



CITY OF INDIANOLA COUNCIL MEETING

December 7, 2015

6:00 p.m.

Agenda

1. Call to order
2. Pledge of allegiance
3. Roll call
4. Public Comment
5. Consent
 - A. Approve agenda
 - B. November 16, 2015 Minutes
 - C. November 3, 2015 election certificate by Traci Vander Linden, Warren County Auditor and Commissioner of Elections
 - D. Farm lease agreement for property located at 110 Avenue and Grimes Street
 - E. Resolution certifying population
 - F. Downtown Incentive Program amendment for 215 N. Howard - Greg & Laura Avitt
 - G. Prior and final approval applications for urban revitalization designation
 - H. Claims on the computer printout for December 7, 2015
6. Council Representative Reports
 - A. Resolution approving salaries
 - B. Resolution setting salaries and benefits for appointed officers and employees of the City of Indianola for the period beginning December 27, 2015
7. Council Reports
 - A. Receive BRAVO Report from Dave Stone
8. Mayor's Report - Kelly Shaw

- A.** Administer the oath of office to Council members Shirley Clark, Joe Gezel and John Parker
 - B.** Community Update
- 9.** Public Consideration
 - A.** Old Business
 - 1.** Consider a motion to take from the table the public hearing and first consideration of a request from the City of Indianola to rezone the South 35' of Lot 10 and all of Lot 11, Block 4 of Haworth's Addition and locally known as 410 S. Jefferson (P&Z denied unanimously 10-13-15) - this item was tabled on November 16, 2015
 - a.** Public hearing and first consideration of a request from the City of Indianola to rezone the South 35' of Lot 10 and all of Lot 11, Block 4 of Haworth's Addition and locally known as 410 South Jefferson (P&Z denied unanimously 10-13-15)
 - 2.** Second consideration from Steve and Barbara Williams to rezone a portion of the SW ¼ of the SW ¼ of Section 20, Township 76 North, Range 23 and locally known as the 1500-1800 Block of East Iowa Avenue and the 600-900 Block of North 15th Street from A-1 (Agriculture) to R-3 (Mixed Residential) P&Z approved unanimously 10-13-15
 - 3.** Second consideration of an Ordinance for the division of revenues under Iowa Code Section 403.19 for Hillcrest/Downtown Unified Urban Renewal Plan
 - B.** New Business
 - 1.** Consider Resolution Approving Economic Development Grant and Interest Forgiveness Under Indianola Downtown Business Incentive Program for K&L Properties - 100-110 East Ashland and 200/212 North Howard
 - 2.** Resolution providing housing incentives for the Home Base Iowa Initiative
- 10.** Other Business
 - A.** Enter into closed session in accordance with Iowa Code Section 21.5(1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session
 - B.** Following adjournment of the closed session, Council may take action on any matter discussed during the closed session
- 11.** Adjourn

Information

Subject
November 16, 2015 Minutes

Information

Attachments

Minutes

REGULAR SESSION – NOVEMBER 16, 2015

The City Council met in regular session at 6:00 p.m. on November 16, 2015. Mayor Kelly Shaw called the meeting to order and on roll call the following members were present: Greg Marchant, Eric Mathieu, John Parker, Brad Ross and Greta Southall. Absent: Pam Pepper.

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

Approve agenda

November 2, 4 and 9, 2015 Minutes

Applications

- A renewal Class "C" Liquor License, Outdoor Area and Sunday Sales Privilege for Sports Page Grill - 1802 W. 2nd
- A renewal Class "C" Liquor License, Sunday Sales Privilege and Outdoor Area for Brickhouse Tavern - 107 N. Buxton
- A renewal Class "A" Liquor License, Sunday Sales Privilege and Outdoor Area for Benevolent & Protective Order of Elks - 110 W. Ashland

Iowa Department of Transportation to let a Hot Mix Asphalt (HMA) resurfacing on U.S. 65 south of 17th Avenue to 3rd Avenue on December 15, 2015

Wells Fargo Purchase Card Procedure Policy (the complete policy may be viewed at the City Clerk's Office)

Authorize past due balances of sewer in an amount of \$5,294.54, recycling in an amount of \$643.19 and storm water fee of \$127.22 to be sent to the State Off-Set Program for collection

Claims on the computer printout for November 16, 2015 and the October 2015 receipts

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

RESOLUTION APPROVING SALARIES

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

The October 2015 City Treasurer's Report was approved on a motion by Marchant and seconded by Parker. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Mike Metcalf presented the third quarter safety report.

Council member Pepper arrived at the meeting.

Continued on Page 80

REGULAR SESSION – NOVEMBER 16, 2015 (Continued)

Jeff Lucas presented the annual Memorial Aquatic Center Report.

A motion was made by Mathieu and seconded by Pepper to appoint Brad Ross to the WCEDC Board, he will be replacing Greg Marchant. Question was called for and on voice vote the vote was, AYES: Pepper, Mathieu, Southall, Parker and Marchant. NAYS: None. ABSTAINED: Ross. Whereupon the Mayor declared the motion carried.

A public hearing and first consideration was held for a request from Steve and Barbara Williams to rezone a portion of the SW ¼ of the SW ¼ of Section 20, Township 76 North, Range 23 and locally known as the 1500-1800 Block of East Iowa Avenue and the 600-900 Block of North 15th Street from A-1 (Agriculture) to R-3 (Mixed Residential). Miles Smith, 504 N. 15th, and Polly Glascock 1715 E. Iowa asked that conditions be placed on what type of homes could be built in this area. There were no written objections. It was moved by Marchant to approve the first consideration of this request. Ross seconded the motion. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

A public hearing and first consideration was held of a request from the City of Indianola to rezone the South 35' of Lot 10 and all of Lot 11, Block 4 of Haworth's Addition and locally known as 410 South Jefferson. A motion was made by Marchant and seconded by Ross to table this request until the December 7, 2015 council meeting. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

The Mayor announced that this was the time and place for a public hearing on a proposal to sell certain property located at 204 North "C" Street to Samantha L. Mannis, and that the notice of the hearing had been published as required by state law.

The City Clerk reported that no written objections had been filed. Whereupon, the Mayor called for any written or oral comments, and, there being none, the Mayor declared the public hearing closed.

Whereupon, Council Member Pepper introduced a proposed resolution entitled: "Resolution Approving Disposition of Property", and moved that the said resolution be adopted, seconded by Council Member Parker and after due consideration thereof by the Council, the Mayor put the question on the motion for adoption of the said resolution and, the roll being called, the following named Council Members voted: AYES: Mathieu, Southall, Parker, Marchant and Pepper. NAYS: Ross. Whereupon the Mayor declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2015-43
RESOLUTION APPROVING DISPOSITION OF PROPERTY
Located at 204 North "C" Street

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

This being the time and place fixed for a public hearing on the matter of the adoption of the proposed Hillcrest/Downtown Unified Urban Renewal Plan, the Mayor first asked for the report of the Acting City Manager, or his delegate, with respect to the consultation held with the affected taxing entities to discuss the proposed Plan. The Council was informed that the consultation was duly held as ordered by the Council, and that no written recommendations were received from affected taxing entities. The report of the Acting City Manager, or his delegate, with respect to the consultation was placed on file for consideration by the Council.

Continued on Page 81

REGULAR SESSION – NOVEMBER 16, 2015 (Continued)

The City also was informed that the proposed Plan had been approved by the Planning and Zoning Commission as being in conformity with the general plan for development of the City as a whole, as set forth in the minutes or report of the Commission. The report or minutes were placed on file for consideration by the Council.

The Mayor then asked the City Clerk whether any written objections had been filed with respect to the proposed Plan, and the City Clerk reported that no written objections thereto had been filed. The Mayor then called for any oral objections to the adoption of the Hillcrest/Downtown Unified Urban Renewal Plan and none were made. Betsy Freese, 603 E. Hillcrest and Sharon Hulen 501 E. Hillcrest asked what this Unified Urban Renewal plan entailed. The public hearing was then closed.

Council Member Ross then introduced the following Resolution entitled "RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN ECONOMIC DEVELOPMENT AREA, AND THAT THE REHABILITATION, CONSERVATION, REDEVELOPMENT, DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR URBAN RENEWAL PROJECTS; AND ADOPTING THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN" and moved that the same be adopted. Council Member Pepper seconded the motion to adopt. The roll was called and the vote was, AYES: Marchant, Pepper, Mathieu, Southall, Parker and Ross. NAYS: None. Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 2015-44

RESOLUTION DETERMINING AN AREA OF THE CITY TO BE AN
ECONOMIC DEVELOPMENT AREA, AND THAT THE
REHABILITATION, CONSERVATION, REDEVELOPMENT,
DEVELOPMENT, OR A COMBINATION THEREOF, OF SUCH
AREA IS NECESSARY IN THE INTEREST OF THE PUBLIC
HEALTH, SAFETY OR WELFARE OF THE RESIDENTS OF THE
CITY; DESIGNATING SUCH AREA AS APPROPRIATE FOR
URBAN RENEWAL PROJECTS; AND ADOPTING THE
HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN

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

A public hearing and first consideration of an ordinance for the division of revenues under Iowa Code Section 403.19 for Hillcrest/Downtown Unified Urban Renewal Plan was held. There were no objections either oral or written. A motion was made by Ross and seconded by Marchant to suspend the rules requiring an ordinance be considered at three separate meetings before its adoption. Ross and Marchant withdrew their motions. Parker moved and Ross seconded to approve the first consideration of this ordinance. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

The Mayor and Council discussed the Home Base Iowa incentives for first time home buyers. It was the consensus of the council to authorize staff to prepare a resolution designating \$1,500 for the first 10 veteran applicants with the home being their primary residence. This incentive will be reviewed annually.

Continued on Page 82

REGULAR SESSION – NOVEMBER 16, 2015 (Continued)

The Mayor and Council discussed the Warren County Business Pledge Form for Home Base Iowa. It was the consensus of the council to set a goal to hire 3 veterans by December 31, 2018 assuming business conditions allow normal hiring and employment practices. The City's jobs pledge will be aggregated with pledges by other businesses across the state in promotion of Home Base Iowa.

The Mayor and Council discussed the sale of D&D properties by giving incentives to realtors. The Council was in favor of some type of realtor fee.

The Wastewater Treatment Plant timeline was discussed. It was the consensus of the Council to meet with Jim Rasmussen at HR Green's office on December 14, 2015 to review the draft proposal.

Council member Mathieu introduced the following resolution entitled "RESOLUTION AUTHORIZING THE CERTIFICATION OF LIENS TO THE WARREN COUNTY TREASURER FOR PURPOSES OF ASSESSING THE COST OF THE NUISANCE ABATEMENT AGAINST PROPERTY". Council member Pepper seconded the motion to adopt. On roll call the vote was, AYES: Southall, Parker, Ross, Marchant, Pepper and Mathieu. NAYS: None. Whereupon the Mayor declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2015-45

RESOLUTION AUTHORIZING THE CERTIFICATION OF LIENS TO THE WARREN COUNTY
TREASURER FOR PURPOSES OF ASSESSING THE COST OF THE NUISANCE ABATEMENT
AGAINST PROPERTY

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

It was moved by Ross to enter into closed session in accordance with Iowa Code Section 21.5(1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session. Marchant seconded the motion. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

A motion was made by Mathieu and seconded by Marchant to return to regular session. The Mayor stated there was no action taken in closed session. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Meeting adjourned on a motion by Mathieu and seconded by Marchant.

Kelly B. Shaw, Mayor

Diana Bowlin, City Clerk

Information

Subject

November 3, 2015 election certificate by Traci Vander Linden, Warren County Auditor and Commissioner of Elections

Information

You have the election results provided by Commissioner of Elections Traci VanderLinden. Per Iowa Code council must accept them as provided. Congratulations Joe, John and Shirley.

Attachments

Election Results

Motion by Doug Shull, second by Dean Yordi,

BE IT RESOLVED THAT, the results of the Canvass for the November 3, 2015 City Election is hereby approved as follows:

* Indicates Winner

Total Registered Voters: 21,884

Total Votes Cast: 2,164

Voter Turnout: 9.89%

INDIANOLA 1 PRECINCT:

2,770	Registered Voters – Indianola 1	2,552	Registered Voters-Indianola 3
135	Votes Cast	225	Votes Cast
	4.87%		8.82 %
2,724	Registered Voters-Indianola 2	2,045	Registered Voters-Indianola 4
295	Votes Cast	122	Votes Cast
	10.83 %		5.96 %

	IN 1	IN 2	IN 3	IN 4	ABS	TOTAL
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Council Member 1st Ward (1-16 thru 12-19)

(Vote for 1)

*John P Parker Jr	98				14	112
Write-In Scattering	2				2	4

Council Member 3rd Ward (1-16 thru 12-19)

(Vote for 1)

*Joe Gezel			155		37	192
Write-In Scattering			3		0	3

Council Member at Large (1-16 thru 12-19)

(Vote 1)

Gregory Marchant	63	127	91	43	62	386
*Shirley J Clark	46	101	91	54	97	389
Write-In Scattering	1	0	0	0	0	1

ACCEPTED AND APPROVED this 9th day of November, 2015.

<u>X</u>	<u> </u>	<u>Doug Shull</u>
Aye	Nay	Doug Shull, Chair
<u>X</u>	<u> </u>	<u>Dean C. Yordi</u>
Aye	Nay	Dean C. Yordi, Vice-Chair
<u>X</u>	<u> </u>	<u>Crystal McIntyre</u>
Aye	Nay	Crystal McIntyre, Member

ATTEST:

Traci VanderLinden
Traci VanderLinden, Warren County

Information**Subject**

Farm lease agreement for property located at 110 Avenue and Grimes Street

Information

As you are aware, Rick Graves has been working on a "request for proposals" and contract to farm the Sewer Land on Grimes Avenue (see map). 247.20 acres plus 38.3 acres of hay have been farmed on contract since the city bought it in April 2002. The current contract expires March 2016 so on October 5, 2015 City Clerk Diana Bowlin sent six rfp's and on November 23, 2015 three were received. They are:

Zachary Moorman Carlisle, Iowa	\$40,200/year + real estate property taxes
Dennis & Georgeanna Moser Indianola, Iowa	\$40,100/year + real estate property taxes
Allen & Keith Henry Indianola, Iowa	\$37,400/year + real estate property taxes

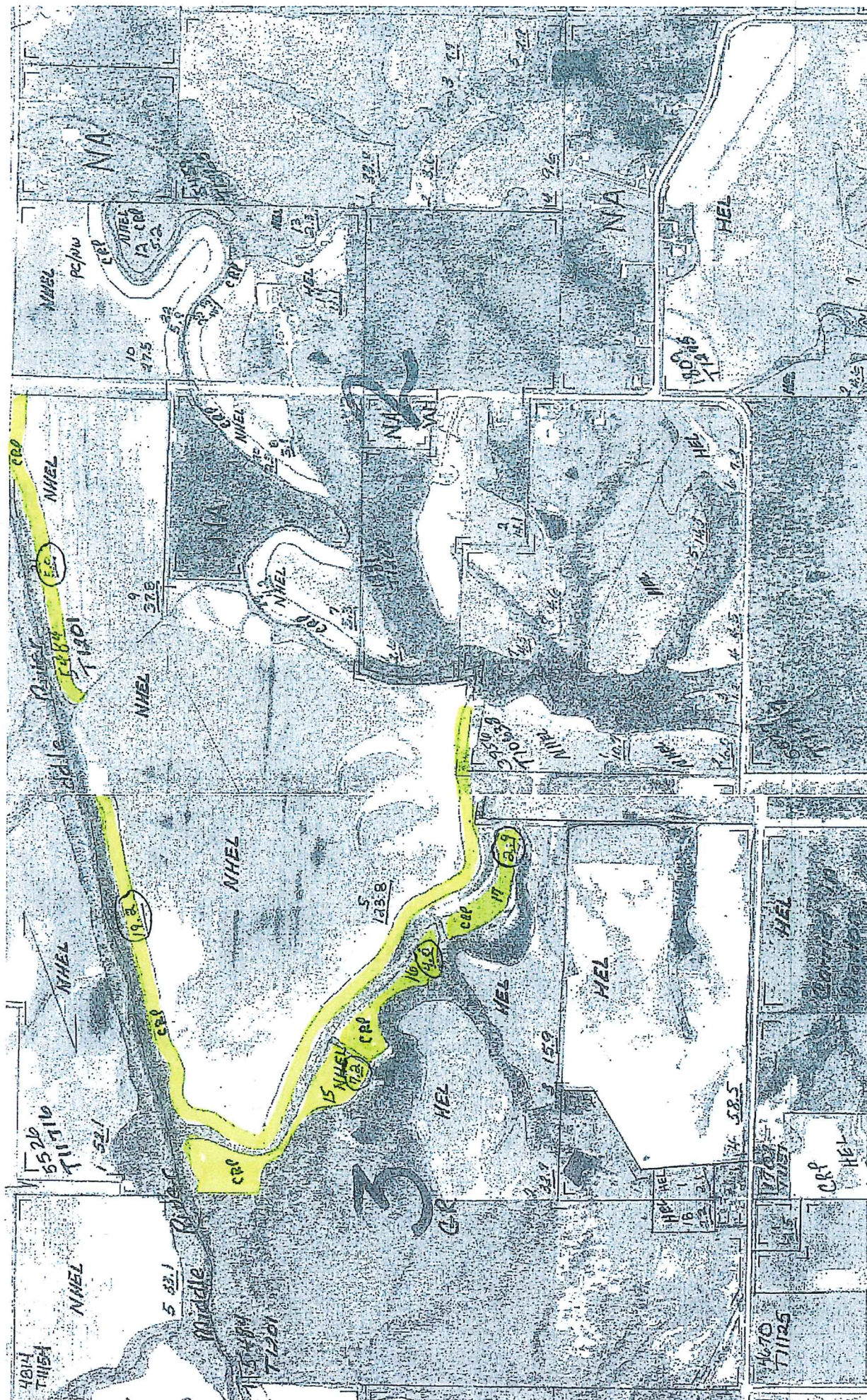
Based on the above, Rick recommends a two-year contract with Zachary Moorman in the amount of \$40,200/year plus taxes.

