-3:20pm. This tabulation is also included in the appendix.

Avg Totals	Weekday vehs/day	Peak AM vehs/hr	Peak PM vehs/hr	School Peak vehs/30 min	School Peak vehs/30 min
C Street (NB only)		<i>11a-Noon</i>	<i>3-4:00 pm</i>	<i>7:45 -8:15 am</i>	<i>2:45 – 3:15 pm</i>
	982	72	87	29	42
D Street		<i>8-9:00 am</i>	<i>5-6:00 pm</i>	<i>(same)</i>	<i>(same)</i>
NB	466	21	41	17	14
SB	918	61	82	50	30
D St combined	1384	82	123	67	44

The weekday total traffic volume gathered for C Street was similar, and just slightly greater (60 more vehicles or approximately 7%) to that reported by Iowa DOT and the City review of C Street. Simpson counts were similar, and per their evaluation of “Simpson” related traffic versus other “through traffic” a similar conclusion to the City review of about 75% “through “ traffic on C Street was determined.

The weekday total for D Street of 500 vehs/day reported in the City review, was located south of Girard in the one way portion of D Street.

Crash History Adjacent to School Site

The Engineer reviewed reported vehicle and pedestrian crash history to the Iowa DOT adjacent to the school site. This included Clinton Ave between D Street west past playground area, D Street between Clinton and Detroit Avenues, and Detroit Avenue between D and E Streets.

In the ten years, there were a total of 16 crashes within the above listed streets and intersections. 14 of the 16 were property damage only, and two were reported with a possible injury. There were no pedestrian or bicycle crashes. General conclusion are the low speeds, STOP control at intersections, and low traffic volumes account for the small crash history totals, and lack of injuries or severity.

Arrival and Departure Observations

On Thursday October 27, the Engineer made morning and afternoon field observations at the primary entrance to the school at the corner of D Street and Clinton Avenue. The weather was sunny and calm, so considered a typical day. In the morning and afternoon it appears that the busiest activity period is contained within a 20 minute window of time before or after school. Nearly all angle parking spaces on D Street and on Clinton Avenue to west of school building were occupied. School bus drop off in the morning and pick up in the afternoon on D Street works smoothly, and less than six cars on D Street were delayed by the practice of orienting the busses to temporarily block the street while loading/unloading students.

The four way stop at D Street and Clinton Avenue flowed well, and rarely had more than one to two cars on any approach waiting to proceed. Majority of school children tend to cross the west or north crosswalks, and with assistance from the adult crossing guard. There was no observance of conflict between vehicles and students at the intersection.

Parent drop off or pick up would be the only noted issue of minor conflict on Clinton Avenue. Many times during either period parents were noted to double park within the 35 to 100 feet on Clinton Avenue immediately west of D Street, closest to the school entrance. Even when there were available temporary parking spaces open within the loading zone along the south side of the school, parents desire to use this closest point to the school front

doors. This caused an occasional disruption to traffic on Clinton Avenue not destined for the school, as they would drive around in the opposite travel lane. However traffic was sparse enough that again, this did not cause a significant traffic flow issue. Should also be noted in the morning period there are probably as many Simpson students walking from the west to east through the intersection as there are school children. Based on feedback from the adult crossing guard and school administration staff, rainy or snowy weather causes a greater amount of parent traffic in front of school. However with the traffic volumes on Clinton Avenue and D Street being so limited, there is not much conflict between "through" traffic and the school traffic which is parent generated.

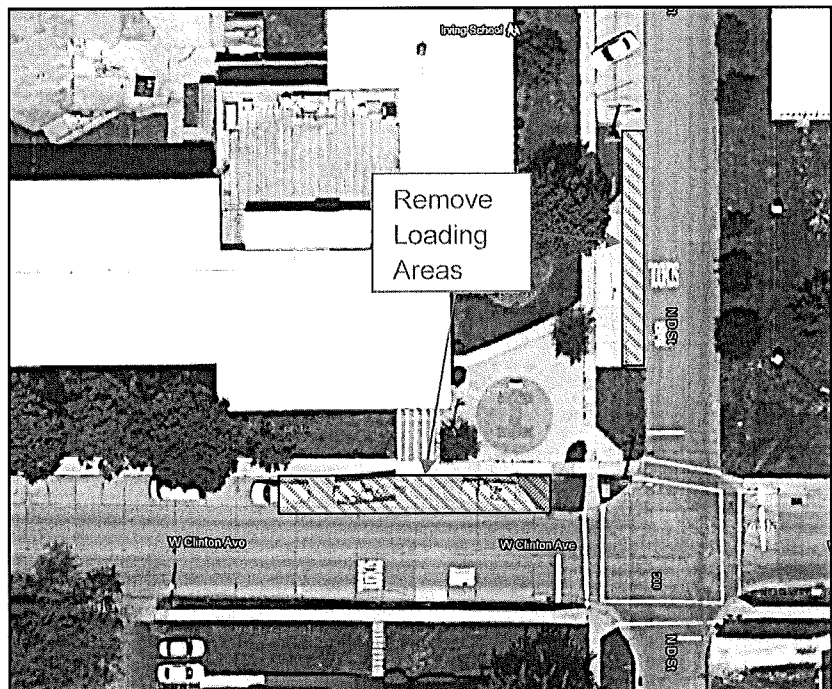
C STREET CLOSURE IMPACTS

Existing Conditions

Based on the existing traffic counts from C Street, and if a conservative approach of 100% of the traffic currently on C Street would divert to D Street, the additional traffic on D Street directly east of the school would range in the amount of 30-40 additional vehicles during the peak 30 minutes of traffic activity adjacent to the school during the morning arrival or afternoon departure time periods. Current total traffic during the same time period on D Street adjacent to Irving is approximately 70 total vehicles during the 7:45-8:15 am and 45 total vehicles during the 2:45 to 3:15 pm time periods. Thus about one extra car per minute would be assumed to be added to the volume during that time period. This increase in traffic would create additional potential conflicts, however the traffic operation speed of 25 miles per hour or less, capacity of the adjacent streets, and existing traffic control, will accommodate this traffic with minimal impacts. It is also likely that less than 100% of the traffic on C Street would divert to D Street and reroute to the Howard/Buxton corridors.

Master Plan

Based on the proposed Master Plan concept of relocating the staff parking and bus loading/unloading to an internal site location NW of the school building, the additional traffic from C Street as discussed above, would not have to wait or interfere with the bus operation on D Street. However with the removal of the bus loading/unloading on D Street, this may free up area for continued habits of parents to get as close as possible to the school front doors, and double parking on D Street could increase similar to the observations of Clinton Avenue. If the master plan concept is constructed, the school could consider the need for the loading zones immediately west and north of Clinton Avenue and D Street, and possibly remove these areas to move the vehicle conflicts further away from the front door of the school, and the four way STOP intersection. However given the current observed habits of parents to double park, some level of enforcement would be needed to clear parents away from parking in the street curb lane. Another option would be the potential to leave the bus loading as is, and consider having parents load/unload in



the new parking lot as there would be room for approximately 28-30 vehicles to store within the parking lot, not including any empty stalls not used by staff. Note, the on-site parking lot modifications are included in the District's 3-5 year plan for Irving renovations.

CONCLUSIONS

1. The primary source of conflict and congestion associated with the site is related to the parents loading and unloading students during the arrival and departure time periods. Due to low traffic volumes on the adjacent streets and limited amounts of other, non school based traffic, conflicts appear to be minimal other than with the parents themselves due to double parking habits.
2. Field observations and review of crash history indicates that there does not appear to be any significant areas of conflict that have led to any specific patterns of crash history on the streets or intersections adjacent to the school site within the past ten years, and no occurrence of student or bicycle crash history which considers not only the elementary age students but the Simpson students as well.
3. The closure of C Street and the diversion of traffic associated with that street to D Street would increase traffic adjacent to the school, however this volume would only be in the 1-2 cars per minute increase during the peak arrival and departure time periods of the school, and can easily be accommodated within the existing roadway capacity and traffic control adjacent to the school site.
4. The closure of C Street would not appear to have a significant impact upon the possible master plan staff parking/bus loading concept. This master plan removal of staff parking and bus traffic to the NW corner of the school could aid in offsetting any minor increase in the traffic conflicts discussed in 3. If the master plan is constructed the school should work with Simpson College and the City to evaluate the overall parking needs in a larger area impacted by the C Street closure, and determine any modifications to the angle on street parking, or loading zones adjacent to the school grounds.

APPENDIX

- Irving Elementary Master Plan Concept D for staff parking and bus loading
- Traffic Counts
- Crash Location Map

North C Street Closure Study for INDIANOLA, IOWA

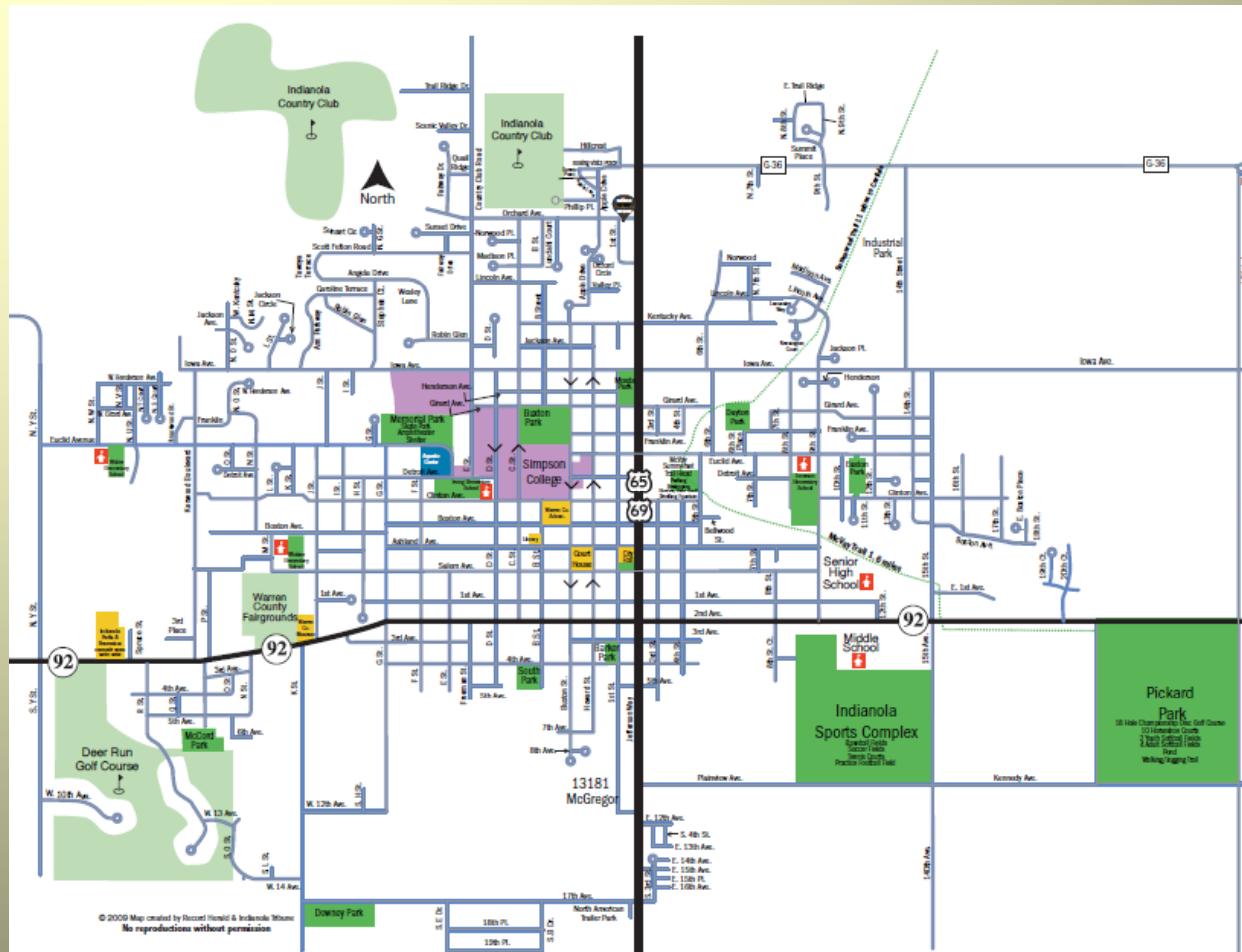


Requested by
SIMPSON COLLEGE

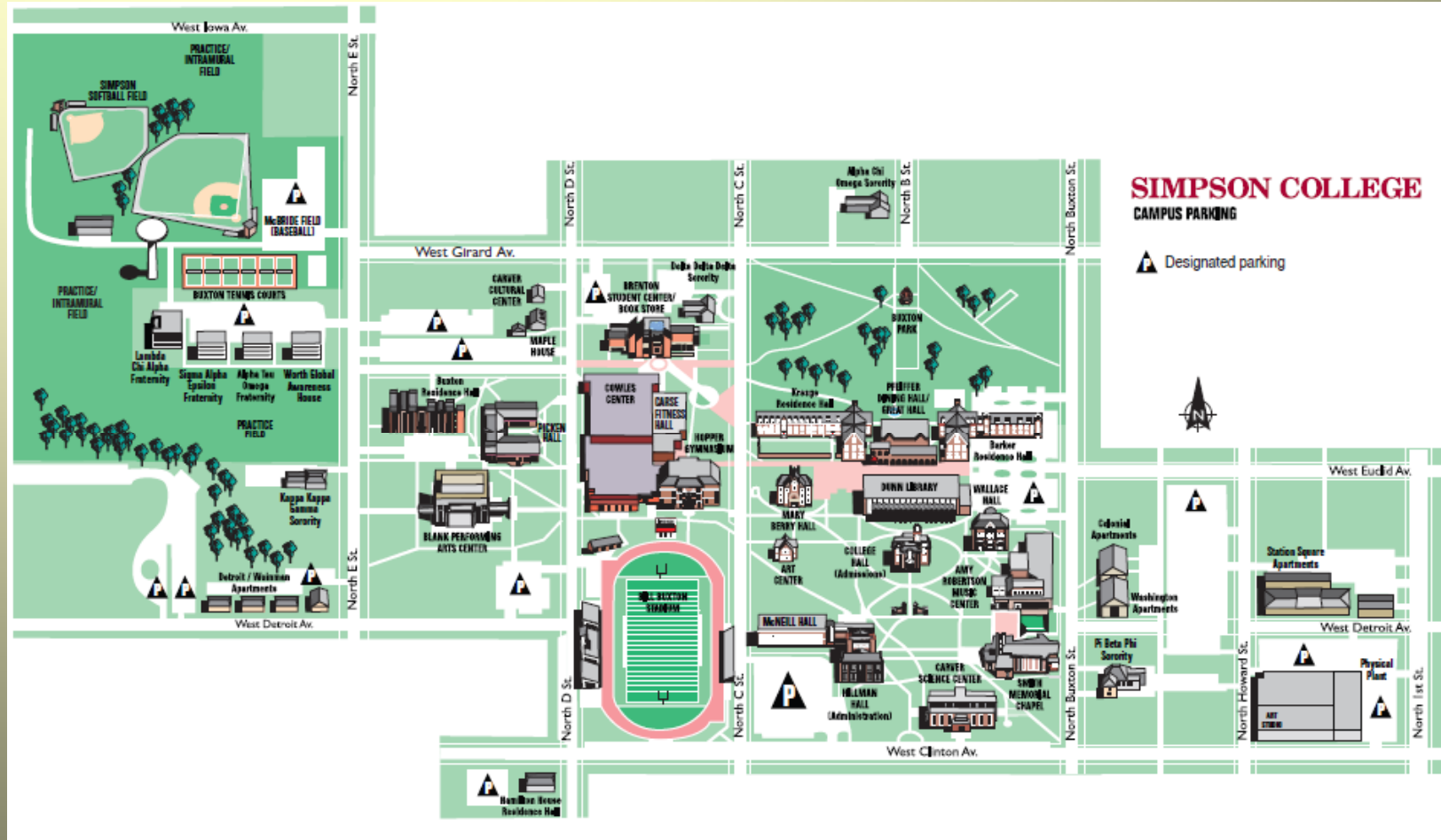


Prepared by
Veenstra & Kimm, Inc.
September 12, 2011

City of Indianola



Campus Map Simpson College



Rationale Behind the Request

- Campus unity
- Pedestrian safety
- Competition for students
- Pending improvements on Campus
- Pending improvements to C Street

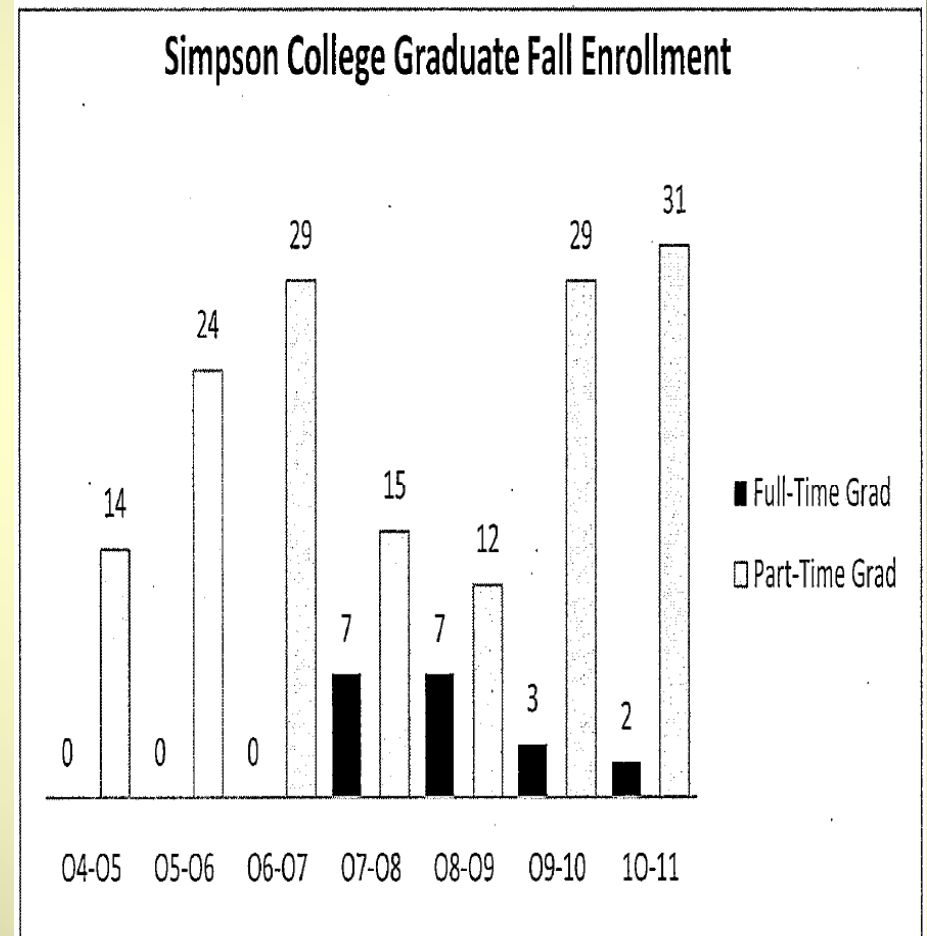
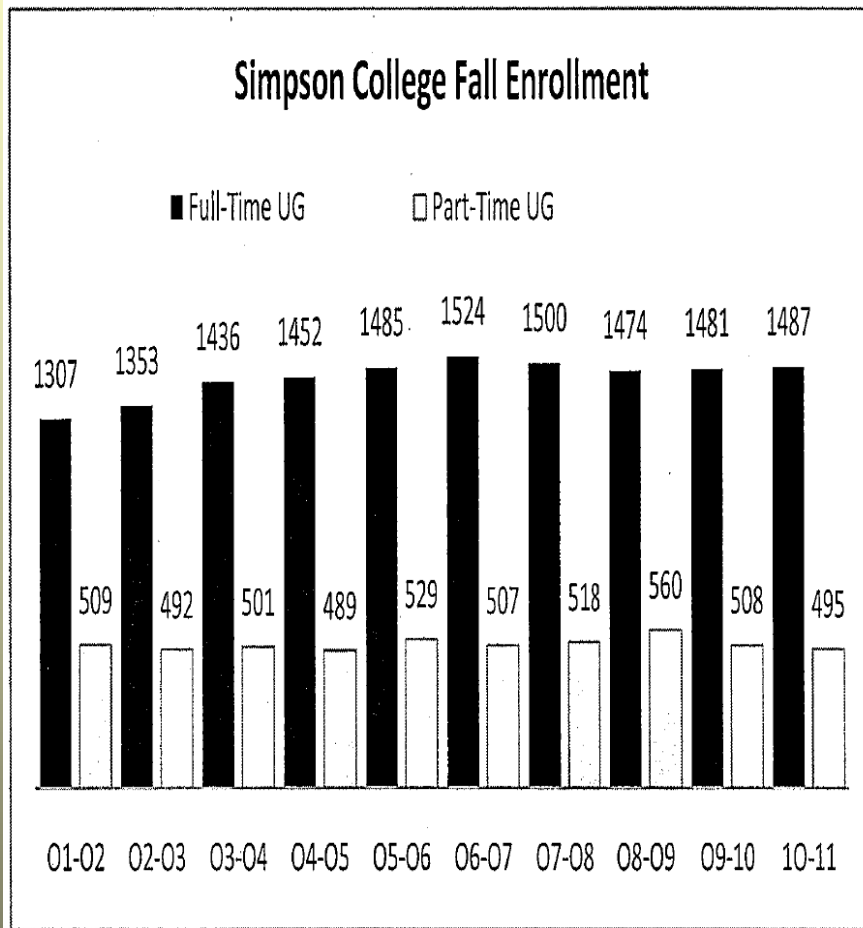
City Concerns

- Traffic re-distribution
- One-way street system
- Parking displacement
- Emergency access
- Street system continuity
- Utility access

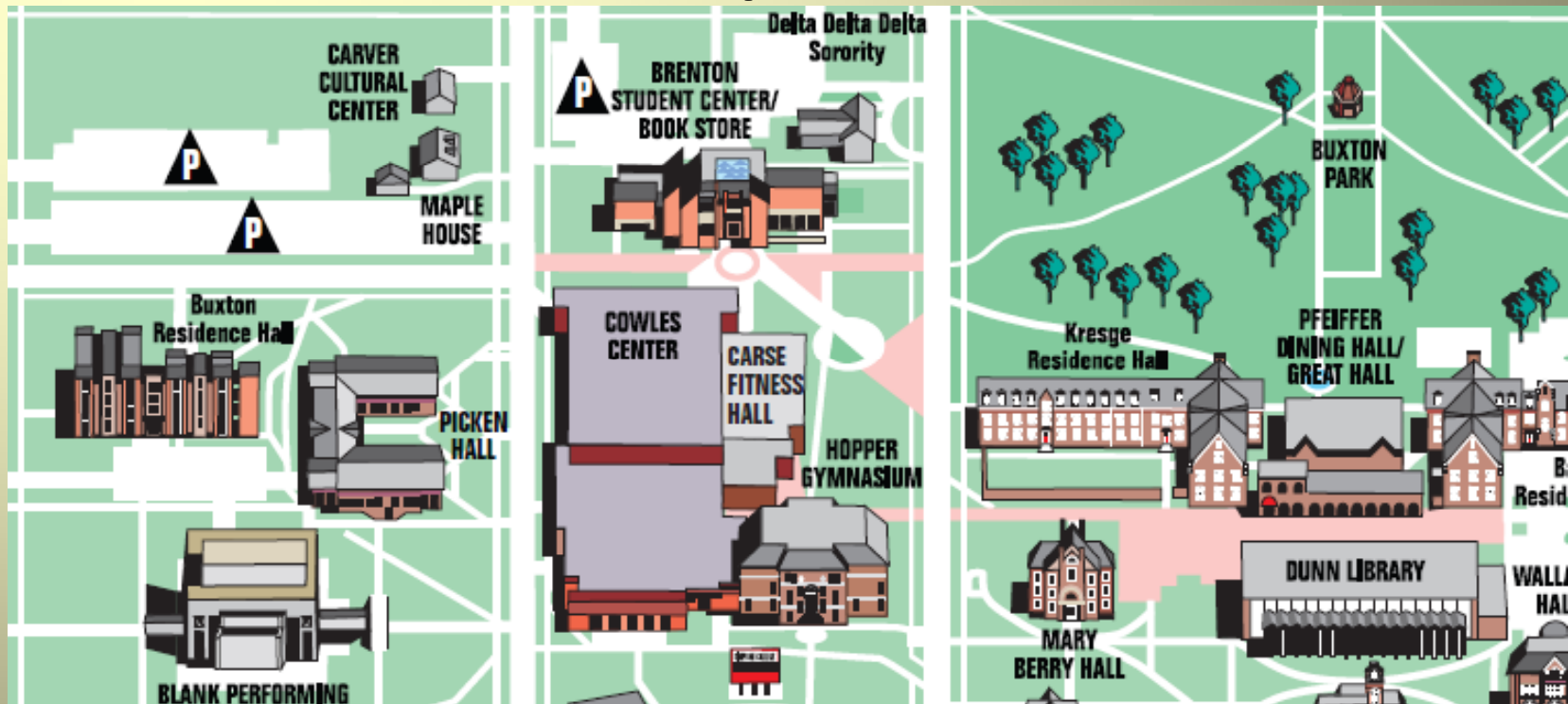
Background Data

1. Simpson Enrollment
2. Campus Uses
3. Traffic Volume
4. Pedestrian Counts
5. Crashes
6. Public Utility
7. Student Center
8. Concept for Closure

1. Simpson Enrollment



2. Campus Uses



- West side- dorms, classes, fitness and student center
- East side- dorms, classes, library, great hall and music center

3. Traffic Data(ADT)

- DOT Counts on C Street (2000, 2004 & 2008)
920, 920 & 750* respectively
- Recent Counts on C Street (Fall 2010)
830** averaged

*Taken during summer months

**Taken partially over fall break

The above traffic indicates at least 75% of traffic on C Street on campus is through-traffic

The above traffic counts indicate traffic volumes on C Street are medium to medium-high when compared to other similar streets.