FYI - The funds are placed in the Sewer Budget and used to offset the \$87,000 annual debt to retire the land's purchase (will be paid off in 2017). The current contract is \$50,200 plus yearly taxes.

Attachments

Farm Lease Map

Memo





WATER POLLUTION CONTROL

MEMO

To: Mayor/City Council

From: Rick Graves, WPC Superintendent

Date: 12.02.2015

Re: Farm Lease, March 2016 to March 2018

Honorable Mayor / City Council,

We received 3 bids for leasing the City Farm for the next two years. The proposals are as follows:

Zachary Moorman Carlisle, Iowa	\$40,200/year + real estate property taxes
Dennis & Georgeanna Moser Indianola, Iowa	\$40,100/year + real estate property taxes
Allen & Keith Henry Indianola, Iowa	\$37,400/year + real estate property taxes

Of the 3 bids I recommend leasing the farm ground under the stipulations in the lease agreement to Zachary Moorman from Carlisle.

Respectfully,

Rick Graves



Information

Subject

Resolution certifying population

Information

As part of the annexation process, council must certify population in newly annexed areas even if there is no population change. Such is the case with our 2015 Voluntary Annexation from Bob Eivins, Steve and Barbara Williams, Trueblood family, Robin Eyberg, Polly Glascock and City of Indianola. Our population will remain at 14,782. You have the certification resolution.

Attachments

Resolution

RESOLUTION NO. _____

**RESOLUTION CERTIFYING THE POPULATION OF
THE 2015 VOLUNTARY ANNEXATION
AREA AND THE OFFICIAL CITY POPULATION**

WHEREAS, the City of Indianola approved a voluntary annexation for real estate on July 6, 2015, in Resolution No. 2015-21; and

WHEREAS, the City Development Board has approved the voluntary annexation and the approval has been filed and recorded as required by Iowa law; and

WHEREAS, pursuant to Section 312.3(4) Iowa Code (2015) the Mayor and City Council are required to certify to the State Treasurer the population of any areas annexed since the last federal census; and

WHEREAS, the official population of the last federal census of the City of Indianola was 14,782 in the year 2010, and no other annexations have occurred since that census; and

WHEREAS, no residential property that would increase the population was included in the annexation approved by Resolution No. 2015-21.

NOW, THEREFORE, BE IT RESOLVED, that a census of the annexed area is zero (0) persons and that the official population of the City of Indianola is 14,782.

PASSED AND APPROVED this 7th day of December 2015.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

Information

Subject

Downtown Incentive Program amendment for 215 N. Howard - Greg & Laura Avitt

Information

Community Development Director Chuck Burgin recommends approval (see packet) of the amended application submitted by Greg & Laura Avitt . Council approved the preliminary application on December 15, 2014 in an amount of \$21,500 (grant money in an amount of \$6,450 and interest free loan funds of \$15,050). The owners decided to have additional work completed consisting of replacing the façade and exposed ceiling metal on the canopy and installing lighting and gutters. If approved, the qualifying funds would be \$36,650 (\$14,660 in grant money and \$21,990 for the loan amount).

Attachments

Downtown Incentive App Amendment

TO: Chris Des Planques, Interim Manager

FROM: Chuck Burgin, Director of Community Development

RE: Downtown Incentive Applications

There are two separate projects for Council consideration.

1. Attached is the amendment application for Greg and Laura Avitt. They are requesting an increase in funding to the original preliminary approval for improvements to 215 North Howard. I have enclosed my original memo and pictures describing the proposed improvements. City Council approved the preliminary application for the total amount of \$21,500.00 on December 15, 2014.

The amended application increases the total project cost from \$21,500.00 to \$36,650.00. The additional work consists of replacing the façade and exposed ceiling metal on the canopy and installing lighting and gutters. This additional improvement will increase the contribution to the roof replacement. If approved, the new total improvement cost that qualifies for funding is \$14,660.00 grant money and \$21,990.00 0% loan money. The amendment request can be placed on the consent agenda. I recommend approval of the request.

2. Kip Fennelly of K & L Properties is requesting final approval of the improvement made to 100-110 East Ashland and 200/212 North Howard. In September of 2013, the Council approved a preliminary incentive application for improvement estimated at \$84,076.00. Both the maximum amount of grant money and 0% loan money at \$25,000.00 each. I have attached before and after photos with the final application. Listed below are the improvements made indicated in the original application.

1. Replace 31 windows.
2. Tuck pointing a portion of the north and east walls.
3. Replace footings on exterior stem wall.
4. Roof replacement on 106 East Ashland.

Allowable receipts submitted for final approval total \$63,375.00. Because the improvement exceeds the \$50,000.00 limit set in the policy, the grant money equaling \$25,000.00 and 0% loan equaling \$25,000.00 stills applies. I recommend approval of the application.

AMENDMENT TO APPLICATION

DATE 11 / 24 / 20 15

OWNER'S NAME Greg and Laura Avitt

OWNER'S ADDRESS 401 N. 17th St. ~ Indianola

PHONE NUMBER 961-3310 (office) ; 961-5235 (home)

CONTACT PERSON Greg Avitt

PHONE NUMBER 961-3310 or (515) 460-1254

SITE ADDRESS 215 N. Howard St.

BRIEF DESCRIPTION OF PROJECT INCLUDING DRAWINGS AND/OR PHOTOGRAPHS.

Replacing roof of canopy on existing structure with rubber roofing. Also, wrapping canopy facade and underneath with metal to improve appearance and incorporate lighting. Gutters are also being added to west side of building and canopy.

AMENDED PROJECT WILL RESULT IN AN INCREASE OR DECREASE (CIRCLE ONE) IN THE COST OF THE PROJECT TOTALING

\$ 36,650.00

COMMUNITY DEVELOPMENT DEPARTMENT USE:

DECREASED TOTAL AMOUNT TO REFLECT 50% OF ROOF
REPLACEMENT, OR QUALIFIED IMPROVEMENT.

COMMENTS:

TOTAL COST \$45,790.00 / QUALIFIED FUNDS \$36,650.00
CDS

APPROVED X YES _____ NO

DATE 12 / 1 / 20 15


COMMUNITY DEVELOPMENT DIRECTOR

Approval of this application does not bind the City; only the Council can give Final Approval for payment of Economic Development Grants or interest forgiveness [or Loans].

INDIANOLA DOWNTOWN BUSINESS INCENTIVE PROGRAM APPLICATION

215 N. HOWARD ST. : Avitt Automotive & Avitt Family Chiropractic

PROJECTED COSTS

COMPANY	DESCRIPTION	COST ESTIMATE
Iowa Metal Fabrication	Canopy: new rubber roof, metal siding on sides and underneath, support beams wrapped	\$ 15,490.00
Overhead Door Co. of DSM	Commercial garage doors (2) and door coiling	\$ 4,795.00
Coffman Glass	Store front (3 windows & front door) plus replacing existing windows on north and west sides in the shop	\$ 9,904.00
Lon Fry	Replacing brick to match front facade (111 sq. ft.)	\$ 2,000.00
Miller Electric	Light fixtures and outlet in refurbished canopy	\$ 2,126.00
Bernie Avitt	Exterior painting	\$ 2,000.00
Williamson Brothers	6 in. seamless gutters & two downspouts	\$ 2,000.00

Projected cost of project	\$ 38,315.00	+	-50% of canopy roof -\$1,665.00
1. Total projected cost of project	\$36,650.00		

INVESTMENTS

Avitt Automotive & Avitt Family Chiropractic

if total amount is \$36,650: 60% cost would be from building owners

\$ 21,990.00	36,650*.6
\$ 14,660.00	36,650*.4

City of Indianola

if total amount is \$36,650: 40% cost would be from grant

SUMMARY

Investment of Building Owners	\$21,990.00
Investment of City of Indianola (Grant)	\$14,660.00
Cost of project	\$36,650.00

TO: Eric Hanson, City Manager

FROM: Chuck Burgin, Director of Community Development

DATE: 12/11/2014

RE: Preliminary Downtown Incentive Application for 215 North Howard, Greg and Laura Avitt

Enclosed is the pre-approval application and photos identifying the proposed improvements. The original application has been amended by this department eliminating some items that are not covered by the program. Total estimated cost for the proposed improvements is \$21,500.00. Listed below are the proposed improvements:

- Replace three front windows and front entry door.
- Replace three overhead doors.
- Remove vinyl siding on front elevation and infill with matching brick.
- Paint rear of the main building and outbuilding.
- Replace roofing material on canopy.

Grant Money = \$ 6,450.00

0% Interest Loan = \$ 15,050.00

INDIANOLA DOWNTOWN INCENTIVE PROGRAM
PRE-APPLICATION

DATE 12 / 02 / 20 14

OWNER'S NAME Greg and Laura Avitt

OWNER'S ADDRESS 401 N. 17th St. ; Indianola (home)

PHONE NUMBER (515) 961-3310 (business)

CONTACT PERSON Greg Avitt

PHONE NUMBER (515) 460-1254 (cell) or (515) 961-3310

SITE ADDRESS 215 N. Howard St. ; Indianola

BRIEF DESCRIPTION OF PROJECT INCLUDING PRELIMINARY DRAWINGS OR PHOTOGRAPHS.

Replace facade windows, front-entry door, re-brick around South window (currently vinyl siding) to match original brick. Also, removal of metal roof over existing canopy out front, and re-roofing with adding electrical service for lighting needs needed. Adding a pole sign & new overhead shop doors are also included for facade improvements on the automotive end of the building.

PRELIMINARY COST ESTIMATE \$ 21,500

COMMUNITY DEVELOPMENT DEPARTMENT USE:

REDUCED ORIGINAL REQUEST FROM \$30,288.31 TO \$21,500.00
NO NEW SIGN COST & NEW DOORS FOR O.H. Door
REPLACEMENT - ESTIMATED COST @ \$21,500.

COMMENTS:

DATE 12 / 2 / 20 14

Please attach a specific line item estimate of materials and all labor costs.


COMMUNITY DEVELOPMENT DIRECTOR

Approval of this application does not bind the City; only the Council can give Final Approval for payment of Economic Development Grants or interest forgiveness [or Loans].



Paint

12/10/2014

215 North Howard St.

New Door

12/10/2014

215 North Howard St.



New Brick

Window
Replaced

Canopy
Lighting

Replace Windows
& Door

New Doors



12/10/2014

215 North Howard St.

Meeting Date: 12/07/2015

Information
Subject

Prior and final approval applications for urban revitalization designation

Information

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

Prior

Autumn Ridge Development - 400 S. 8th Court #53-54 - Duplex - \$277,095

Josh Tenges - 3208 West 4th Avenue - SFD - \$300,500

Final

Jerry's Homes - 106 Rolling Vista Place - SFD - \$120,000

Orton Homes - 1300 W. 14th Avenue - SFD - \$220,000

Jerry's Homes - 100 Rolling Vista Place - SFD - \$120,000

Classic Builders Inc. - 700 North "N" Street - SFD - \$200,000

Allen Thayer - 3212 W. 4th Avenue - SFD - \$212,000

Grand Breaker Homes - 1307 N 14th Avenue - SFD - \$193,000

Jerry's Homes - 1401 N. 6th #5-6-7-8 - 4-plex - \$426,350

Jeremy & Jennifer Pribil - 103 S. 19th Ct. - SFD - \$182,000

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

Below is a list of permits issued through November 30, 2015 and previous years.

	2015		2014		2013		2012		2011	
SFD	38	\$6,710,310 \$176,587	23	\$4,222,909 \$183,605	45	\$7,708,802 \$171,307	12	\$1,766,450 \$147,204	17	\$2,835,850 \$166,815
Duplexes	4	\$975,095	4	\$985,500	7	\$1,455,650	2	\$574,650	1	\$223,000
MFD	2	\$852,700	4	\$1,646,350	6	\$4,789,500	2	\$5,676,350	0	0
Add/Alt	41	\$364,155	34	\$387,827	40	\$262,850	40	\$239,173	45	\$496,570
Non-Residential	38	\$11,623,472	35	\$12,584,562	16	\$10,647,816	28	\$19,673,701	37	\$40,573,859
Total	123	\$20,525,732	100	\$19,827,148	114	\$24,864,618	84	\$27,930,324	100	\$44,129,279

Attachments
UR Apps

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

☒ 3 Year Abatement ☐ 5 Year Abatement Date 11/12/15
(please initial items below)

☒ Prior Approval for Intended Improvements ☐ Approval of Improvements Completed

Address of Property: 400 South 8th Court Units 53-54

Legal Description of Property: Lot 3 The Meadows Plat 1

Title Holder or Contract Buyer: Autumn Ridge Development

Address of Owner (if different than above): _____

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

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

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

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

DESCRIPTION: 1 story duplex - 2,812 sq ft - 2 car attached garage per unit - Unit #53 3 bed 3 full bath - Unit 54 2 bed 2 full bath

CLASS A / 5 YEAR TAX ABATEMENT REQUIREMENTS:

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

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

125 M.P.H. lifetime shingle? Yes ☐ No ☐

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

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

Programmable Energy Star thermostat installed? Yes ☐ No ☐

All ductwork is taped and sealed? Yes ☐ No ☐

All appliances are Energy Star rated? Yes ☐ No ☐

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

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

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

Rating? _____

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

Faucets 2.0 GPM? Yes ☐ No ☐

Showers 2.0 GPM? Yes ☐ No ☐

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

Ductwork in unconditioned spaces all insulated? Yes ☐ No ☐

Four trees and six shrubs planted? Yes ☐ No ☐

Estimated or Actual Date of Completion: 5/2016

Estimated or Actual Value of Improvements: \$277,095

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

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

Tenant _____ Date of Occupancy _____ Relocation Benefits _____

Signed By: _____

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

_____ 3 Year Abatement X 5 Year Abatement _____ Date 11/12/2015
(please initial items below)

X Prior Approval for Intended Improvements _____ Approval of Improvements Completed

Address of Property: 3208 West 4th Avenue

Legal Description of Property: Lot 11 Wesley Corner Plat 1

Title Holder or Contract Buyer: Josh Yengs

Address of Owner (if different than above): _____

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

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

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

_____ Rental X Owner Occupied

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

DESCRIPTION: 2 story sfd - 4,503 sq. ft. - 7 bedrooms -
5 full baths - 1 partial bath - 3 car garage

CLASS A / 5 YEAR TAX ABATEMENT REQUIREMENTS:

- Geothermal -

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

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

125 M.P.H. lifetime shingle? Yes _____ No _____

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

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

Programmable Energy Star thermostat installed? Yes _____ No _____

All ductwork is taped and sealed? Yes _____ No _____

All appliances are Energy Star rated? Yes _____ No _____

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

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

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

Rating? _____

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

Faucets 2.0 GPM? Yes _____ No _____

Showers 2.0 GPM? Yes _____ No _____

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

Ductwork in unconditioned spaces all insulated? Yes _____ No _____

Four trees and six shrubs planted? Yes _____ No _____

Estimated or Actual Date of Completion: 5/2016

Estimated or Actual Value of Improvements: \$300,500

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

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

Tenant _____ Date of Occupancy _____ Relocation Benefits _____

X Signed By: Josh Yengs

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

X 3 Year Abatement 5 Year Abatement Date 11/17/15
(please initial items below)

 Prior Approval for Intended Improvements X Approval of Improvements Completed

Address of Property: 106 Rolling Vista Place

Legal Description of Property: Lot 9 Scenic Route

Title Holder or Contract Buyer: Jeep Homes

Address of Owner (if different than above):

Phone Number (to be reached during the day):

Existing Property Use: Residential Commercial Industrial X Vacant

Proposed Property Use: X Residential Commercial Industrial Vacant

 Rental X Owner Occupied

Nature of Improvements: Addition X New Construction General Improvements

DESCRIPTION: 2 story sfd - 1,684 sq. ft. - 4 bedrooms -

2 full baths - 2 car garage

CLASS A / 5 YEAR TAX ABATEMENT REQUIREMENTS:

Sidewall Insulation rated R-15 or higher? Yes No

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

125 M.P.H. lifetime shingle? Yes No

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

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

Programmable Energy Star thermostat installed? Yes No

All ductwork is taped and sealed? Yes No

All appliances are Energy Star rated? Yes No

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

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

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

Rating?

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

Faucets 2.0 GPM? Yes No

Showers 2.0 GPM? Yes No

Water closets 1.3 GPM or dual flush? Yes No

Ductwork in unconditioned spaces all insulated? Yes No

Four trees and six shrubs planted? Yes No

Estimated or Actual Date of Completion: 11/17/15

Estimated or Actual Value of Improvements: \$120,000

If rental property, complete the following: Number of Units

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

Tenant Date of Occupancy Relocation Benefits

Signed By: [Signature]

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

☒ 3 Year Abatement ☐ 5 Year Abatement Date 11/12/15
(please initial items below)

☐ Prior Approval for Intended Improvements ☒ Approval of Improvements Completed

Address of Property: 1300 W. 14th Ave

Legal Description of Property: 33 Deer Creek Plat 1

Title Holder or Contract Buyer: Orton Homes

Address of Owner (if different than above): 2208 Woodlands Parkway

Phone Number (to be reached during the day): 777-4615

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

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

☐ Rental ☒ Owner Occupied

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

DESCRIPTION: Single Family New Construction 2 story -

2122 sq. ft. - 3 bedrooms - 2 full baths - 1 partial bath - 3 car garage

CLASS A / 5 YEAR TAX ABATEMENT REQUIREMENTS:

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

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

125 M.P.H. lifetime shingle? Yes ☐ No ☐

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

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

Programmable Energy Star thermostat installed? Yes ☐ No ☐

All ductwork is taped and sealed? Yes ☐ No ☐

All appliances are Energy Star rated? Yes ☐ No ☐

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

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

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

Rating?

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

Faucets 2.0 GPM? Yes ☐ No ☐

Showers 2.0 GPM? Yes ☐ No ☐

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

Ductwork in unconditioned spaces all insulated? Yes ☐ No ☐

Four trees and six shrubs planted? Yes ☐ No ☐

Estimated or Actual Date of Completion: 11/12/2015

Estimated or Actual Value of Improvements: \$220,000

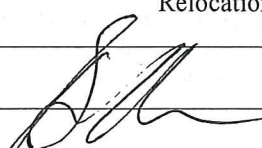
If rental property, complete the following: Number of Units

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

Tenant

Date of Occupancy

Relocation Benefits

Signed By: 

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

X 3 Year Abatement _____ 5 Year Abatement _____ Date 11/12/15
(please initial items below)

_____ Prior Approval for Intended Improvements X Approval of Improvements Completed

Address of Property: 100 Rolling Vista Place

Legal Description of Property: Lot 6 Sconic Pointe

Title Holder or Contract Buyer: Luigi's Homes

Address of Owner (if different than above): _____

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

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

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

_____ Rental X Owner Occupied

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

DESCRIPTION: 2 story sfd - 1,684 sq. ft. - 4 bedrooms

2 full baths - 2 car garage

CLASS A / 5 YEAR TAX ABATEMENT REQUIREMENTS:

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

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

125 M.P.H. lifetime shingle? Yes _____ No _____

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

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

Programmable Energy Star thermostat installed? Yes _____ No _____

All ductwork is taped and sealed? Yes _____ No _____

All appliances are Energy Star rated? Yes _____ No _____

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

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

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

Rating? _____

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

Faucets 2.0 GPM? Yes _____ No _____

Showers 2.0 GPM? Yes _____ No _____

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

Ductwork in unconditioned spaces all insulated? Yes _____ No _____

Four trees and six shrubs planted? Yes _____ No _____

Estimated or Actual Date of Completion: 11/11/15

Estimated or Actual Value of Improvements: \$ 120,000

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

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

Tenant _____ Date of Occupancy _____ Relocation Benefits _____

Signed By: [Signature]

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

☒ 3 Year Abatement _____ 5 Year Abatement _____ Date 11/10/15
(please initial items below)

_____ Prior Approval for Intended Improvements ☒ Approval of Improvements Completed

Address of Property: 700 N. N. ST

Legal Description of Property: Lot 22 Cavitt Creek Plat 1

Title Holder or Contract Buyer: CLASSIC BUILDERS, INC

Address of Owner (if different than above): 1910 SW PLAZA SHOP LN

Phone Number (to be reached during the day): 515-965-7876

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

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

_____ Rental ☒ Owner Occupied

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

DESCRIPTION: NEW Home single family - 1 story
4,147 sq. ft. - 3 bedroom - 2 full bath - 1 partial - 3 car gar.

CLASS A / 5 YEAR TAX ABATEMENT REQUIREMENTS:

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

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

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

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

Rating? _____

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

Faucets 2.0 GPM? Yes _____ No _____

Showers 2.0 GPM? Yes _____ No _____

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

Ductwork in unconditioned spaces all insulated? Yes _____ No _____

Four trees and six shrubs planted? Yes _____ No _____

Estimated or Actual Date of Completion: 11/10/15

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

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

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

Tenant	Date of Occupancy	Relocation Benefits
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Classic Builders, Inc. by



, President

Signed By: _____

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

_____ 3 Year Abatement X 5 Year Abatement Date 11/16/15
(please initial items below)

_____ Prior Approval for Intended Improvements X Approval of Improvements Completed

Address of Property: 3212 West 4th Avenue

Legal Description of Property: Lot 1 Wesley Corners

Title Holder or Contract Buyer: Allen Mayer

Address of Owner (if different than above): _____

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

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

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

_____ Rental X Owner Occupied

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

DESCRIPTION: 1 story, sfd - 2,226 sq. ft. - 2 bedrooms -
2 full baths - 3 car garage

CLASS A / 5 YEAR TAX ABATEMENT REQUIREMENTS:

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

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

125 M.P.H. lifetime shingle? Yes _____ No _____

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

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

Programmable Energy Star thermostat installed? Yes _____ No _____

All ductwork is taped and sealed? Yes _____ No _____

All appliances are Energy Star rated? Yes _____ No _____

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

Furnace with a minimum 90% efficiency rating Yes X No _____ Brand? Geo-System

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

Rating? _____

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

Faucets 2.0 GPM? Yes _____ No _____

Showers 2.0 GPM? Yes _____ No _____

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

Ductwork in unconditioned spaces all insulated? Yes _____ No _____

Four trees and six shrubs planted? Yes _____ No _____

Estimated or Actual Date of Completion: 11/5/15

Estimated or Actual Value of Improvements: \$212,000

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

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

Tenant _____ Date of Occupancy _____ Relocation Benefits _____

X Signed By: [Signature]

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

☒ 3 Year Abatement ☐ 5 Year Abatement Date: 11/20/15
(please initial items below)

☐ Prior Approval for Intended Improvements ☒ Approval of Improvements Completed

Address of Property: 1307 W 14th Ave - Indianapolis

Legal Description of Property: Deer Creek Plat 1 Lot 4

Title Holder or Contract Buyer: Grand Breaker Homes

Address of Owner (if different than above): 12119 Stratford Dr, Ste B CLNE, IN 46032

Phone Number (to be reached during the day): 315-309-0703

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

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

☐ Rental ☒ Owner Occupied

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

DESCRIPTION: 2 story sfd - 1,751 sq ft. - 4 bedrooms.

2 full baths - 1 partial bath 3 car garage

CLASS A / 5 YEAR TAX ABATEMENT REQUIREMENTS:

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

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

125 M.P.H. lifetime shingle? Yes ☐ No ☐

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

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

Programmable Energy Star thermostat installed? Yes ☐ No ☐

All ductwork is taped and sealed? Yes ☐ No ☐

All appliances are Energy Star rated? Yes ☐ No ☐

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

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

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

Rating?

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

Faucets 2.0 GPM? Yes ☐ No ☐

Showers 2.0 GPM? Yes ☐ No ☐

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

Ductwork in unconditioned spaces all insulated? Yes ☐ No ☐

Four trees and six shrubs planted? Yes ☐ No ☐

Estimated or Actual Date of Completion: 11/19/15

Estimated or Actual Value of Improvements: \$193,000

If rental property, complete the following: Number of Units

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

Tenant Date of Occupancy Relocation Benefits

Signed By: Bole Popenboom

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

X 3 Year Abatement 5 Year Abatement Date 11/20/2015
(please initial items below)

 Prior Approval for Intended Improvements X Approval of Improvements Completed

Address of Property: 1401 N. 16th St. # 5-6-7-8

Legal Description of Property: lots 5-6-7-8 Summit Terrace Plat 3

Title Holder or Contract Buyer: Jenij's Homes

Address of Owner (if different than above):

Phone Number (to be reached during the day):

Existing Property Use: Residential Commercial Industrial X Vacant

Proposed Property Use: X Residential Commercial Industrial Vacant

 Rental X Owner Occupied

Nature of Improvements: Addition X New Construction General Improvements

DESCRIPTION: 2 story 4 Plex - 5,350 sq. ft. - 2/3 bedrooms
2 car garage per unit

CLASS A / 5 YEAR TAX ABATEMENT REQUIREMENTS:

Sidewall Insulation rated R-15 or higher? Yes No

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

125 M.P.H. lifetime shingle? Yes No

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

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

Programmable Energy Star thermostat installed? Yes No

All ductwork is taped and sealed? Yes No

All appliances are Energy Star rated? Yes No

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

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

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

Rating?

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

Faucets 2.0 GPM? Yes No

Showers 2.0 GPM? Yes No

Water closets 1.3 GPM or dual flush? Yes No

Ductwork in unconditioned spaces all insulated? Yes No

Four trees and six shrubs planted? Yes No

Estimated or Actual Date of Completion: 11/19/15

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

If rental property, complete the following: Number of Units

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

Tenant Date of Occupancy Relocation Benefits

Signed By:

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

_____ 3 Year Abatement ☒ 5 Year Abatement Date 11/23/15
(please initial items below)

_____ Prior Approval for Intended Improvements ☒ Approval of Improvements Completed

Address of Property: 1038. 19th Ct.

Legal Description of Property: Lot 34 Meadow Brooke

Title Holder or Contract Buyer: Jeremy & Jennifer Ailid

Address of Owner (if different than above): _____

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

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

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

_____ Rental ☒ Owner Occupied

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

DESCRIPTION: 1 story sfd - 1,750 sq. ft. - 4 bedrooms -
3 full baths - 3 car garage

CLASS A / 5 YEAR TAX ABATEMENT REQUIREMENTS:

Sidewall Insulation rated R-15 or higher?	Yes ☒	No _____
Attic space insulation rated R-44 or higher?	Yes ☒	No _____
125 M.P.H. lifetime shingle?	Yes ☒	No _____
Windows have minimum U factor of .31 or less or a low E rating?	Yes ☒	No _____
H.V.A.C. has a minimum 90% efficiency rating?	Yes ☒	No _____
Programmable Energy Star thermostat installed?	Yes ☒	No _____
All ductwork is taped and sealed?	Yes ☒	No _____
All appliances are Energy Star rated?	Yes ☒	No _____
A/C Unit with Minimum SEER rating of 14 Yes _____ No _____ Brand? _____		
Furnace with a minimum 90% efficiency rating Yes _____ No _____ Brand? _____		
Gas Water Heater 0.62 EF to 0.79 EF or 0.80 EF and above? Yes _____ No _____ Brand? _____		
Rating? _____		
Plumbing fixtures in both kitchen and baths are all Energy Star rated?	Yes _____	No _____
Faucets 2.0 GPM? Yes _____ No _____		
Showers 2.0 GPM? Yes _____ No _____		
Water closets 1.3 GPM or dual flush? Yes _____ No _____		
Ductwork in unconditioned spaces all insulated? Yes _____ No _____		
Four trees and six shrubs planted? Yes _____ No _____		

Estimated or Actual Date of Completion: 11/19/15

Estimated or Actual Value of Improvements: \$182,000

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

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

Tenant	Date of Occupancy	Relocation Benefits
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Signed By: Stacy Carl Inc.

Information

Subject

Claims on the computer printout for December 7, 2015

Information

Attachments

Claims

Vendor Report

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
GENERAL FUND				
911 ETC INC	001-6200-63730	911 MONTHLY ACCESS CHARG	11/30/2015	10.82
911 ETC INC	001-1700-63730	911 MONTHLY ACCESS CHARG	11/30/2015	2.50
AHLERS & COONEY P.C.	001-6500-64110	LEGAL FEES - PREV. ASSESS.	11/23/2015	199.50
BOB'S CUSTOM TROPHIES	001-6500-65070	NAME PLATES	11/20/2015	17.00
CDW GOVERNMENT INC	001-6200-67240	APPLE IPAD	11/04/2015	444.82
CDW GOVERNMENT INC	001-6210-67250	APPLE IPAD	11/04/2015	444.82
CDW GOVERNMENT INC	001-6150-67240	APPLE IPAD	11/04/2015	444.82
CDW GOVERNMENT INC	001-6100-67240	APPLE IPAD (3)	11/04/2015	1,334.46
CENTRAL IOWA PEST CONTRO	001-6500-65990	EXTERMINATOR	11/12/2015	150.00
CITY OF INDIANOLA - UTILITY	001-2300-63710	UTILITIES	11/30/2015	14,939.51
CITY OF INDIANOLA - UTILITY	001-6500-63710	UTILITIES	11/30/2015	3,162.65
DES MOINES WATER WORKS	001-6200-65080	OCTOBER BILLING & INSERTS	11/10/2015	3,123.50
FLORIDA DEPT OF FINANCIAL	001-6500-65990	LATE PENALTY - PROPERTY ID	10/24/2015	10.00
HUNERDOSSE, ROX ANNE	001-6250-62700	MILEAGE	11/15/2015	83.95
HY-VEE FOOD STORE	001-6250-61440	FLU SHOTS	11/02/2015	25.00
HY-VEE FOOD STORE	001-1700-61440	FLU SHOTS	11/02/2015	100.00
HY-VEE FOOD STORE	001-6200-61440	FLU SHOTS	11/02/2015	200.00
IMWCA	001-6150-61599	WORKERS COMP INSTALL	12/01/2015	236.00
IMWCA	001-2900-61599	WORKERS COMP INSTALL	12/01/2015	22.00
IMWCA	001-6200-61599	WORKERS COMP INSTALL	12/01/2015	46.00
IMWCA	001-6100-61599	WORKERS COMP INSTALL	12/01/2015	4.00
IMWCA	001-6250-61599	WORKERS COMP INSTALL	12/01/2015	11.00
IMWCA	001-6210-61599	WORKERS COMP INSTALL	12/01/2015	25.00
IMWCA	001-1700-61599	WORKERS COMP INSTALL	12/01/2015	254.00
INDOFF INCORPORATED	001-6500-65070	SUPPLIES	11/13/2015	72.53
INDOFF INCORPORATED	001-6500-65070	SUPPLIES	11/18/2015	84.52
INFOMAX OFFICE SYSTEMS IN	001-6210-63400	COPIER CONTRACT	11/16/2015	.02
INFOMAX OFFICE SYSTEMS IN	001-1700-63410	COPIER CONTRACT	11/16/2015	.84
INFOMAX OFFICE SYSTEMS IN	001-6200-63400	COPIER CONTRACT	11/16/2015	770.91
IOWA CODIFICATION INC	001-6500-64990	CODE BOOKS	11/13/2015	222.00
KOSMAN CLEANING CREW LLC	001-6500-64090	2ND HALF OF NOV	11/30/2015	2,166.67
MID AMERICAN ENERGY CO.	001-6500-63710	74080-22010 FUEL HEAT	11/20/2015	489.64
MID AMERICAN ENERGY CO.	001-6500-63710	05931-25003 N HWY 65/69 ENT	11/11/2015	18.71
MID AMERICAN ENERGY CO.	001-2300-63710	26321-30003 ST LIGHTING	11/10/2015	151.44
O'KEEFE ELEVATOR CO.	001-6500-63100	MAINTENANCE	12/01/2015	282.98
RECORD-HERALD AD CONTRA	001-2900-64020	FALL CLEAN UP AD	11/01/2015	340.00
SCHNEIDER CORPORATION	001-1700-64190	GIS MAINTENANCE	06/04/2015	800.00
SHULL, DOUG	001-6500-64990	TREASURER CONTRACT	11/20/2015	83.33
T.R.M. DISPOSAL LLC	001-6500-64090	ACCT #1506	11/24/2015	79.00
TELRITE CORPORATION	001-6150-63730	LONG DISTANCE SERVICE	11/22/2015	1.63
TELRITE CORPORATION	001-6210-63730	LONG DISTANCE SERVICE	11/22/2015	10.74
TELRITE CORPORATION	001-1700-63730	LONG DISTANCE SERVICE	11/22/2015	10.97
TELRITE CORPORATION	001-6200-63730	LONG DISTANCE SERVICE	11/22/2015	13.50
U.S. BANK	001-6210-64141	ADOBE SOFTWARE SUBSCRIP	11/06/2015	49.99
U.S. BANK	001-6210-64141	ADOBE SOFTWARE SUBSCRIP	11/06/2015	49.99
U.S. BANK	001-6210-64990	MONTHLY DMX CHARGE PHON	11/06/2015	24.95
UNUM LIFE INSURANCE CO OF	001-6200-61550	LIFE, AD&D AND LTD INSURAN	12/03/2015	223.14
UNUM LIFE INSURANCE CO OF	001-1700-61550	LIFE, AD&D AND LTD INSURAN	12/03/2015	87.45
UNUM LIFE INSURANCE CO OF	001-6210-61550	LIFE, AD&D AND LTD INSURAN	12/03/2015	24.33
UNUM LIFE INSURANCE CO OF	001-6250-61550	LIFE, AD&D AND LTD INSURAN	12/03/2015	115.00
WARREN CO ECONOMIC DEV	001-5200-64131	GROWWARRENNOW INVESTMEN	11/30/2015	5,000.00
WARREN COUNTY AUDITOR	001-6500-64134	ELECTION 11-03-15	11/12/2015	5,917.91
WELLS FARGO CCER	001-6100-62300	CHARTWELLS 21239256 201	10/30/2015	375.00
WELLS FARGO CCER	001-6210-67240	DMI DELL K-12/GOVT Comput	10/02/2015	745.64
WELLS FARGO CCER	001-6500-64990	HY VEE 1271 Wellness Walk	10/07/2015	219.77
WELLS FARGO CCER	001-6210-67250	DMI DELL K-12/GOVT Docking	10/26/2015	8.13
WELLS FARGO CCER	001-6200-65070	WAL-MART #1491 Cleaning an	10/30/2015	28.76