3.(cont) Traffic Data(ADT)

- Recent Counts on other streets near campus
(Fall 2010)

D Street	500
Buxton	2,400
Girard	825
Clinton	3,000

4. Pedestrian Counts

- Simpson Study

5 locations on C Street

between 300 and 350 students hourly
during class hours

Highest crossing location on C Street

140 students hourly

crossing SE of Student Center

5. Crashes (2001 to 2010)

- Study Area (Buxton - D, Clinton – Girard)
51 total crashes in campus area
- C Street only (Clinton – Girard)
9 crashes on C Street (18% of total)

No pedestrian crashes, no severe crashes,
One alcohol related crashes (on C Street)

5.(cont) Crashes(2001 to 2010)

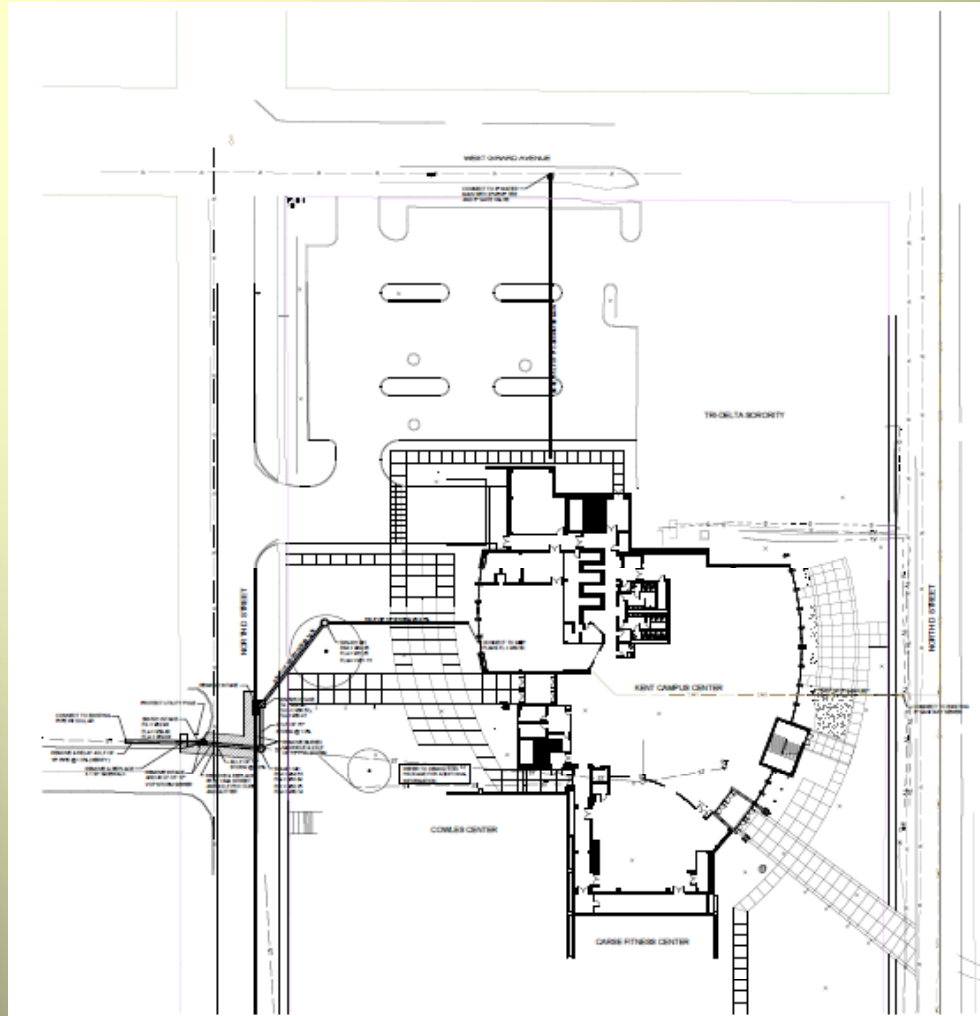
- Downtown (D St. – 1st, Clinton – 1st)
158 total crashes in campus area
- Howard Street only (Clinton – 1st)
52 crashes on C Street (33% of total)

6. Public Utility

- Water
- Electric
- Sewer



7. New Student Center



2010 Conceptual Plan for Building Replacement

8. Initial Concept for Closure



Street closure starts north of parking lot across from field and south of walk at student center. This would create short segments of two-way traffic on North C Street within campus.

City Concerns

- Providing emergency access without providing access for public and students
- Traffic re-distribution and neighborhood access
- Irving Elementary traffic flow
- Impact on one-way street system
- Snow removal and emergency access in winter
- System continuity (City streets)
- Utility access
- Parking displacement

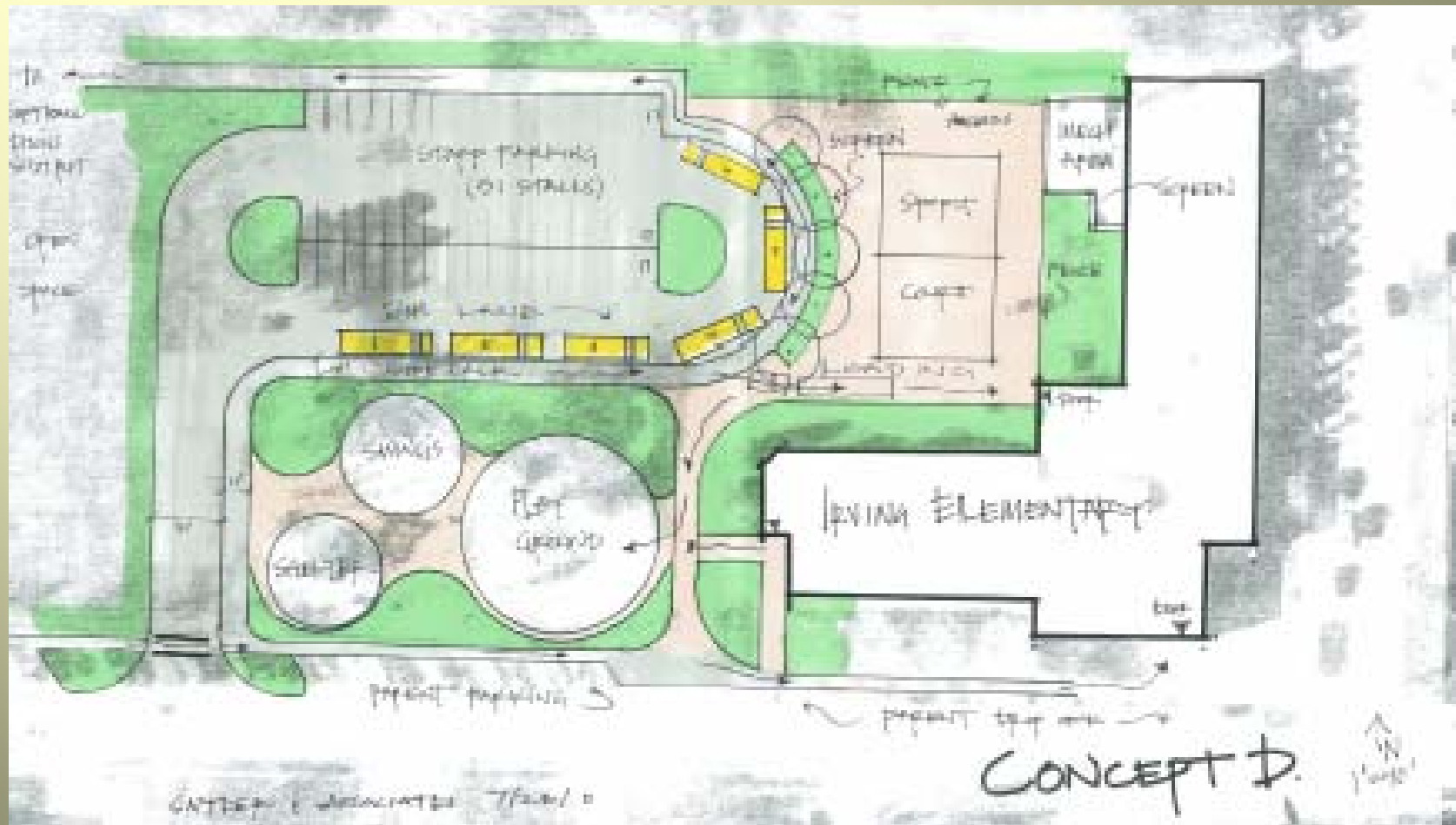
Observations

- A. Through traffic
- B. Deliveries
- C. Parking
- D. Widths
- E. Out of distance
- F. Costs for closure

A. Through Traffic

- South of Campus from F to Howard, *C is the only continuous northbound street*
- Majority trips made initiate south of Clinton and end north of Henderson
- Current one-way system is very familiar to residents and upperclass Simpson students

IRVING SCHOOL CONCEPT-Traffic Improvements



B. Deliveries

- Large vehicles are using streets for deliveries in and around campus
- One-way streets, parking and current widths factor into routes



C. Parking

- As on many campuses, parking is a premium
- Street width and allowing parking dictates one vs. two traffic
- Simpson is adding to its current lot to the west near Blank
- C Street parking (~60 stalls) is 4% of Simpson's off-street total
- Some additional on-street parking could be at risk (other than on C Street) if closed

D. Widths

- If two-way traffic is introduced on D Street, width is likely an issue with parking and increased traffic volumes
- This could also hold true for Girard and Henderson



E. Out of Distance

By closing C Street, unintended costs will be incurred (additional fuel consumption)

Due to out-of-distance travel, time expended normal travel north on C Street

Based on 900 vehicles/day & 2250' out-of- distance travel

- Estimated annually to be \$7,000 to \$24,000 (2,000 to 7,000 gallons of fuel) for 40,000 to 140,000 miles extra travel
- Estimated 1,425 to 4,745 extra hours annually or 52 sec/trip or 4 to 13 hours per day

F. Costs

- Cost to remove all C Street and repave portions back for vehicular traffic to Student Center(north) and parking(south) (\$250,000)
Doesn't include art, amenities, pavers, etc.
- Cost to **thicken** walks for emergency access (thicken walks to 7", \$12,000). Does not include walk/amenities between circle drives
- Cost to restore grassed areas within ROW

F. Costs

- Costs to widen/rebuild D Street (to Iowa) (\$470,000) if C closes and D converts to two-way and parking maintained
- Additional signage and public meetings (\$8,000-12,000)
- Rebuild C to a traffic calmed, defined crossings concept (\$580,000)

Cost Summary

- C Street – Normal reconstruction (\$440,000)
- C Street – Traffic Calming Recon (\$580,000)
- C Street - Closed to Through Traffic (\$757,000)

This does not include walk improvements

This does not include C Street amenities and pavers

C Street (N & S on Campus) (\$250,000)

C Street (walk thicken & restor.) (\$25,000)

Additional signage/public mtgs. (\$12,000)

D Street (widen, recon) (\$470,000)

Recommendations

Option 1

1. Keep C Street open to one-way northbound
2. Define a set of crosswalks within Simpson
3. Reconstruct C Street at current width
4. Include C Street as a part of the 2012 program

This option maintains traffic patterns, does nothing to improve appearance or attractiveness to potential Simpson students

Recommendations

Option 2

1. Keep C Street open to one-way northbound
2. Define a set of crosswalks within Simpson
3. Work jointly with City and Simpson
4. Implement traffic calming measures/amenities
5. Develop C Street as a stand-alone project from 2012 program

This option maintains traffic patterns at the most reasonable cost to all parties, improves appearance of corridor with amenities

Recommendations

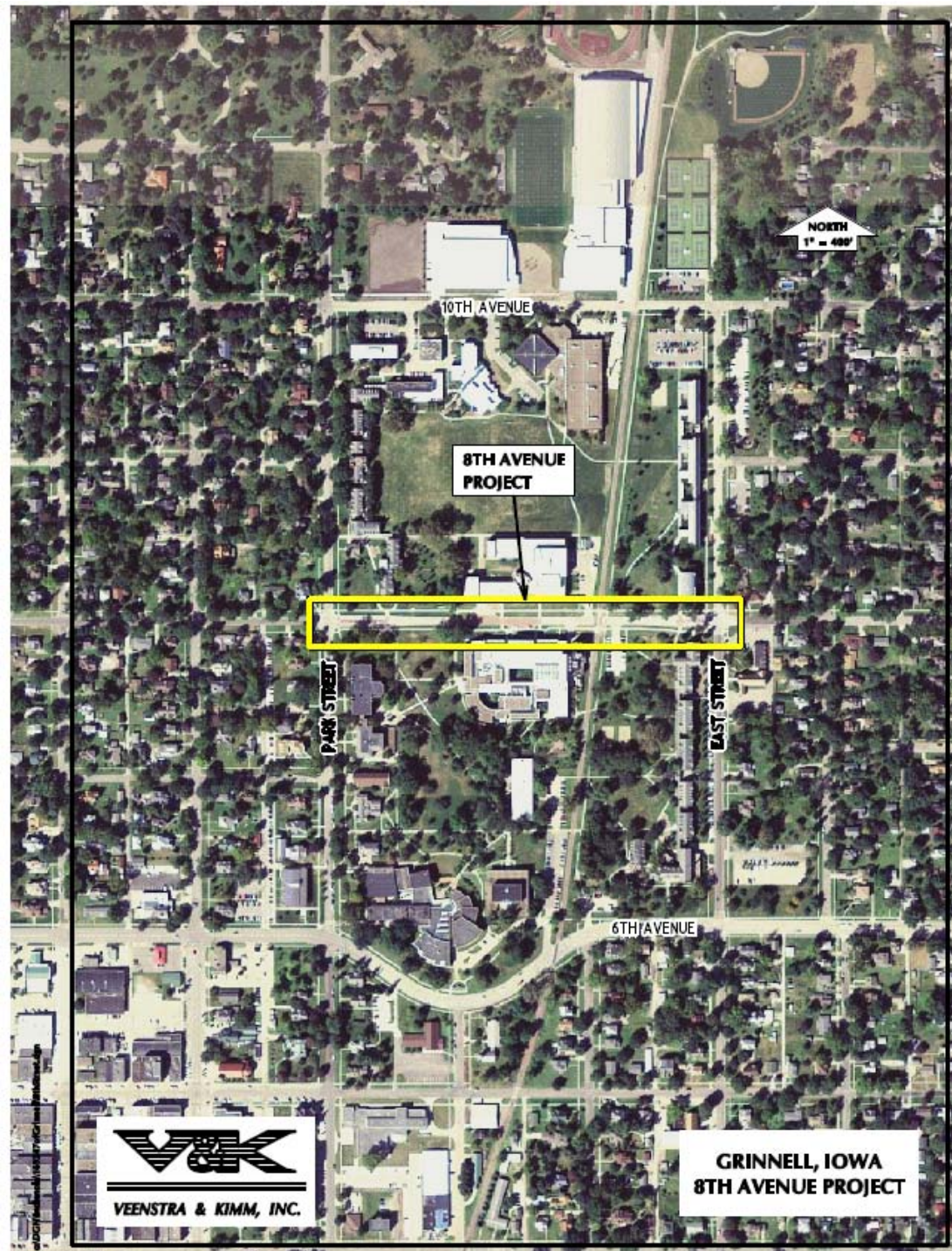
Option 3

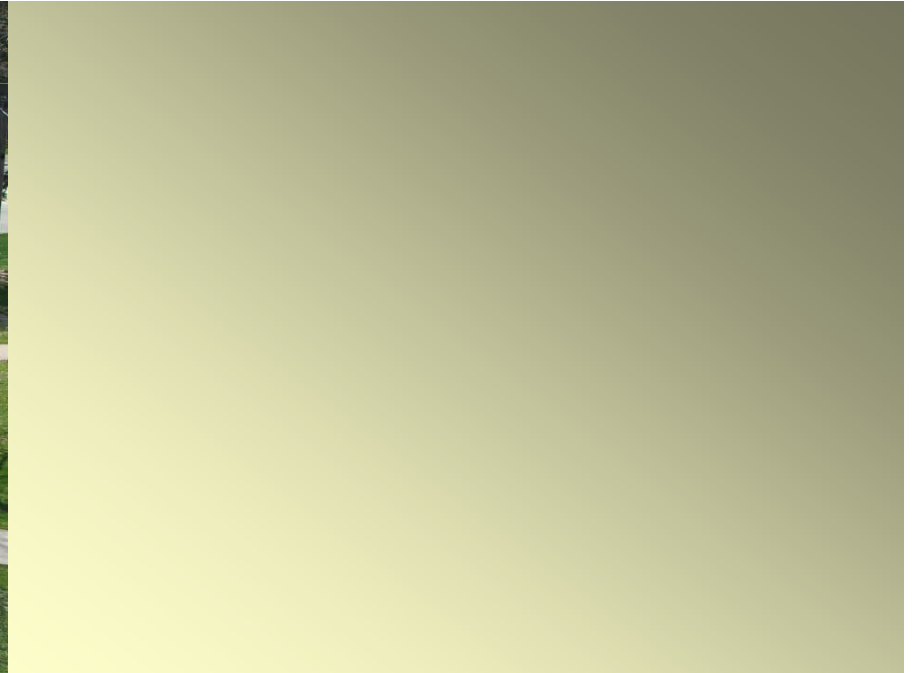
1. Close C Street to through traffic
2. Simpson would improve entries at north and south ends for access to parking/student center
3. Work jointly with City and Simpson
4. Implement measures to maintain emergency access while making this a pedestrian corridor
5. Convert D Street to two-way traffic and reconstruct/widen to accommodate parking

This diverts NB traffic to either D or Howard, improves campus safety and appearance, introduces additional traffic to Irving school area

Rationale for Preference Option 2

- Traffic patterns remain unchanged
- Limited safety concerns on C Street (crash history)
- No diversion of traffic to grade school site
- No out-of-distance time/expense
- Treatments can be very visually appealing
- Reasonable increase in cost over normal reconstruction





8th Street East





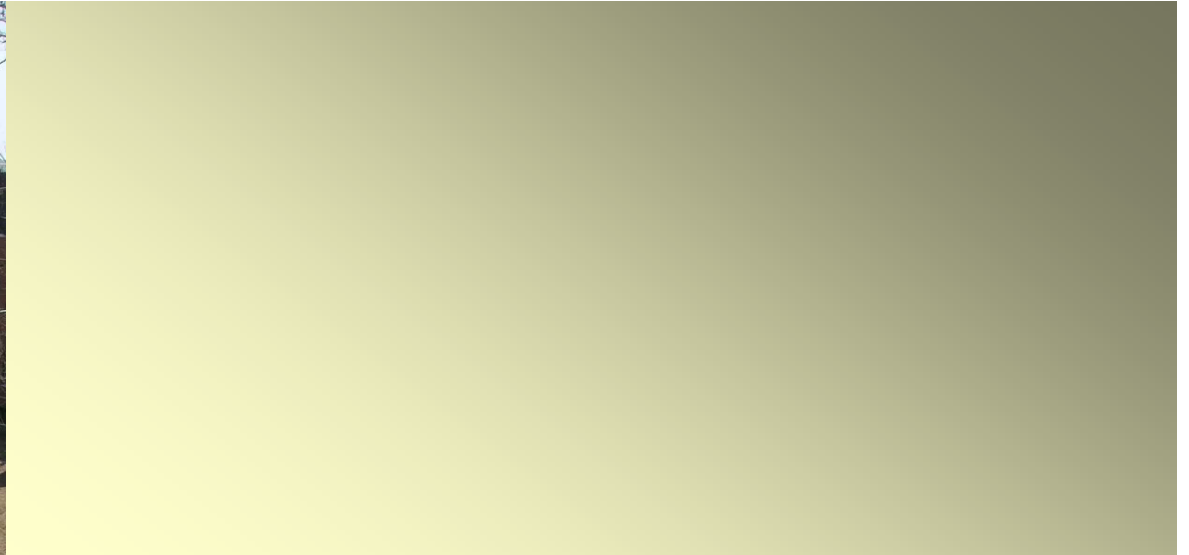
8th Street and Park Street





8th Street Plaza





8th Street Plaza

Rec 10-17-11

We, the undersigned residents of Indianola are opposed to the Simpson College proposal closing C Street between Clinton Ave. and Girard Ave.

OFFICE OF CITY CLERK

OCT 17 2011

INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:		Date
	House number and street		
1. Virginia Gray	514 W Jackson Av Indianola		10-16-11
2. Anita Bough	1188 N. D. St. Indianola, Ia		10-16-11
3. John	1200 N D St		10-16-11
4. Kristen Hanks	1200 N D St INDIANOLA IA		10/16/11
5. Shereka R Chopra	1205 N D St Indianola IA		10/16/11
6. Jerry Ayer	1204 N D " " "		10/16/11
7. Keith Smith	412 W Iowa AVE		10/16/11
8. Randall Trueman	1010 N D St INDIANOLA IA		10/16/11
9. Megan Gussam	1010 N D St.		10/16/11
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**We, the undersigned residents of Indianola are opposed to
the Simpson College proposal closing C Street between Clinton
Ave. and Girard Ave.**

OFFICE OF CITY CLERK

OCT 17 2011

INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:		Date
	House number and street		
1. Cheri Rieckhoff	404 Norwood Pl		10-16-11
2. Mae J. Hulse	401 Norwood Place		10-16-11
3. Norma Jean Lohrey	1202 W. Euclid		10-16-11
4. Diana + Bruce Barker	409 Norwood		10/16/11
5. Brian Gung	504 ↑ Norwood Pl		
6. Karin Gung	504 Norwood Pl.		10/16/11
7. David Gung	504 ↓ Norwood Pl		
8. Amy Coleman	509 Norwood Pl		10/16/11
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We, the undersigned residents of Indianola are
opposed to the Simpson College proposal
closing C Street between Clinton Ave.
and Girard Ave.

OFFICE OF CITY CLERK

OCT 17 2011

INDIANOLA, IOWA

SIGN YOUR NAME	ADDRESS WHERE YOU LIVE IN INDIANOLA HOUSE NO. AND STREET	DATE
1. Robert Sullivan	106 E Kentucky	9-25-11
2. Jeff Wren	108 W Kentucky	9-26-11
3. Nancy Hottel	1000 Scott Felton Rd	9/26/11
4. Kelly Hottel	1000 Scott Felton Rd	9/26/11
5. Dr & Mrs		9-30-11
6. Scott Gray	1001 Sunset Circle	10/3/11
7. Maria Gray	1001 Sunset Circle	10/3/11
8. Spunk	1203 East 1st Ave.	10.14.11
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We, the undersigned residents of Indianola are opposed to
the Simpson College proposal closing C Street between Clinton
Ave. and Girard Ave.

OFFICE OF CITY CLERK

OCT 17 2011

INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:		Date
	House number and street		
1. Amy Colonen	509 Norwood Pl		10/15/11
2. Jani Wren	509 Norwood Pl		10/15/11
3. Cindy & Tim Clark	505 W Norwood Pl		10/15/11
4. LANDON BEARD	508 Norwood PL		10/15/11
5. Linda Karstens	501 Norwood PL		10-15-11
6. Stephanie Eggers	501 Norwood Pl.		10/15/11
7. Terry Stockstrom	411 Norwood PL		11/15/11
8. Janet Markers	103 W C St		10-15-11
9. John Riebhoff	404 Norwood Place		10-15-11
10. John Riebhoff	404 Norwood Place		10-15-11
11. John Riebhoff	180 Fairway Drive		10-15-11
12. John Riebhoff	1270 North 7th Street		10-15-11
13. Anne Woodward	405 Norwood Place		10-15-11
14. Anne Woodward	405 Norwood Place		
15. Z. Munnich	1510 N C Street		10/15/11
16. Therese Grandford	310 W Madison Pl		
17. Julie Stolte	1404 N. B St.		10/15/11
18. Kristy Stills	1407 N. B St.		10.15.11
19. JOM TEMA	1410 N. B. St		10/15/11
20. Meagan Jacobson	1700 W 5th Ave		10/15/11
21. Ryan Jacobson	1700 W 5th Ave		10/15/11
22. Mitch Anderson	1504 N B St		10/15/11
23. Mary Markers	1506 N. B. St.		10/15/11
24. Jennifer Stoltz	1509 N B ST.		10/15/11
25. Ellen Wilson	1501 N. B. St		10/15/11

We, the undersigned residents of Indianola are opposed to the Simpson College proposal closing C Street between Clinton Ave. and Girard Ave.

OFFICE OF CITY CLERK

OCT 17 2011

INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:	Date
	House number and street	
1. Sherr McMeelin	1204 Stephen Ct.	10/10/11
2. Marie Lee	1211 Stephen Ct.	10/10/11
3. Ann Williams	1501 N. B	10/10/11
4. John [unclear]	1501 N. B	10/10/11
5. Lynn Anderson	1504 North B	10/11/11
6. Deed Olingworth	1218 N C	10/11/11
7. Karen Halls	100 Orchard Circle	10-11-11
8. Chris Greener	208 N. 15th St.	10-11-11
9. Terrie Prouph	10836 14th St	10-11-11
10. Joey McQuilly	302 W. Lincoln Ave.	10-11-11
11. Barb McQuilly	302 W. Lincoln	10-11-11
12. [unclear] Gammie (BROKEN WR(S) BY SALLY JOHNSON)	307 W. CLINTON	10-11-11
13. [unclear] Johnson	310 W. Boston Ave	10-11-11
14. [unclear] Johnson	310 W Boston	10/15/11
15. ROBERT SMITH	404 W BOSTON AVE	10/15/11
16. E. Elaine Smith	404 W. Boston ave	10/15/11
17. Scott Johnson	410 W Ashland Ave	10/15/11
18. Judy Johnson	410 W Ashland Ave	10/15/11
19. [unclear] Johnson	401 W. Ashland Ave	10-15-11
20. Markin Ballin	807 TRAIL Ridge Rd	10-16-11
21. Lorena Ballin	807 Trail Ridge Rd.	10-16-11
22. Kathy Hornaday	307 S. Spruce St	10/16/11
23. [unclear]	509 W. Clinton	10/16/11
24. Dorothy [unclear]	509 W. Clinton	10/16/11
25. Cynthia Thayer	601 W. Clinton	10/16/11

We, the undersigned residents of Indianola are opposed to the Simpson College proposal closing C Street between Clinton Ave. and Girard Ave.

OFFICE OF CITY CLERK

OCT 17 2011

INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:		Date
	House number and street		
1. Mildred Sargent	601 E. 1 st Ave., Indianola, Ia		9/15/11
2. Becky Wicklund	709 W. 2 nd Ave Indianola		9/15/11
3. Donna Miller	902 Angela Dr "		9/15/11
4. Dorothy M. Ekert	1007 Caroline Terr. "		9/15/11
5. Ruth H. Chapman	301 S. P. St. Indianola, Ia		9/15/11
6. Sharon Wilson	601 1/2 South G Indianola, Ia		9/15/11
7. Laurie A. Fuller	1007 Caroline Terrace Indianola, IA		9/15/11
8. Rose Jean Harvey	401 N. D. (Indianola), Ia		10-3-11
9. Sandra Manning	311 S. Spruce St.		10-5-11
10. Betty Konkle	211 S. 3 rd Indianola, Ia		10-5-11
11. Sharon Bishop	511 North Y St Indianola, Ia		10-5-11
12. [Signature]	601 W. Clinton Ave		10/16-11
13. [Signature]	601 W. Clinton Ave		10/16/11
14. Charles Hastings	208 N D St		10/6/11
15. Julie Hastings	208 N D St		10/6/11
16. Thomas Campbell	205 N D St		10/6/11
17. Ann Hilborn	712 W. Ashland Ave. Indianola		10/16/11
18. [Signature]	712 W. Ashland Ave Indianola		10/16/11
19. Mike Walsh	708 W. Boston Indianola IA		10-16-11
20. Nylakenne	300 N. 17 th St. Indianola		10/16/11
21. Carlene Ginter	606 W. Boston Ind.		10/16/11
22. Charles Ginter	406 W. Boston, Ind		10-16-11
23. Pat Rivers	510 W Boston Ind		10-16-11
24. Keith Eavis	508 W. Boston IND		10-16-11
25. Shelley Davis	508 W Boston Ave Ind		10-16-11

We, the undersigned residents of Indianola are opposed to the Simpson College proposal closing C Street between Clinton Ave. and Girard Ave.

OFFICE OF CITY CLERK

OCT 17 2011

INDIANOLA, IOWA

Address where you live in Indianola:		Date
Sign your name	House number and street	
1. Tracy J. Wickett	307 N D Street	9-15-11
2. Cheryl Deeg	101 N. Kenwood	10-3-11
3. Marilyn Zumbolt	603 W. 1 st St	10/3/11
4. Stephanie Fredericks	1309 West Clinton	10/4/11
5. Hezy DODDEMA	305 N D ST	10/4/11
6. Shanna Mackey	715 West Clinton	10/4/11
7. Debbie Martin	718 W. Boston	10-4-11
8. Mandy Strange	712 W Boston	10-4-11
9. Joyce Champlin	604 W. Boston	10/4/2011
10. Sherry Engel	1305 E. Franklin	10-4-11
11. Max Stolar	802 W- Detroit	10-4-11
12. Virginia Storer	802 W. Detroit	10-5-11
13. Walter Butler	304 N.D.	10-5-11
14. Robert E. Long	406 E Ashland	10/7/11
15. Luki Wood	604 E Ashland	10-7-11
16. Sherr Scharlau	2005 N. 9 th St.	10-7-11
17. James Strong	1221 E. Girard Ave.	10-7-11
18. Penny L. Darr	1202 E Girard Ave.	10-7-2011
19. Sara Sturtz	504 W. 17 th St.	10-7-2011
20. Brian Bak	1203 2 1st Ave	10-2-11
21. Corey Aldridge	1006 E Lincoln	10-7-11
22. Amy Aldridge	11	11
23. Debra Pittman	406 E 3 rd Ave.	10-7-11
24. Lindsay Graham	1405 N.B. St	10-7-11
25. John Graham	11	10-7-11

We, the undersigned residents of Indianola are opposed to the Simpson College proposal closing C Street between Clinton Ave. and Girard Ave.