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
WELLS FARGO CCER	001-6210-65050	ADVANCE AUTO PARTS #7476	10/12/2015	86.63
WELLS FARGO CCER	001-6200-65070	WM SUPERCENTER #1491 CI	10/19/2015	26.02
WELLS FARGO CCER	001-6200-65070	HY VEE 1271 Breakfast for Fall	10/12/2015	28.32
WELLS FARGO CCER	001-6210-67250	THEISENS #21 Hole Saw	10/06/2015	4.55
WELLS FARGO CCER	001-6210-67250	PTOUCHDIRECT printer tape	10/27/2015	44.36
WELLS FARGO CCER	001-6200-65070	TCC CARDS DIRECT City Chris	10/29/2015	132.21
WELLS FARGO CCER	001-6210-67250	WM SUPERCENTER #1491 Ext	10/01/2015	63.54
WELLS FARGO CCER	001-6200-62100	IOWA SOCIETY OF CPAS Iowa	10/19/2015	220.00
Total GENERAL FUND:				44,366.47

POLICE FUND

911 ETC INC	011-1100-63730	911 MONTHLY ACCESS CHARG	11/30/2015	15.00
ALLSUP, PAT	011-1100-62300	TRAINING - MEALS	11/10/2015	64.47
AUBERT'S TOWING	011-1100-64860	TOWING - ABANDONED	10/19/2015	170.00
CRAIG'S AUTOMOTIVE	011-1100-63320	REPAIR VEHICLE	11/11/2015	670.00
CRAIG'S AUTOMOTIVE	011-1100-63320	VEHICLE REPAIR	11/04/2015	40.00
HY-VEE FOOD STORE	011-1100-61440	FLU SHOTS	11/02/2015	275.00
IMWCA	011-1100-61599	WORKERS COMP INSTALL	12/01/2015	2,772.00
INFOMAX OFFICE SYSTEMS IN	011-1100-64990	COPIER - CONTRACT	11/03/2015	89.00
INTOXIMETERS INC.	011-1100-65070	SUPPLIES	11/10/2015	115.00
IOWA POLICE CHIEFS ASSOCI	011-1100-62100	MEMBERSHIP/DUES	12/01/2015	75.00
JESS' LOCK AND KEY	011-1100-63100	KEYS	11/04/2015	85.00
KIYA KODA HUMANE SOCIETY	011-1100-64137	HUMANE SOCIETY CONTRACT	11/20/2015	2,412.74
MAHASKA COMMUNICATION G	011-1100-63730	TELEPHONE	11/01/2015	28.59
MID AMERICAN ENERGY CO.	011-1100-67260	HEAT - BUILDING	11/16/2015	15.63
NOBLE FORD-MERCURY	011-1100-63320	VEHICLE REPAIR	12/01/2015	206.10
POINDEXTER FLOORING INC	011-1100-63100	FIX BUILDING	11/12/2015	138.00
SHER, BRIAN	011-1100-63730	CELL PHONE 10/23/15 - 11/22/1	11/22/2015	50.00
T.R.M. DISPOSAL LLC	011-1100-67260	ACCT #159 GARBAGE - BUILDI	11/24/2015	15.00
TELRITE CORPORATION	011-1100-63730	LONG DISTANCE SERVICE	11/22/2015	12.65
TMDE CALIBRATION LABS INC	011-1100-63410	REPAIR EQUIPMENT	11/13/2015	306.49
TRANSUNION RISK AND ALTER	011-1100-64990	MISC CONTRACT	11/01/2015	70.00
U.S. BANK	011-1100-67240	WIRELESS ACCESS POINT	11/06/2015	279.13
U.S. BANK	011-1100-65070	DISPUTED CHARGE - CREDIT P	11/06/2015	199.00
U.S. BANK	011-1100-65080	POSTAGE	11/06/2015	8.26
UNUM LIFE INSURANCE CO OF	011-1100-61550	LIFE, AD&D AND LTD INSURAN	12/03/2015	548.93
VERIZON WIRELESS	011-1100-63730	DATA	11/15/2015	282.52
WELLS FARGO CCER	011-1100-67240	WM SUPERCENTER #1491 Mo	10/06/2015	198.00
WELLS FARGO CCER	011-1100-67245	DATA 911 Car 151- replacemen	10/23/2015	303.00
WELLS FARGO CCER	011-1100-63410	USPS.COM CLICK66100611 R	10/29/2015	29.41
WELLS FARGO CCER	011-1100-65060	WAL-MART #1491 Mount	10/07/2015	29.96
WELLS FARGO CCER	011-1100-67245	PAYPAL CELLEBRITEU Detec	10/16/2015	164.97
WELLS FARGO CCER	011-1111-63410	INTERSTATE ALL BATTERY B	10/07/2015	643.65
WELLS FARGO CCER	011-1100-65060	WAL-MART #1491 Credit - retur	10/16/2015	29.96-
WELLS FARGO CCER	011-1100-65060	AMAZON MKTPLACE PMTS Of	10/26/2015	28.54
WELLS FARGO CCER	011-1100-65070	AMAZON MKTPLACE PMTS B	10/12/2015	31.88
WELLS FARGO CCER	011-1100-65060	AMAZON MKTPLACE PMTS Of	10/22/2015	100.07
Total POLICE FUND:				10,443.03

FIRE FUND

911 ETC INC	015-1500-63730	911 MONTHLY ACCESS CHARG	11/30/2015	9.17
ANKENY AUTO ELECTRIC	015-1500-65051	REBUILD ALTERNATOR	10/28/2015	185.00
CARPENTER UNIFORM CO	015-1500-61810	DEPT UNIFORMS	11/13/2015	188.07
CITY OF INDIANOLA - UTILITY	015-1500-63710	UTILITIES	11/30/2015	34.67
CITY OF INDIANOLA - UTILITY	015-1500-63710	UTILITIES	11/30/2015	200.00
CITY OF INDIANOLA - UTILITY	015-1500-63710	UTILITIES - PD/FIRE BLDG	11/30/2015	180.56

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
DOWNEY TIRE SERVICE	015-1500-65050	REPLACE TIRES #332	11/24/2015	1,079.59
HILLYARD/DES MOINES	015-1500-65070	STATIN SUPPLIES	11/18/2015	104.10
HY-VEE FOOD STORE	015-1500-65070	STATION - FUNERAL	10/26/2015	50.00
HY-VEE FOOD STORE	015-1500-65990	PLANT	10/26/2015	50.00
HY-VEE FOOD STORE	015-1500-65990	FUNERAL ARRANGEMENT	07/06/2015	48.00
ILLINOIS FIRE STORE	015-1500-63410	APPARATUS PARTS	11/09/2015	75.27
ILLINOIS FIRE STORE	015-1500-65051	VEHICLE EQUIPMENT	11/09/2015	177.97
IMWCA	015-1500-61599	WORKERS COMP INSTALL	12/01/2015	4,272.00
INFOMAX OFFICE SYSTEMS IN	015-1500-64990	COPIER CONTRACT	11/16/2015	46.02
IOWA PROF. FIRE CHIEFS	015-1500-62100	DUES IAPRC	11/20/2015	50.00
IOWA STATE UNIVERSITY	015-1500-62300	F.F.1 TO HAZ-MAT OPS	11/03/2015	100.00
MID AMERICAN ENERGY CO.	015-1500-63710	UTILITIES	11/16/2015	19.56
MID AMERICAN ENERGY CO.	015-1500-63710	UTILITIES	11/16/2015	10.00
RECORD-HERALD AD CONTRA	015-1500-65069	MEDIA - REQUEST	11/01/2015	282.60
SECRETARY OF STATE	015-1500-62100	NOTARY FEE	11/25/2015	30.00
TELRITE CORPORATION	015-1500-63730	LONG DISTANCE SERVICE	11/22/2015	13.65
U.S. CELLULAR	015-1500-63730	CELL PHONE	11/12/2015	47.13
UNUM LIFE INSURANCE CO OF	015-1500-61550	LIFE, AD&D AND LTD INSURAN	12/03/2015	58.28
WELLS FARGO CCER	015-1500-62300	ISU FIRE SERVICE Fee for low	10/22/2015	20.00
WELLS FARGO CCER	015-1500-65051	NOBLE FORD MERCURY INC	10/28/2015	331.73
WELLS FARGO CCER	015-1500-67240	DMI DELL ARB BUS Computer	10/19/2015	265.00
WELLS FARGO CCER	015-1500-65050	CHUMBLEY & JONES OIL Etha	10/12/2015	25.91
WELLS FARGO CCER	015-1500-63100	MCCOY TRUE VALUE Floresce	10/22/2015	7.19
WELLS FARGO CCER	015-1500-62100	IEMSA Department membership	10/29/2015	220.00
WHEELER'S OUTDOOR POWER	015-1500-65051	STARTER ASSEMBLY	11/11/2015	59.99
WREEVES AND ASSOCIATES I	015-1500-63410	REPAIR WIRING	11/23/2015	100.00

Total FIRE FUND:

8,341.46

AMBULANCE FUND

AIRGAS USA LLC	016-1600-63410	OXYGEN - EMS	11/02/2015	62.57
AIRGAS USA LLC	016-1600-63410	OXYGEN - EMS	10/31/2015	63.26
IMWCA	016-1600-61599	WORKERS COMP INSTALL	12/01/2015	1,781.00
INFOMAX OFFICE SYSTEMS IN	016-1600-63400	COPIER CONTRACT	11/16/2015	37.50
IOWA MEDICAID ENTERPRISE	016-1600-66990	REFUND	11/18/2015	199.71
IOWA MEDICAID ENTERPRISE	016-1600-66990	REFUND	12/03/2015	182.05
MERCY MEDICAL CENTER	016-1600-66990	ALS TIER	10/14/2015	207.00
PHILIPS MEDICAL CAPITAL	016-1600-67245	MONITOR FEE	11/07/2015	1,348.11
TELRITE CORPORATION	016-1600-63730	LONG DISTANCE SERVICE	11/22/2015	.68
UNUM LIFE INSURANCE CO OF	016-1600-61550	LIFE, AD&D AND LTD INSURAN	12/03/2015	248.28
WELLS FARGO CCER	016-1600-65070	SOUTHEASTERN EMERG EM	10/13/2015	224.36
WELLS FARGO CCER	016-1600-65070	SOUTHEASTERN EMERG EM	10/12/2015	999.60
WELLS FARGO CCER	016-1600-62100	IEMSA Department membership	10/15/2015	280.00
WELLS FARGO CCER	016-1600-65070	HY VEE 1271 Refund of Tax Ch	10/01/2015	.39-
WELLS FARGO CCER	016-1600-65070	HY VEE 1271 Ambulance Drugs	10/01/2015	6.88
WELLS FARGO CCER	016-1600-65051	SOUTHEASTERN EMERG EM	10/28/2015	1,309.01
WELLS FARGO CCER	016-1600-65070	SOUTHEASTERN EMERG EM	10/01/2015	908.93

Total AMBULANCE FUND:

7,858.55

LIBRARY FUND

911 ETC INC	041-4100-63730	911 MONTHLY ACCESS CHARG	11/30/2015	9.17
HY-VEE FOOD STORE	041-4100-61440	FLU SHOTS	11/02/2015	50.00
IMWCA	041-4100-61599	WORKERS COMP INSTALL	12/01/2015	35.00
TELRITE CORPORATION	041-4100-63730	LONG DISTANCE SERVICE	11/22/2015	6.42
UNUM LIFE INSURANCE CO OF	041-4100-61550	LIFE, AD&D AND LTD INSURAN	12/03/2015	81.16

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
Total LIBRARY FUND:				181.75
PARK & RECREATION FUND				
911 ETC INC	042-4200-63730	911 MONTHLY ACCESS CHARG	11/30/2015	13.33
911 ETC INC	042-4300-63730	911 MONTHLY ACCESS CHARG	11/30/2015	4.17
ACTIVE NETWORK LLC	042-4200-64190	CLASS PROCESSING FEES	10/31/2015	267.21
ACTIVE NETWORK LLC	042-4200-67240	NEW SOFTWARE HOSTING FE	11/16/2015	2,714.00
ACTIVE NETWORK LLC	042-4200-64190	CLASS MAINTENANCE FEES	10/26/2015	2,886.13
CAPITAL SANITARY SUPPLY C	042-4400-65070	SPOONS	11/25/2015	12.37
CITY OF INDIANOLA - UTILITY	042-4300-63710	UTILITIES - MEMORIAL	11/30/2015	95.51
CITY OF INDIANOLA - UTILITY	042-4300-63710	UTILITIES - BARKER	11/30/2015	41.84
CITY OF INDIANOLA - UTILITY	042-4300-63710	UTILITIES - PICKARD	11/30/2015	270.06
CITY OF INDIANOLA - UTILITY	042-4300-63710	UTILITIES - MCCORD	11/30/2015	55.18
CITY OF INDIANOLA - UTILITY	042-4300-63710	UTILITIES - DOWNEY	11/30/2015	34.99
CITY OF INDIANOLA - UTILITY	042-4300-63710	UTILITIES - SHOP	11/30/2015	178.63
CITY OF INDIANOLA - UTILITY	042-4300-63710	UTILITIES - TRAIL	11/30/2015	34.10
CITY OF INDIANOLA - UTILITY	042-4400-63710	UTILITIES - YOUTH SOFTBALL	11/30/2015	142.40
CITY OF INDIANOLA - UTILITY	042-4300-63710	UTILITIES - MOATS	11/30/2015	98.61
CITY OF INDIANOLA - UTILITY	042-4300-63710	UTILITIES - BUXTON	11/30/2015	387.33
DLH GRAFX	042-4300-61810	STAFF SHIRTS & SWEATSHIRT	11/18/2015	396.19
DUST PROS JANITORIAL	042-4400-64090	ACTIVITY CENTER CLEANING -	11/23/2015	1,562.00
DUST PROS JANITORIAL	042-4400-65070	ACTIVITY CENTER CLEANING S	11/23/2015	109.19
HR GREEN INC	042-4300-67998	GENERAL WASTEWATER ENGI	11/13/2015	2,016.00
HY-VEE	042-4400-64205	COOKING CLASSES	11/18/2015	50.00
HY-VEE FOOD STORE	042-4200-61440	FLU SHOTS	11/02/2015	100.00
HY-VEE FOOD STORE	042-4400-61440	FLU SHOTS	11/02/2015	50.00
HY-VEE FOOD STORE	042-4300-61440	FLU SHOTS	11/02/2015	100.00
HY-VEE FOOD STORE	042-4320-65070	SUPPLIES FOR YOUTH DAY	10/13/2015	14.41
IA DEPT AD & LAND STEWARD	042-4300-62100	PEST APPLICATION LICENSE R	11/19/2015	15.00
IA DEPT AD & LAND STEWARD	042-4300-62100	PEST APPLICATION LICENSE R	11/19/2015	15.00
IMWCA	042-4400-61599	WORKERS COMP INSTALL	12/01/2015	531.00
IMWCA	042-4200-61599	WORKERS COMP INSTALL	12/01/2015	13.00
IMWCA	042-4300-61599	WORKERS COMP INSTALL	12/01/2015	632.00
INDOFF INCORPORATED	042-4200-65060	INKJET CARTRIDGES & BINDE	11/09/2015	92.39
INFOMAX OFFICE SYSTEMS IN	042-4200-63400	COPIER CONTRACT	11/16/2015	1.57
INFOMAX OFFICE SYSTEMS IN	042-4200-65060	COPIES	11/16/2015	121.36
KALDENBERG, BETTY	042-4400-66990	REFUND	11/16/2015	17.50
KLEIN, RICHARD	042-4400-66990	CLASS CANCELLED	11/30/2015	18.75
MAHASKA COMMUNICATION G	042-4200-63730	TELEPHONE SERVICE	11/01/2015	57.18
MC COY HARDWARE INC	042-4300-65070	CONCRETE BIT	11/12/2015	4.94
MC COY HARDWARE INC	042-4300-65070	CONCRETE BIT	11/12/2015	7.69
MC COY HARDWARE INC	042-4300-65070	PAINT	11/23/2015	7.54
MEDCO SUPPLY COMPANY	042-4400-65070	PRECAUTION KITS	11/09/2015	80.70
MID AMERICAN ENERGY CO.	042-4300-63710	FUEL HEAT	11/16/2015	46.01
MID AMERICAN ENERGY CO.	042-4400-63710	ACTIVITY CENTER UTILITIES	11/17/2015	97.20
MILLER ELECTRIC SERVICES	042-4400-63100	ACTIVITY CENTER OUTLET RE	11/12/2015	103.21
O'REILLY AUTO PARTS	042-4300-65051	OIL FILTER	11/13/2015	3.73
PETTY CASH-RECREATION	042-4400-65070	ROSE	11/11/2015	3.18
PETTY CASH-SENIOR CITIZEN	042-4400-65070	ADMISSION TO BOTANICAL CT	11/19/2015	45.00
PIERCE BROTHERS REPAIR	042-4400-67260	BUILD HANDRAIL A.C.	11/18/2015	214.00
PIERCE BROTHERS REPAIR	042-4400-67260	DOOR REPAIR	11/25/2015	124.00
PIERCE BROTHERS REPAIR	042-4300-63410	WELD SPRAYER FRAME	11/05/2015	74.00
T & R AUTOMOTIVE	042-4400-65050	REPAIR MINIVAN AIRBAG WIRE	11/18/2015	161.00
TWO RIVERS MARTIAL ARTS	042-4400-64205	TKD INSTRUCTORS APRIL - OC	12/01/2015	1,532.90
U.S. BANK	042-4200-64190	ADOBE SOFTWARE SUBSCRIP	11/06/2015	49.99
U.S. BANK	042-4400-65070	COSTUME PARTY SUPPLIES	11/06/2015	131.05
U.S. BANK	042-4400-65070	COSTUME PARTY SUPPLIES	11/06/2015	4.77