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OCT 17 2011

INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:		Date
	House number and street		
1. James Taylor	1215 S G St		9-14-11
2. Michael Cox	712 SW		9-14-11
3. Vicki Olson	800 Sunset Dr.		9-14-11
4. Harold McWilliams	807 E First Ave		9-14-11
5. Doug Huff	710 W 1st - Indianola		9/14/11
6. Chell Zylh	10977 ECK - HORN		9-14-11
7. John Crouse	410 N 10th Ford		9-14-11
8. Cherry V. Sawyer	307 South B Indianola		9-14-11
9. Rhonda Crouse	410 W 10th St Indianola		9/14/11
10. [Signature]	309 W 2nd Ave Indianola		9/14/11
11. Shelby Sutton	303 E 5th Ave. #3		9/14/11
12. Abbe Crouse	504 North G Street		9/14/11
13. Heidi Croy	1210 N 9th #43 Indianola		9/14/11
14. Darlene Fabelo	15029 Hwy 65		9/14/11
15. Sue Rowland	211 South P. St Indianola		9/14/11
16. Jeff Coars	8906 Hwy 92 Indianola		9-14-11
17. Pat Sparks	18921 130th Ave Indianola		9-14-11
18. Beeli Davidson	607 N 8th St Indianola		9-14-11
19. Darlene Dawson	508 N Buxton Indianola		9-14-2011
20. Annetta Heyman	15430 138th Ave Indianola		9-14-2011
21. Sandra Miller	15720 140th Ave Indianola		9-14-2011
22. Jan Brady	100 Phillip Pl Indianola		9-14-11
23. John Karp	403 N. 1st		
24. [Signature]	106 Buxton Pl		9/14/11
25. Marcia K. Cooke	1100 N. Buxton St		9/14/11

We, the undersigned residents of Indianola are opposed to the Simpson College proposal closing C Street between Clinton Ave. and Girard Ave.

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Sign your name	Address where you live in Indianola: INDIANOLA, IOWA	
	House number and street	Date
1. RN		
2. Clarence Volk	1205 N Buxton	10/1/11
3. Fred Parsons	104 W. Euclid	10/1/11
4. Russ Sanderson	600 S K	10-01-11
5. Joe Jones	800 W Boston	10-01-11
6. Patricia L Johnson	800 W Boston	10-1-11
7. Joe Pullen	2010 W 4 th Ave	10-1-11
8. Larry Dwyer	2004 W. 4 th Ave apt 6	10-1-11
9. Mark Pethrey	706 S Howard St	
10. Laura Kennedy	1401 Apple Dr.	10-1-11
11. Norman Kennedy	1401 Apple Dr.	10-1-11
12. John Van Cuy	303 N. Howard	10-1-11
13. Dave Brunch	1409 Lursholt Ct	10/1/11
14. Shanna Adams	1210 N. 9 th Street #17 Indianola	10-1-11
15. Maria Champlin	810 E Franklin	10-1-11
16. Jeff Fellers	/	"
17. Joe Beran	603 E. 1 st Ave	10-1-11
18. Don Robbins	208 S J st Indianola	10-1-11
19. Don Robbins	208 S J st Indianola	10-1-11
20. Debbie Kupper	1315 W 7 th St	10-2-11
21. Ben Linn	E Lincoln	10-2-11
22. Nancy Wood	708 E Ashland Ind.	10-2-11
23. Donald Wood	708 E Ashland "	10-2-11
24. Maun R	7205 Hwy 2	10-2-11
25. Ly Keeney	8966 143 rd AVE	10-2-11

We, the undersigned residents of Indianola are opposed to the Simpson College proposal closing C Street between Clinton Ave. and Girard Ave.

OFFICE OF CITY CLERK

OCT 17 2011

Sign your name	INDIANOLA, IOWA	
	Address where you live in Indianola:	Date
1. Bob Brown	1104 East 9th Ave	9-14-11
2. Don W. Timm	400 S 8th Ct #34	9-14-11
3. Martha A. Timm	400 S 8th Ct #34	9-14-11
4. Sally Johnson	306 North D St.	9-14-11
5. Larry White	402 N 5th St	9-14-11
6. Jerry L. Buss	507 SB	9-14-11
7. Theresa Hasselbring	1521 W Detroit	9-15-11
8. Susan Harris	1521 W Detroit	9-15-11
9. Audrey Johnson	710 S. First St	9-15-11
10. Jana Nichols	1009 S. R St.	9-15-11
11. Earl Davis		9-15-11
12. Vaden Fry	809 E - Deland	9-15-11
13. Neal Fry	1000 N 6th St	9-15-11
14. Cecil Fitzgerald	2010 W 4th Ave. #112	9-15-11
15. Cathy Fitzgerald	2010 W 4th Ave #112	9-15-11
16. Kay Wickett	400 So 8th Ct #31	9-15-11
17. Verel Wickett	Indianola	9-15-11
18. Judy Carter	404 S Jefferson	9-15-11
19. Rod H. Huns	6 & Plummer	9-15-11
20. Michael Hory	307 S Howard	9-15-11
21. Jess Clark	602 W Trail Ridge Rd	9-15-11
22. Anna Fumal	1112 N 6th St. #69	9-15-11
23. Julie Peck	1010 E Girard Ave.	9/15/11
24. Dick Orr	306 W. Girard Ave.	9/15/11
25. Lita J. McIntosh	714 W. Iowa Ave	10/6/11

We, the undersigned residents of Indianola are opposed to the Simpson College proposal closing C Street between Clinton Ave. and Girard Ave.

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INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:	
	House number and street	Date
1. <i>Diane M Johnson</i>	<i>208 North C St, Indianola</i>	<i>9-24-11</i>
2. <i>Carla Bero</i>	<i>603 E. First Ave Indianola</i>	<i>9-24-11</i>
3. <i>Freedom Silliman</i>	<i>209 S. G. St. Indianola, IA</i>	<i>9-24-11</i>
4. <i>Hisland</i>	<i>1301 N 6th St. Indianola</i>	<i>9-24-11</i>
5. <i>Kimberly Sloan</i>	<i>501 So. Jefferson</i>	<i>9/24/11</i>
6. <i>John Belshe</i>	<i>2113 W. 4th Ave.</i>	<i>9-25-11</i>
7. <i>Husan Chandleron</i>	<i>710 W 15th Ave</i>	<i>9-25-11</i>
8. <i>Jannie Rulabe</i>		<i>9/25/11</i>
9. <i>Gregory Chavara</i>	<i>1801 G. Clark</i>	<i>9-25-11</i>
10. <i>Kristen Yacavona</i>	<i>" "</i>	<i>9-25-11</i>
11. <i>Jessica Seagull</i>	<i>2002 E. 18th Ave. Indianola</i>	<i>9-25-11</i>
12. <i>Harry McIntyre</i>	<i>510 S. 3rd</i>	<i>9-25-11</i>
13. <i>Sean Laverty</i>	<i>410 N 6th St</i>	<i>9-25-11</i>
14. <i>Craig Morharty</i>	<i>1911 W 4th Ave Indianola</i>	<i>9-25-11</i>
15. <i>Barbara Mause</i>	<i>Indianola</i>	<i>9-25-11</i>
16. <i>Leslie Fox</i>	<i>404 E 12th</i>	<i>25 Sept 11</i>
17. <i>Monette Tom</i>	<i>404 E 12th</i>	<i>Sept 25-11</i>
18. <i>Courtney Willner</i>	<i>404 E 12th</i>	<i>Sept 25-11</i>
19. <i>Jeffrey Hupin</i>	<i>10316 Newbury</i>	<i>9/24/11</i>
20. <i>Cheryl Cur</i>		<i>9-24-11</i>
21. <i>ASD</i>		<i>9-24-2011</i>
22. <i>Marjorie Dent</i>	<i>811 Rte 100</i>	<i>9/25/2011</i>
23. <i>Tom Burgess</i>	<i>1214 W. Euclid Ave</i>	<i>9-24-2011</i>
24. <i>Shirley Zimmerman</i>	<i>710 N. 8th</i>	<i>9-25-11</i>
25. <i>C. Paul</i>	<i>713 W 2nd Ave</i>	<i>9-26-11</i>

We, the undersigned residents of Indianola are
opposed to ^{the} Simpson College proposal closing C Street
between Clinton Avenue and Girard Avenue.

Sign your name	Address where you live in Indianola: House number and street	Date
1 Orlene Tree	1205 W 2nd Ave Indianola, Ia	9-24-11
2 Ida Mae Haeckel	1203 W 2nd Ave Indianola	9-24-11
3 Lynn Fleming	1501 W. Salem Ave Indianola	9-24-11
4 Abby Ansley	1501 W. Salem Ave. Indianola	9-24-11
5 Shirley Dorrell	f street, Indianola	9-24-11
6 Elsie Weaver	411 South "G" Indianola	9-24-11
7 Jim Weaver	411 South G Indianola	9-24-11
8 Jerry McKenney	100 W Boston Indianola	9-25-11
9 Pat Stangerist	605 W. Ashland Indianola	9-25-11
10 Jim Bellum	1408 S. Y St Indianola	9/25/11
11 Louise Reynolds	911 E. Ashland Ave Indianola	9/25/11
12 Jim Galuh	700 W. Boston	9/25/11
13 Juelle Netley Galuh	700 W. Boston	9/25/11
14 Sally Spur.	1809 W 4th Ave	9/25/11
15 Shirley Brittain	1805 W. Euclid	9-25-11
16 Sam Helleugeto	6842 115TH AVE	9-26-11
17 James M. Middelwart	105 N. Kenwood Blvd	9-26-11
18 Kay Middelwart	105 N. Kenwood Blvd	9-25-11
19 Dianne Schnathorst	6423 138th Ave	9-25-11
20 Beverly McKenney	1001 E. Ashland Indianola	9-25-11
21 Kadi Harfield	407 W. Ashland Indianola	9-25-11
22 Thomas Miller	18751 N. 92nd Ave, 11011	9-25-11
23 Rosemary Babcock	808 W. Boston	9-25-11
24 Robert C. Kuhn	1510 W 3rd	9/25/11
25 Susan Imbrie	500 S. 4th St.	9/25/11

We, the undersigned residents of Indianola are opposed to
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OFFICE OF CITY CLERK

OCT 17 2011

INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:	
	House number and street	Date
1. Nathan Snelman	1522 W Euclid	10-5-11
2. Alex Lawrence	504 N. 7 th	10-5-11
3. Tim McCullough	R-45 Hwy	10-5-11
4. Mike Wilkins	500 E. 1 st Ave	10-5-11
5. Sarah Morris	1001 North Buxton	10 10-5-11
6. Patrick Massie	606 N Buxton	10/5/11
7. Jeff Wolfkill	205 W. 4 th Ave.	10/5/11
8. Dakota Hickman	511 N First St.	10/5/11
9. Carl Schmatzost	11052 Urbana St	10/5/11
10. JEFF Swain	805 West 1st	10/5/11
11. Casey Hunt	1210 N. 9 th Street #17	10/8/11
12. Addison Porter	109 S Kenwood Blvd	10/5/11
13. Donna Porter	109 SOUTH KENWOOD	10/5/11
14. Kristi Porter	109 South Kenwood Blvd.	10/5/11
15. Steven Hess	103 W 1 st Street #5	10-6-11
16. Randy Weeks	602 S 3 rd St	10-6-11
17. Mandy Fridley	6225 Kennedy St	10-7-11
18. Dan Heller	1906 E. 2 nd	10/8/11
19. Jesse Furon	210 N. 4 th	10/8/11
20. Donna Porter	100 W E. Kenwood Blvd	10-8-11
21. Donna Porter	800 E. Euclid	10/8/11
22. Joey Todd	309 W 2 nd Ave	10-8-11
23. Courtney Linkel	1500 N 9 th #3 (formerly 1080 Girard)	10/11/11
24. Donna Porter	1915 2nd East St	10/11/11
25. Donna Porter	103 N. 5th St	10-11-11

d

We, the undersigned residents of Indianola are opposed to
the Simpson College proposal closing C Street between Clinton
Ave. and Girard Ave.

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OCT 17 2011

INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:		Date
	House number and street		
1. Jessica Gueason	800 W. Iowa Ave Indianola, IA 50135		10/10/11
2. Gerald Truitt	802 W Iowa Ave Indianola 50135		10/6/11
3. Erika Burrows	801 W Iowa Ave Indol		10/6/11
4. Erin	801 W. Iowa Ave Indol		10/6/11
5. JASON BURR	808 W. Iowa Ave Indianola		10/6/11
6. Sharon Grebb	404 E. Salem Indianola		10/6/11
7. Kathy VanStrien	514 S. Freeman		10/8/11
8. Carla Hines	400 W. Salem		10/8/11
9. Walter E. Williams	408 - N. E. St		10/8-11
10. John Barker	509 N 1st St		10/8/11
11. Drew Larkochy	1971 715th Ave		10/8/11
12. John Barker	403 W 1st Ave		10/8/11
13. Diana Mann	323 N. 16th St.		10-8-11
14. John Barker	1210 N 9th		10-8-11
15. John Barker	302 S. Salem		10/9/11
16. John Barker	1405 S. 3rd St		10/12/11
17. Benjamin John	1405 S 3rd St		10/12/11
18. Sheryl Egert	1805 W 3rd Pl Indianola		10/13/11
19. Betty Bumgarner	805 N. 8th, Indianola		10/13/11
20. Lee McFall	408 N 9th St Indianola		10-12-11
21. John Barker	417 N Central		10-13-11
22. John Barker	14501 Newbold St.		10-13-11
23. John Barker	1602 E 2nd Ave.		10-13-11
24. Jackie Cox	704 N. Howard, Indianola		10-13-11
25. John Barker	305 W Lincoln		10-13-11

We, the undersigned residents of Indianola are opposed to the Simpson College proposal closing C Street between Clinton Ave. and Girard Ave.

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INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:		Date
	House number and street		
1. <i>Margaret Keen</i>	1306 South R Street		10/2/11
2. <i>Old Keen</i>	1306 SOUTH R ST		10/2/11
3. <i>Mont May</i>	1511 West Salem		10/2/11
4. <i>[Signature]</i>	1326 U ST / C St		
5. <i>SEA Dasele</i>	508 South N street		10/2/11
6. <i>[Signature]</i>	408 W MADISON PL		10/6/11
7. <i>Raula Straight</i>	" " " "		10/6/11
8. <i>Jenny Waller</i>	617 Brookwood Dr Indianola		10/6/11
9. <i>George Guider</i>	305 S. 3 rd St		10-6-11
10. <i>John May</i>	106 Valley Place		11/7/11
11. <i>[Signature]</i>	508 N. N Indianola		10/7/11
12. <i>Wanda Garong</i>	210 N. 3 rd ST Indianola		10
13. <i>Ronny Rynard</i>	204 S. Kenwood		10/7/11
14. <i>[Signature]</i>	1002 East Euclid AVE		10/7/11
15. <i>[Signature]</i>	704 S. Burton St.		10/7/11
16. <i>[Signature]</i>	1104 N 6 th #4 Indianola		10/8/11
17. <i>Benny A East</i>	208 N B St.		10/8
18. <i>Edna Mae Frank</i>	103 S. D St.		"
19. <i>Charles Jacobs</i>	802 W. Salem		10/9
20. <i>Anna Keonig</i>	409 West Fourth Ave		10/9
21. <i>[Signature]</i>	1511 W. 5 th Ave		10/8
22. <i>[Signature]</i>	806 E Euclid S		10/8
23. <i>[Signature]</i>	1510 W Salem		10/8
24. <i>[Signature]</i>	1516 W. Salem		10-8
25. <i>[Signature]</i>	103 N J		10-14

We, the undersigned residents of Indianola are opposed to the Simpson College proposal closing C Street between Clinton Ave. and Girard Ave.

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INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:	
	House number and street	Date
1. <i>Martha Edwards</i>	1006 N. B St	10/05/11
2. <i>[Signature]</i>	200 W Iowa	10/5/11
3. <i>John Cardon</i>	288 W. Iowa	10/5/11
4. <i>Sammy Pearson</i>	1209 E Franklin	10/5/11
5. <i>[Signature]</i>	411 East Euclid	10/5/11
6. <i>Matt Kennedy</i>	1012 N First Indianola, IA 50125	10/5/11
7. <i>[Signature]</i>	608 W 2nd Ave Indianola, IA 50125	10/5/2011
8. <i>Corey Ball</i>	608 W 2nd Ave Indianola, IA 50125	10/5/11
9. <i>Matt Wacht</i>	1214 S H ST Indianola IA 50125	10/6/11
10. <i>David Waco</i>	104 W. Hillcrest Dr. Indianola IA 50125	10/6/2011
11. <i>Michael Evans</i>	1104 N 6th St #2, Indianola IA 50125	10/6/2011
12. <i>Elaine Goodrich</i>	1314 S R St Indianola	10/6/11
13. <i>[Signature]</i>	1314 S R St Indianola IA	10-8-11
14. <i>Carle Ball</i>	1511 W. Detroit Indianola	10-8-11
15. <i>Christian Ball</i>	205 E. 3rd Ave	10/8/11
16. <i>Mimi Gramann</i>	904 E. Detroit, Indianola	10/8-11
17. <i>Mary Olive</i>	605 W. 1st Ave Indianola	10-8-11
18. <i>Andrew Limerick</i>	606 W First St Indianola	10-8-11
19. <i>[Signature]</i>	15312 Illinois St.	10-9-11
20. <i>[Signature]</i>	1410 N B St	10/9/11
21. <i>Karen Baerner</i>	1311 E. Detroit	10/9/11
22. <i>[Signature]</i>	210 N. 4th St	10/9/11
23. <i>JOE SCHAPIER</i>	803 SOUTH R ST	10/9/11
24. <i>Ben Wen</i>	915 E Iowa St	10/9/11
25. <i>Jay Walton</i>	100 E B St Apt. 9.	10/9/11

We, the undersigned residents of Indianola are opposed to
the Simpson College proposal closing C Street between Clinton
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INDIANOLA, IOWA

Address where you live in Indianola:		Date
Sign your name	House number and street	
1. Richard Maynard	1201 N. B St.	10/2/11
2. Nate Glasgow	909 5 th St	10/2/11
3. Jamie Collins	909 S. B St.	10/02/11
4. John Hiller	200 W Iowa St	10/02/11
5. Jan Suppiger	500 W. Clinton	10/02/11
6. David Payer	8350 Jessup	10-4-2011
7. Rich Parker	1014 South R St.	10-4-11
8. Mary J. Currier	404 N. "H" St	10-4-11
9. Matt Furse	1107 W Boston Ave	10-4-11
10. Gary Moxley	906 W. Salem	10/4/11
11. Steph Bredt	610 N Buxton #10	10-4-11
12. Amy Whitt	1013 E Helen Pl.	10-4-11
13. Joel Sche	1500 Country Club Rd	10-5-11
14. Cathy Hommes	104 S. G. St	10-5-11
15. Gerard	220 Oak	10-5-11
16. Rodney W. Pickert	204 N C	10-5-11
17. Jaci Runyan	407 W Boston	10-5-11
18. Eric Runyan	407 W Boston	10-5-11
19. Rick Runyan	407 W. Boston	10-5-11
20. Glenda Chin	1602 E 2 nd Ave	10-5-11
21. Kenneth Wood	506 1/2 E. Euclid	10-6-11
22. Emma Sutherland	500 West Madison Pl.	10-6-11
23. Leroy Parker	1203 N. 2 nd	10-6-11
24. Wm. C. Smith	105 No. G. St.	10-7-11
25. Synieca Smith	105 No. G St	10-7-11

We, the undersigned residents of Indianola are opposed to the Simpson College proposal closing C Street between Clinton Ave. and Girard Ave.

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INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:	Date
	House number and street	
1. Max Miller	510 N Buxton	9-22-11
2. Darlene Pearson	508 N Buxton	9-22-11
3. Chris Jumo	707 W. ASHLAND	9-23-11
4. Josephine Raske	512 N. Buxton	9-23-11
5. Mary K. Pedgett	1001 W. Buxton	9-29-11
6. Jane Hogbe	231 S. 20 th St.	9-29-11
7. Ruth Feltow	1024 Scott Feltow Rd	9-29-11
8. Bernice Pickups	301 S. pruce	9-29-11
9. Neal Beery	2008 W. 14th Ave #5	9-29-11
10. Donald Orenford	801 - S. 4	9-29-11
11. H. P. Wilson	506 N. HOWARD ST.	9-29-11
12. Betty M. Wilson	506 N Howard St	9-29-11
13. James Wilson	307 N. B. ST. APT. 1	9-29-11
14. Roger Eidem	1108 N. 6 th #49	9-29-11
15. Marjorie Norris	410 N 15 th 203	9-29-11
16. Margaret Ann Davis	1703 N. E ST #2001	9-29-11
17. Agnes White	812 S. R ST APT #1	9-29-11
18. Travis Kenney	1208 W Clinton Indianola	9-29-11
19. Vera Penick	505 W. 1st Ave Indianola	9-29-11
20. Ruth P. Raske	512 N. Buxton	9/29/11
21. Jack Lewis	702 N. 7th	9/29/11
22. Madeline P. Weeks	1511 W. 6th St	9/29/11
23. Shirley Wade	408 W 5 th Ave.	9/29/11
24. Kathryn Warner	611 S R	9/29/11
25. Carol Jones	407 N. H. ST.	9-29-11

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INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:		Date
	House number and street		
1. <i>Robin Kennard</i>	306 S 1st N		09-27-11
2. <i>Susan Mlick</i>	511 W. Boston Ave.		9-27-11
3. <i>Ruth Engelbart</i>	1300 W Euclid		9/28/11
4. <i>Druckert</i>	204 North C		9/28/11
5. <i>Phyllis Currier</i>	404-NORTH "H" St.		9/28/11
6. <i>Bronda Duncan</i>	2509 W 10th Ave.		9-28-11
7. <i>Steve Foster</i>	1302 W Euclid		9/28/11
8. <i>Ardis Cichon</i>	810 So R Street		9/29/11
9. <i>John Allen</i>	309 W 2nd St		9-29-11
10. <i>Ruth Black</i>	810 S R ST		9-29-11
11. <i>Art Palmer</i>	808 E Salem Ave		09-29-11
12. <i>George Gibson</i>	817 Robin Glen		-
13. <i>Betty A. J. Overland</i>	701 Robin Glen 3/4		9-29-11
14. <i>Joe D. Steward</i>	811 Scott Felton Indianola, IA		9-29-11
15. <i>Steve Keathley</i>	811 Scott Felton Rd		9/29/11
16. <i>Allen & Beery</i>	504 EAST SALEM		9/30/11
17. <i>BDAE Ross</i>	812 N.S. St		9-30/11
18. <i>Bob Selvaage</i>	2204 E 2nd		9-30-11
19. <i>John</i>	306 W. Madison Pl., Indianola		9-30-11
20. <i>Donita L. Hoffman</i>	710 W 1st Ave INDIANOLA		9-30-11
21. <i>Kim Crawford</i>	708 N. J St		9-30-11
22. <i>Charles Harely</i>	309 W. 2nd Ave Indianola Ia		9-30-11
23. <i>Don Paffenbarger</i>	411 W Iowa Ave Indianola		10-1-11
24. <i>Mike Richards</i>	206 N Buxton		10-1-11
25. <i>Elizabeth Hagen</i>	903 N. 14th St. Indianola, IA		10-1-11

We, the undersigned residents of Indianola are opposed to
the Simpson College proposal closing C Street between Clinton
Ave. and Girard Ave.

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INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:	
	House number and street	Date
1. Ellen Taylor	712 S. Jefferson	9-14
2. Marge Fuller	516 N. Buxton	9-14
3. Kelley Barnes	816 S. R	9-14
4. Betty Reinhardt	804 N. 9th	9-14
5. Barb Cotton	306 So. Jc	9-14
6. Jake Wiechert	311 W. - Solern	9-14
7. Tony Graham	904 E. Detroit	9-14
8. Steve Williams	1003 Scott Felton	9-14
9. Bob Albrander	611 S. R #1	9-14
10. Deland Hoole	2506 W. Euclid	9-14
11. Polly Glascock	900 E 1st Ave	9-14
12. Jack Vander Ark	1508 W. 3rd Ave	9-14-11
13. Julie Dougherty	1311 S. G St	9-14-11
14. Rick's Vander Linden	1004 Scott Felton Rd	9-14-11
15. Kathryn J. Berry	904 E. Solern	9-14-11
16. Andrea J. Berry	117 West Hillcrest	9-14-11
17. JARID Downer	1200 E. Euclid	9/14/11
18. Carolyn E. Pollard	810 S. R #2	9/14/11
19. Freida Hodley	503 W 17 Ave	9/14-11
20. Kathleen	201 W. Boston	9-14-11
21. Peggy House	1105 W. Boston	9-14-11
22. Pat Stauffer	1003 W. Boston	9-14-11
23. Ann Bingham	712 W 1st	9-14-11
24. Louis A. Garrison	400 So 8th St Ct.	9-14-11
25. Charlotte Linsford	407 North "K" St.	9-14-11

We, the undersigned residents of Indianola are opposed to the Simpson College proposal closing C Street between Clinton Ave. and Girard Ave.

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INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:	Date
	House number and street	
1. Marilyn Wren	406 West Iowa Ave.	Sept 22, 2011
2. Dean Richmond	1701 Country Club Rd	9/6/2011
3. Betty Martin	208 N. Kenwood	9-23-11
4. Louise Smith	12264 158th Indianola	9-24-11
5. J.E. Middelquist	102 Orchard Circle	9-24-11
6. Clifford S. Lowe	400 S. 8th Ct. #6	9/24/11
7. W.C. WELLS	110 W. 7th Ave	9/24/11
8. Stan McAninch	1612 W. 4th Ave	9/24/11
9. Fran Drake	504 W. Jackson	9/24/11
10. Remy Hamm	307 N. H	9/24/11
11. Dixie Downey	203 N. Kenwood Blvd	9-24-11
12. Elaine Lowe	400 S. 8th Ct. #6	9-24-11
13. Alice M. Marey	110 1st Ave	9-24-11
14. Donald J. Danitz	2102 W. Henderson Ave	9-24-11
15. Pam Grillo	6932 143RD AVE	9-24-11
16. Kay Gries	6932 143RD AVE	9-24-11
17. Harriet Seehusen	901 E Salem Ave	9-24-11
18. Paula Blackburn	11917 Dubuque Trl	9-24-11
19. Al Aldridge	1207 W 2nd	9-24-11
20. Sharon Middelton	112 So. P Street Indianola	9-24-11
21. Helena Fingeli	813 S. Jefferson Way	9-24-11
22. Cindy Brunner	207 E. Salem Ave	9-24-11
23. Rachael FETTER	301 North H	9/24/11
24. Joan Dazey	503 W. Lincoln Ave.	9/24/11
25. Robin Moore	2010 W 4th Ave #101	9/24/11

We, the undersigned residents of Indianola are opposed to the Simpson College proposal closing C Street between Clinton Ave. and Girard Ave.