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
U.S. BANK	042-4400-65070	HALLOWEEN EVENT SUPPLIES	11/06/2015	51.25
U.S. BANK	042-4400-64020	PROMO STAND REPLACEMENT	11/06/2015	160.93
U.S. BANK	042-4400-64020	PROMOTIONAL MATERIALS	11/06/2015	244.50
U.S. BANK	042-4400-65070	HOLIDAY DANCE SUPPLIES	11/06/2015	17.95
U.S. BANK	042-4400-63320	SB TRACTOR REPAIR	11/06/2015	47.08
U.S. CELLULAR	042-4300-63730	CELL PHONE - 2	11/12/2015	85.93
UNUM LIFE INSURANCE CO OF	042-4200-61550	LIFE, AD&D AND LTD INSURAN	12/03/2015	71.06
UNUM LIFE INSURANCE CO OF	042-4300-61550	LIFE, AD&D AND LTD INSURAN	12/03/2015	160.71
UNUM LIFE INSURANCE CO OF	042-4400-61550	LIFE, AD&D AND LTD INSURAN	12/03/2015	19.58
WAL-MART STORES INC.	042-4400-65070	OVERPAYMENT ON INVOICE #2	10/26/2015	36.81-
WAL-MART STORES INC.	042-4400-65070	FIRST AID KITS	11/20/2015	43.86
WELLS FARGO CCER	042-4400-63320	DOWNNEY TIRE PROS Softball t	10/30/2015	42.99
WELLS FARGO CCER	042-4400-67240	WWW.NEWEGG.COM Comput	10/08/2015	149.99
WIEGERT DISPOSAL CO.	042-4300-64090	DUMPSTER - SHOP	12/01/2015	45.00
Total PARK & RECREATION FUND:				16,943.33
POOL (MEMORIAL) FUND				
911 ETC INC	045-4500-63730	911 MONTHLY ACCESS CHARG	11/30/2015	1.67
CITY OF INDIANOLA - UTILITY	045-4500-63710	OCTOBER UTILITIES	11/30/2015	359.98
IMWCA	045-4500-61599	WORKERS COMP INSTALL	12/01/2015	159.00
Total POOL (MEMORIAL) FUND:				520.65
ROAD USE TAX FUND				
911 ETC INC	110-2100-63730	911 MONTHLY ACCESS CHARG	11/30/2015	1.67
B & F FASTENER SUPPLY CO	110-2100-65076	SUPPLIES	11/23/2015	318.92
B & F FASTENER SUPPLY CO	110-2100-65500	HARD MATS	11/23/2015	196.38
BRUENING ROCK PRODUCTS	110-2100-65073	ROAD STONE	10/31/2015	1,200.71
BRUENING ROCK PRODUCTS	110-2100-65073	ROAD STONE	10/31/2015	1,295.49
BRUENING ROCK PRODUCTS	110-2100-65073	ROAD STONE	11/18/2015	1,765.46
BRUENING ROCK PRODUCTS	110-2100-65073	ROAD STONE	11/24/2015	3,157.08
CENTURYLINK	110-2100-63730	TRAFFIC SIGNALS	10/22/2015	47.37
CENTURYLINK	110-2100-63730	TRAFFIC SIGNALS	11/22/2015	47.37
CIRCLE B CASHWAY	110-2100-63320	WOOD SEALER	11/19/2015	24.57
CIRCLE B CASHWAY	110-2100-63320	DECK WOOD SEALER	11/19/2015	14.99
CITY OF INDIANOLA - UTILITY	110-2100-63710	UTILITIES	11/30/2015	287.45
CNM OUTDOOR EQUIPMENT	110-2100-65500	FACE SHIELDS	11/19/2015	11.78
CR SERVICES	110-2100-65500	EAR PLUGS	11/10/2015	27.30
DOWNNEY TIRE SERVICE	110-2100-63320	TIRE REPAIR	10/29/2015	107.89
EASTERN IOWA TIRE	110-2100-63320	TIRES	11/14/2015	5,365.75
HANIFEN CO INC	110-2100-63320	TOWING	11/23/2015	360.00
HOTSY CLEANING SYSTEMS	110-2100-65076	HOSE ENDS	10/30/2015	29.13
HY-VEE FOOD STORE	110-2100-65990	PLANT	10/26/2015	50.00
HY-VEE FOOD STORE	110-2100-61440	FLU SHOTS	11/02/2015	125.00
IMWCA	110-2100-61599	WORKERS COMP INSTALL	12/01/2015	1,476.00
INTERSTATE BATTERY SYSTE	110-2100-63320	BATTERY	11/20/2015	100.95
INTERSTATE BATTERY SYSTE	110-2100-63320	BATTERIES	11/17/2015	223.90
IOWA SIGNAL INC.	110-2100-63451	REPAIR SIGNALS	10/27/2015	644.50
LOGAN CONTRACTORS SUPPL	110-2100-65073	SEALANT	11/19/2015	6,640.00
MC COY HARDWARE INC	110-2100-65076	PARTS	11/11/2015	25.16
MC COY HARDWARE INC	110-2100-63320	PIPE PARTS	11/18/2015	4.93
MENARDS	110-2100-65073	CEMENT MIX	11/18/2015	157.92
MID AMERICAN ENERGY CO.	110-2100-63710	FUEL HEAT	11/16/2015	29.69
MIDWEST WHEEL COMPANIES	110-2100-63320	BRAKE PARTS	11/18/2015	642.48
MOMAR	110-2100-63320	UNDERCOATING/SOAP	11/17/2015	684.84
NAPA AUTO PARTS	110-2100-63320	LENS	11/30/2015	14.16
OLDCASTLE MILLER/RHINO	110-2100-65073	MORTAR MIX	11/18/2015	278.80

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
O'REILLY AUTO PARTS	110-2100-63320	FILTERS	09/24/2015	396.24
O'REILLY AUTO PARTS	110-2100-63320	MUFFLER SEAL	09/30/2015	5.69
O'REILLY AUTO PARTS	110-2100-63320	FILTER	10/07/2015	2.32
O'REILLY AUTO PARTS	110-2100-63320	FILTERS	11/05/2015	169.66
O'REILLY AUTO PARTS	110-2100-63320	MUD FLAPS	11/05/2015	25.98
O'REILLY AUTO PARTS	110-2100-63320	MUD FLAPS	11/05/2015	20.98
O'REILLY AUTO PARTS	110-2100-63320	PARTS	11/05/2015	10.97
O'REILLY AUTO PARTS	110-2100-63320	OIL	11/16/2015	3.99
O'REILLY AUTO PARTS	110-2100-65050	FUEL ADDITIVE	11/18/2015	119.88
O'REILLY AUTO PARTS	110-2100-63320	PARTS	11/18/2015	34.95
O'REILLY AUTO PARTS	110-2100-63320	HYD HOSE	11/23/2015	74.90
O'REILLY AUTO PARTS	110-2100-63320	STROBE LIGHT	11/25/2015	50.38
O'REILLY AUTO PARTS	110-2100-63320	WIPER BLADES	11/30/2015	17.34
OVERHEAD DOOR COMPANY	110-2100-63100	DOOR MAINTENANCE/REPAIR	11/02/2015	1,157.45
OVERHEAD DOOR COMPANY	110-2100-63100	REPAIRED DOORS	11/20/2015	878.50
PIERCE BROTHERS REPAIR	110-2100-65076	STEEL	11/16/2015	21.00
PIERCE BROTHERS REPAIR	110-2500-63320	WEAR PLATES	10/06/2015	194.00
RECORD-HERALD AD CONTRA	110-2100-64020	CROSSING GUARD AD	11/01/2015	240.00
SCHNEIDER CORPORATION	110-2100-64190	GIS MAINTENANCE	06/04/2015	800.00
SCHNEIDER ELECTRIC	110-2100-64190	WEATHER COMPUTER	10/26/2015	1,620.00
THEISEN'S	110-2100-63320	PARTS	11/02/2015	22.66
THEISEN'S	110-2100-63320	PARTS	11/03/2015	7.58
THEISEN'S	110-2100-65076	CABLE TIES/STRAPS/PINS	11/23/2015	92.61
TRUCK EQUIPMENT INC	110-2100-63320	LIGHT BAR	10/27/2015	424.12
U.S. BANK	110-2100-65076	BOOK	11/06/2015	106.48
U.S. CELLULAR	110-2100-63730	CELL PHONE -3	11/12/2015	148.34
UNUM LIFE INSURANCE CO OF	110-2100-61550	LIFE, AD&D AND LTD INSURAN	12/03/2015	216.88
VAN WALL EQUIPMENT	110-2100-63320	HYD HOSE	11/30/2015	124.56
WASTE MANAGEMENT OF IOW	110-2100-64090	TRASH - NOV 2015	11/01/2015	32.00
WASTE MANAGEMENT OF IOW	110-2100-64090	TRASH - DEC 2015	12/01/2015	32.00
Total ROAD USE TAX FUND:				32,409.10
TIF--DOWNTOWN FUND				
SIMMERING-CORY	125-5200-64110	UNIFIED URBAN PLAN	10/30/2015	4,468.00
Total TIF--DOWNTOWN FUND:				4,468.00
PARK & REC SPECIAL REV FUND				
PETTY CASH-RECREATION	142-4615-65992	KEY CARD - TURNER	11/20/2015	50.00
PETTY CASH-RECREATION	142-4615-65992	KEYC ARD - CLAUSI	11/25/2015	25.00
U.S. BANK	142-4690-65070	INDOOR PLAYDATE EQUIPMEN	11/06/2015	96.47
Total PARK & REC SPECIAL REV FUND:				171.47
DOWNTOWN BIZ INCENTIVE PROGRAM				
PEOPLES BANK	161-5200-64154	INT EXPENSE DOWNTOWN BU	11/06/2015	558.75
Total DOWNTOWN BIZ INCENTIVE PROGRAM:				558.75
CP--CAF FUND				
CITY OF INDIANOLA - UTILITY	344-4400-67805	UTILITIES	11/30/2015	232.60
Total CP--CAF FUND:				232.60
SEWER FUND				
911 ETC INC	610-8300-63730	911 MONTHLY ACCESS CHARG	11/30/2015	6.67
CENTURYLINK	610-8300-63730	PHONE	11/22/2015	49.43

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
CHUMBLEY & JONES OIL	610-8350-65049	KEROSENE	11/20/2015	57.10
CITY OF INDIANOLA - UTILITY	610-8325-63710	UTILITIES	11/30/2015	2,779.75
CITY OF INDIANOLA - UTILITY	610-8350-63710	UTILITIES	11/30/2015	9,003.82
CRYSTAL CLEAR WATER CO	610-8350-65012	DI WATER FOR LAB	11/23/2015	15.00
GRAVES, RICHARD	610-8300-61810	STEEL TOE WORK SHOES	11/27/2015	149.80
HY-VEE FOOD STORE	610-8300-61440	FLU SHOTS	11/02/2015	50.00
IMWCA	610-8300-61599	WORKERS COMP INSTALL	12/01/2015	584.00
INFOMAX OFFICE SYSTEMS IN	610-8300-64990	COPIER	11/23/2015	195.81
IOWA ONE CALL	610-8300-64990	LOCATES	11/06/2015	241.20
MID AMERICAN ENERGY CO.	610-8325-63710	07741-18004 65/69 LIFT	11/13/2015	49.33
MID AMERICAN ENERGY CO.	610-8325-63710	08701-24006 QUAIL MDWS LIFT	11/16/2015	52.01
MID AMERICAN ENERGY CO.	610-8325-63710	09750-87035 WESLEY LIFT	11/13/2015	31.84
RECORD-HERALD AD CONTRA	610-8300-64020	WPC OPERATOR JOB ADVERTI	11/01/2015	450.00
SCHNEIDER CORPORATION	610-8300-64190	GIS MAINTENANCE	06/04/2015	800.00
STATE HYGENIC LABORATORY	610-8350-64990	ANNUAL TOXICITY TESTS	10/31/2015	459.50
T.R.M. DISPOSAL LLC	610-8325-64990	ACCT #583 - TRASH - SOUTH P	11/24/2015	49.00
T.R.M. DISPOSAL LLC	610-8350-64990	ACCT #583 - TRASH - NORTH P	11/24/2015	96.00
TELRITE CORPORATION	610-8300-63730	LONG DISTANCE SERVICE	11/22/2015	4.11
U.S. BANK	610-8325-65070	MULTIFOLD TOWELS	11/06/2015	55.30
U.S. BANK	610-8325-65070	MEASURING WHEEL	11/06/2015	43.99
U.S. CELLULAR	610-8300-63730	CELL PHONE - 2	11/12/2015	82.36
UNUM LIFE INSURANCE CO OF	610-8300-61550	LIFE, AD&D AND LTD INSURAN	12/03/2015	153.72
WELLS FARGO CCER	610-8300-64083	PMMIC INSURANCE Annual in	10/28/2015	906.00
Total SEWER FUND:				16,365.74
RECYCLING FUND				
WASTE MANAGEMENT OF IOW	670-8400-64701	RECYCLING APT 494-0152822-0	12/01/2015	2,465.00
WASTE MANAGEMENT OF IOW	670-8400-64702	RECYCLING TOTES 494-015285	12/01/2015	10.00
WASTE MANAGEMENT OF IOW	670-8400-64700	RECYCLING TOTES 494-015285	12/01/2015	10.00
WASTE MANAGEMENT OF IOW	670-8400-64702	RECYCLING TOTES 494-015285	12/01/2015	10.00
Total RECYCLING FUND:				2,495.00
SEWER CAPITAL PROJECTS FUND				
HEDBERG & SON ROOFING	710-8300-67510	REMOVE/REPLACE CLARIFIER	11/12/2015	24,000.00
Total SEWER CAPITAL PROJECTS FUND:				24,000.00
HRA FUND				
KABEL BUSINESS SERVICES	830-9300-61527	TERMED/RETIREEES ADMIN	10/31/2015	73.50
KABEL BUSINESS SERVICES	830-9300-61525	ACTIVE EMPLOYEE ADMIN	10/31/2015	318.50
KABEL BUSINESS SERVICES	830-9300-61526	ACTIVE EMPLOYEE CLAIMS	11/19/2015	7,308.87
KABEL BUSINESS SERVICES	830-9300-61528	TERMED/RETIREEES CLAIMS	11/19/2015	2,089.14
Total HRA FUND:				9,790.01
Grand Totals:				179,145.91