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DIANOLA, IOWA

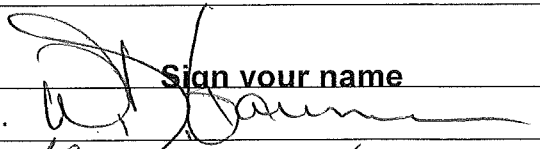
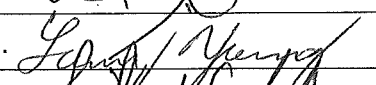
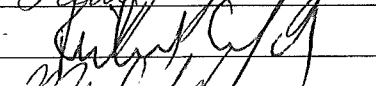
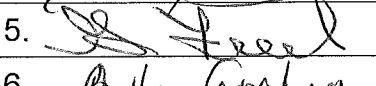
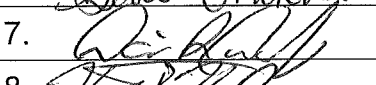
Sign your name	Address where you live in Indianola:	
	House number and street	Date
1. Carole Adams	109 Philip Place	9-24-11
2. Abby Martin	208 N. Kenwood	9-24-11
3. Dorothy Hutchinson	306 College	9-24-11
4. John Barker	302 So. Spruce	9/24/11
5. Mel P. Hoff	509 S. F. St.	9-24-11
6. Noel Elbe	1403 Apple St.	9-24-11
7. Philip Seb	1403 Apple Dr	9/24/2011
8. Grant Dyer	300 W Boston Ave.	9/24/2011
9. Doreene Doherty	1005 W. 3 rd	9/24/11
10. Marilyn McIntyre	510 S. 3 rd	9/24/11
11. Cheryl Norman	1806 W. 2 nd	9-24-11
12. Bob Kernan	1806 W 2 nd	9-24-11
13. Don Ackman	3758-113 th AVE.	9-24-11
14. Rex Smidman	1004 S R St	9/24/11
15. William P. Ward	208 N. KENWOOD	9/24/11
16. Edwin W. Lygro	707 West Ashland Ave	9/24/11
17. Blumey Pech	303 No. N. ST.	9/24/11
18. Bob Beck	11 W 7	9/24/11
19. B. Schmitt	501 W 17 th Ave	9/24-11
20. Frank E. Shuman	601 So. E St	9/24/11
21. Jane Ellen Colella	501 W. Madison Pl.	9/24/11
22. Colleen Schupman	501 W 17 th Ave	9/24/11
23. Kathy Johnson	601 S E Street	9/23/11
24. Barbara Rice	706 West Second	9/24/11
25. Dorene Spencer	612 Brookwood Drive	9-24-11

We, the undersigned residents of Indianola are opposed to the Simpson College proposal closing C Street between Clinton Ave. and Girard Ave.

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INDIANOLA, IOWA

	Sign your name	Address where you live in Indianola:	Date
		House number and street	
1.		100 W. Kentucky Ave	9/21/11
2.		6102 138th Indianola	9-21-11
3.		701 S. 1st St. Indianola	9-21-11
4.		701 S. 1st Street Indianola	9-21-11
5.	Claine Ousley	1000 N. Dutton, Indianola	9-22-11
6.	Leonard K. Gorman	501 1/2 N Indianola	9-22-11
7.	Mike John	1001 N East Indianola	9-22-11
8.	Patricia Salik	312 N. 15th St "	9-22-11
9.	Robert A. Salik	312 N 15th ST.	9-22-11
10.	Betty Broyles	410 E. Ashland	9-22-11
11.	Judson P. Broyles	410 E. Ashland	9-22-11
12.	Dore Kell	606 W. Iowa	9-22-11
13.	Beverly Brown	810 S 1st Indianola	9-22-11
14.		810 S 1st Indianola	9-22-11
15.		907 S Y Indianola	9-24-11
16.	Bette Graham	217 S Spruce, Indianola	9-24-11
17.		1009 North Ost	9-24-11
18.		1607 W. Detroit, Indianola	9-24-11
19.	Cynthia Tracy	504 W Iowa, Indianola	9-24-11
20.	Janet Anglick	1216 S 3rd Street, Indianola	9-24-11
21.	Alvin M. Green	503 N 5th St Indianola	9-24-11
22.		14964 92nd Ave Indianola	9-24-11
23.	Theresa H. Crawford	310 W Madison "	9-24-11
24.	Denise Curtis	704 N T Ct Indianola	9-24-11
25.	Donald A. Bolin	208 North 'G' ST Indianola	9-24-11

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We, the undersigned residents of Indianola are opposed to
the Simpson College proposal closing C Street between Clinton
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INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:		Date
	House number and street		
1. <i>Frank Skand</i>	<i>4071 1st St - Indianola</i>		<i>9/22/11</i>
2. <i>Shirley Manders</i>	<i>108 S-C St Indianola</i>		<i>9-22-11</i>
3. <i>Sarah Jorgensen</i>	<i>708 S. Howard Indianola</i>		<i>9-22-11</i>
4. <i>Karen Madelin</i>	<i>1505 W. Jackson Ave</i>		<i>9-22-11</i>
5. <i>Herman Edwards</i>	<i>305 W. Salem Indianola Ia</i>		<i>9-22-11</i>
6. <i>Bernadine Lloyd</i>	<i>107-W. 3rd Ave. Indianola, Ia.</i>		<i>9-23-11</i>
7. <i>Margaret O'Henderson</i>	<i>707 Robin Glen # 405, Indianola, Ia.</i>		<i>9-23-11</i>
8. <i>Sharon Moser</i>	<i>110 W. 7th Ave.</i>		<i>9-23-11</i>
9. <i>M. Will</i>	<i>911 N. Burton Indianola, IA</i>		<i>9-23-11</i>
10. <i>Cassidy Vandegool</i>	<i>1106 N E</i>		<i>9-23-11</i>
11. <i>Jack Vander Linder</i>	<i>1004 Scott Feltton</i>		<i>9-23-11</i>
12. <i>Carol McKenney</i>	<i>504 W. 19th Place</i>		<i>9-23-11</i>
13. <i>Norma McKinney</i>	<i>1104 W. Boston</i>		<i>9-23-11</i>
14. <i>Paul H. McKinney</i>	<i>11 W. 1st</i>		<i>9-23-11</i>
15. <i>Art Tull</i>	<i>310 E. FIRST AVE</i>		<i>9-23-11</i>
16. <i>Dary Holt</i>	<i>1104 W Salem Ave</i>		<i>9-23-11</i>
17. <i>Joan Holt</i>	<i>1104 W Salem Ave</i>		<i>9-23-11</i>
18. <i>Kurt Bloom</i>	<i>1311 N. 7th St</i>		<i>9-23-11</i>
19. <i>Melba Bloom</i>	<i>1311 N 7th</i>		<i>9-23-11</i>
20. <i>MARK Kollard</i>	<i>405 W. MADISON PL</i>		<i>9-23-11</i>
21. <i>Karen Kollard</i>	<i>405 W Madison Pl</i>		<i>9-23-11</i>
22. <i>Margaret Massberg</i>	<i>506 W. Girard</i>		<i>9-23-11</i>
23. <i>Janet Belts</i>	<i>400 S. Freeman St.</i>		<i>9-24-11</i>
24. <i>Wally Ralston</i>	<i>611 W. 2nd</i>		<i>9-24-11</i>
25. <i>Ted McDonnell</i>	<i>2 Leonard Ave.</i>		<i>9-24-11</i>

We, the undersigned residents of Indianola are opposed to the Simpson College proposal closing C Street between Clinton Ave. and Girard Ave.

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INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:	
	House number and street	Date
1. <i>Nelson Miller</i>	1202 S R St. Indianola	9-17-11
2. <i>Rudy Staudt</i>	1007 North E	9-12-11
3. <i>Paula Grimmer</i>	501 E. Ashland Ave. Indy	9-17-11
4. <i>Amanda Larimer</i>	501 E. Ashland Ave, Indianola	9-17-11
5. <i>Marnie Harris</i>	810 S. Jefferson	9-17-11
6. <i>Don D. Nicholls</i>	1027 Clark <i>Felton</i>	9-17-11
7. <i>Beverly Nicholls</i>	1027 <i>Batt Felton, Indianola</i>	9-17-11
8. <i>Julio P. Jr</i>	1000 N 10th	9-17-11
9. <i>Diane Hoffman</i>	710 W 1st	9-17-11
10. <i>Mary L. Cornia</i>	508 No K St	9-21-11
11. <i>Joan Roth</i>	1104 W Salem	9-21-11
12. <i>Ed Dobson</i>	1204 W C St	9-21-11
13. <i>Ed. Bunting</i>	701 E. Kentucky	9-21-11
14. <i>Bob Hamill</i>	1203 N D St	9-22-11
15. <i>Harold Williams</i>	505 E 3rd Ave	9-22-11
16. <i>Edna McBurns</i>	29 Alfred Ave	9-22-11
17. <i>Jessie W. Beebe</i>	400 5th St 2nd fl	9-22-11
18. <i>Janice Marvin</i>	808 E. Detroit	9-22-11
19. <i>Joe Marvin</i>	808 E. Detroit	" "
20. <i>Ruth Dale</i>	410 N 1st St	9-22-11
21. <i>Carolene Walter</i>	1004 W. Salem	9-22
22. <i>Elaine Herring</i>	218 S Spruce St.	9-22
23. <i>Marsha Carter</i>	1104 - E. Ashland	9-22
24. <i>Rick</i>	226 W Salem	9/22
25. <i>Judy Lay Rogers</i>	226 W Salem	9/22

We, the undersigned residents of Indianola are opposed to the Simpson College proposal closing C Street between Clinton Ave. and Girard Ave.

OFFICE OF CITY CLERK

OCT 17 2011

INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:		Date
	House number and street		
1. <i>Jimmy Dancels</i>	13012 W Clinton		9/16/11
2. <i>Michelle Dalby</i>	804 North V Street		9/16/11
3. <i>CHRISTOPHER SMITH</i>	1109 N HOWARD ST		9/16/11
4. <i>Debra</i>	615 N Kewood		9/16/11
5. <i>Debra</i>	1106 E Euclid		9/16/11
6. <i>Mark Smith</i>	501 S Jefferson		9/16/11
7. <i>Ryan Birmingham</i>	508 So. F St		9/16/11
8. <i>Errol Johnson</i>	306 N E St		9/16/11
9. <i>Debra Johnson</i>	306 N E St		9/16/11
10. <i>Gloria Boy</i>	1602 W. 5th Ave		9/16/11
11. <i>Judy Richards</i>	307 N. 4th St		9/16/11
12. <i>Karen Patterson</i>	403 N. Kenwood		9/16/11
13. <i>Ordyce Newell</i>	810 S. B. St.		9/16/11
14. <i>Edith</i>	20519 14th St		9-16-11
15. <i>Paul Rokey</i>	13634 18th Ave		9-16-11
16. <i>Janet Rokey</i>	"		9-16-11
17. <i>Lee McComb</i>	305 Madison		9-16-11
18. <i>Carolyn Patch</i>	705 W Boston		9-16-11
19. <i>Debra Edgington</i>	608 W. Ashland		9-16-11
20. <i>Bonnie Johnson</i>	116 John St		9-16-11
21. <i>Carli Milby</i>	1106 E Euclid Ave		9/17/11
22. <i>Jeffrey Ammer</i>	410 So. P St		9/17/11
23. <i>Brett Johnson</i>	16 John St		9-17-2011
24. <i>Erin Karas</i>	308 W. Boston Ave. Apt. 1		9-17-11
25. <i>Kelley Amabel</i>	308 W Boston Ave Apt. 5		9-17-11


We, the undersigned residents of Indianola are opposed to
the Simpson College proposal closing C Street between Clinton
Ave. and Girard Ave.

OFFICE OF CITY CLERK

DEC 05 2011

INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:		Date
	House number and street		
1. Duane M. Case	907 N. St.		10-5-11
2. Roger Case	907 No D St		10-5-11
3. Raymond Olsen	805 W. ASHLAND AVE		10-5-11
4. Duane Wilson	313 N 10th St		11-23-11
5. Edg Apple	1008 W Boston Ave		11-23-11
6. Taylor Rumble	600 St Indianola		11-23-11
7. Taylor Rumble	1709 N. Jefferson Ave		11-30-11
8. B. Deaton	405 E. Salem Indianola		12-01-11
9. Taylor Rumble			
10. Lauren L. Bettins	308 E 5th Ave.		12-04-11
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We, the undersigned residents of Indianola are opposed to the Simpson College proposal closing C Street between Clinton Ave. and Girard Ave.

OFFICE OF CITY CLERK

DEC 05 2011

INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:		Date
	House number and street		
1. Carmine Miller	1003 W. Detroit		9/22/11
2. Ruth Felton	1024 Scott Felton Rd		9/22/11
3. Fran Bentz	318 S. Spruce		9/22/11
4. Carl Lord	811 W Clinton		9-22-11
5. Joan Simpson	1009 N. Buxton		9-22-11
6. Dorothy Potts	1011 N. Howard		9/22/2011
7. Jean Newman	212 W Hillcrest Dr.		9/22/2011
8. Mary Criswell	1205 W. 2nd, #18B		9-22-11
9. Cheryl Freeman	807 N W.		9-22-11
10. Beverly Jensen	505 W. Madison		9-22-11
11. Carol Van Alenau	411 W. Madison Pl		9-23-11
12. Aigane Kump	1410 North C St.		9-27-11
13. James McCosha	305 W. Madison Pl.		10-3-11
14. Jean Schum	110 W Kentucky		10-3-11
15. Darlene Day	901 N. H		10-3-11
16. Bev Koelmoos	804 Sunset Dr.		10-11-11
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We, the undersigned residents of Indianola are opposed to the Simpson College proposal closing C Street between Clinton Ave. and Girard Ave.

OFFICE OF CITY CLERK

DEC 05 2011

INDIANOLA, IOWA

	Sign your name	Address where you live in Indianola: House number and street	Date
1.	Jim Peters	403 W. BOSTON	11/6/11
2.	Jana Dale	211 North D	11/6/11
3.	Mich O'Connell	211 North D St	11/6/11
4.	Beth A. Mast	405 W. Ashland Ave	11-6-11
5.	Joe E. Kerner	401 W. Ashland Ave	11-6-2011
6.	Carolyn Sampson	310 W. Salem Ave.	11-6-2011
7.	John Sampson	310 W. Salem Ave	11-6-2011
8.	Dr. Joseph W. Danielson	406 West Boston Ave.	11-6-2011
9.	Brenda Willett	307 N. D St.	11-6-2011
10.	Jim Lafferman	310 N F ST	11-6-2011
11.	Nancy Perkins	301 N. D St	11-6-11
12.	Mike Perkins	301 N. D ST	11-6-11
13.	Amelulubos	304 N C ST	11-7-11
14.	Quenne Ahlers	308 N. C St	11-7-11
15.	Natalie Ford	307 W. 1st Ave	11-7-11
16.	Mike Ahlers	308 N. C ST	11-9-11
17.	Mary E. Ahlers	500 West Girard	11/10/11
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We, the undersigned residents of Indianola are opposed to
the Simpson College proposal closing C Street between Clinton
Ave. and Girard Ave.

OFFICE OF CITY CLERK

DEC 05 2011

INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:		Date
	House number and street		
1. Corinne Joergensen	404 S. Kenwood		9-22
2. Meri Bartlett	612 South O St		9-22
3. Ruby Sandy	912 E Franklin		9-22
4. [REDACTED]	[REDACTED]		[REDACTED]
5. Anne Bigney	802 N. T Ct.		9-23
6. Anne Lent-Hagen	1105 N. C St.		9-24
7. James Baker	11454 Lucas Pl.		9-26
8. [REDACTED]	1512 W. Salem Ave		9/27/11
9. Julie Ward	1019 Angela Dr.		9-28-11
10. Ron Herdeman	304 N F ST		9-28-11
11. Katherine Harris	811 E. SALEM		9-30-11
12. Susan Tarr	1606 W 5 th Ave.		9-30-11
13. [REDACTED]	905 E Salem		10-4-11
14. [REDACTED]	[REDACTED]		[REDACTED]
15. Katee Alley	Clinton Apt (Simpson Student)		10-6-11
16. [REDACTED]	1406 G St.		10-7-11
17. Molly Joffe-bruel	807 N. B Street		10-13-11
18. Melissa Dwyer	1316 South R St		10-15-11
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**We, the undersigned residents of Indianola are opposed to
the Simpson College proposal closing C Street between Clinton
Ave. and Girard Ave.**

OFFICE OF CITY CLERK

DEC 05 2011

INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:	
	House number and street	Date
1. <i>Fred Walloe</i>	<i>204 E, 5th ave. off 1st Street</i>	<i>9/24/2011</i>
2. <i>Bob Ford</i>	<i>811 W. Clinton Ave</i>	<i>9/24/2011</i>
3. <i>Carmen Hampton</i>	<i>410 W. Madison Pl.</i>	<i>9/25/11</i>
4. <i>Ann Thayer</i>	<i>410 W. MADISON Place</i>	<i>9/25/11</i>
5. <i>Kathy Betterton</i>	<i>702 St. Buxton</i>	<i>9/25/11</i>
6. <i>Wendy Anderson</i>	<i>601 N G St</i>	<i>9/25/11</i>
7. <i>Beverly J. Andersen</i>	<i>601 N G St</i>	<i>9/25/11</i>
8. <i>M. Susan Ogland</i>	<i>605 Trail Ridge Rd.</i>	<i>9/27/11</i>
9. <i>Jane Carlson</i>	<i>1210 N C St</i>	<i>9/27/11</i>
10. <i>Jane Carlson</i>	<i>406 W. Orchard</i>	<i>9/27/11</i>
11. <i>Becky Kabac</i>	<i>104 N. H</i>	<i>9/27/11</i>
12. <i>Quanda Oth</i>	<i>1214 W. Euclid</i>	<i>9/27/11</i>
13. <i>Barrie McKisney</i>	<i>1006 W. Clinton Ave.</i>	<i>10-01-11</i>
14. <i>Carol Shaw</i>	<i>1004 Kensington Pl.</i>	<i>10-10-11</i>
15. <i>Marilyn Wood</i>	<i>1610 Sunset Dr</i>	<i>10/10/11</i>
16. <i>Laurie Brown</i>	<i>904 South Y Str</i>	<i>10/10/11</i>
17. <i>Denise Core</i>	<i>306 W Boston Ave</i>	<i>10/13/11</i>
18. <i>Sue Sorden</i>	<i>1207 N. B St</i>	<i>10/13/11</i>
19. <i>Joan M. Simpson</i>	<i>1009 N Buxton</i>	<i>10/13/11</i>
20. <i>Kamora Butler</i>	<i>304 North 10</i>	<i>11-9-11</i>
21. <i>Geraldine Haugler</i>	<i>407 North "K" Street</i>	<i>11/1/11</i>
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We, the undersigned residents of Indianola are opposed to the Simpson College proposal closing C Street between Clinton Ave. and Girard Ave.

OFFICE OF CITY CLERK

DEC 05 2011

INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:	
	House number and street	Date
1. Dan Mitchell	2202 E 2nd Ave	11-13-11
2. Caleb Smith	305 W 2nd Ave #28	11-14-11
3. Kristina Bakke	105 Mill St	11-16-11
4. Deanna Goltz	608 W. Iowa Ave	11-16-11
5. Don Foreman	2409 W. 10th St	11-16-11
6. Bob Gessner	814 W Ashland	11-17-11
7. Cassi Swin		11-18-11
8. Taylor Brommer		11-17-11
9. Glenn Jennings	405 S. Buxton	11-18-11
10. Donald Jennings	405 S. Buxton	11-17-11
11. Shelley Lucas	705 S. N	11-18-11
12. Charles S. Eversly	1909 E-Boston Ave	11-18-11
13. Elsie V. Eversly	1709 E-Boston Ave	11-18-11
14. Julie Parkes	1014 South R Street	11-18-11
15. Jackie Smith		11-19-11
16. Marcia H. Paul	807 N Buxton	11-19-11
17. Echo L. Leger	812 S Jefferson	11-19-11
18. Lynn D. Davis	602 W Ashland Ave	11-20-11
19. Leo Hulst		11-24-11
20. [Signature]	226 W. Salem	11/20/11
21. [Signature]	915 E Iowa	11/21
22. Mona R. [Signature]	205 N. J	11/22
23. [Signature]	606 W Howard	11/22
24. Dan Faust	600 N Howard	11/22
25. Julie Daniel	1014 N 9th St.	11/23

City Limits

We, the undersigned residents of Indianola are opposed to the Simpson College proposal closing C Street between Clinton Ave. and Girard Ave.

OFFICE OF CITY CLERK

DEC 05 2011

INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:		Date
	House number and street		
1. Bob Miner	1100 W. Euclid		11-5-11
2. George Lawler	1303 E Iowa		11/5/11
3. Cecelia White	1410 E. Franklin, Ia		11/5/11
4. Bailey & Seal Sanning	901 N Buxton		11/5/11
5. Gloria Cox	1603 W. Schaefer Ave		11-6-11
6. Ryan Johnson	612 W. 1 st . Ave, Indianola		11-6-11
7. Jay Chapman	103/6 Moore Dr.		11-6-11
8. Jan Parker	1617 W. Clinton		11/6/11
9. Anne Parker	400 S. 8 th St. Ind.		11/9/11
10. Mary Harward	907 W. Clinton		11-9-11
11. Lori Feldman	800 E 1st Ave		11-10-11
12. Max + Pam McVey	503 N. L. St		11-10-11
13. Ann Cooley	810 S. R St		11-10-11
14. Pat Bros	205 N. J. St.		11-11-11
15. Jessica Egnore	2616 W 10th Ave Indianola		11/11/11
16. Justin Egnore	2616 W 10th Ave Indianola		11-11-11
17. Jason Terrell	1210 N C St Indianola		11-12-11
18. Da Smith	1109 N. Howard St Indianola		11-12-11
19. Tom Smith	710 W 4TH AVE		11-12-11
20. Beth Menck	1101 N. Howard Indianola		12-12-11
21. Michael Harmon	704 W. Salem		11-12-11
22. Paula Schultz	604 E Lincoln Ave Indianola, IA		11-12-11
23. Bruce Har	1109 East 1st Ave Apt 7		11-12-11
24. Michelle Hower	1109 E 1st Ave Apt 7		11-12-11
Debi Mitchell	505 N. 5th St. Indianola		11-16-11

We, the undersigned residents of Indianola are opposed to the Simpson College proposal closing C Street between Clinton Ave. and Girard Ave.

OFFICE OF CITY CLERK

DEC 05 2011

INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:		Date
	House number and street		
1. <i>Lizette Johnston</i>	<i>410 W. Salem Ave</i>		<i>10/23/11</i>
2. <i>Charles Johnston</i>	<i>410 W. Salem ave</i>		<i>10/23/11</i>
3. <i>Ron Walker</i>	<i>406 W. Salem ave</i>		<i>10/23/11</i>
4. <i>Pat Walker</i>	<i>406 W. Salem ave</i>		<i>10/23/11</i>
5. <i>Maria Hansen</i>	<i>1210 N. 7th Street</i>		<i>10/25/11</i>
6. <i>And N.</i>	<i>803 N. T. Crt</i>		<i>10/25/11</i>
7. <i>Bernie Christensen</i>	<i>1305 W. Clinton</i>		<i>10/28/11</i>
8. <i>Carol Christensen</i>	<i>1305 W. CLINTON</i>		<i>10/28/11</i>
9. <i>Marilyn Trall</i>	<i>304 S. Spruce St.</i>		<i>10/30/11</i>
10. <i>Jack Henry</i>	<i>2509 W. 10th Ave</i>		<i>10/30/11</i>
11. <i>Supra Mady</i>	<i>202 S H</i>		<i>10/30/11</i>
12. <i>Louis Mady</i>	<i>202 S H</i>		<i>10/30/11</i>
13. <i>Mildred Risinger</i>	<i>204 Robin Glen</i>		<i>10/30-11</i>
14. <i>Bia Daddema</i>	<i>305 N D Street</i>		<i>10/30/11</i>
15. <i>Kay Nuttley</i>	<i>807 W. Boston</i>		<i>11-4-11</i>
16. <i>Charles Hise</i>	<i>805 W. Boston</i>		<i>11-4-11</i>
17. <i>Simon Hayfield</i>	<i>407 W. Ashland Ave.</i>		<i>11-5-11</i>
18. <i>TERRE LRS</i>	<i>101 ORCHARD GROVE</i>		<i>11/5/11</i>
19. <i>Steve Akers</i>	<i>101 Orchard Circle</i>		<i>11/5/11</i>
20. <i>Michelle Bradford</i>	<i>311 West Clinton</i>		<i>11/6/11</i>
21. <i>Reap Bradford</i>	<i>311 West Clinton</i>		<i>11/6/11</i>
22. <i>[Signature]</i>	<i>310 N.E.</i>		<i>11/6/11</i>
23. <i>[Signature]</i>	<i>208 N. B St.</i>		<i>11/6/11</i>
*24. <i>[Signature]</i>	<i>304 N C St</i>		<i>11-6-11</i>
25. <i>Karen Trivstra</i>	<i>305 N C</i>		<i>11/8/11</i>

We, the undersigned residents of Indianola are opposed to the Simpson College proposal closing C Street between Clinton Ave. and Girard Ave.

OFFICE OF CITY CLERK

DEC 05 2011

INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:	
	House number and street	Date
1. <i>Margie N. David</i>	505 W. Lincoln	10/13/11
2. <i>John Creswell</i>	1808 Fairway Drive	10/13/11
3. <i>Alfred Lee</i>	1112 N 6th St #62	10/13/11
4. <i>Betty Brown</i>		
5. <i>Erin Brown</i>	1009 W Clinton	10-13-11
6. <i>Norma Deed</i>	101 W. 3rd AVE #103	10-14-11
7. <i>THOMAS BLOOM</i>	2208 E 2 ND AVE	10/14/11
8. <i>Susan Gummer</i>	100 W. Kentucky Av.	10/14/11
9. <i>Cody Brown</i>	15869 Johnson St.	10/14/11
10. <i>MIKE GREETER</i>	804 1/2 E ASHLAND	10/15/11
11. <i>DAVID DRINKES</i>	104 E Boston	10/16/11
12. <i>Tim Bush</i>	308 N. N	10/15/11
13. <i>Lori Staley</i>	304 N 1st St	10/15/11
14. <i>Sue Staley</i>	1201 1st St	10/15/11
15. <i>Gene White</i>	304 E 5 th	10-15-11
16. <i>Kathy McClintic</i>	711 N. 8th Street	10-15-11
17. <i>Robert McEllie</i>	711 N 8th St.	10-15-11
18. <i>Jodi Young</i>	1109 N. B St.	10-15-11
19. <i>Barbara Gennings</i>	1900 Apple Dr.	10-15-11
20. <i>Mark Young</i>	1109 N. B Street	10-15-11
21. <i>Walt Tremblay</i>	1010 N B St	15 Oct 11
22. <i>Karen Ohlman</i>	806 Robin Glen	10-15-11
23. <i>Jiffany Phippen</i>	9651 Nixon St.	10-15-11
24. <i>Linda E. Brown</i>	1101 North C Street	10-16-11
25. <i>Andie Brown</i>	1101 North C Street	10-16-11

city limits
We, the undersigned residents of Indianola are opposed to
the Simpson College proposal closing C Street between Clinton
Ave. and Girard Ave.