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

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
911 ETC INC				
911 ETC INC	911 MONTHLY ACCESS CHARGE	11/30/2015	4.17	PARK & RECREATI
911 ETC INC	911 MONTHLY ACCESS CHARGE	11/30/2015	1.67	ROAD USE TAX FU
911 ETC INC	911 MONTHLY ACCESS CHARGE	11/30/2015	9.17	FIRE FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	11/30/2015	6.67	SEWER FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	11/30/2015	9.17	LIBRARY FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	11/30/2015	2.50	GENERAL FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	11/30/2015	10.82	GENERAL FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	11/30/2015	13.33	PARK & RECREATI
911 ETC INC	911 MONTHLY ACCESS CHARGE	11/30/2015	1.67	POOL (MEMORIAL)
911 ETC INC	911 MONTHLY ACCESS CHARGE	11/30/2015	15.00	POLICE FUND
Total 911 ETC INC:			74.17	
ACTIVE NETWORK LLC				
ACTIVE NETWORK LLC	CLASS PROCESSING FEES	10/31/2015	267.21	PARK & RECREATI
ACTIVE NETWORK LLC	NEW SOFTWARE HOSTING FEES	11/16/2015	2,714.00	PARK & RECREATI
ACTIVE NETWORK LLC	CLASS MAINTENANCE FEES	10/26/2015	2,886.13	PARK & RECREATI
Total ACTIVE NETWORK LLC:			5,867.34	
AHLERS & COONEY P.C.				
AHLERS & COONEY P.C.	LEGAL FEES - PREV. ASSESS. PROJ	11/23/2015	199.50	GENERAL FUND
Total AHLERS & COONEY P.C.:			199.50	
AIRGAS USA LLC				
AIRGAS USA LLC	OXYGEN - EMS	11/02/2015	62.57	AMBULANCE FUN
AIRGAS USA LLC	OXYGEN - EMS	10/31/2015	63.26	AMBULANCE FUN
Total AIRGAS USA LLC:			125.83	
ALLSUP, PAT				
ALLSUP, PAT	TRAINING - MEALS	11/10/2015	64.47	POLICE FUND
Total ALLSUP, PAT:			64.47	
ANKENY AUTO ELECTRIC				
ANKENY AUTO ELECTRIC	REBUILD ALTERNATOR	10/28/2015	185.00	FIRE FUND
Total ANKENY AUTO ELECTRIC:			185.00	
AUBERT'S TOWING				
AUBERT'S TOWING	TOWING - ABANDONED	10/19/2015	170.00	POLICE FUND
Total AUBERT'S TOWING:			170.00	
B & F FASTENER SUPPLY CO				
B & F FASTENER SUPPLY CO	SUPPLIES	11/23/2015	318.92	ROAD USE TAX FU
B & F FASTENER SUPPLY CO	HARD MATS	11/23/2015	196.38	ROAD USE TAX FU
Total B & F FASTENER SUPPLY CO:			515.30	
BOB'S CUSTOM TROPHIES				
BOB'S CUSTOM TROPHIES	NAME PLATES	11/20/2015	17.00	GENERAL FUND
Total BOB'S CUSTOM TROPHIES:			17.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
BRUENING ROCK PRODUCTS				
BRUENING ROCK PRODUCTS	ROAD STONE	10/31/2015	1,200.71	ROAD USE TAX FU
BRUENING ROCK PRODUCTS	ROAD STONE	10/31/2015	1,295.49	ROAD USE TAX FU
BRUENING ROCK PRODUCTS	ROAD STONE	11/18/2015	1,765.46	ROAD USE TAX FU
BRUENING ROCK PRODUCTS	ROAD STONE	11/24/2015	3,157.08	ROAD USE TAX FU
Total BRUENING ROCK PRODUCTS:			7,418.74	
CAPITAL SANITARY SUPPLY CO.				
CAPITAL SANITARY SUPPLY C	SPOONS	11/25/2015	12.37	PARK & RECREATI
Total CAPITAL SANITARY SUPPLY CO.:			12.37	
CARPENTER UNIFORM CO				
CARPENTER UNIFORM CO	DEPT UNIFORMS	11/13/2015	188.07	FIRE FUND
Total CARPENTER UNIFORM CO:			188.07	
CDW GOVERNMENT INC				
CDW GOVERNMENT INC	APPLE IPAD (3)	11/04/2015	1,334.46	GENERAL FUND
CDW GOVERNMENT INC	APPLE IPAD	11/04/2015	444.82	GENERAL FUND
CDW GOVERNMENT INC	APPLE IPAD	11/04/2015	444.82	GENERAL FUND
CDW GOVERNMENT INC	APPLE IPAD	11/04/2015	444.82	GENERAL FUND
Total CDW GOVERNMENT INC:			2,668.92	
CENTRAL IOWA PEST CONTROL SRVCS				
CENTRAL IOWA PEST CONTRO	EXTERMINATOR	11/12/2015	150.00	GENERAL FUND
Total CENTRAL IOWA PEST CONTROL SRVCS:			150.00	
CENTURYLINK				
CENTURYLINK	PHONE	11/22/2015	49.43	SEWER FUND
CENTURYLINK	TRAFFIC SIGNALS	10/22/2015	47.37	ROAD USE TAX FU
CENTURYLINK	TRAFFIC SIGNALS	11/22/2015	47.37	ROAD USE TAX FU
Total CENTURYLINK:			144.17	
CHUMBLEY & JONES OIL				
CHUMBLEY & JONES OIL	KEROSENE	11/20/2015	57.10	SEWER FUND
Total CHUMBLEY & JONES OIL:			57.10	
CIRCLE B CASHWAY				
CIRCLE B CASHWAY	WOOD SEALER	11/19/2015	24.57	ROAD USE TAX FU
CIRCLE B CASHWAY	DECK WOOD SEALER	11/19/2015	14.99	ROAD USE TAX FU
Total CIRCLE B CASHWAY:			39.56	
CITY OF INDIANOLA - UTILITY				
CITY OF INDIANOLA - UTILITY	UTILITIES - MEMORIAL	11/30/2015	95.51	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - BARKER	11/30/2015	41.84	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES	11/30/2015	232.60	CP--CAF FUND
CITY OF INDIANOLA - UTILITY	UTILITIES - PICKARD	11/30/2015	270.06	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - MCCORD	11/30/2015	55.18	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - DOWNEY	11/30/2015	34.99	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES	11/30/2015	34.67	FIRE FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	11/30/2015	3,162.65	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	11/30/2015	14,939.51	GENERAL FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	11/30/2015	200.00	FIRE FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	11/30/2015	2,779.75	SEWER FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	11/30/2015	9,003.82	SEWER FUND
CITY OF INDIANOLA - UTILITY	UTILITIES - SHOP	11/30/2015	178.63	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES	11/30/2015	287.45	ROAD USE TAX FU
CITY OF INDIANOLA - UTILITY	UTILITIES - TRAIL	11/30/2015	34.10	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - PD/FIRE BLDG	11/30/2015	180.56	FIRE FUND
CITY OF INDIANOLA - UTILITY	UTILITIES - YOUTH SOFTBALL	11/30/2015	142.40	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - MOATS	11/30/2015	98.61	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	OCTOBER UTILITIES	11/30/2015	359.98	POOL (MEMORIAL)
CITY OF INDIANOLA - UTILITY	UTILITIES - BUXTON	11/30/2015	387.33	PARK & RECREATI
Total CITY OF INDIANOLA - UTILITY:			32,519.64	
CNM OUTDOOR EQUIPMENT				
CNM OUTDOOR EQUIPMENT	FACE SHIELDS	11/19/2015	11.78	ROAD USE TAX FU
Total CNM OUTDOOR EQUIPMENT:			11.78	
CR SERVICES				
CR SERVICES	EAR PLUGS	11/10/2015	27.30	ROAD USE TAX FU
Total CR SERVICES:			27.30	
CRAIG'S AUTOMOTIVE				
CRAIG'S AUTOMOTIVE	REPAIR VEHICLE	11/11/2015	670.00	POLICE FUND
CRAIG'S AUTOMOTIVE	VEHICLE REPAIR	11/04/2015	40.00	POLICE FUND
Total CRAIG'S AUTOMOTIVE:			710.00	
CRYSTAL CLEAR WATER CO				
CRYSTAL CLEAR WATER CO	DI WATER FOR LAB	11/23/2015	15.00	SEWER FUND
Total CRYSTAL CLEAR WATER CO:			15.00	
DES MOINES WATER WORKS				
DES MOINES WATER WORKS	OCTOBER BILLING & INSERTS	11/10/2015	3,123.50	GENERAL FUND
Total DES MOINES WATER WORKS:			3,123.50	
DLH GRAFX				
DLH GRAFX	STAFF SHIRTS & SWEATSHIRTS	11/18/2015	396.19	PARK & RECREATI
Total DLH GRAFX:			396.19	
DOWNEY TIRE SERVICE				
DOWNEY TIRE SERVICE	TIRE REPAIR	10/29/2015	107.89	ROAD USE TAX FU
DOWNEY TIRE SERVICE	REPLACE TIRES #332	11/24/2015	1,079.59	FIRE FUND
Total DOWNEY TIRE SERVICE:			1,187.48	
DUST PROS JANITORIAL				
DUST PROS JANITORIAL	ACTIVITY CENTER CLEANING - NOV 2015	11/23/2015	1,562.00	PARK & RECREATI
DUST PROS JANITORIAL	ACTIVITY CENTER CLEANING SUPPLIES	11/23/2015	109.19	PARK & RECREATI
Total DUST PROS JANITORIAL:			1,671.19	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
EASTERN IOWA TIRE				
EASTERN IOWA TIRE	TIRES	11/14/2015	5,365.75	ROAD USE TAX FU
Total EASTERN IOWA TIRE:			5,365.75	
FLORIDA DEPT OF FINANCIAL SERVICES				
FLORIDA DEPT OF FINANCIAL	LATE PENALTY - PROPERTY ID#106083147	10/24/2015	10.00	GENERAL FUND
Total FLORIDA DEPT OF FINANCIAL SERVICES:			10.00	
GRAVES, RICHARD				
GRAVES, RICHARD	STEEL TOE WORK SHOES	11/27/2015	149.80	SEWER FUND
Total GRAVES, RICHARD:			149.80	
HANIFEN CO INC				
HANIFEN CO INC	TOWING	11/23/2015	360.00	ROAD USE TAX FU
Total HANIFEN CO INC:			360.00	
HEDBERG & SON ROOFING				
HEDBERG & SON ROOFING	REMOVE/REPLACE CLARIFIER ROOF	11/12/2015	24,000.00	SEWER CAPITAL P
Total HEDBERG & SON ROOFING:			24,000.00	
HILLYARD/DES MOINES				
HILLYARD/DES MOINES	STATIN SUPPLIES	11/18/2015	104.10	FIRE FUND
Total HILLYARD/DES MOINES:			104.10	
HOTSY CLEANING SYSTEMS				
HOTSY CLEANING SYSTEMS	HOSE ENDS	10/30/2015	29.13	ROAD USE TAX FU
Total HOTSY CLEANING SYSTEMS:			29.13	
HR GREEN INC				
HR GREEN INC	GENERAL WASTEWATER ENGINEERING - PI	11/13/2015	2,016.00	PARK & RECREATI
Total HR GREEN INC:			2,016.00	
HUNERDOSSE, ROX ANNE				
HUNERDOSSE, ROX ANNE	MILEAGE	11/15/2015	83.95	GENERAL FUND
Total HUNERDOSSE, ROX ANNE:			83.95	
HY-VEE				
HY-VEE	COOKING CLASSES	11/18/2015	50.00	PARK & RECREATI
Total HY-VEE:			50.00	
HY-VEE FOOD STORE				
HY-VEE FOOD STORE	PLANT	10/26/2015	50.00	ROAD USE TAX FU
HY-VEE FOOD STORE	STATION - FUNERAL	10/26/2015	50.00	FIRE FUND
HY-VEE FOOD STORE	PLANT	10/26/2015	50.00	FIRE FUND
HY-VEE FOOD STORE	FLU SHOTS	11/02/2015	50.00	LIBRARY FUND
HY-VEE FOOD STORE	FLU SHOTS	11/02/2015	25.00	GENERAL FUND
HY-VEE FOOD STORE	FLU SHOTS	11/02/2015	50.00	PARK & RECREATI
HY-VEE FOOD STORE	FLU SHOTS	11/02/2015	100.00	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
HY-VEE FOOD STORE	FLU SHOTS	11/02/2015	100.00	PARK & RECREATI
HY-VEE FOOD STORE	FLU SHOTS	11/02/2015	50.00	SEWER FUND
HY-VEE FOOD STORE	FLU SHOTS	11/02/2015	275.00	POLICE FUND
HY-VEE FOOD STORE	FLU SHOTS	11/02/2015	125.00	ROAD USE TAX FU
HY-VEE FOOD STORE	FLU SHOTS	11/02/2015	100.00	GENERAL FUND
HY-VEE FOOD STORE	FLU SHOTS	11/02/2015	200.00	GENERAL FUND
HY-VEE FOOD STORE	FUNERAL ARRANGEMENT	07/06/2015	48.00	FIRE FUND
HY-VEE FOOD STORE	SUPPLIES FOR YOUTH DAY	10/13/2015	14.41	PARK & RECREATI
Total HY-VEE FOOD STORE:			1,287.41	
IA DEPT AD & LAND STEWARDSHIP				
IA DEPT AD & LAND STEWARD	PEST APPLICATION LICENSE RENEWAL - M	11/19/2015	15.00	PARK & RECREATI
IA DEPT AD & LAND STEWARD	PEST APPLICATION LICENSE RENEWAL - A	11/19/2015	15.00	PARK & RECREATI
Total IA DEPT AD & LAND STEWARDSHIP:			30.00	
ILLINOIS FIRE STORE				
ILLINOIS FIRE STORE	APPARATUS PARTS	11/09/2015	75.27	FIRE FUND
ILLINOIS FIRE STORE	VEHICLE EQUIPMENT	11/09/2015	177.97	FIRE FUND
Total ILLINOIS FIRE STORE:			253.24	
IMWCA				
IMWCA	WORKERS COMP INSTALL	12/01/2015	236.00	GENERAL FUND
IMWCA	WORKERS COMP INSTALL	12/01/2015	531.00	PARK & RECREATI
IMWCA	WORKERS COMP INSTALL	12/01/2015	22.00	GENERAL FUND
IMWCA	WORKERS COMP INSTALL	12/01/2015	13.00	PARK & RECREATI
IMWCA	WORKERS COMP INSTALL	12/01/2015	11.00	GENERAL FUND
IMWCA	WORKERS COMP INSTALL	12/01/2015	584.00	SEWER FUND
IMWCA	WORKERS COMP INSTALL	12/01/2015	46.00	GENERAL FUND
IMWCA	WORKERS COMP INSTALL	12/01/2015	159.00	POOL (MEMORIAL)
IMWCA	WORKERS COMP INSTALL	12/01/2015	25.00	GENERAL FUND
IMWCA	WORKERS COMP INSTALL	12/01/2015	1,476.00	ROAD USE TAX FU
IMWCA	WORKERS COMP INSTALL	12/01/2015	4,272.00	FIRE FUND
IMWCA	WORKERS COMP INSTALL	12/01/2015	4.00	GENERAL FUND
IMWCA	WORKERS COMP INSTALL	12/01/2015	632.00	PARK & RECREATI
IMWCA	WORKERS COMP INSTALL	12/01/2015	2,772.00	POLICE FUND
IMWCA	WORKERS COMP INSTALL	12/01/2015	1,781.00	AMBULANCE FUN
IMWCA	WORKERS COMP INSTALL	12/01/2015	254.00	GENERAL FUND
IMWCA	WORKERS COMP INSTALL	12/01/2015	35.00	LIBRARY FUND
Total IMWCA:			12,853.00	
INDOFF INCORPORATED				
INDOFF INCORPORATED	INKJET CARTRIDGES & BINDER CLIPS	11/09/2015	92.39	PARK & RECREATI
INDOFF INCORPORATED	SUPPLIES	11/13/2015	72.53	GENERAL FUND
INDOFF INCORPORATED	SUPPLIES	11/18/2015	84.52	GENERAL FUND
Total INDOFF INCORPORATED:			249.44	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	11/16/2015	.02	GENERAL FUND
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	11/16/2015	.84	GENERAL FUND
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	11/16/2015	1.57	PARK & RECREATI
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	11/16/2015	46.02	FIRE FUND
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	11/16/2015	37.50	AMBULANCE FUN
INFOMAX OFFICE SYSTEMS IN	COPIER CONTRACT	11/16/2015	770.91	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
INFOMAX OFFICE SYSTEMS IN	COPIES	11/16/2015	121.36	PARK & RECREATI
INFOMAX OFFICE SYSTEMS IN	COPIER	11/23/2015	195.81	SEWER FUND
INFOMAX OFFICE SYSTEMS IN	COPIER - CONTRACT	11/03/2015	89.00	POLICE FUND
Total INFOMAX OFFICE SYSTEMS INC.:			1,263.03	
INTERSTATE BATTERY SYSTEM OF DSM				
INTERSTATE BATTERY SYSTE	BATTERY	11/20/2015	100.95	ROAD USE TAX FU
INTERSTATE BATTERY SYSTE	BATTERIES	11/17/2015	223.90	ROAD USE TAX FU
Total INTERSTATE BATTERY SYSTEM OF DSM:			324.85	
INTOXIMETERS INC.				
INTOXIMETERS INC.	SUPPLIES	11/10/2015	115.00	POLICE FUND
Total INTOXIMETERS INC.:			115.00	
IOWA CODIFICATION INC				
IOWA CODIFICATION INC	CODE BOOKS	11/13/2015	222.00	GENERAL FUND
Total IOWA CODIFICATION INC:			222.00	
IOWA MEDICAID ENTERPRISE				
IOWA MEDICAID ENTERPRISE	REFUND	11/18/2015	199.71	AMBULANCE FUN
IOWA MEDICAID ENTERPRISE	REFUND	12/03/2015	182.05	AMBULANCE FUN
Total IOWA MEDICAID ENTERPRISE:			381.76	
IOWA ONE CALL				
IOWA ONE CALL	LOCATES	11/06/2015	241.20	SEWER FUND
Total IOWA ONE CALL:			241.20	
IOWA POLICE CHIEFS ASSOCIATION				
IOWA POLICE CHIEFS ASSOCI	MEMBERSHIP/DUES	12/01/2015	75.00	POLICE FUND
Total IOWA POLICE CHIEFS ASSOCIATION:			75.00	
IOWA PROF. FIRE CHIEFS				
IOWA PROF. FIRE CHIEFS	DUES IAPRC	11/20/2015	50.00	FIRE FUND
Total IOWA PROF. FIRE CHIEFS:			50.00	
IOWA SIGNAL INC.				
IOWA SIGNAL INC.	REPAIR SIGNALS	10/27/2015	644.50	ROAD USE TAX FU
Total IOWA SIGNAL INC.:			644.50	
IOWA STATE UNIVERSITY				
IOWA STATE UNIVERSITY	F.F.1 TO HAZ-MAT OPS	11/03/2015	100.00	FIRE FUND
Total IOWA STATE UNIVERSITY:			100.00	
JESS' LOCK AND KEY				
JESS' LOCK AND KEY	KEYS	11/04/2015	85.00	POLICE FUND
Total JESS' LOCK AND KEY:			85.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
KABEL BUSINESS SERVICES				
KABEL BUSINESS SERVICES	TERMED/RETIREEES ADMIN	10/31/2015	73.50	HRA FUND
KABEL BUSINESS SERVICES	ACTIVE EMPLOYEE ADMIN	10/31/2015	318.50	HRA FUND
KABEL BUSINESS SERVICES	ACTIVE EMPLOYEE CLAIMS	11/19/2015	7,308.87	HRA FUND
KABEL BUSINESS SERVICES	TERMED/RETIREEES CLAIMS	11/19/2015	2,089.14	HRA FUND
Total KABEL BUSINESS SERVICES:			9,790.01	
KALDENBERG, BETTY				