OFFICE OF CITY CLERK

DEC 05 2011

INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:	Date
	House number and street	
1. James M. Hallie	1008 N. Boston Ave Indianola IA	9/29/11
2. Karen K Harder	1207 E. Franklin Ave Indianola	9/29/11
3. Margaret Good	901 N. Howard Indianola	9/29/11
4. Eileen Thompson	1205 W Iowa Indianola	10/2/11
5. Raymond	1406 E. BOSTON AVE, INDIANOLA	10/2/11
6. W. Thompson	1205 W Iowa City	10/2/11
7. Billy	801 Summit Place Indianola	10/2/11
8. Olivia	405 W. MADISON PLACE	10/3/11
9. Judith K. Lathrop	509 West Iowa	10-4-11
10. David D. Bantz	318 S. Spruce St	10-4-11
11. Alvina Brown	502 N. K St	10/4/11
12. Alicemae Bradley	507 No. 16th St	10/5/11
13. Jolene Jauron	1203 West 2nd Ave	10-5-11
14. Shana Ludovic	1105 Stephen Ct	10/5/11
15. Speckle Soadine	615 Trail Ridge	10/7/11
16. Richard Cocci	615 Trail Ridge	10/7/11
17. Emily R. Gans	704 N. Howard St	10/21/11
18. Emily Vandynder	123 1/2 S. Howard	10-21-11
19. Michael Aulken	1900 Apple Drive	10-21-11
20. Tom	11623 150th	10-21-11
21. Eda	500 E. Aspland #3	10/21-11
22. Don	11011-165th Ave	10-21-11
23. Christine Rasmussen	14331 P03	10-21-11
24. Stephanie Catron	1510 W. Salem Ave	10/21/11
25. Nacey Thomas	509 W Boston	10/21/11

**We, the undersigned residents of Indianola are opposed to
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DEC 05 2011

INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:		Date
	House number and street		
1. Richard A. Thomas	415 W Lincoln Ave		10/15/11
2. Sandy Thomas	415 W Lincoln Ave		10/15/11
3. Diane Miller	915 Robin Glen		10/15/11
4. Kevin Champlin	604 W. Boston		10/15/11
5. Bob Cannon	1431 R C 3		10/16/11
6. Daine Sennard	211 W. Boston Ave		10/16/11
7. Susan Shupe	912 E. Girard		10/16/11
8. Megan Pope	701 N C STREET		10/16/11
9. Adam Rege	1107 W Boston Ave		10/16/11
10. Brian Vanderpool	814 North E, Indianola, IA		10/19/11
11. Megan Huska	110 SP St, Indianola, IA		10/19/11
12. Luke Johnson	509 N. Howard St #3 Indianola IA		10/19/11
13. John Stue	1004 Kensington Ct Indianola, IA		10/19/11
14. Jeff	1210 North #1 Indianola		10/19/11
15. Brian Miller	800 N. 14th St		10/19/11
16. Bill Miller	1000 N. Buxton		10/20/11
17. Effie Blake	408 S Howard St		10/20/11
18. Shen Schiro	25 Alfred		10/20/11
19. Carol Michael	605 W 2nd		10/20/11
20. Al Miller	205 W 4th Ave		10/20/11
21. Ellen Sennard	1009 N. O St		10/21/11
22. Mary Stue	107 Phillip Place		10-21-11
23. Kirk Stue	810 W. Detroit		10-24-11
24. Handa Hardin	200 S. Third		10-25-11
25. Tuffy	100 S 3rd St		10/25

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the Simpson College proposal closing C Street between Clinton
Ave. and Girard Ave.

OFFICE OF CITY CLERK

DEC 05 2011

INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:		Date
	House number and street		
1. Patricia Jennings	1510 West 5th		10-6-2011
2. Karen King	813 North 14th St		10-6-2011
3. Theresa Funken	1004 Robin Glen		10-6-11
4. Debbie Graham	11360 Hoover,		10-6-11
5. Daylene Morris	1518 W. Euclid Ave		10/6/11
6. Sandra Luedt	807 W Salem		10/17/11
7. Wendy Rathrop	1007 Ann Plunge		10/9/11
8. Bonita Petersen	504 N 10th St		10-11-11
9. Thane Bishop	1105 W. Ashland Ave		10-11-11
10. Thane Bishop	509 W Boston		10-21-11
11. ILEN ALLEN Wood	610 Sunset Dr		10-22-11
12. Bert Hanson	1404 E. Euclid		10/22/11
13. Dean Hubner	202 W Kentucky Ave		10/22/11
14. J. Hubner	103 W. Hilltop		10/22/11
15. Russell St	901 South 1st St		10/22/11
16. Maybelle Jones	901 S. First St		10-22-11
17. Lynn Wilson	313 N 10th St		10-22-11
18. Amy Davis	15561 90th Ave		10-22-11
19. Ted Shepper	607 So. G ST		10-22-11
20. Leigh Ann	100 BIK S. + Howard		10-22-11
21. Thane Bishop	1510 NORTH C ST		10-22-11
22. Thane Bishop	1202 North E St.		10/22/11
23. Barbara Owen	1010 E. Salem Ave		10/23/11
24. Brenda Townsend	404 N Kenwood Blvd		10/23/11
25. Gordon Townsend	404 N Kenwood Blvd		10/23/11

We, the undersigned residents of Indianola are opposed to
the Simpson College proposal closing C Street between Clinton
Ave. and Girard Ave.

OFFICE OF CITY CLERK

DEC 05 2011

INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:		Date
	House number and street		
1. J. Matthy	804 Scott Feltton Rd		10/24/11
2. Doris Matthy	" " "		10-26-11
3. Inene Swedenborg	500 North 10 th		10-26-11
4. Wanda Bloff	704 S. Baxton St		10-26-11
5. Anna Cooley	810 S.R St		10-27-11
6. Luella Rickelson	509 N. Howard		10-27-11
7. Mary C. Essick	605 S. E. St		10-27-11
8. Timothy Fabson	207 W. Boston Ave.		Oct. 28, 2011
9. Ty E. off	1106 Robin Glen		10-28-11
10. Nate Edwards	700 West Iowa ave.		10-28-11
11. Sean M. Rogers	226 W. Salem ave.		10-28-11
12. Richard A. Thomas	415 W Lincoln Ave.		10-28-11
13. Annette Burkang	1015 North L St.		10/28/11
14. Shelby J. Aberson	1110 N 6th St. #59		10/28/11
15. Steven Distler	1000 N. 6th St. Unit A		10/29/11
16. Dennis Phil	804 N. W. Street		10/29/11
17. Alice Oleyton	15257 Kennedy St		10/30/11
18. Ed Hardin	811 E Detroit		10/30/11
19. Sarah Brecken	811 E Detroit		10/30/11
20. Kathy Collier	1307 N 7th St		10-30-11
21. Charles C. DeVos Jr	1209 Stephen St		11-1-11
22. John Bumgarner	805 N. 8 th St.		12-1-11
23. Marcella R. Hayen	611 North 9 th		10/11-11
24. Thomas Selgrade	10364 Hwy G-24		11-1-11
25. Mr. & Mrs. Dwayne Wilke	1 Leonard Ave.		11-1-11

City Limits

We, the undersigned residents of Indianola are opposed to
the Simpson College proposal closing C Street between Clinton
Ave. and Girard Ave.

OFFICE OF CITY CLERK

DEC 05 2011

INDIANOLA, IOWA

Sign your name	Address where you live in Indianola:		Date
	House number and street		
1. Lorna Stephenson	1 Leonard Ave		11/1/11
2. Ebaire Ansley	1000 N. Buxton		11/1/11
3. Brooke Boden	601 Brookwood dr.		11/1/11
4. Linda Bragg	2004 W. Euclid Ave		11/1/11
5. Gary Middleton	102 Orchard Circle		11-2-11
6. Kelly Rymer	404 N. I St.		11/2/11
7. Vickie Andersen	1307 W. Detroit		11/3/11
8. Jennifer Piffer	1701 W. 4 th Ave		11/3/11
9. DORIS Hobbs	13238 mcgregor St		11/4/11
10. Leroy. Hobbs Sr.	" " "		
11. Marcia Williams	310 S 1st		11/4/11
12. Thad White	512 S. Freeman St.		11/4/11
13. Marianna	512 S. Freeman		11/4/11
14. Wm. R. K.	703 N. Howard		"
15. Anna K.	703 N. Howard		" 11
16. May K.	1207 N 6th		
17. Gordon Townsend	404 N Kenwood		
18. Jim Ruder	108 Buxton Plaza		11/4/11
19. Bonnie Mener	1100 W Euclid		11/5/11
20. Chris Lopez	309 N 14 th St.		11-5-11
21. Kelsey Viers	913 E. Ashland Ave		11-5-11
22. Mc Rynan	6145 138 th Ave		11-5-11
23. Sharron Miller	205 N. 17th St		11/6/11
24. Zack Proctor	400 W. Ashland Ave		11-6-11
25. Jola Stenquist	1307 N. Buxton St		11-6-11

Tim Zisoff

From: "brian seymour" <bseymour@cityofindianola.com>
To: "Tim Zisoff" <tzisoff@cityofindianola.com>
Sent: Tuesday, June 22, 2010 10:46 AM
Subject: RE: C Street

From the FD perspective access along C street is imperative to provide adequate fire protection to this area as well as EMS services. While the study may or may not show that this can be restricted from a community use I will require an access road of some sort along this same stretch of road for emergency vehicle access which would comply with our current fire code. So in general the building in the area are large enough either in height (3 stories or 30ft) or sq footage (greater than 62,000) to require an access road. The road at a minimum is 20ft wide and withstand 75,000 pounds. So in short, access will need to be maintained in some fashion along C street whether it is leaving C street open or a very similar emergency vehicle access road with no obstructions.

Brian

From: kripperger@cityofindianola.com [mailto:kripperger@cityofindianola.com] **On Behalf Of** Tim Zisoff
Sent: Thursday, June 17, 2010 8:15 AM
To: citydepthheads@cityofindianola.com
Subject: C Street

Good morning

While we have yet to receive a cost proposal from Snyder to perform an area-wide traffic study around Simpson, I am still interested in department head comments regarding the possibility of closing C from Clinton to Girard.

The plan is to take your comments to council along with the cost proposal. Based on your response, council may or may not want to proceed with a study.

Thanks
Tim

6/22/2010

Again, my recommendation would be to not close C street due to the safety concerns I have.

With the street closed we will have very limited access to Cowles, The new student center, the dorms and other buildings on C. The optimal access is to be able to get to the buildings from either direction and be able to get as close as we can. With the larger buildings on campus we will have multiple vehicles that will need access to the area depending on the event that is taking place.

Fire code will require an access road be maintained to provide access to the properties in the area as some already have very limited access and this road is the only access at this point.

Another issue is C street is the only through street in this area to provide fire and EMS services and at times the area can be very congested due to traffic, parking, and Irving pick-up/drop off times. This is something that would have to be worked out to even make this closure work.

By closing C our ability to provide services (fire & EMS) to this area will be hampered and great consideration should be given to the safety of the staff, students and general community before any such action is taken.

Thanks,
Brian

Tim Zisoff

From: "Steve Bonnett" <bonnett@cityofindianola.com>
To: <tzisoff@cityofindianola.com>
Sent: Thursday, June 17, 2010 1:30 PM
Subject: RE: C Street
Tim,

I do not believe that isolating the campus from the rest of the city is in the best interest of the community from either a public safety or a traffic efficiency perspective.

In terms of moving traffic through the city, North "C" Street is our only north-south street that is continuous from Highway 92 to Orchard Avenue. This morning, while in the area I noted a surprising number of vehicles that traversed through the area without stopping within in the campus, indicating that the community is dependent on this traffic way. Instead of closing the street, I would rather see the street widened and then opened to two-way traffic. In order to keep the area safe, traffic calming designs could be incorporated.

The reasons for keeping the street open for public safety reasons are many and obvious. Keeping the area open to full public view is a great advantage for public safety. As you know, we depend on the public to inform us of many public offenses. Also, in the event of a catastrophic disaster we need unrestricted access to the area. In such disasters the responding vehicles could be many and widely varied in size, weight and scope. They may need the entire length of C Street. Our officers respond to many trips in this area every year and closing the street would make their jobs much more difficult.

-----Original Message-----

From: kripperger@cityofindianola.com [mailto:kripperger@cityofindianola.com]**On Behalf Of** Tim Zisoff
Sent: Thursday, June 17, 2010 8:15 AM
To: citydepthheads@cityofindianola.com
Subject: C Street

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While we have yet to receive a cost proposal from Snyder to perform an area-wide traffic study around Simpson, I am still interested in department head comments regarding the possibility of closing C from Clinton to Girard.

The plan is to take your comments to council along with the cost proposal. Based on your repsonse, council may or may not want to proceed with a study.

Thanks
Tim

Tim,

Per your request, these are my comments relating to the proposed closure of C Street. I have reviewed the Veenstra and Kimm report and have spent a considerable amount of time in the area trying to come up with a solution that benefits both the community and Simpson College.

I understand that the closure will substantially benefit Simpson College. While all of us want Simpson College to prosper, in this analysis I have restricted myself to only factoring public safety and efficient traffic movement.

Public Safety. In the public safety arena I have several concerns.

Deterrence. A very large part of the law enforcement effort is deterrence. That is, we try to discourage crime *before* it occurs. We accomplish this by making ourselves as visible as possible and giving the impression that there are more police officers than we actually have. Preventing the police vehicles from traversing through the campus will hamper these efforts. In fact, more likely, the officers will avoid the area altogether if it means turning around and going back in the same direction to exit the campus area. I am sure that parents of existing and potential students assume that the police are regularly patrolling the campus to ensure the safety of their children. Closing the street will have the opposite effect.

Similarly, throughout the years we have developed a good working relationship with the Simpson Security people. Isolating the police officers from the campus in this manner will be detrimental to this relationship.

Critical Incidents. While we never want to have a Virginia Tech-type incident, we must force ourselves to think about such situations occurring in our community. It can happen in any community. About one year ago we experienced a critical situation just a few blocks from the college. By the time that that event was resolved, law enforcement response vehicles and personnel had completely congested a 9 square block area. I estimate that 75-100 law enforcement vehicles responded to the scene. At the time, I wondered about what a mess we would be in if this had occurred in the middle of the campus without a through street in the area. I realize that no one wants to think about things like this, but we must if we don't want to find ourselves in an unfortunate but preventable situation. I do not believe that isolating the campus from emergency response is a good tactical decision.

Traffic Movement. Traffic counts taken during the summer months while most students were away, proved to us that North C Street is used extensively by the community at large. I believe that the closure would negatively impact traffic flow in the area. C Street is our only continuous north-south street that goes from Highway 92 to Orchard Avenue.

More importantly, we have an already dangerous situation at Irving School and I am sure that a C Street closure would exacerbate those problems. Irving is our only elementary school that does not have a parking lot. We are already closing a portion of D Street for bus loading in the morning and afternoon. At present, at the end of the school day, parents double (and sometimes triple)

park on Clinton in front of the school. This is not a good situation, but absent a parking lot there is no other viable solution. Clearly, closing C Street would force more traffic into the Irving area. I have seen the district's future plans for the Irving campus that would address many of the issues surrounding Irving. However, I strongly believe that the city should not consider closing C Street until the Irving construction is completed. While the current administration seemed to be committed to the project, a new administrator or a new school board in the future could change everything.

Summary. Recently I spoke with the Grinnell police chief. He told me that Grinnell College also tried to close a street that went through the Grinnell College campus. For many of the same reasons I have listed above, the City of Grinnell denied the request. Again, I understand that closure would benefit Simpson College. However, I see no advantages in closure for the community at-large.

I believe that the C Street replacement project should proceed as scheduled. Then, once the Irving School improvements are complete, only then should there be consideration to close a portion of C Street. At that point even if a portion of C Street is closed off to the public, at least a street would be in place for emergency response. If pedestrian safety is a concern, there are very attractive and effective traffic-calming designs available.

Steve

Chief Steve Bonnett

Tim Zisoff

From: "Glen Cowan" <gcowan@cityofindianola.com>
To: "Tim Zisoff" <tzisoff@cityofindianola.com>
Sent: Thursday, June 17, 2010 2:50 PM
Subject: CLosing C St.

Not knowing what the vacated street would be used for we offer the following comments regarding it being closed.

1. It is nice to have truck access to the west end of Buxton Park for both maintenance and large dump trucks. Without the C Street access, we would be either accessing on the trail (designed for pickup trucks only) or by driving across the park on the turf - which can leave ruts and is not what we want or like unless we have no other option.

2. Current parking is very limited. If we lose the parking on C St. there will be even less parking for events which are held at Buxton park or for college students. Unless replacement parking is provided, we anticipate more parking along Girard and Buxton Streets. Buxton St. is designated as a marked on-street bike route connection to the square from the new trail just completed in our trails plan. Closing C St. may create more vehicle traffic on Buxton in regards to parking.

Thanks for the opportunity to provide input.

Glen Cowan , Director

Indianola Parks & Recreation Department

2204 W. 2nd Ave.

Indianola, IA 50125

Ph.515.961.9420 Fax 515.961.9426

<<mailto:gcowan@cityofindianola.com>> gcowan@cityofindianola.com

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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

Date: June 11, 2010

Office of the City Mgr.

To: City Manager, Mayor, and City Council

JUN 16 2010

From: IMU General Manager

Indianola, Iowa

Re: Simpson Traffic Study

IMU staff met over the course of this week to discuss utility-related items to consider when discussing any closure of "C" Street, particularly between Clinton and W. Euclid.

The primary consideration will be to determine Simpson's interest in obtaining ownership of electric service lines and water mains that are located in the current rights of way. Simpson currently has ownership of both in areas within its central campus. In other areas, IMU paid for the infrastructure and services individual buildings.

If Simpson were to elect to leave service arrangements as-is, then utility vehicles will require paved access adjacent to those facilities. That paved access needs to be structurally able to support large utility repair vehicles without damage to the pavement. Also, crews will need sufficient areas in which to make repairs. I would expect this would all take the form of an easement.

If Simpson chooses to seek ownership of the utility infrastructure servicing buildings in the aforementioned area, there are two choices for electric service:

1. IMU could continue to meter each building individually, thereby recouping infrastructure costs at the normal commercial rate; or
2. Simpson could install, at its cost, switch gear and metering equipment to have another primary meter that combines all buildings to receive a small industrial rate. There may be older electric facilities that Simpson would choose to upgrade into that design. In this case, IMU would seek a contribution in aid of construction for the depreciated value of those assets, because the larger industrial rate will not repay the general public for its past investment in individual services.

INDIANOLA MUNICIPAL UTILITIES



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As for water service, a contribution in aid of construction based on the depreciated value of the main would be pursued if Simpson chose ownership of the main to avoid the required access by utility vehicles.

I would recommend that Simpson work with the utility to determine its options in order to maintain its utility services at a level it has grow accustomed to. We have already planned to meet with Simpson staff as we design the next phase of the underground and voltage conversion project, which will involve the central campus area. Thank you for considering this information.

Sincerely,

A handwritten signature in black ink, appearing to read "T.R. Kielkopf", written over a horizontal line.

Todd R. Kielkopf

MEMO

TO: TIM ZISOFF
FROM: ED YANDO
SUBJECT: C ST.
DATE: JUNE 17TH 2010

1. Maintenance would increase if it were to stay in the same condition that it's in now.
2. Needs to be replaced this coming year in our capital improvements.
3. Traffic (parking) may become an issue on Buxton, Howard and D St. if changed to two way.
4. Simpson/City needs more off street parking along these streets.
5. Closing C St. would help with snow removal. (parked cars)
6. Closing C St. may be an issue with citizens going from one side of town to the other.

traffic growth on 15th Street, but 15th Street currently provides an attractive route to the Middle School, Pickard Park, and other destinations. Future improvements to the north of Iowa Avenue involve a new street to the northeast to connect with 143rd Avenue at Hillcrest Avenue and then to Hoover Street.

MAJOR COLLECTORS

Major Collectors are moderate capacity streets that primarily serve to connect the local street network to arterials. Such roadways will typically have two lanes for traffic with a speed limit between 25 mph to 35 mph and may provide one side of on-street parking. Some of these streets (e.g. Orchard Avenue) already include houses with driveways directly abutting the street. Future extensions of these streets should avoid this pattern, and desirable minimum access spacing is between 300-400 feet, or typical city block.

The City has recently completed an investigation regarding potential closing of C Street on the west side of the Simpson College Campus due to frequent pedestrian crossings. C Street is currently one of the few continuous north/south streets from IA Hwy 92 north, and forms the northbound half of a one-way pair with D Street. If this occurs, D Street will likely convert to two way traffic and C Street traffic will be diverted to D Street and E Street. In the 2010 traffic study, the consultant's recommendation was that C Street remain open and that pedestrian safety issues, such as the addition of crosswalks, be addressed with the upcoming C Street reconstruction project.

Major Collectors included on the Major Street Plan include:

East/West Streets

- W 17th Avenue
- Plainview Avenue
- Orchard Avenue (new extension)
- E Hillcrest Avenue
- Hayes Street (new extension)

North/South Streets

- Y Street
- S K Street
- E Street/Country Club Road
- S 15th Street

TO: Mayor /Council

FROM: Jean Furler, Acting City Manager

RE: Simpson College's request to close North C Street

On March 30, 2012, the City received an amended design from Simpson College's Landscape Architect Firm, Confluence. On April 2nd I requested comments from both IMU and city department heads to review and make comments as to their ability to work within the parameters of the design. Listed below are the comments, requirements and suggestions which need to be addressed prior to the final implementation of the proposed plan.

IMU ELECTRIC

IMU will set a meter cabinet at the SW corner of the Girard and C Street intersection. The primary behind that meter will revert to Simpson electric service. This has precedence with Simpson. IMU will continue to perform maintenance at a standard hourly rate when requested. Simpson may wish, at their own expense, to relocate transformers closer to the proposed drive/parking lot so that landscaping won't be tore up when maintaining/replacing transformers that are now close to buildings.

IMU WATER

IMU will abandon the 4' water main and cap it off. Simpson will need to move their services that are connected to that main onto their 8" fire service. They also need to extend the 8" fire service to the hydrant located on the east side of Buxton Stadium.

WATER POLLUTION CONTOL (see enclosed map)

- Recommend the sanitary sewer services, mains and manholes under the portion of the C Street corridor, from manhole # 182 at Girard Avenue to manhole # 505N, approximately 1032' be rehabilitated to the City's inflow and infiltration standards. This portion of sanitary sewer main, up to manhole # 505N would be considered private service line and the maintenance would be turned over to Simpson College.
- The City would retain ownership and maintenance responsibility of the portion of main from manhole # 175 at the intersection of West Clinton north to manhole # 505N approximately 414'.
- Recommend abandoning the sewer main extending east from manhole # 175 which goes under 300 West Clinton Avenue.
- Simpson College pays for the lining and I & I repairs to the services for the portion of sanitary main to be publicly abandoned.

POLICE DEPARTMENT

- Police vehicles to have unlimited access.
- No parking allowed on new private access road. Enforcement of this requirement can be contracted through the Indianola Police Department.

FIRE DEPARTMENT

- Unlimited access for emergency vehicles.
- Access shall be a minimum of 20' in width and have bearing capacity for all emergency vehicles.
- Simpson College agrees to clear snow from entire 20' width of access lane within 24 hours after snow fall has ceased.
- Simpson College to maintain all existing fire hydrants along the "C" Street corridor.

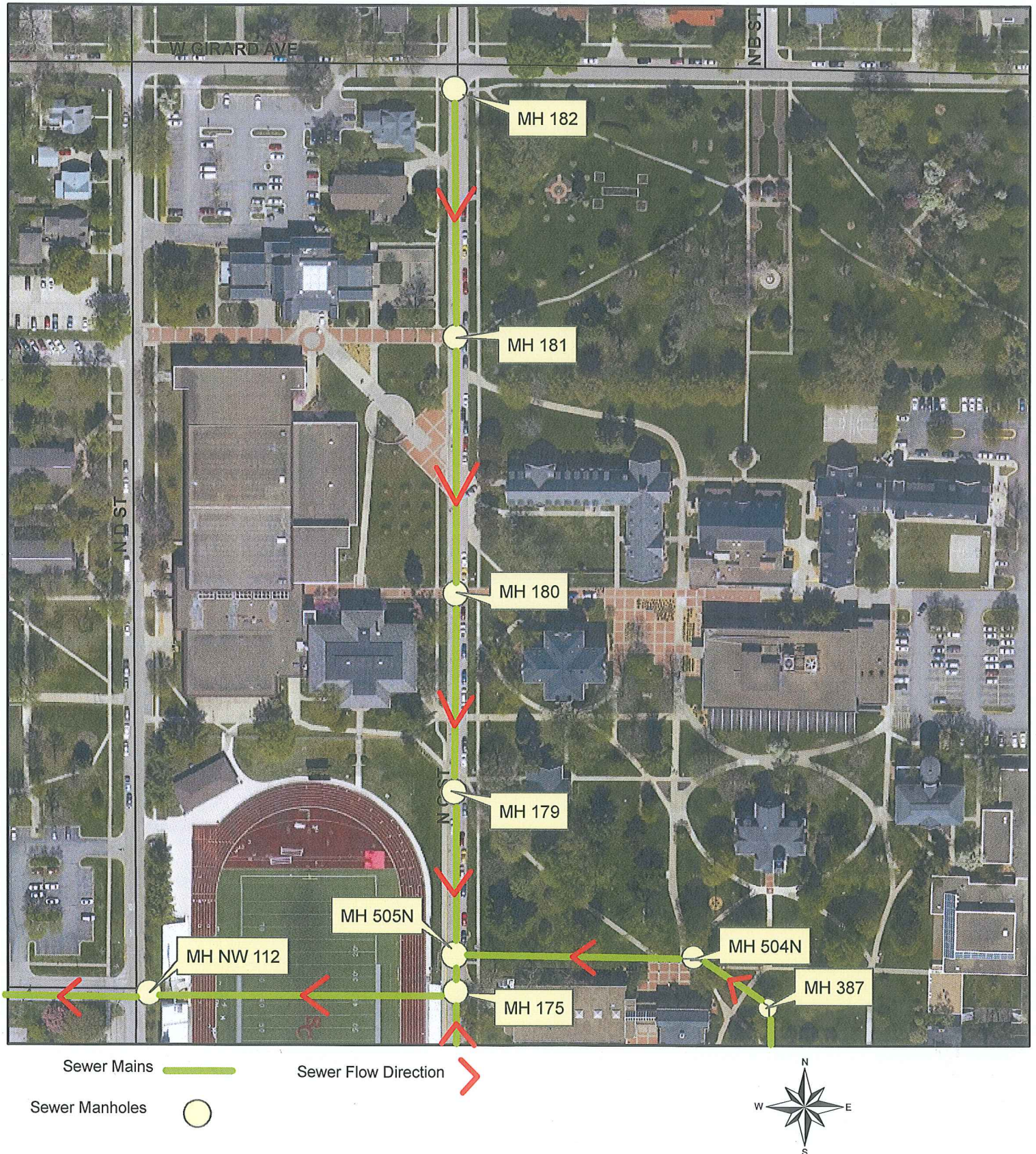
COMMUNITY DEVELOPMENT

- Council amend one-way street ordinance for two-way traffic on North D Street. This may include no parking on either side or widen paving surface.
- Retain an emergency access and public utility easement for the entire width and length of the proposed C Street corridor. Gas, phone and cable t.v. are present.
- Agreement with Simpson that the City will replace/repair damage areas due to emergency access or utility work to rough grade only.
- Radius for turnarounds are adequate for passenger vehicles only, Simpson may choose to enlarge these areas to accommodate delivery trucks.
- Depth of handicap parking on south turnaround must be a minimum of 18' in depth and the sidewalk around the turnaround a minimum of 5' in width
- Final design to be performed by a licensed engineer to confirm soil and surface bearing capacities, location of the north turnaround in relationship to Buxton Park.

STREET DEPARTMENT

- Extend storm sewer intake at the northeast corner of Clinton and C Street to match new paving design.
- Simpson College to remove snow and ice from roadway surface.