KALDENBERG, BETTY	REFUND	11/16/2015	17.50	PARK & RECREATI
Total KALDENBERG, BETTY:			17.50	
KIYA KODA HUMANE SOCIETY				
KIYA KODA HUMANE SOCIETY	HUMANE SOCIETY CONTRACT - DEC 2015	11/20/2015	2,412.74	POLICE FUND
Total KIYA KODA HUMANE SOCIETY:			2,412.74	
KLEIN, RICHARD				
KLEIN, RICHARD	CLASS CANCELLED	11/30/2015	18.75	PARK & RECREATI
Total KLEIN, RICHARD:			18.75	
KOSMAN CLEANING CREW LLC				
KOSMAN CLEANING CREW LLC	2ND HALF OF NOV	11/30/2015	2,166.67	GENERAL FUND
Total KOSMAN CLEANING CREW LLC:			2,166.67	
LOGAN CONTRACTORS SUPPLY INC.				
LOGAN CONTRACTORS SUPPL	SEALANT	11/19/2015	6,640.00	ROAD USE TAX FU
Total LOGAN CONTRACTORS SUPPLY INC.:			6,640.00	
MAHASKA COMMUNICATION GROUP				
MAHASKA COMMUNICATION G	TELEPHONE SERVICE	11/01/2015	57.18	PARK & RECREATI
MAHASKA COMMUNICATION G	TELEPHONE	11/01/2015	28.59	POLICE FUND
Total MAHASKA COMMUNICATION GROUP:			85.77	
MC COY HARDWARE INC				
MC COY HARDWARE INC	PARTS	11/11/2015	25.16	ROAD USE TAX FU
MC COY HARDWARE INC	CONCRETE BIT	11/12/2015	4.94	PARK & RECREATI
MC COY HARDWARE INC	CONCRETE BIT	11/12/2015	7.69	PARK & RECREATI
MC COY HARDWARE INC	PIPE PARTS	11/18/2015	4.93	ROAD USE TAX FU
MC COY HARDWARE INC	PAINT	11/23/2015	7.54	PARK & RECREATI
Total MC COY HARDWARE INC:			50.26	
MEDCO SUPPLY COMPANY				
MEDCO SUPPLY COMPANY	PRECAUTION KITS	11/09/2015	80.70	PARK & RECREATI
Total MEDCO SUPPLY COMPANY:			80.70	
MENARDS				
MENARDS	CEMENT MIX	11/18/2015	157.92	ROAD USE TAX FU
Total MENARDS:			157.92	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MERCY MEDICAL CENTER				
MERCY MEDICAL CENTER	ALS TIER	10/14/2015	207.00	AMBULANCE FUN
Total MERCY MEDICAL CENTER:			207.00	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	07741-18004 65/69 LIFT	11/13/2015	49.33	SEWER FUND
MID AMERICAN ENERGY CO.	FUEL HEAT	11/16/2015	29.69	ROAD USE TAX FU
MID AMERICAN ENERGY CO.	FUEL HEAT	11/16/2015	46.01	PARK & RECREATI
MID AMERICAN ENERGY CO.	74080-22010 FUEL HEAT	11/20/2015	489.64	GENERAL FUND
MID AMERICAN ENERGY CO.	UTILITIES	11/16/2015	19.56	FIRE FUND
MID AMERICAN ENERGY CO.	08701-24006 QUAIL MDWS LIFT	11/16/2015	52.01	SEWER FUND
MID AMERICAN ENERGY CO.	05931-25003 N HWY 65/69 ENTRANCE SIGN	11/11/2015	18.71	GENERAL FUND
MID AMERICAN ENERGY CO.	26321-30003 ST LIGHTING	11/10/2015	151.44	GENERAL FUND
MID AMERICAN ENERGY CO.	UTILITIES	11/16/2015	10.00	FIRE FUND
MID AMERICAN ENERGY CO.	ACTIVITY CENTER UTILITIES	11/17/2015	97.20	PARK & RECREATI
MID AMERICAN ENERGY CO.	HEAT - BUILDING	11/16/2015	15.63	POLICE FUND
MID AMERICAN ENERGY CO.	09750-87035 WESLEY LIFT	11/13/2015	31.84	SEWER FUND
Total MID AMERICAN ENERGY CO.:			1,011.06	
MIDWEST WHEEL COMPANIES				
MIDWEST WHEEL COMPANIES	BRAKE PARTS	11/18/2015	642.48	ROAD USE TAX FU
Total MIDWEST WHEEL COMPANIES:			642.48	
MILLER ELECTRIC SERVICES				
MILLER ELECTRIC SERVICES	ACTIVITY CENTER OUTLET REPAIRS	11/12/2015	103.21	PARK & RECREATI
Total MILLER ELECTRIC SERVICES:			103.21	
MOMAR				
MOMAR	UNDERCOATING/SOAP	11/17/2015	684.84	ROAD USE TAX FU
Total MOMAR:			684.84	
NAPA AUTO PARTS				
NAPA AUTO PARTS	LENS	11/30/2015	14.16	ROAD USE TAX FU
Total NAPA AUTO PARTS:			14.16	
NOBLE FORD-MERCURY				
NOBLE FORD-MERCURY	VEHICLE REPAIR	12/01/2015	206.10	POLICE FUND
Total NOBLE FORD-MERCURY:			206.10	
O'KEEFE ELEVATOR CO.				
O'KEEFE ELEVATOR CO.	MAINTENANCE	12/01/2015	282.98	GENERAL FUND
Total O'KEEFE ELEVATOR CO.:			282.98	
OLDCASTLE MILLER/RHINO				
OLDCASTLE MILLER/RHINO	MORTAR MIX	11/18/2015	278.80	ROAD USE TAX FU
Total OLDCASTLE MILLER/RHINO:			278.80	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	FILTERS	09/24/2015	396.24	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
O'REILLY AUTO PARTS	MUFFLER SEAL	09/30/2015	5.69	ROAD USE TAX FU
O'REILLY AUTO PARTS	FILTER	10/07/2015	2.32	ROAD USE TAX FU
O'REILLY AUTO PARTS	FILTERS	11/05/2015	169.66	ROAD USE TAX FU
O'REILLY AUTO PARTS	MUD FLAPS	11/05/2015	25.98	ROAD USE TAX FU
O'REILLY AUTO PARTS	MUD FLAPS	11/05/2015	20.98	ROAD USE TAX FU
O'REILLY AUTO PARTS	PARTS	11/05/2015	10.97	ROAD USE TAX FU
O'REILLY AUTO PARTS	OIL FILTER	11/13/2015	3.73	PARK & RECREATI
O'REILLY AUTO PARTS	OIL	11/16/2015	3.99	ROAD USE TAX FU
O'REILLY AUTO PARTS	FUEL ADDITIVE	11/18/2015	119.88	ROAD USE TAX FU
O'REILLY AUTO PARTS	PARTS	11/18/2015	34.95	ROAD USE TAX FU
O'REILLY AUTO PARTS	HYD HOSE	11/23/2015	74.90	ROAD USE TAX FU
O'REILLY AUTO PARTS	STROBE LIGHT	11/25/2015	50.38	ROAD USE TAX FU
O'REILLY AUTO PARTS	WIPER BLADES	11/30/2015	17.34	ROAD USE TAX FU
Total O'REILLY AUTO PARTS:			937.01	
OVERHEAD DOOR COMPANY				
OVERHEAD DOOR COMPANY	DOOR MAINTENANCE/REPAIR	11/02/2015	1,157.45	ROAD USE TAX FU
OVERHEAD DOOR COMPANY	REPAIRED DOORS	11/20/2015	878.50	ROAD USE TAX FU
Total OVERHEAD DOOR COMPANY:			2,035.95	
PEOPLES BANK				
PEOPLES BANK	INT EXPENSE DOWNTOWN BUSINESS INCE	11/06/2015	558.75	DOWNTOWN BIZ I
Total PEOPLES BANK:			558.75	
PETTY CASH-RECREATION				
PETTY CASH-RECREATION	KEY CARD - TURNER	11/20/2015	50.00	PARK & REC SPEC
PETTY CASH-RECREATION	KEYCARD - CLAUSI	11/25/2015	25.00	PARK & REC SPEC
PETTY CASH-RECREATION	ROSE	11/11/2015	3.18	PARK & RECREATI
Total PETTY CASH-RECREATION:			78.18	
PETTY CASH-SENIOR CITIZENS				
PETTY CASH-SENIOR CITIZEN	ADMISSION TO BOTANICAL CTR	11/19/2015	45.00	PARK & RECREATI
Total PETTY CASH-SENIOR CITIZENS:			45.00	
PHILIPS MEDICAL CAPITAL				
PHILIPS MEDICAL CAPITAL	MONITOR FEE	11/07/2015	1,348.11	AMBULANCE FUN
Total PHILIPS MEDICAL CAPITAL:			1,348.11	
PIERCE BROTHERS REPAIR				
PIERCE BROTHERS REPAIR	STEEL	11/16/2015	21.00	ROAD USE TAX FU
PIERCE BROTHERS REPAIR	BUILD HANDRAIL A.C.	11/18/2015	214.00	PARK & RECREATI
PIERCE BROTHERS REPAIR	DOOR REPAIR	11/25/2015	124.00	PARK & RECREATI
PIERCE BROTHERS REPAIR	WELD SPRAYER FRAME	11/05/2015	74.00	PARK & RECREATI
PIERCE BROTHERS REPAIR	WEAR PLATES	10/06/2015	194.00	ROAD USE TAX FU
Total PIERCE BROTHERS REPAIR:			627.00	
POINDEXTER FLOORING INC				
POINDEXTER FLOORING INC	FIX BUILDING	11/12/2015	138.00	POLICE FUND
Total POINDEXTER FLOORING INC:			138.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
RECORD-HERALD AD CONTRACT ACCT.				
RECORD-HERALD AD CONTRA	CROSSING GUARD AD	11/01/2015	240.00	ROAD USE TAX FU
RECORD-HERALD AD CONTRA	FALL CLEAN UP AD	11/01/2015	340.00	GENERAL FUND
RECORD-HERALD AD CONTRA	MEDIA - REQUEST	11/01/2015	282.60	FIRE FUND
RECORD-HERALD AD CONTRA	WPC OPERATOR JOB ADVERTISEMENT	11/01/2015	450.00	SEWER FUND
Total RECORD-HERALD AD CONTRACT ACCT.:			1,312.60	
SCHNEIDER CORPORATION				
SCHNEIDER CORPORATION	GIS MAINTENANCE	06/04/2015	800.00	SEWER FUND
SCHNEIDER CORPORATION	GIS MAINTENANCE	06/04/2015	800.00	ROAD USE TAX FU
SCHNEIDER CORPORATION	GIS MAINTENANCE	06/04/2015	800.00	GENERAL FUND
Total SCHNEIDER CORPORATION:			2,400.00	
SCHNEIDER ELECTRIC				
SCHNEIDER ELECTRIC	WEATHER COMPUTER	10/26/2015	1,620.00	ROAD USE TAX FU
Total SCHNEIDER ELECTRIC:			1,620.00	
SECRETARY OF STATE				
SECRETARY OF STATE	NOTARY FEE	11/25/2015	30.00	FIRE FUND
Total SECRETARY OF STATE:			30.00	
SHER, BRIAN				
SHER, BRIAN	CELL PHONE 10/23/15 - 11/22/15	11/22/2015	50.00	POLICE FUND
Total SHER, BRIAN:			50.00	
SHULL, DOUG				
SHULL, DOUG	TREASURER CONTRACT	11/20/2015	83.33	GENERAL FUND
Total SHULL, DOUG:			83.33	
SIMMERING-CORY				
SIMMERING-CORY	UNIFIED URBAN PLAN	10/30/2015	4,468.00	TIF--DOWNTOWN
Total SIMMERING-CORY:			4,468.00	
STATE HYGENIC LABORATORY				
STATE HYGENIC LABORATORY	ANNUAL TOXICITY TESTS	10/31/2015	459.50	SEWER FUND
Total STATE HYGENIC LABORATORY:			459.50	
T & R AUTOMOTIVE				
T & R AUTOMOTIVE	REPAIR MINIVAN AIRBAG WIRE	11/18/2015	161.00	PARK & RECREATI
Total T & R AUTOMOTIVE:			161.00	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	ACCT #1506	11/24/2015	79.00	GENERAL FUND
T.R.M. DISPOSAL LLC	ACCT #159 GARBAGE - BUILDING	11/24/2015	15.00	POLICE FUND
T.R.M. DISPOSAL LLC	ACCT #583 - TRASH - SOUTH PLANT	11/24/2015	49.00	SEWER FUND
T.R.M. DISPOSAL LLC	ACCT #583 - TRASH - NORTH PLANT	11/24/2015	96.00	SEWER FUND
Total T.R.M. DISPOSAL LLC:			239.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
TELRITE CORPORATION				
TELRITE CORPORATION	LONG DISTANCE SERVICE	11/22/2015	1.63	GENERAL FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	11/22/2015	4.11	SEWER FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	11/22/2015	10.97	GENERAL FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	11/22/2015	10.74	GENERAL FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	11/22/2015	13.50	GENERAL FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	11/22/2015	13.65	FIRE FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	11/22/2015	12.65	POLICE FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	11/22/2015	.68	AMBULANCE FUN
TELRITE CORPORATION	LONG DISTANCE SERVICE	11/22/2015	6.42	LIBRARY FUND
Total TELRITE CORPORATION:			74.35	
THEISEN'S				
THEISEN'S	PARTS	11/02/2015	22.66	ROAD USE TAX FU
THEISEN'S	PARTS	11/03/2015	7.58	ROAD USE TAX FU
THEISEN'S	CABLE TIES/STRAPS/PINS	11/23/2015	92.61	ROAD USE TAX FU
Total THEISEN'S:			122.85	
TMDE CALIBRATION LABS INC				
TMDE CALIBRATION LABS INC	REPAIR EQUIPMENT	11/13/2015	306.49	POLICE FUND
Total TMDE CALIBRATION LABS INC:			306.49	
TRANSUNION RISK AND ALTERNATIVE				
TRANSUNION RISK AND ALTER	MISC CONTRACT	11/01/2015	70.00	POLICE FUND
Total TRANSUNION RISK AND ALTERNATIVE:			70.00	
TRUCK EQUIPMENT INC				
TRUCK EQUIPMENT INC	LIGHT BAR	10/27/2015	424.12	ROAD USE TAX FU
Total TRUCK EQUIPMENT INC:			424.12	
TWO RIVERS MARTIAL ARTS				
TWO RIVERS MARTIAL ARTS	TKD INSTRUCTORS APRIL - OCT - NOV 2015	12/01/2015	1,532.90	PARK & RECREATI
Total TWO RIVERS MARTIAL ARTS:			1,532.90	
U.S. BANK				
U.S. BANK	MONTHLY DMX CHARGE PHONE SYSTEM	11/06/2015	24.95	GENERAL FUND
U.S. BANK	ADOBE SOFTWARE SUBSCRIPTION	11/06/2015	49.99	GENERAL FUND
U.S. BANK	ADOBE SOFTWARE SUBSCRIPTION	11/06/2015	49.99	PARK & RECREATI
U.S. BANK	ADOBE SOFTWARE SUBSCRIPTION	11/06/2015	49.99	GENERAL FUND
U.S. BANK	WIRELESS ACCESS POINT	11/06/2015	279.13	POLICE FUND
U.S. BANK	BOOK	11/06/2015	106.48	ROAD USE TAX FU
U.S. BANK	HOLIDAY DANCE SUPPLIES	11/06/2015	17.95	PARK & RECREATI
U.S. BANK	HALLOWEEN EVENT SUPPLIES	11/06/2015	51.25	PARK & RECREATI
U.S. BANK	COSTUME PARTY SUPPLIES	11/06/2015	4.77	PARK & RECREATI
U.S. BANK	PROMO STAND REPLACEMENTS	11/06/2015	160.93	PARK & RECREATI
U.S. BANK	PROMOTIONAL MATERIALS	11/06/2015	244.50	PARK & RECREATI
U.S. BANK	COSTUME PARTY SUPPLIES	11/06/2015	131.05	PARK & RECREATI
U.S. BANK	INDOOR PLAYDATE EQUIPMENT	11/06/2015	96.47	PARK & REC SPEC
U.S. BANK	SB TRACTOR REPAIR	11/06/2015	47.08	PARK & RECREATI
U.S. BANK	MULTIFOLD TOWELS	11/06/2015	55.30	SEWER FUND
U.S. BANK	MEASURING WHEEL	11/06/2015	43.99	SEWER FUND
U.S. BANK	DISPUTED CHARGE - CREDIT PENDING	11/06/2015	199.00	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
U.S. BANK	POSTAGE	11/06/2015	8.26	POLICE FUND
Total U.S. BANK:			1,621.08	
U.S. CELLULAR				
U.S. CELLULAR	CELL PHONE - 2	11/12/2015	85.93	PARK & RECREATI
U.S. CELLULAR	CELL PHONE - 2	11/12/2015	82.36	SEWER FUND
U.S. CELLULAR	CELL PHONE -3	11/12/2015	148.34	ROAD USE TAX FU
U.S. CELLULAR	CELL PHONE	11/12/2015	47.13	FIRE FUND
Total U.S. CELLULAR:			363.76	
UNUM LIFE INSURANCE CO OF AMERICA				
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/03/2015	71.06	PARK & RECREATI
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/03/2015	160.71	PARK & RECREATI
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/03/2015	87.45	GENERAL FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/03/2015	24.33	GENERAL FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/03/2015	223.14	GENERAL FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/03/2015	81.16	LIBRARY FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/03/2015	115.00	GENERAL FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/03/2015	153.72	SEWER FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/03/2015	548.93	POLICE FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/03/2015	19.58	PARK & RECREATI
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/03/2015	216.88	ROAD USE TAX FU
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/03/2015	58.28	FIRE FUND
UNUM LIFE INSURANCE CO OF	LIFE, AD&D AND LTD INSURANCE	12/03/2015	248.28	AMBULANCE FUN
Total UNUM LIFE INSURANCE CO OF AMERICA:			2,008.52	
VAN WALL EQUIPMENT				
VAN WALL EQUIPMENT	HYD HOSE	11/30/2015	124.56	ROAD USE TAX FU
Total VAN WALL EQUIPMENT:			124.56	
VERIZON WIRELESS				
VERIZON WIRELESS	DATA	11/15/2015	282.52	POLICE FUND
Total VERIZON WIRELESS:			282.52	
WAL-MART STORES INC.				
WAL-MART STORES INC.	OVERPAYMENT ON INVOICE #2724 - SR'S P	10/26/2015	36.81	PARK & RECREATI
WAL-MART STORES INC.	FIRST AID KITS	11/20/2015	43.86	PARK & RECREATI
Total WAL-MART STORES INC.:			7.05	
WARREN CO ECONOMIC DEV CORP				
WARREN CO ECONOMIC DEV	GROWWARRENNOW INVESTMENT YEAR 4 FI	11/30/2015	5,000.00	GENERAL FUND
Total WARREN CO ECONOMIC DEV CORP:			5,000.00	
WARREN COUNTY AUDITOR				
WARREN COUNTY AUDITOR	ELECTION 11-03-15	11/12/2015	5,917.91	GENERAL FUND
Total WARREN COUNTY AUDITOR:			5,917.91	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	TRASH - NOV 2015	11/01/2015	32.00	ROAD USE TAX FU
WASTE MANAGEMENT OF IOW	RECYCLING APT 494-0152822-0516-8	12/01/2015	2,465.00	RECYCLING FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WASTE MANAGEMENT OF IOW	TRASH - DEC 2015	12/01/2015	32.00	ROAD USE TAX FU
WASTE MANAGEMENT OF IOW	RECYCLING TOTES 494-0152854-0516-1	12/01/2015	10.00	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES 494-0152855-0516-8	12/01/2015	10.00	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES 494-0152856-0516-6	12/01/2015	10.00	RECYCLING FUND