C St Sanitary Sewer Utility



C Street Pedestrian Corridor & Plaza

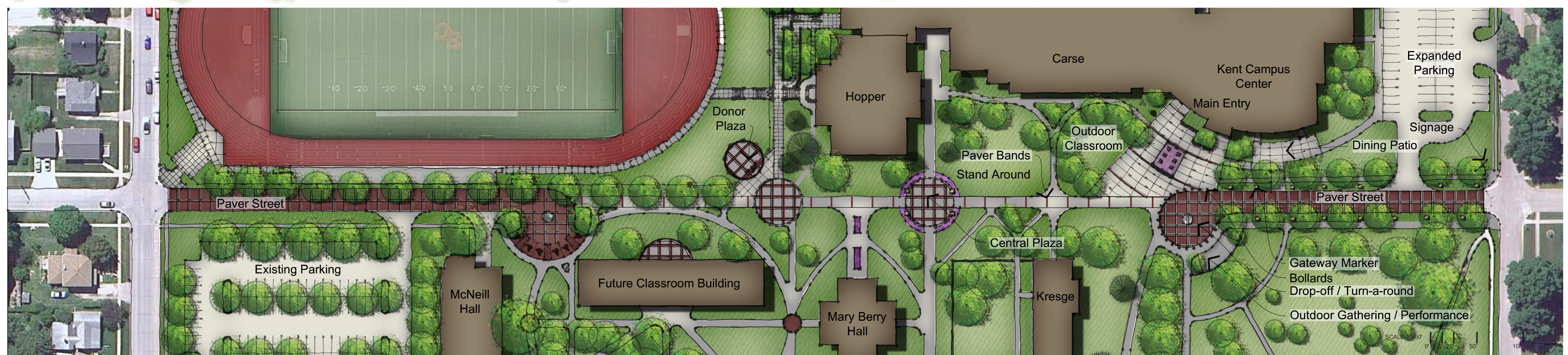
C Street runs north/south through the heart of the Simpson College Campus. Converting this route to a pedestrian corridor would help to create a more unified and safer Campus. This corridor also has the potential to incorporate gathering spaces and outdoor amenities. Access will need to be maintained for service and emergency vehicles as well as for move-in of students each year.

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

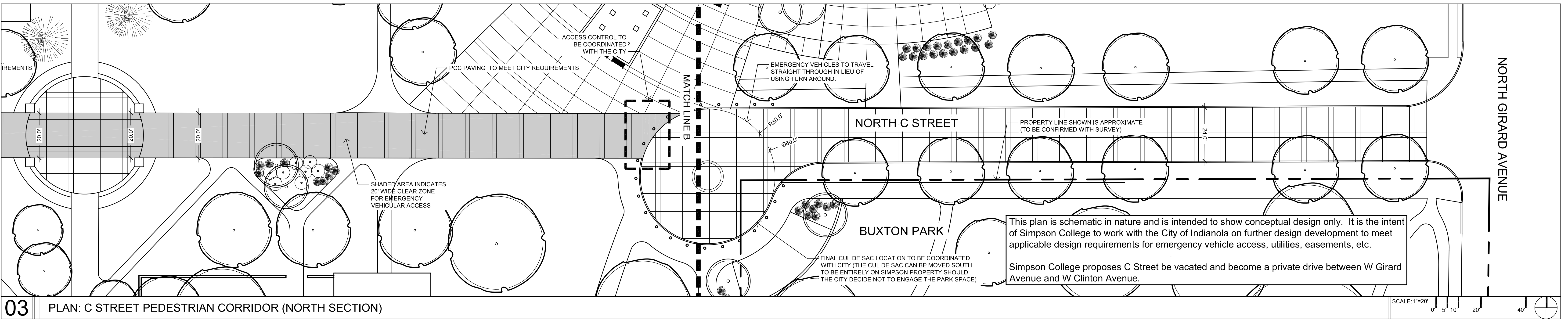
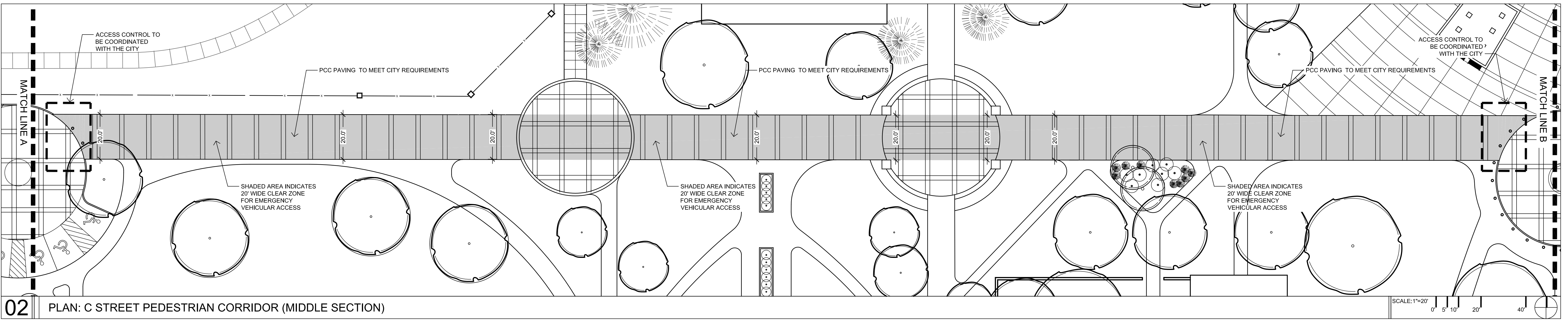
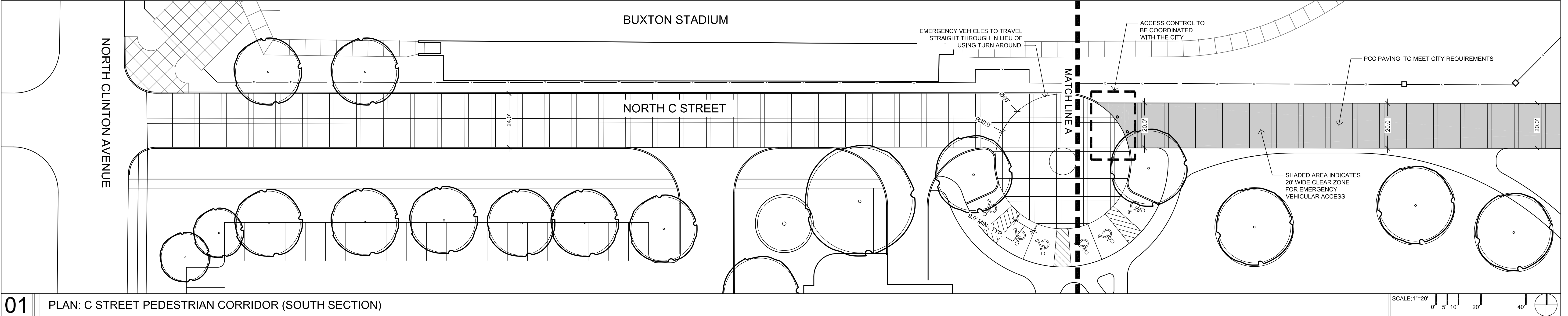
An expanded parking lot north of the new Kent Student Center provides additional parking and aids in accessibility and wayfinding during new student visits to Campus. Six radial accessible parking stalls along the circle drop-off at the south end of C Street near Buxton Stadium accommodate accessible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



AERIAL PERSPECTIVE LOOKING SOUTH



PLAN



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OFFICE OF CITY CLERK

MAR 19 2012

INDIANOLA, IOWA

Ivan T. Webber
IWebber@ahlerslaw.com

Direct Dial:
515.246.0304

March 15, 2012

John Hoyman
Indianola City Attorney
c/o Hoyman Law Firm
205 N. Buxton
Box 448
Indianola, IA 50125

RE: Vacation of C Street

Dear John:

This is in reply to your request for my opinion regarding whether, and if the City can, by what method may the City of Indianola vacate existing "C" Street between Clinton Avenue and Girard Avenue. The City would reserve to itself existing utility easements for both municipal and franchised utilities.

Before discussing my opinion in regard to this question I must disclose that this firm represents Simpson College, which is the abutting property owner on both sides of the street for the entire length of the proposed vacation. It is my understanding that the College supports the vacation of the street. However, that understanding is not based on any contact from the College. We have not had any contact with Simpson in regard to this matter. Nonetheless, as you will see below there are potential areas where the City and College may disagree or may need to negotiate. For these reasons I will not render any opinion regarding the quality of the City's title to the street, the value of the street or the amount of any required compensation. These are matters, upon which if they arise in the future, we will not represent either party. Moreover, should the parties need to discuss or negotiate or otherwise inquire as to their interests in this matter, we will not represent either party. With these caveats in mind I will now turn to the question of the vacation of "C" Street.

"C" Street between Clinton Avenue and Girard Avenue was created in two different fashions. The northern and southern portions are part of recorded plats. Between these two sections a portion of the street was created in the nineteenth century by a quasi-judicial dedication process, which did not create a plat.

I shall start with the platted portions of the street first. Iowa Code § 354.23 provides:

354.23 Vacation of streets or other public lands.

A city or a county may vacate part of an official plat that had been conveyed to the city or county or dedicated to the public which is deemed by the governing body to be of no benefit to the public.

The city or county shall vacate by resolution following a public hearing or by ordinance and the vacating instrument shall be recorded. The city or county may convey the vacated property by deed or may convey the property to adjoining proprietors through the vacation instrument. If the vacating instrument is used to convey property then the instrument shall include a list of adjoining proprietors to whom the vacated property is being conveyed along with the corresponding description of each parcel being conveyed. A recorded vacation instrument which conforms to this section is equivalent to a deed of conveyance and the instrument shall be filed and indexed as a conveyance by the recorder and auditor.

A vacation instrument recorded pursuant to this section shall not operate to annul any part of an official plat except as provided for in section 354.22.

Were it not for the title to this section I would not think it is applicable to the vacation of streets. However, the title was part of the original enactment. 73 G.A. ch. 1236 § 37 (1990). Chapter 1236 was a revision of Iowa's law surveys and plats statutes. In regard to actions which vacate city streets this is an explicit statute and thus controls over general statutes. Thus, to vacate the northern and southern portions of "C" Street as proposed, the City would need to substantially comply with this section. Iowa Code § 364.6. This raises questions as to the meaning and application of the above quoted section.

I have found only one decision in which a Court applies Iowa Code § 354.23. It is an unreported Court of Appeals case. *Middle Road Developers v. Windmill Design and Development Company*, 2008 WL 141658 (Iowa App.). Unfortunately, *Windmill* does not involve a road, but an out lot conveyed to the City of Bettendorf, which the City sold under this section. Interestingly, the court said the City had to comply with both Iowa Code § 364.7 and § 354.23 to vacate and sell the property. This portion of the ruling is very hard to reconcile with the second paragraph of Iowa Code § 354.23, which seems to imply the city has power to convey vacated land without need to comply with other statutory processes.

The crucial question is what does Iowa Code § 354.23 mean when it requires that before vacating a street the City must deem the street "to be of no benefit to the public?" I have been unable to find these words construed in this or other relevant context by an Iowa court. Prior Iowa law allowed a city to dispose of land, including streets or alleys, "unsuitable or insufficient for the purpose for which they were originally acquired." Iowa Code § 6205 (1935). This provision was several times construed by the Iowa Supreme Court. For example, in *Louden v. Starr*, 154 N.W. 331, 333 (Iowa 1915) the Court said:

We have therefore statutory and judicial authority for saying that a city or town, through its council, may vacate or narrow a public street, and, having done so, is invested with the authority to dispose of the land covered by the street so vacated, and that, where this power has been exercised by the council, in good faith, and for what it believes to be the public good, the courts will not interfere with their action in so doing.

The power of the city to vacate a street, when exercised for the public good, is practically unlimited, and the conclusion of the city council, as to what is for the public good, ordinarily is conclusive.

The Court also said in cases under the prior law that where a vacation is done in good faith and without fraud, vacation is a matter of discretion, and not subject to court control. *Spitzer v. Runyan*, 85 N.W. 783, 783 (Iowa 1901). Cities have wide discretion to vacate as long as they act in good faith and there is no clear showing of the arbitrary or unjust use of power. *Stoessel v. City of Ottumwa*, 289 N.W. 718, 719 (Iowa 1940). It appears to me the Iowa Court has looked to vacation statutes as empowering cities to act in the public interest, and not as being limited to the strict words of the statutes.

This view is in line with more general authorities in regard to street vacation. Moreover, these authorities seem to relate very directly to the present question.

The power to vacate streets and alleys is discretionary, and in the absence of a showing of abuse of discretion, fraud, or collusion, the courts will not interfere with its exercise, but it must be exercised in the public interest, and may not be exercised solely for the benefit of private interests. However, if the municipality finds that the public interest will be benefited by a vacation, the mere fact that private interests may also be served does not vitiate the exercise of the power.

Charles S. Rhyne *The Law of Local Government Operations* § 16.30 (1980).

Apart from arbitrary action or clear abuse of discretion, or fraud or collusion, or unless there occurs an invasion of property rights, the propriety or necessity of vacating a street is a matter within the discretion of the municipal authorities, into which the courts will not be (sic) inquire.

McQuillin *Municipal Corporations* § 30:191 (2011).

A street or alley cannot be vacated for a private use, *i.e.*, for the purpose of devoting it to the exclusive use and benefit of a private person or corporation, but it may only be vacated to promote the public welfare.

* * *

Hence, merely because a vacated street is placed in private control is not alone sufficient ground to enjoin the vacation. The fact that the vacation was at the instigation of abutting owners to enable them to use the land vacated, without a further showing of abuse of official discretion, will not vitiate the proceedings.

* * *

It has been held that the fact that the vacation was made with the view or intention of vesting the adjoining proprietors with the ownership of the land embraced within the street does not affect the validity of the vacation, if the power to vacate is present and such power is lawfully exercised; and it has been adjudged in several cases that the fact that the vacation was at the instigation of an individual who owns abutting property, to enable the individual to use the vacated portion in his or her business, does not of itself invalidate the vacation.

* * *

The true rule seems to be that a municipality cannot vacate a street or a part thereof for the sole purpose of benefiting an abutting owner, and that the power to vacate streets cannot be exercised in an arbitrary manner, without regard to the interest and convenience of the public or individual rights; but the municipality may vacate a street on the petition of an abutter for his or her benefit where the vacation is also for the benefit of the municipality at law, *i.e.*, where the use to which the vacated part of the street is to be put is of more benefits to the community than the retention of such land as a way for a street.

McQuillin *Municipal Corporations* § 30:190 (2011).

I conclude that if the City Council makes findings conforming to the general law I have set out, it can, in compliance with Iowa Code § 354.23, vacate the platted portions of "C" Street. Notwithstanding the Court of Appeals' decision in *Windmiller* it is not my view that the City must also comply with Iowa Code § 364.7 in order to convey, but may under Iowa Code § 364.6 adopt a reasonable procedure, including using Iowa Code § 364.7. In any event, I caution you any conveyance cannot under the Iowa Constitution (Article III § 31) be by gift. For the reasons stated earlier in this letter I do not render any views as to the nature or extent of any required consideration.

As to the portion of "C" Street which is not part of any plat, it can be sold as general city property under Iowa Code § 364.7. However, in view of the general law concerning vacation of streets discussed and quoted above, the City should make the same findings it would need to

March 15, 2012

Page 5

vacate the platted street before vacation (which should be done by ordinance) and conveyance of the non-platted portion.

I hope you find this letter useful and responsive to your inquiry.

Sincerely,

AHLERS & COONEY, P.C.

By:

A handwritten signature in dark ink, appearing to read 'Ivan T. Webber', with a horizontal line extending from the end of the signature.

Ivan T. Webber

ITW\cjm

00854280-1\13538-000

COMMUNITY DEVELOPMENT

May 1, 2012

MAY 04 2012

To: Planning and Zoning Members

INDIANOLA, IOWA

On May 8th you will be considering a design proposal from Simpson College to close "C" Street as a public street between Clinton and Girard Avenues. Over the past nine months a group of concerned citizens have raised their voices in opposition to this request. There is no doubt that "C" Street is in need of repair, and no one is objecting to repaving.

On December 5th, the council voted not to sell "C" Street and voted to have Veenstra and Kimm Engineers prepare documents with a design that created a pedestrian and vehicle friendly street. At the following council meeting Jill Johnson from Simpson requested that the action of December 5th be postponed, stating that Dr. Byrd wanted to make a formal presentation. His presentation was on February 21, 2012. At that presentation he stated that the street should be paved and remain open to the public with the needed amenities that were deemed necessary. He also requested that there be a time set for sale of the street, with compensation to the city yet to be determined. It appears that Dr. Byrd, on behalf of Simpson College, is now requesting that the street be closed to the public.

As a group we have written letters and made phone calls to council members voicing our objections to Simpson's request to close the street; we have submitted a petition with over nine hundred signatures; we have voiced our objections at council meetings and have asked questions at forums.

The city council requested an opinion from Ivan Webber, Attorney for Ahlers Law Firm regarding Iowa Code 354.23. This code addresses vacating streets and other public land. I am attaching a copy of that code. Mr. Webber's written opinion appears to side with the public as the street does benefit the public. In summarizing Ivan Webber's letter, City Attorney John Hoyman instructed council members that they must take into consideration the public benefit of this street.

"C" Street is the only street that goes from Hwy 92 to Orchard Avenue. When a car count was done by V&K Engineering in the fall of 2010, taken partially over fall break, it showed a daily average of 830 vehicles using this portion of "C" Street. "The report count indicates at least 75% of the traffic on "C" Street is through-traffic. The traffic counts indicate traffic volumes on "C" Street are medium to medium-high when compared to other similar streets." (Per V&K's report).

Snyder and Associates Engineering Firm, who prepared the City of Indianola's Comprehensive Plan, stated that "C" should remain open. This plan was adopted by the city in the fall of 2011.

I am asking that you consider all of the legal opinions, reports, and actions that have taken place over these months. Please keep "C" Street open as it does serve a public benefit.

Charlotte Guilford
407 North K St.
Indianola, IA 50125
(515) 961-2697



Attachment: Iowa Code 354.23

354.23 VACATION OF STREETS OR OTHER PUBLIC LANDS.

A city or a county may vacate part of an official plat that had been conveyed to the city or county or dedicated to the public which is deemed by the governing body to be of no benefit to the public.

The city or county shall vacate by resolution following a public hearing or by ordinance and the vacating instrument shall be recorded. The city or county may convey the vacated property by deed or may convey the property to adjoining proprietors through the vacation instrument. If the vacating instrument is used to convey property then the instrument shall include a list of adjoining proprietors to whom the vacated property is being conveyed along with the corresponding description of each parcel being conveyed. A recorded vacation instrument which conforms to this section is equivalent to a deed of conveyance and the instrument shall be filed and indexed as a conveyance by the recorder and auditor.

A vacation instrument recorded pursuant to this section shall not operate to annul any part of an official plat except as provided for in section 354.22.

COMMUNITY DEVELOPMENT

JUL 03 2012

July 2, 2012

INDIANOLA, IOWA

To: Planning and Zoning Members

Over the course of the last year and one-half there has been much discussion and many ideas presented regarding "C" Street. As you may remember, Charlotte Guilford sent you a letter dated May 1, 2012 that outlined positive reasons for keeping it open. We have attached a copy of that letter and the Iowa Code 354.23 with our letter.

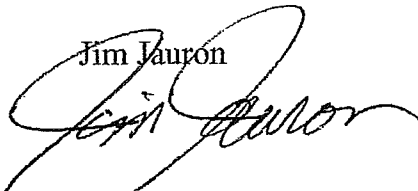
The purpose of our letter is to affirm Charlotte's comments and remind you of the importance of reviewing the Iowa Code and the information from city staff. We also want you to remember that there are many citizens who have signed the petition in favor of keeping this street open.

In May, Simpson College had requested that the Planning and Zoning Board review their updated design. At Simpson's request they cancelled the meeting, and it is our understanding that you are now receiving new information with their most recent requests.

If Simpson College is still requesting the closure of "C" Street, we wish to reinforce the fact that this is a public street belonging to the citizens of Indianola and respectfully request that you take into account the community value and vote "NO" to the closure of "C" Street.

Thank you for taking the time to read and review this information and for your service on the board. We look forward to having "C" Street remain open and be repaved yet this summer.

Jim Jauron



Joe Gezel



Kelly Walter



Marlin Bollin



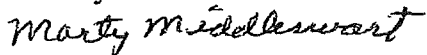
Don Poffenbarger



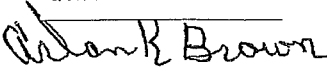
Gary Middleswart



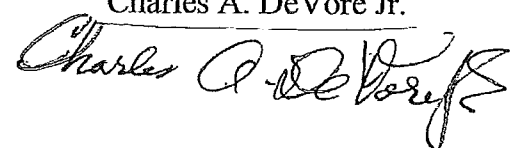
Marty Middleswart



Arlan K. Brown



Charles A. DeVore Jr.



Simon Stanfield



Charles Ginter





SUMMARY APPRAISAL REPORT

OF

**86,400 +/- SF OF LAND LOCALLY KNOWN AS
C STREET BETWEEN GIRARD AVENUE AND W CLINTON AVENUE
INDIANOLA, IA 50125**

FILE # C2G2AC03

PREPARED FOR:

**CITY OF INDIANOLA
110 N 1ST STREET
INDIANOLA, IA 50125**

ATTN: MR. CHUCK BURGIN, DIRECTOR OF COMMUNITY DEVELOPMENT

AS OF:

JULY 6, 2012

AS IS FEE SIMPLE INTEREST

**PREPARED BY:
RALLY APPRAISAL, LLC**

**CLINTON D. MILLER
CERTIFIED GENERAL REAL PROPERTY APPRAISER**

**SAMUEL D. SCHUMACHER
ASSOCIATE GENERAL REAL PROPERTY APPRAISER**

**1454 30TH STREET, SUITE 107
WEST DES MOINES, IOWA 50266
PHONE: (515) 226-8733 Fax: (515) 226-0148**



Rally Appraisal, L.L.C.

Des Moines Commercial • 1454 30th St., Suite 107 • West Des Moines, IA 50266

Clinton D. Miller
Patrick Bodenhamer
Samuel D. Schumacher
Bradley E. Hayes

Phone: (515) 226-8733
Fax: (515) 226-0148
www.rallyappraisal.com

July 12, 2012

Mr. Chuck Burgin
Director of Community Development
City of Indianola
110 N 1st Street
Indianola, IA 50125

RE: Approximately 86,400 +/- SF of land locally known as "C Street" between W Girard Avenue and W Clinton Avenue, Indianola, Iowa.

Dear Mr. Burgin:

We have made an inspection and completed an appraisal of the above referenced property.

This appraisal is being presented in a Summary Report Format which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (b) of the Uniform Standards of Professional Appraisal Practice (USPAP) for a Summary Appraisal Report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning data, reasoning, and analyses is retained in the appraiser's files. The depth of discussion contained in this report is specific to the needs of the client and for the intended use as stated on the following page. The appraiser is not responsible for unauthorized use of this report.

This report is prepared for the city of Indianola for asset valuation purposes related to a possible sale of the subject. This report represents our analysis and conclusion of the estimated market value of the fee simple estate in the subject property in the "as is" condition as of July 6, 2012. The following report complies with the standards and regulations outlined in Title XI of the Federal Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA).

The indicated Market Value is based upon the enclosed data, and contingent upon the limiting conditions set forth in the Scope of Work section of this appraisal.

This transmittal letter is considered a part of the appraisal report. Please contact us if you have any questions.

Sincerely,

Clinton D. Miller
Certified General Appraiser, CG02604 (Iowa)

Samuel D. Schumacher
Associate General Appraiser, AG03127 (Iowa)

CERTIFICATIONS

We certify, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are our personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment (or any future assignments for this client) was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice of the Appraisal Institute. As of the date of this report, I, Clinton D. Miller and I, Samuel D. Schumacher have completed the Standards and Ethics Education Requirement of the Appraisal Institute for Associate Members.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- Mr. Samuel D. Schumacher & Mr. Clinton D. Miller have made a personal inspection of the property that is the subject of this report.
- No one assisted in the analysis of this report other than those signing this certification.
- We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
- I, Samuel D. Schumacher, am licensed as an Associate General Real Property Appraiser under registration number AG03127, granted by the State of Iowa, expires June 30, 2013. I, Clinton D. Miller, am licensed as a Certified General Real Property Appraiser under License number CG02604, granted by the State of Iowa, expires June 30, 2013.
- Valuation Date: July 6, 2012
- Valuation Estimate: \$82,000

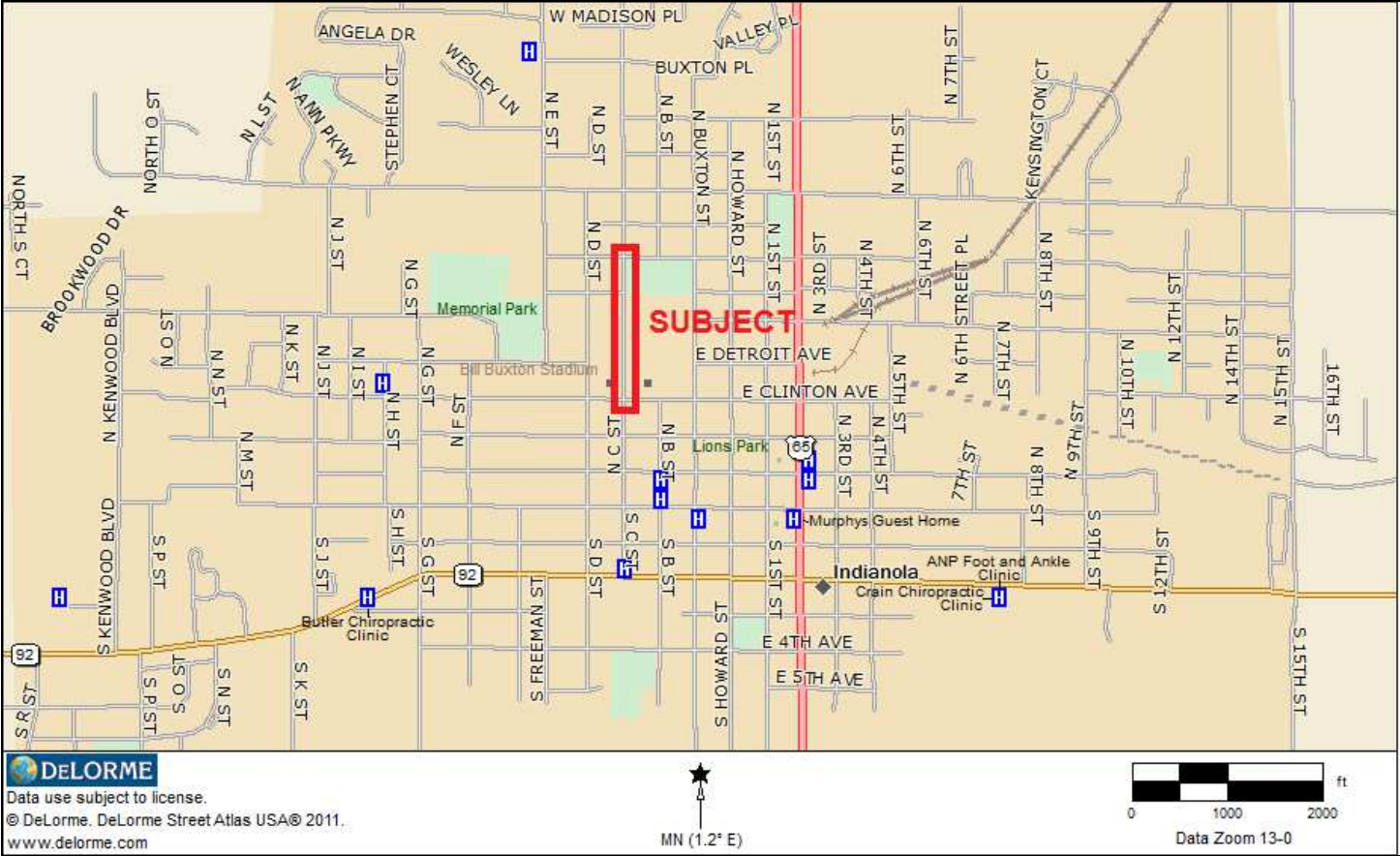


Appraiser's Name: Samuel D. Schumacher
Associate General Real Property Appraiser



Appraiser's Name: Clinton D. Miller
Certified General Real Property Appraiser

LOCATION MAP



Subject Photographs



Looking North at Subject



Looking North at Subject



Looking South at Subject



Looking South at Subject



Adjoining Property to the East



Adjoining Property to the East



Adjoining Property to the East



Adjoining Property to the East

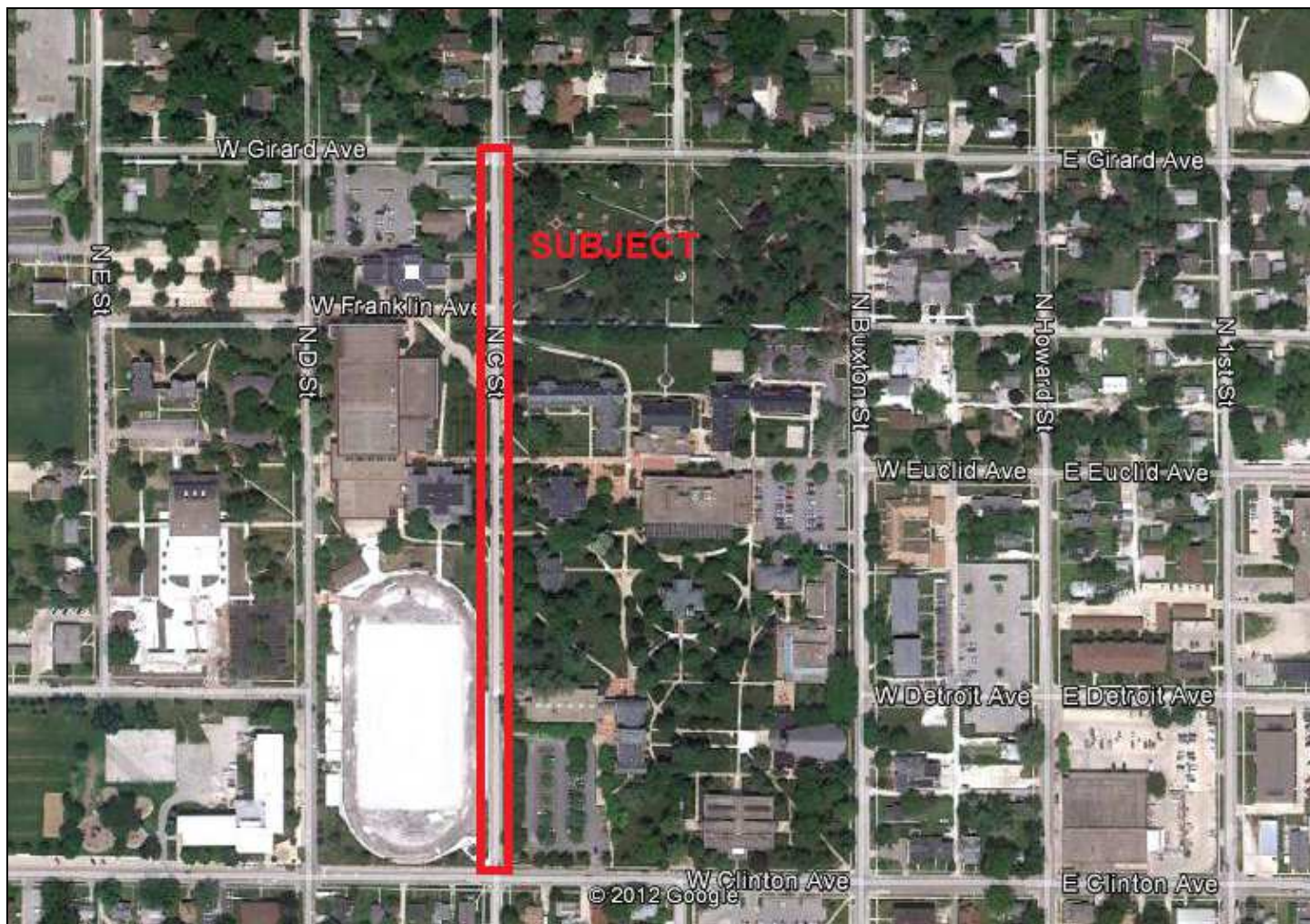


Adjoining Property to the West



Looking East along Northern Border of Subject

AERIAL PHOTO



SUMMARY APPRAISAL

ASSIGNMENT INFORMATION		
Property Identification: Approximately 86,400 +/- SF of land locally known as "C Street" between W Girard Avenue and W Clinton Avenue, Indianola, Iowa.	Report Prepared By: Samuel D. Schumacher & Clinton D. Miller 1454 30th Street, Ste 107 West Des Moines, IA 50265 (515) 226-8733 Office (515) 226-0148 Fax	Report Prepared For: Mr. Chuck Burgin Director of Community Development City of Indianola 110 N 1st Street Indianola, IA 50125
Current Tax Assessment: The subject property is not currently assessed.		
Deed Holder: City of Indianola		
SALE, OPTION, LISTING AND OFFER HISTORY		
The subject land has not been sold in the previous three years. The subject property is not currently listed for sale. Simpson College has expressed interest in purchasing the subject property; however, a price has not yet been established. There are no other pending purchase agreements or offers as of the effective date of this report.		
NEIGHBORHOOD & MARKET ANALYSIS		
The subject property is located in Indianola, a southern 'suburb' of Des Moines. The subject is located on the northern fringe of the community, within a developed area. The subject's market area is considered the entire city limits of Indianola. This neighborhood is well served with major thoroughfares that provide good, convenient access throughout the community. Jefferson (Hwy. # 65/69) is a major north-south thoroughfare that provides access to the rest of the community, as well as, Des Moines to the north. 2nd Avenue (Hwy. #92) is a major, east-west road that provides access to the rest of the community and Interstate 35 to the west of Indianola. The neighborhood's primary land use is single-family dwellings. These homes are primarily along side streets. Most single-family homes are in average physical condition and are generally older, between 25-100 years in age. These homes typically range in value between \$70,000 to \$ 210,000. There are some multi-family units scattered through the area. These properties range from older homes that have converted into apartments to moderate sized apartment buildings of 8 to 24 units. The immediate area has good demand for apartment units; especially due to the presence of Simpson College. The apartments are generally well maintained and compatible with surrounding uses. The commercial uses in the area are primarily along Jefferson (Hwy 65/69), 2nd Avenue (Hwy. # 92) and around 'The Square'. Both Jefferson and 2nd Avenue are primarily improved with commercial properties catering to the commuter and the local residents' daily needs. These properties include gas stations, restaurants, grocery stores, banks, etc. These properties are generally new to 20 years in age with good demand. The area is currently in the process of many older properties being razed for new commercial developments. Currently, there is moderate vacancy within the subject's market area.		
PROPERTY DESCRIPTION		
The subject property is locally known as "North C Street" in between W Girard Avenue to the north and W Clinton Avenue to the South. The total land area is estimated to contain 86,400 +/- SF or 1.98 +/- acres (Source: Warren County Assessor and appraiser measurement).		

SITE DESCRIPTION

Shape/Size

The subject property is approximately 1,440 feet long by 60 feet wide and contains 86,400 +/- SF or 1.98 +/- acres of land.

Topography/Soil Conditions:

The subject site is a nearly level parcel. A soil survey was not furnished to the appraiser.

Visibility/Access

The subject site has access and visibility along W Girard Avenue to the north as well W Clinton Avenue to the South.

Utilities:

Electricity	Yes
Cable	Yes
Natural Gas	Yes
City Water	Yes
Sanitary Sewer	Yes

Zoning:

The subject property is zoned R-3, Mixed Residential District.

Flood Zone:

Map #: 19181C02777E
Date: 03/02/2009
Zone: X; Upland

General Comments:

The subject site is surrounded by Simpson College to the east and west, with single-family residential uses to the north and south.

IMPROVEMENT DESCRIPTION

The subject property is currently improved with approximately 40,067 SF of concrete paving. This paving consists of approximately 36,000 square feet of street, with the remaining 4,067 SF consisting of various drives, sidewalks, and parking areas.

STDBONLINE.com
FLOODSOURCE
FLOODSCOPE

PROPERTY ADDRESS:
Lat: 5066328.243041, Lon: -10415612.519816

North

FLOODSCOPE™
Flood Hazards Map

Map Number
1918100277E

Effective Date
March 2, 2009

Flood Legend

- High flood risk
- Moderate flood risk
- Low flood risk

This report makes no representations or warranties concerning its content, accuracy or completeness.

STDBonline.com
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www.floodsource.com

VALUATION METHODOLOGY

The subject property is a strip of land that is approximately 60' wide by 1,440' long. By standard valuation methodology, a narrow strip of land, also known as a transportation corridor, is worth little if anything due to the tight restrictions on the type of improvements one could place on the property. However, this is not always the case. One methodology known as the "across the fence" or "ATF" valuation, was developed for the specific application to transportation corridors like the subject. Below is a summary including the definition, history, application, and case studies supporting this methodology.

Across the Fence Definition

A land valuation method often used in the appraisal of corridors. The across the fence method is used to develop a value opinion based on comparison to abutting land.¹

The Idea Behind the Methodology

Transportation corridors, like the subject property, are special-purpose properties assembled from portions of adjacent properties. They have a wide variety of uses including public and private transportation, various types of utilities, and recreational uses. To meet the appraisal needs required for these special purpose properties, a variation of the sales comparison approach has been adopted by the right of way industry. This variation is called the "across the fence" or "ATF" valuation. This method is based on the premise that "the corridor land should be worth at least as much as the land through which it passes."²

History of the Methodology

The across the fence approach was imposed upon appraisal procedures by the Interstate Commerce Commission (ICC) to make the railroads accountable for their land holdings beginning March 1, of 1913. Today, the across the fence approach continues to be used as a right of way valuation technique. Doman and Seymour³ outline the steps involved in the ATF methodology in their article regarding modern corridor appraising.

Steps to the ATF Approach

- 1.) The subject is inspected and sectionalized based upon its zoning and the uses of the adjoining land.
- 2.) An analysis of land sales of nearby land is made and related to the subject. Unit prices of sales are adjusted to reflect differences in location and time. (Note: Size, shape, access, and natural topography are not given consideration as typical corridors, like the subject, are created by acquiring portions of larger parcels of land and separating them off.)
- 3.) An appropriate across the fence unit price for each section of the subject is estimated by the appraiser.
- 4.) An across the fence estimated price for each section is computed by multiplying the area of each section by the estimate appropriate unit price.
- 5.) A summary of the section prices is made for a total estimate of the across the fence price of the corridor.

HIGHEST & BEST USE

The subject property consists of approximately 86,400 +/- SF or 1.98 +/- acres of land located in between W Girard Avenue and W Clinton Avenue within the west central portion of Indianola. The site, as well as the neighboring properties to the east and west, are zoned R-3, Mixed Residential District and the site is located outside the flood hazard area. The subject is located in between approximately 27.47 acres of land that is currently owned and occupied by Simpson College. Due to the size, location, and utility of the subject property, the highest and best use of the site, as vacant, is for supporting the two adjoining parcels.

The current use as transportation corridor is physically possible, legally permissible, financially feasible and maximally productive. Therefore, the current use represents the highest and best use of the site, as improved.

¹ Appraisal Institute. *The Dictionary of Real Estate Appraisal*, 5th Edition. (Chicago: Appraisal Institute, 2010).

² Arthur G. Rahn. *Across the Fence Methodology for Valuation of Corridors: What Is It and How Is It Used?* The Appraisal Journal, July 2001.

³ John P. Dolman and Charles F. Seymour, *Valuation of Transportation/Communication Corridors*, The Appraisal Journal, October 1978.

Valuation – COST APPROACH

The cost approach is most influential when there are new or near new improvements involved. The cost approach is not applicable and will not be completed.

Valuation – Income Approach

The income approach does not apply to valuing this type of parcel and is not developed in this report.

Valuation – SALES COMPARISON APPROACH

The appraisers are following the outlined steps as mentioned on the previous pages in developing a market value for the subject property using the across the fence method of the sales comparison approach.

The first step of this process involves inspecting the subject and sectionalizing the property based upon its zoning and the uses of the adjoining land.

The subject property was inspected on July 6, 2012. Based upon the size and physical characteristics of the subject property, it is the appraisers' opinion that the subject property is one continual section of land. This opinion is based on the subject's R-3 zoning as well as the uses of the adjoining land to the east and west of the subject property.

Step 2 of the valuation process includes completing an analysis of land sales of nearby land and related to the subject. These sales are then adjusted to reflect differences in market conditions and location. Note: Size, shape, access, and natural topography are not given consideration as typical corridors, like the subject, are created by acquiring portions of larger parcels of land and separating them off.

The following pages contains the application of step 2 of this process.

Valuation – SALES COMPARISON APPROACH

The appraiser researched similar vacant tracts of land with similar zoning and uses versus the uses of the adjoining properties to the east and west. The search included the subject's market area, as well as similar areas throughout central Iowa.

COMPARABLE LAND SALES SUMMARY TABLE

MARKET COMPARISON GRID LAND VALUE						
Property	Location	City	Market Conditions/Date	Effective Sale Price	SF	Price/SF
Subject Property	N C Street	Indianola	7/6/2012	N/A	86,400	N/A
Comparable 1	N 9th Street	Indianola	7/13/2010	\$ 315,000	333,234	\$ 0.95
Comparable 2	1204 N 9th Street	Indianola	12/18/2007	\$ 200,000	297,950	\$ 0.67
Comparable 3	1010 Grove Street	Adel	6/20/2008	\$ 50,000	51,439	\$ 0.97
Comparable 4	1402 28th Ave	Altoona	5/4/2011	\$ 190,000	322,940	\$ 0.59
Comparable 5	1500 SE 8th Street	Grimes	11/11/2011	\$ 344,150	247,683	\$ 1.39
Comparable 6	NW 107th Street	Grimes	12/10/2008	\$ 1,025,000	979,020	\$ 1.05
Comparable 7	1000 SE 11th Street	Grimes	7/19/2011	\$ 855,950	570,699	\$ 1.50
Comparable 8	Fox Run Outlot Y	Indianola	Current Listing	\$ 200,000	307,534	\$ 0.65
Comparable 9	Fox Run Outlot Z	Indianola	Current Listing	\$ 250,000	453,460	\$ 0.55
Comparable 10	Hilcrest Lot 20	Indianola	Current Listing	\$ 148,500	117,612	\$ 1.26
Comparable 11	Hilcrest Lot 21	Indianola	Current Listing	\$ 93,500	74,052	\$ 1.26

Summary:

Similar properties that have sold were researched. There have been a limited number of sales with similar zoning and potential uses versus the subject. As such, the search was broadened to include all sales with similar uses within the previous five years as well as current listings throughout similar areas in central Iowa. Due to the unique nature of the subject property, adjustments were only made to the above comparables based on location and market conditions, as is typical within corridor valuation techniques. The following is the discussion of the comparables used within this analysis.

Comparable Sales:

Comparable 1:

Comparable 1 is located northeast of the subject property where the majority of R-3 development is occurring. This property was purchased for development of townhomes that will be operated as apartments. This property has a similar location versus the subject.

Comparable 2:

Comparable 2 is located northeast of the subject property where the majority of R-3 development is occurring. This property was purchased for development of a mix of single family and duplex dwellings. This property has a similar location versus the subject.

Comparable 3:

Comparable 3 is a piece of land located within a similar area of Adel. This property was purchased for development of duplex homes. This property is similar in location versus the subject.

Comparable 4:

Comparable 4 is a newer sale of multifamily development land located within a similar area of Altoona. This property was purchased for development of condo/townhome units.

Comparable Sales (continued):

Comparable 5:

Comparable 5 is located northwest of the subject within Grimes. This property was purchased for development of condominiums. This property has a superior location versus the subject as it is closer to the Des Moines Metro Area in an area where a significant amount of development is occurring. A location adjustment was made to this comparable based on prevailing lease rates.

Comparable 6:

Comparable 6 is located northwest of the subject within Grimes. This property was purchased for development of townhomes. This property has a superior location versus the subject as it is closer to the Des Moines Metro Area in an area where a significant amount of development is occurring. A location adjustment was made to this comparable based on prevailing lease rates.

Comparable 7:

Comparable 7 is located northwest of the subject within Grimes. This property was purchased for development of 130 apartment units. This property has a superior location versus the subject as it is closer to the Des Moines Metro Area in an area where a significant amount of development is occurring. A location adjustment was made to this comparable based on prevailing lease rates.

Comparable Listings:

Comparable 8:

Comparable 8 is the current listing of a piece of multifamily development ground located within an inferior area of Indianola. This property is a foreclosure which contributed to a lower than typical list price.

Comparable 9:

Comparable 9 is the current listing of a piece of multifamily development ground located within an inferior area of Indianola. This property is a foreclosure which contributed to a lower than typical list price.

Comparable 10:

Comparable 10 is the current listing of a piece of multifamily development ground located within a similar area of Indianola.

Comparable 11:

Comparable 11 is the current listing of a piece of multifamily development ground located within a similar area of Indianola.

Summary of land value estimate:

All comparables were adjusted based on differences in location and market conditions versus the subject. The above comparables support a land value for the subject between \$0.52 and \$1.20 per square foot after adjustments.

Step 3 of this process involves choosing an appropriate across the fence unit price for each section of the subject.

The most influential unit of comparison to determine value for vacant land is price per square foot. The figures shown under Price/SF are determined by dividing the total sale price by the total square feet of the site. This common factor after application of various adjustments is then used as the basis for comparison.

The estimated market value for the subject is estimated to be toward the middle to upper end of the range. Therefore, the estimated market value for the subject is determined to be \$0.95/SF with the majority of emphasis placed on comparables 1 and 3.

Valuation – SALES COMPARISON APPROACH (CONTINUED)

Step 4 of this process involves applying the across the fence estimated price for each section by multiplying the area of each section by the estimate appropriate unit price. Step 5 then consists of a summary of the section prices that is made for a total estimate of the across the fence price of the corridor.

This unit price of \$0.95/SF is being applied to the entire area of the subject property as it is one continuous section.

$$\text{\$0.95/SF} \times 86,400 \text{ SF} = \text{\$ 82,080}$$

$$\text{Rounded} = \text{\$ 82,000}$$

**The indicated market value of the subject property,
By the Sales Comparison Approach, as of July 6, 2012, is:**

\$82,000

EIGHTY-TWO THOUSAND DOLLARS

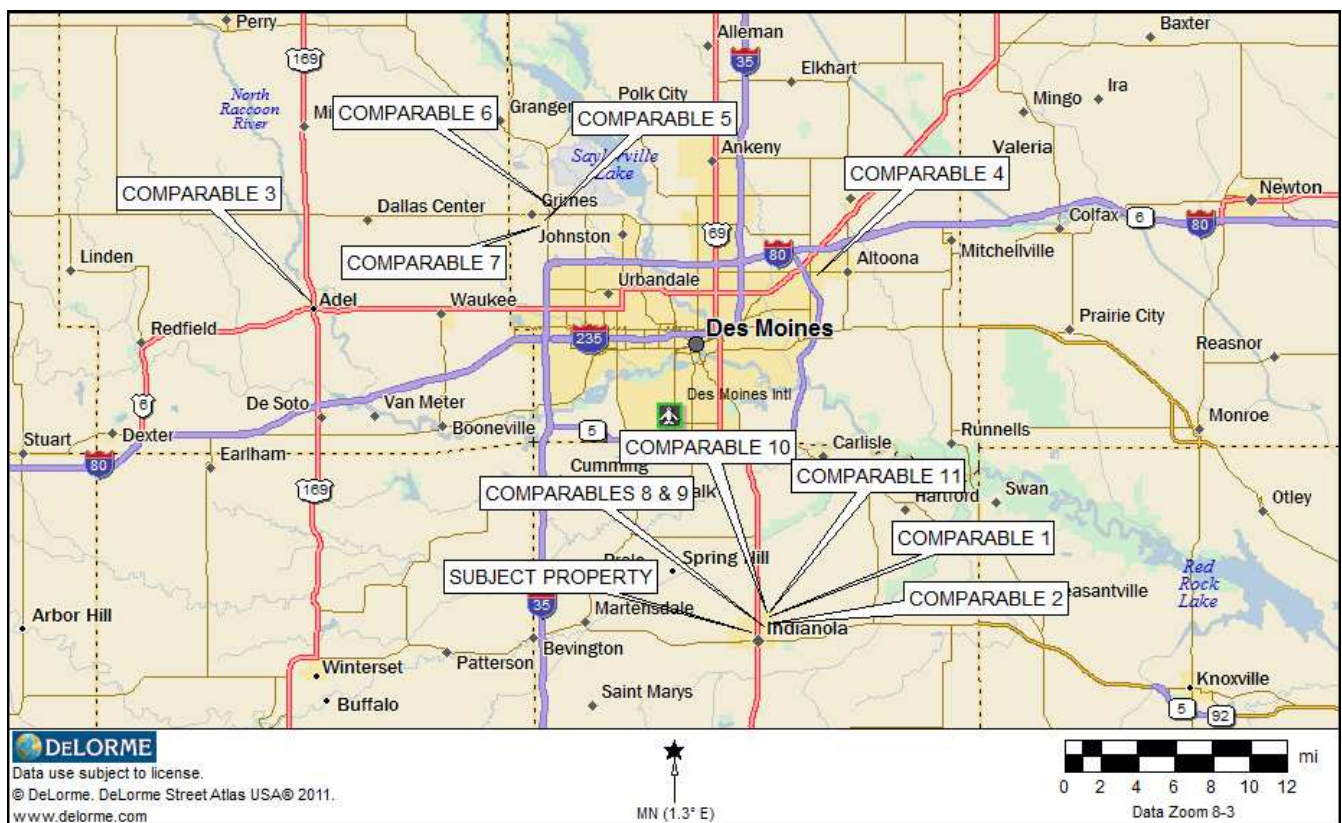
Note:

The subject property is currently improved with approximately 40,067 SF of concrete paving. This paving consists of approximately 36,000 square feet of street, with the remaining 4,067 SF consisting of various drives, sidewalks, and parking areas.

There are two different schools of thought regarding the valuation of any improvements that may be located on a transportation corridor similar to the subject. The first being that the depreciated value of any improvements must be added to the market value determination as they add contributory value to the land value alone. The second is that if the property is not going to be used for its current use, a street, then the value of demolishing the improvements should be deducted from the market value determination as the next user will have to pay to have these improvements removed.

It is the appraisers' opinion that any added utility the current street improvements bring to the subject property is negated by the costs of possible demolition of these improvements. Therefore, no value is either given nor removed the market value determination herein for the improved area within the subject property.

LAND COMPARABLES MAPS



Comparable Land Data

Land Sale 1

Location Data

Location: N 9th Street (Lot 1, Lincoln Ridge Plat 6)
Indianola, IA 50125
County: Warren
Assessor's Parcel No: 48528000090
Record ID: 11147

Physical Data

Net Acres: 7.65
Net SF: 333,234
Topography: Basically Level
Shape: Irregular



Sale Data

Date: July 13, 2010
Effective Sale Price: \$315,000
Document No: 2010 - 5522
Original Sale Price: \$131,000
Price Per Acre: \$41,176
Price Per Square Foot: \$0.95

Confirmation Source: Buyer/Seller

Utilities

Telephone: Yes
Electricity: Yes
Water: Yes
Sewer: Yes
Gas: Yes
Zoning: R-3, Mixed Residential District

Grantor: Baxendale Property, LC
Grantee: Kading, Rick & Mary

This comparable was purchased for the development of townhomes that are operated as apartments. The actual sales price was \$131,000. However, the buyer had to pay to extend the road, sewer/water, at a cost of \$144,000. Per the buyer, this figure did not include the cost to run the electricity. This figure is estimated at another \$40,000. However, it does not appear feasible in comparison to other comparables in the immediate area. Thus, the effective sales price is \$315,000. The property adjoins an industrial subdivision to the north and a residential subdivision to the south. There is a small tree-lined buffer strip between the industrial and residential uses.

Land Sale 2

Location Data

Location: 1204 N 9th St.
Indianola, IA 50125
County: Warren
Assessor's Parcel No:
Record ID: 5889

Physical Data

Net Acres: 6.84
Net SF: 297,950
Topography: Gently Sloping
Shape: Triangular



Utilities

Telephone: Yes
Electricity: Yes
Water: Yes
Sewer: Yes
Gas: Yes
Zoning: R-3, Mixed Residential

Grantor: Baxendale
Grantee: Kading

Sale Data

Date: December 18, 2007
Effective Sale Price: \$200,000
Document No: 2008 - 915
Original Sale Price: \$200,000
Price Per Acre: \$29,240
Price Per Square Foot: \$0.67

Confirmation Source: Buyer

Close to Iowa Ave connecting to N. Jefferson St. Area has seen development of a mix of single-family and duplex dwellings. Subject Property has construction of duplexes.

Land Sale 3

Location Data

Location: 1010 Grove St
Adel, IA
County: Dallas
Assessor's Parcel No: 11-29-327-014 & 11-29-327-013
& 11-29-327-010 & 11-29-327-009
Record ID: 10685

Physical Data

Net Acres: 1.18
Net SF: 51,439
Topography: Gently Sloping
Shape: Irregular



Utilities

Telephone: Yes
Electricity: Yes
Water: Yes
Sewer: Yes
Gas: Yes
Zoning: 8RS, Single-Family

Grantor: Whisner, Michael & Gloria
Grantee: Double Vision Development, LLC

Sale Data

Date: June 20, 2008
Effective Sale Price: \$50,000
Document No: 2008 - 9122
Original Sale Price: \$50,000
Price Per Acre: \$42,341
Price Per Square Foot: \$0.97

Confirmation Source: Buyer

This is an irregular shaped parcel that was purchased for the development of duplex homes that will cater to the dissabled. This site required the buyer to install a long drive through the property along with significant grading. Site work was \$30,000 per the buyer.

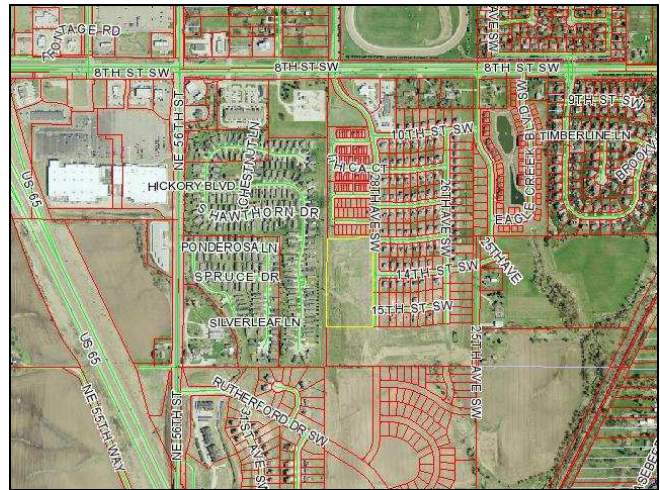
Land Sale 4

Location Data

Location:	1402 28th Ave Altoona, IA 50009
County:	Polk
Assessor's Parcel No:	171/00460-485-405
Record ID:	10741

Physical Data

Net Acres:	7.41
Net SF:	322,940
Topography:	Basically Level
Shape:	Rectangular



Utilities

Telephone:	Yes
Electricity:	Yes
Water:	Yes
Sewer:	Yes
Gas:	Yes
Zoning:	R-5, PUD

Grantor: Loveland Properties Iowa, LLC
Grantee: Kading, Rick

Sale Data

Date:	May 04, 2011
Effective Sale Price:	\$190,000
Document No:	13874 - 239
Original Sale Price	\$190,000
Price Per Acre:	\$25,628
Price Per Square Foot	\$0.59

Confirmation Source: Agent

This comparable was originally listed for \$222,420. It was purchased for the development of condo/townhome units.

Land Sale 5

Location Data

Location: 1500 SE 8th Street
Grimes, IA 50111

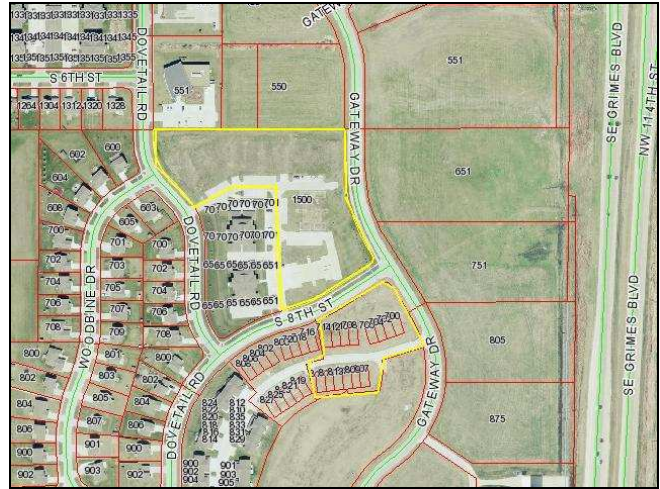
County: Polk

Assessor's Parcel No: Various

Record ID: 10961

Physical Data

Net Acres:	5.69
Net SF:	247,683
Topography:	Basically Level
Shape:	Irregular



Utilities

Telephone:
Electricity:
Water:
Sewer:
Gas:
Zoning: R-3, Multiple Family Dwelling
District

Sale Data

Date:	November 11, 2011
Effective Sale Price:	\$344,150
Document No:	14070/583
Original Sale Price	\$0
Price Per Acre:	\$60,526
Price Per Square Foot	\$1.39

Confirmation Source: Grantor

Grantor: Lowry & Hodge, LLC
Grantee: Dovetail Family Housing, LP

Sales included Gateway TH Plat 2 Lots 1-8 & 22-27 & 30 along with a property across the street for condominium use 311/00305-550-239. All infrastructure was in place and sites were shovel ready at the time of sale. However, the sale price herein included raw land only. The costs for infrastructure was paid to the grantor in a separate transaction per the grantor.

Land Sale 6

Location Data

Location: Grimes, IA 50111
County: Polk
Assessor's Parcel No: 311/00305-750-647 &
311/00305-750-649
Record ID: 8407

Physical Data

Net Acres: 22.48
Net SF: 979,020
Topography: Basically Level
Shape: Irregular



Utilities

Telephone: Yes
Electricity: Yes
Water: Yes
Sewer: Yes
Gas: Yes
Zoning: R-3, Mult Family Dwelling
District

Sale Data

Date: December 10, 2008
Effective Sale Price: \$1,025,000
Document No: 12851/883
Original Sale Price: \$1,025,000
Price Per Acre: \$45,606
Price Per Square Foot: \$1.05

Confirmation Source: CHR/MLS - Broker - Tom Filer

Grantor: JASE LANDING, LLC
Grantee: CAYMUS PARK HOLDINGS, LLC

Located near proposed YMCA and Walmart. Owner will bring all utilities to the site. 16-units per acre.

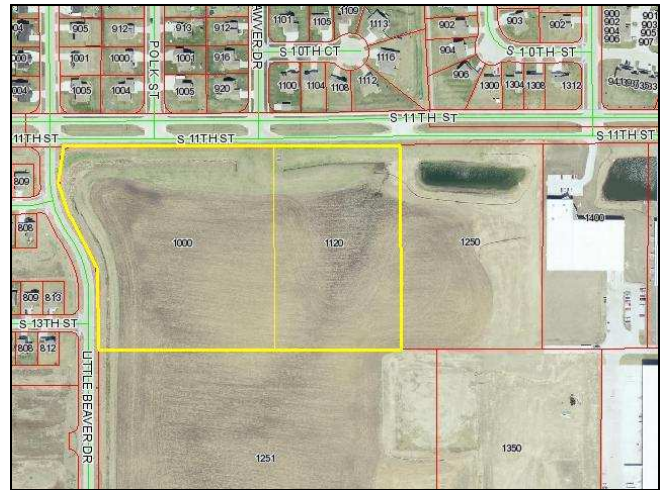
Land Sale 7

Location Data

Location:	1000 & 1120 SE 11th Street Grimes, IA 50111
County:	Polk
Assessor's Parcel No:	311/00305-585-003 & 311/00305-585-002
Record ID:	10049

Physical Data

Net Acres:	13.10
Net SF:	570,699
Topography:	Basically Level
Shape:	Irregular



Utilities

Telephone:	Yes
Electricity:	Yes
Water:	Yes
Sewer:	Yes
Gas:	Yes
Zoning:	C-2, General Highway & Service Commercial Dist.

Sale Data

Date:	July 19, 2011
Effective Sale Price:	\$855,950
Document No:	13913/854
Original Sale Price	\$0
Price Per Acre:	\$65,332
Price Per Square Foot	\$1.50

Confirmation Source: Grantor

Grantor: Hubbell Metro Development Fund, LLC
Grantee: Hubbell Realty Co.

Property consists of two adjoining parcels of land within Grimes. One lot (7.883 acres) was purchased for the development of 130 apartment units and the other will likely be held and developed with a similar use at a later date.

Listing - Comparable 8

Location Data

Location: Fox Run Outlot Y
Indianola, IA
County: Warren
Assessor's Parcel No:
Record ID: 11151

Physical Data

Net Acres: 7.06
Net SF: 307,534
Topography: Gently Sloping
Shape: Irregular



Utilities

Telephone: Yes
Electricity: Yes
Water: Yes
Sewer: Yes
Gas: Yes
Zoning: R-3, Mixed Residential

Grantor: West Bank
Grantee: Listing

Sale Data

Date: LISTING
Effective Sale Price: \$200,000
Document No: Listing
Original Sale Price: \$200,000
Price Per Acre: \$28,329
Price Per Square Foot: \$0.65

Confirmation Source: Broker - Steve Bruere

This property is listed for \$200,000 and is zoned R-3 and has utilities at the edge of the site. The property is bank-owned but listed near market.

Listing - Comparable 9

Location Data

Location: Fox Run Outlot Z
Indianola, IA
County: Warren
Assessor's Parcel No:
Record ID: 11149

Physical Data

Net Acres: 10.41
Net SF: 453,460
Topography: Gently Sloping
Shape: Irregular



Utilities

Telephone: Yes
Electricity: Yes
Water: Yes
Sewer: Yes
Gas: Yes
Zoning: R-3, Mixed Residential

Grantor: West Bank
Grantee: Listing

Sale Data

Date: Listing
Effective Sale Price: \$250,000
Document No: Listing
Original Sale Price: \$250,000
Price Per Acre: \$24,015
Price Per Square Foot: \$0.55

Confirmation Source: Broker - Steve Bruere

This property is listed for \$250,000 and is zoned R-3 and has utilities at the edge of the site. The property is bank-owned but listed near market.

Listing - Comparable 10

2.7 Acres - Development Land E. Hillcrest Dr. - Indianola, IA Listing # 1885	 PEOPLESTM COMPANY INNOVATIVE. REAL ESTATE. SOLUTIONS.
Price: \$148,500	
Description: 2.7 acres m/l of development land located on the northeast side of Indianola, IA. Property has excellent access to Hwy 65 / Hwy 69 and the City of Indianola. Fully developed parcel with all utilities at the site. Property has great multi-family development potential.	
Taxes: \$102	
Zoning: Residential	
Directions: From Des Moines, head south on Hwy 65 / Hwy 69 toward Indianola. Turn east on Hillcrest Dr. Property sits north of Hillcrest Dr.	
Steve Bruere REALTOR® P: 515.222.1347 C: 515.240.7500 steve@peoplescompany.com	
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1300 50th St. Suite 106 West Des Moines, IA 50265 www.PeoplesCompany.com	

Listing - Comparable 11

1.7 Acres - Development Land
E. Hillcrest Dr. - Indianola, IA
Listing # 1836



Price: \$93,500

Description: 1.7 acres m/l of development land located on the northeast side of Indianola, IA. Property has excellent access to Hwy 65 / Hwy 69 and the City of Indianola. Fully developed parcel with all utilities at the site. Property has great multi-family development potential and just a short commute to anywhere in the Des Moines Metro.

Taxes: \$64

Zoning: Residential

School District: Indianola

Directions: From Des Moines, head south on Hwy 65 / Hwy 69 toward Indianola. Turn east on Hillcrest Dr. Property is situated on the north side of Hillcrest Dr.

Steve Bruere
REALTOR®
P: 515.222.1347
C: 515.240.7500
steve@peoplescompany.com



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1300 50th St. Suite 106 West Des Moines, IA 50266 www.PeoplesCompany.com

Final Reconciliation

The across the fence method of the sales comparison approach is the only relevant method to value the land in the impacted area for the subject property. It is the only approach developed in this report.

The quality and quantity of sales data used in the development of the across the fence method of the sales comparison approach was adequate to make a reliable estimate of land value for the subject property.

The estimated market value for the subject property is as follows:

$$\text{\$0.95/SF} \times 86,400 \text{ SF} = \text{\$ 82,080}$$

$$\text{Rounded} = \text{\$ 82,000}$$

**The indicated market value of the subject property,
By the Sales Comparison Approach, as of July 6, 2012, is:**

\$82,000

EIGHTY-TWO THOUSAND DOLLARS

FINAL VALUE ESTIMATE

Date of Report	Date of Inspection	Effective Date of Value	Interest Appraised	Market Value
July 11, 2012	July 6, 2012	July 6, 2012	Fee simple value for possible purchase	\$82,000

ASSIGNMENT CONDITIONS

Identify / describe relevant conditions / assumptions pertinent to the valuation assignment (e.g. access, title, legal, etc.): The subject property was appraised "as is" based on the market conditions as of the date of inspection. The property is assumed to be free of contamination and unencumbered.

SCOPE / INTENDED USE / INTENDED USER

This appraisal report is presented in a **SUMMARY** format. The significant elements of scope included the following:

INTENDED USE / USER / EFFECTIVE DATE:

The intended user is the city of Indianola and is intended for asset valuation purposes to aid in the possible sale of the subject. The effective date of the fee simple market value is as of the date of the inspection on July 6, 2012.

APPRAISAL PROCESS AND INSPECTION:

The subject site was inspected by the appraiser on July 6, 2012. The appraiser also relied on measurements obtained using the Warren County Assessor's website.

TYPE OF REPORT: This report is intended to be a summary report. This is a Summary Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2-2 (b) of the Uniform Standards of Professional Appraisal Practice (USPAP) for a Summary Appraisal Report. As such, it presents only summary discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning data, reasoning, and analyses is retained in the appraiser's files. The depth of discussion contained in this report is specific to the needs of the client and for the intended use as stated on the following page. The appraiser is not responsible for unauthorized use of this report.

DEFINITION OF MARKET VALUE

"Market value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider to be their own best interests;
3. A reasonable time is allowed for exposure to the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents a normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale." – Source: 12 CFR 34.42(g).

This appraisal report has been made with the following general assumptions:

1. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
2. The property is appraised as though free and clear of any or all liens and encumbrances unless otherwise stated in this report.
3. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
4. All engineering is assumed to be correct. The plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
5. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable.
6. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
7. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless nonconformity has been stated, defined, and considered in this appraisal report.
8. It is assumed that all required licenses, certificates of occupancy consents, or other legislative or administrative authority from any local, state, or national governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
9. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the **possibility** of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.
10. Unless otherwise stated in this report, the subject property is appraised without a specific compliance survey having been conducted to determine if the property is or is not in conformance with the requirements of the Americans with Disabilities act. The presence of architectural and communications barriers that are structural in nature that would restrict access by disabled individuals may adversely affect the property's value, marketability, or utility.

ADDENDA

R-3 Zoning Requirements

R-3	MIXED RESIDENTIAL	R-3
PERMITTED PRINCIPAL USES AND STRUCTURES		MINIMUM REQUIRED OFF-STREET PARKING
1. Single-family dwellings		2 spaces per unit
2. Mobile homes converted to real estate		2 spaces per unit
3. Two-family dwelling		2 spaces per unit
4. Multiple-family dwellings		2 spaces per unit
5. Elderly and persons with disabilities		1 space per unit
6. Boardinghouse/bed and breakfast		1 space for every 2 beds with all spaces on site or on a lot adjacent to the site or directly across the street or alley from the site
7. Fraternity and sorority houses		1 space for every 2 beds with all spaces on site or on a lot adjacent to the site or directly across the street or alley from the site
8. College dormitory		1 space for every 2 beds <i>(Ord. 1275 – May 04 Supp.)</i>
9. Nursing, rest and convalescent homes		1 space for every 6 beds
10. Hospitals and sanitariums, homes for orphans and aged on sites of one acre or more		1 space for every 6 beds
11. Funeral parlors		1 space for every 4 seats in the main auditorium
12. Churches and temples		1 space for every 4 seats in the main auditorium
13. Elementary or secondary school or college		1 space per classroom and office plus 1 space for every 6 seats in the main auditorium or stadium
14. Private kindergartens and day nurseries		1 space plus 1 space per employee
15. Parks, playgrounds or play fields		5 spaces for each acre developed for active usage
16. Community meeting or recreation building		1 space per 150 square feet of floor area
17. Public library		1 space per 150 square feet of floor area
18. Residential care facility for not more than ten (10) developmentally disabled persons and any necessary support personnel		1/2 space per developmentally disabled person
SPECIAL EXCEPTION USES AND STRUCTURES		
Subject to Section 165.35(2) and the other requirements contained herein, the Board of Adjustment may permit the following:		
1. Mobile home park provided that the installation complies with Chapter 135D of the Code of Iowa as amended; has a water supply and sanitary sewage collection and treatment system approved by the State Board of Health; has a minimum area of 3,500 square feet for each mobile home space; has a maximum density of 10 units per acre; provides at least ten (10) parking spaces plus one parking space on each mobile home site, and that no mobile home is closer than 25 feet to any property line of the mobile home park or closer than twenty (20) feet to any adjacent mobile home. 2. Public utilities, but not including equipment storage or maintenance yards and buildings or general administrative and sales offices, provided that any substation or building shall meet the front and rear yard requirements for dwellings and shall provide side yards of not less than twenty-five (25) feet, and that two (2) parking spaces per substation or one (1) per employee on the site be provided. 3. Railroads. 4. Museums and art galleries compatible with the surrounding neighborhood provided that appropriate conditions and safeguards shall be required by the Board of Adjustment to protect the surrounding area from the proposed use and to protect the proposed use from future development in the vicinity. Consideration shall also be given to the anticipated traffic generated, character of the structure, noise, lighting and outside storage. A minimum of one (1) parking space for every one hundred (100) square feet of floor area, or fraction thereof shall be provided. For outdoor display areas, the Board of Adjustment shall require additional parking as deemed appropriate for the specific nature of the use. 5. Dance studios provided there is one parking space per employee plus one space for every 4 students; and provided that no part of the building can be used as a dwelling unit.		

R-3	MIXED RESIDENTIAL	R-3
MINIMUM LOT AREA, WIDTH AND DEPTH	MINIMUM REQUIRED FRONT, SIDE AND REAR YARDS	MAXIMUM HEIGHT
Single-family Dwelling: Area: 7,200 square feet Width: 60 feet Two-family Dwelling: Area: 8,400 square feet Width: 70 feet Multi-family Dwelling: Area: 6,000 square feet for the first unit plus 1,200 square feet for each additional unit up to 12, and 750 square feet for each additional unit over 12 Width: 80 feet Fraternities and Sororities: Area: 15,000 square feet Width: 80 feet MINIMUM FLOOR AREA 1 story 600 square feet 1½ stories 720 square feet 2 stories 840 square feet 2-family 520 square feet multi-family 380 square feet	Dwellings and other non-institutional uses: Front: 25 feet Rear: 30 feet Side: one- and two-family 8 feet multi-family, 3 to 12 units 10 feet multi-family, over 12 units 15 feet Side street, corner lot 20 feet Schools, Churches or Other Public or Institutional Buildings, including dormitories: Front: 35 feet Rear: 35 feet Side: 15 feet Side street, corner lot 30 feet	4 stories or 50 feet MINIMUM WIDTH All permitted dwellings: 20 feet For the purpose of determining the minimum width of a dwelling unit, the shortest dimension of the dwelling unit shall be used, excluding nonhabitable spaces.
PERMITTED ACCESSORY USES AND STRUCTURES		
- Private garages. - Private swimming pools. - Private greenhouses not operated for commercial purposes. - Uses and structures clearly incidental and necessary to the permitted principal uses or structures of this district, not involving the conduct of business on the premises, except home occupations, and located on the same lot or a contiguous lot under the same ownership. - Temporary buildings used in conjunction with construction work, provided that such buildings are removed promptly upon completion of the construction work. - Off-street parking subject to the special requirements listed below.		

**SPECIAL REQUIREMENTS FOR OFF-STREET PARKING
AS A PERMITTED ACCESSORY USE OR STRUCTURE**

1. Before any improvements are made a building permit is required and all improvements shall comply with Chapter 166, Site Plan Review, of this Code of Ordinances.
2. All off-street parking must lie adjacent to a C-2 (Highway Commercial) zoning classification and be located within 300 feet of the right-of-way lines of U.S. Highways 65-69 (Jefferson Street) or Iowa Highway 92 (Second Avenue).
3. A public sidewalk shall be installed along the entire side or sides of the property that abut all public streets or highways.
4. A six foot high double-face opaque wooden fence or a six foot high masonry wall with face brick, stucco or a similar finished surface shall be constructed toward the remaining R-1, R-2 or R-3 zoning classifications.
5. All vehicle traffic shall enter and exit the off-street parking directly onto U.S. Highways 65-69 (Jefferson Street) and Iowa Highway 92 (Second Avenue).
6. Procedure:
 - A. Twelve (12) copies of the site plan must be submitted at least twenty (20) days prior to the next regularly scheduled Planning and Zoning Commission meeting.
 - B. Names and addresses of property owners within two hundred (200) feet of the site plan must be shown on the site plan.
 - C. Letters of notification must be sent to property owners within two hundred (200) feet of the site plan at least 15 days prior to the next regularly scheduled Planning and Zoning meeting.
 - D. All required information as listed under Section 166.06 of this Code of Ordinances must be shown on the site plan.
 - E. Within forty-five (45) days after receiving the application for site plan review, the Commission shall recommend to the Council to either approve, approve subject to conditions, or disapprove the site plan.
 - F. Within thirty (30) days after receiving the recommendation from the Commission, the Council shall hold a public hearing and first consideration of the proposed site plan. The proposed site plan must be considered and voted on for passage at two (2) Council meetings prior to the meeting at which it is to be finally passed, unless this requirement is suspended by a recorded vote of not less than three-fourths of the Council members. If the proposed site plan fails to receive sufficient votes for passage at any consideration, the proposed site plan shall be considered defeated.

Qualifications

Samuel David Schumacher

RALLY APPRAISAL, L.L.C.
1454 30th Street, Suite #107
West Des Moines, IA 50266
Phone (515) 226-8733
Fax (515) 226-0148
Email: sschumacher@rallyappraisal.com

LICENSE:

#AG03127
Associate: General Real Property Appraiser
License Iowa
Expiration: June 30, 2013

EDUCATION AND RELATED COURSE WORK:

- University of Northern Iowa, B.A. Double Major; Real Estate and Finance
- High School Diploma; Battle Creek-Ida Grove High School, Ida Grove, IA
- The Appraisal Institute, Basic Appraisal Principles (2011)
- The Appraisal Institute, Basic Appraisal Procedures (2011)
- The Appraisal Institute, 15 – Hour National USPAP Course (2011)
- The Appraisal Institute, Real Estate Finance, Statistics, and Valuation Modeling (2011)
- The Appraisal Institute, General Appraiser Sales Comparison Approach (2011)
- The Appraisal Institute, General Appraiser Income Approach, Part 1 (2011)
- The Appraisal Institute, General Appraiser Income Approach, Part 2 (2011)
- The Appraisal Institute, Apartment Appraisals, Concepts, & Applications (2012)
- The Appraisal Institute, General Appraiser Site Valuation and Cost Approach (2012)
- The Appraisal Institute, Business Practices and Ethics (2012)

RELATED WORK EXPERIENCE:

May 2011 – Present
Rally Appraisal, L.L.C.
West Des Moines, IA
Real Estate Appraiser

TYPES OF PROPERTIES APPRAISED:

- | | |
|---|--------------------------------------|
| ➤ Small/Large Multiple Family Residential | ➤ Agricultural Land |
| ➤ Convenience Store | ➤ Vacant Land |
| ➤ Retail/Apartment (Mixed Use) | ➤ Industrial/Manufacturing Building |
| ➤ Office/Warehouse (Mixed Use) | ➤ Retail |
| ➤ Office | ➤ Residential/Commercial Subdivision |
| ➤ Warehouse | ➤ Church/Religious Facilities |
| ➤ Restaurant | ➤ Equestrian Facilities |
| ➤ Manufactured Home Park | ➤ Hotel |
| ➤ Greenhouse | ➤ Mini-Storage Facilities |
| ➤ Office Condominiums | ➤ Industrial Condominiums |

CLINTON DENNIS MILLER

RALLY APPRAISAL, L.L.C.
1454 30th Street, Suite #107
West Des Moines, Iowa 50266
Phone (515) 226-8733
Fax (515) 226-0148
Email: cmiller@rallyappraisal.com

LICENSE:

#CG02604
Certified General Real Property Appraiser
License: Iowa
Expiration: June 30, 2013

EDUCATION AND RELATED COURSE WORK:

- University of Northern Iowa, B.A. Double Major: Real Estate and Finance
- High School Diploma, Starmont High School, Arlington, IA
- The Appraisal Institute, USPAP Update (2011)
- The Appraisal Institute, Report Writing (2011)
- The Appraisal Institute, Successfully Completed Peer Review
- The Appraisal Institute, Successfully Completed Comprehensive Exam
- The Appraisal Institute, Report Writing and Valuation Analysis
- The Appraisal Institute, Advanced Applications, 550
- The Appraisal Institute, Business Practices and Ethics, 430
- The Appraisal Institute, Advanced Sales Comparison and Cost Approaches, 530
- The Appraisal Institute, Advanced Income Capitalization, 510
- The Appraisal Institute, National Standards of Professional Appraisal Practice, 410
- Van Education Center, Appraisal 101
- The Appraisal Institute, Income Valuation of Small, Mixed-Use Properties, 600
- The Appraisal Institute, Basic Income Capitalization, 310
- The Appraisal Institute, Highest & Best Use and Market Analysis, 510

RELATED WORK EXPERIENCE:

June 2004 – Present
Rally Appraisal, L.L.C.; Formerly Hayes Appraisal Associates, L.L.C.
West Des Moines, IA
Real Estate Appraiser

January 2003-May 2004
Valuation Services, Inc.
Cedar Falls, IA
Real Estate Appraiser Intern

TYPES OF PROPERTIES APPRAISED:

- | | |
|---|--|
| ✓ Ag Land | ✓ Vacant Land |
| ✓ Acreages | ✓ Single Family Residential |
| ✓ Small/Large Multiple Family Residential | ✓ Carwash |
| ✓ Retail/Apartment (mixed use) | ✓ Retail |
| ✓ Storage Units | ✓ Office/Warehouse (mixed use) |
| ✓ Restaurant | ✓ Convenience Store |
| ✓ Greenhouse | ✓ House of Worship |
| ✓ Warehouse | ✓ Commercial & Residential Subdivision |
| ✓ Manufactured Home Park | ✓ IDOT Work/Review |
| ✓ Boarding House | ✓ Kennel |
| ✓ Service Station | ✓ Fraternal Buildings |
| ✓ Industrial/Manufacturing Building | |

IOWA REAL ESTATE APPRAISER EXAMINING BOARD

Samuel D. Schumacher

having complied with the educational requirements prescribed by the
Iowa Real Estate Appraiser Examining Board is hereby granted the designation as an

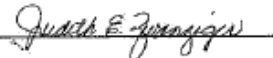
ASSOCIATE REAL ESTATE APPRAISER

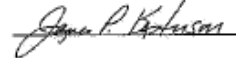
The Associate Real Estate Appraiser must work under the supervision of a Certified Real Property Appraiser.

Registration No. AG03127

Dated: July 1, 2011




Chair


Vice Chair



STATE OF IOWA

IOWA DEPARTMENT OF COMMERCE
PROFESSIONAL LICENSING AND REGULATION

THIS IS TO CERTIFY THAT THE BELOW NAMED
HAS BEEN GRANTED A REGISTRATION AS AN
ASSOCIATE GENERAL REAL PROPERTY APPRAISER

CERTIFICATE NO. AG03127 EXPIRES: 6/30/2013

SCHUMACHER, SAMUEL D.
RALLY APPRAISAL, LLC
1454 - 30TH STREET
SUITE 107
WEST DES MOINES, IA 50266



STATE OF IOWA

IOWA DEPARTMENT OF COMMERCE
PROFESSIONAL LICENSING AND REGULATION

THE PERSON NAMED BELOW, HAVING MET THE REQUIREMENTS
AND BEING IN GOOD STANDING IN OTHER RESPECTS, IS ISSUED

A REGISTRATION AS AN ASSOCIATE
GEN. REAL PROPERTY APPRAISER
SCHUMACHER, SAMUEL D.
CERTIFICATE NO. AG03127

EXPIRES 6/30/2013

IOWA REAL ESTATE APPRAISER EXAMINING BOARD

Clinton D. Miller

having passed all examinations and complied with all other requirements prescribed by statute and The Real Estate Appraiser Examining Board, is hereby granted this Certificate as a

CERTIFIED GENERAL REAL PROPERTY APPRAISER

In the State of Iowa

In Witness Whereof, this Certificate is granted under the Seal of said Board

this 20th day of July 2005 Certificate Number CG02604



Robert D. Koster
Vice Chair

Robert D. Koster
Chair



STATE OF IOWA
IOWA DEPARTMENT OF COMMERCE
PROFESSIONAL LICENSING AND REGULATION

THIS IS TO CERTIFY THAT THE BELOW NAMED
HAS BEEN GRANTED A CERTIFICATE AS A
GENERAL REAL PROPERTY APPRAISER

CERTIFICATE NO. CG02604 EXPIRES: 6/30/2013

MILLER, CLINTON D
RALLY APPRAISAL, LLC
1454 - 30TH STREET
SUITE 107
WEST DES MOINES, IA 50265



STATE OF IOWA
IOWA DEPARTMENT OF COMMERCE
PROFESSIONAL LICENSING AND REGULATION

THE PERSON NAMED BELOW, HAVING MET THE REQUIREMENTS
AND BEING IN GOOD STANDING IN OTHER RESPECTS, IS ISSUED

A CERTIFICATE AS A
GEN. REAL PROPERTY APPRAISER
MILLER, CLINTON D
CERTIFICATE NO. CG02604

EXPIRES 6/30/2013