Total WASTE MANAGEMENT OF IOWA:

2,559.00

WELLS FARGO CCER

WELLS FARGO CCER	SOUTHEASTERN EMERG EMS Supplies	10/01/2015	908.93	AMBULANCE FUN
WELLS FARGO CCER	AMAZON MKTPLACE PMTS Batteries - Ink-cl	10/12/2015	31.88	POLICE FUND
WELLS FARGO CCER	AMAZON MKTPLACE PMTS Office supplies -	10/22/2015	100.07	POLICE FUND
WELLS FARGO CCER	TCC CARDS DIRECT City Christmas Cards	10/29/2015	132.21	GENERAL FUND
WELLS FARGO CCER	HY VEE 1271 Refund of Tax Charged on EM	10/01/2015	.39-	AMBULANCE FUN
WELLS FARGO CCER	ADVANCE AUTO PARTS #7476 Battery for I	10/12/2015	86.63	GENERAL FUND
WELLS FARGO CCER	WM SUPERCENTER #1491 Clerks Office Su	10/19/2015	26.02	GENERAL FUND
WELLS FARGO CCER	NOBLE FORD MERCURY INC Medic unit 24	10/28/2015	331.73	FIRE FUND
WELLS FARGO CCER	WM SUPERCENTER #1491 Monitors - Cleric	10/06/2015	198.00	POLICE FUND
WELLS FARGO CCER	SOUTHEASTERN EMERG EMS Supplies	10/13/2015	224.36	AMBULANCE FUN
WELLS FARGO CCER	DATA 911 Car 151- replacement Mic-audio tr	10/23/2015	303.00	POLICE FUND
WELLS FARGO CCER	CHARTWELLS 21239256 2015 Employee	10/30/2015	375.00	GENERAL FUND
WELLS FARGO CCER	DMI DELL K-12/GOVT Computer	10/02/2015	745.64	GENERAL FUND
WELLS FARGO CCER	SOUTHEASTERN EMERG EMS Supplies	10/12/2015	999.60	AMBULANCE FUN
WELLS FARGO CCER	ISU FIRE SERVICE Fee for Iowa Professional	10/22/2015	20.00	FIRE FUND
WELLS FARGO CCER	USPS.COM CLICK66100611 Repair of Radar	10/29/2015	29.41	POLICE FUND
WELLS FARGO CCER	THEISENS #21 Hole Saw	10/06/2015	4.55	GENERAL FUND
WELLS FARGO CCER	CHUMBLEY & JONES OIL Ethanol - Free Ga	10/12/2015	25.91	FIRE FUND
WELLS FARGO CCER	MCCOY TRUE VALUE Florescent Light Bulbs	10/22/2015	7.19	FIRE FUND
WELLS FARGO CCER	IEMSA Department membership for Iowa Em	10/29/2015	220.00	FIRE FUND
WELLS FARGO CCER	INTERSTATE ALL BATTERY Batteries for Ra	10/07/2015	643.65	POLICE FUND
WELLS FARGO CCER	WAL-MART #1491 Credit - returned item	10/16/2015	29.96-	POLICE FUND
WELLS FARGO CCER	AMAZON MKTPLACE PMTS Office supplies-	10/26/2015	28.54	POLICE FUND
WELLS FARGO CCER	DOWNEY TIRE PROS Softball tractor tire	10/30/2015	42.99	PARK & RECREATI
WELLS FARGO CCER	HY VEE 1271 Ambulance Drugs	10/01/2015	6.88	AMBULANCE FUN
WELLS FARGO CCER	HY VEE 1271 Breakfast for Fall Cleanup	10/12/2015	28.32	GENERAL FUND
WELLS FARGO CCER	DMI DELL ARB BUS Computer monitors Vick	10/19/2015	265.00	FIRE FUND
WELLS FARGO CCER	SOUTHEASTERN EMERG EMS Supplies	10/28/2015	1,309.01	AMBULANCE FUN
WELLS FARGO CCER	HY VEE 1271 Wellness Walk	10/07/2015	219.77	GENERAL FUND
WELLS FARGO CCER	IEMSA Department membership in Iowa Emer	10/15/2015	280.00	AMBULANCE FUN
WELLS FARGO CCER	DMI DELL K-12/GOVT Docking station space	10/26/2015	8.13	GENERAL FUND
WELLS FARGO CCER	WAL-MART #1491 Cleaning and Office Suppli	10/30/2015	28.76	GENERAL FUND
WELLS FARGO CCER	WAL-MART #1491 Mount	10/07/2015	29.96	POLICE FUND
WELLS FARGO CCER	PAYPAL CELLEBRITEU Detectives	10/16/2015	164.97	POLICE FUND
WELLS FARGO CCER	PTOUCHDIRECT printer tape	10/27/2015	44.36	GENERAL FUND
WELLS FARGO CCER	WM SUPERCENTER #1491 Extension Cords	10/01/2015	63.54	GENERAL FUND
WELLS FARGO CCER	WWW.NEWEGG.COM Computer monitor	10/08/2015	149.99	PARK & RECREATI
WELLS FARGO CCER	IOWA SOCIETY OF CPAS Iowa CPA dues	10/19/2015	220.00	GENERAL FUND
WELLS FARGO CCER	PMMIC INSURANCE Annual insurance premi	10/28/2015	906.00	SEWER FUND

Total WELLS FARGO CCER:

9,179.65

WHEELER'S OUTDOOR POWER EQUIP

WHEELER'S OUTDOOR POWER	STARTER ASSEMBLY	11/11/2015	59.99	FIRE FUND
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Total WHEELER'S OUTDOOR POWER EQUIP:

59.99

WIEGERT DISPOSAL CO.

WIEGERT DISPOSAL CO.	DUMPSTER - SHOP	12/01/2015	45.00	PARK & RECREATI
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Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total WIEGERT DISPOSAL CO.:			45.00	
WREEVES AND ASSOCIATES INC				
WREEVES AND ASSOCIATES I	REPAIR WIRING	11/23/2015	100.00	FIRE FUND
Total WREEVES AND ASSOCIATES INC:			100.00	
Grand Totals:			179,145.91	

City Council: _____

Information

Subject

Resolution approving salaries

Information

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

Blake Henry, Waste Water Operator Apprentice, Range 19-2+ \$41,004/year effective December 7, 2015

Kori Anderson, Irving Crossing Guard, \$151.67/pay effective January 4, 2016

Roll call is in order.

Attachments

Resolution

RESOLUTION APPROVING SALARIES

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

Blake Henry, Waste Water Operator Apprentice, Range 19-2+ \$41,004/year effective December 7, 2015

Kori Anderson, Irving Crossing Guard, \$151.67/pay effective January 4, 2016

Passed and approved on the 7th day of December, 2015.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

Information

Subject

Resolution setting salaries and benefits for appointed officers and employees of the City of Indianola for the period beginning December 27, 2015

Information

Per Iowa Code, Council is required to set salaries and benefits annually and authorized the Finance Director to pay employees accordingly. The cost of living will be 1.25% effective December 27, 2015.

In your packet is the resolution prepared by RoxAnne Hunerdosse.

Roll call is in order.

Attachments

Salary Resolution

**A RESOLUTION SETTING THE SALARIES AND BENEFITS FOR APPOINTED OFFICERS AND EMPLOYEES
OF THE CITY OF INDIANOLA FOR THE PERIOD BEGINNING DECEMBER 27, 2015.**

Section 1. The following persons and positions named shall be paid the salaries or wages indicated, and the City Clerk is authorized to issue warrants, less legally required or authorized deductions from the amounts set out below, on a biweekly basis, and make such contributions to I.P.E.R.S. and Social Security or other purposes as required by law or authorization of the Council, all subject to audit and review by the Council:

<u>EMP #</u>	<u>NAME</u>	<u>RANGE</u>	<u>ANNUAL</u>	<u>LONGEVITY</u>	<u>*HOURLY</u>	<u>ICMA</u>
48	Chris DesPlanques	CE 13.5 - 4	\$101,459		\$48.778	\$2,100
3155	Lindsey Offenburger	CE 7 - 2	\$48,371	\$250	\$23.375	\$900
41	Diana Bowlin	CE 10 - 10	\$77,744		\$37.377	\$2,100
52	Mary Zimmerman	R 18 - 4+	\$44,534	\$400	\$21.603	\$900
3226	LuAnn Kappelman	R 18 - 4	\$42,413	\$250	\$20.511	\$900
265	RoxAnne Hunerdosse	CE 11 - 7	\$79,352		\$38.150	\$2,100
3271	Kurt Ripperger	CE 11 - 2	\$68,569		\$32.966	\$2,100
3269	Skye McBroom	CE 5 - 1	\$37,759	\$250	\$18.274	\$900
55	Charles Burgin	CE 12 - 10	\$93,635		\$45.017	\$2,100
56	Rich Parker	CE 8 - 4	\$56,519	\$300	\$27.317	\$900
69	Mindi Robinson	CE 5 - 4	\$41,520	\$300	\$20.106	\$900
83	Edwin Yando	CE 11 - 8	\$81,402		\$39.136	\$2,100
101	Matt Anders	R 23 - 4	\$54,691	\$350	\$26.462	\$900
115	Jason Grismore	R 23 - 2	\$49,607		\$23.850	
90	Steve Greif	R 21 - 4	\$49,243	\$300	\$23.819	
104	Ron Bowlin	R 21 - 4	\$49,243	\$300	\$23.819	\$900
102	Steven Crawford	R 21 - 4	\$49,243	\$300	\$23.819	
117	Tyler Smith	R 19 - 2.5	\$41,476		\$19.940	
126	Dave Button	CE 13 - 9	\$100,754		\$48.439	\$2,100
129	Ron Hamell	CE 8.5 - 7	\$71,157	\$400	\$34.402	\$900
135	Scott Dwyer	CE 8.5 - 7	\$71,157	\$350	\$34.378	\$900
133	Brian Sher	CE 12.5 - 3	\$81,115		\$38.998	\$2,100
136	Chris Marsh	PO 7	\$59,146	\$400	\$28.628	\$900
162	Rob Hawkins	CE 10.5 - 3	\$75,784		\$36.435	\$2,100
171	Brad Metcalf	PO 7	\$59,146	\$300	\$28.580	\$900
174	Rick Largesse	CE 8.5 - 3	\$64,701	\$300	\$31.250	\$900
175	Mesha Wagner	PO 7	\$59,146	\$300	\$28.580	\$900
177	Justin Keller	PO 7	\$59,146	\$300	\$28.580	\$900
189	Brian Stern	PO 6	\$58,270	\$250	\$28.135	
193	Walter Reed	PO 2	\$48,871		\$23.496	\$900
180	Jason Siemens	PO 6	\$58,270	\$250	\$28.135	\$900
181	Richard Peters	PO 6	\$58,270	\$250	\$28.135	\$900
188	Luke Buhrow	PO 6	\$58,270	\$250	\$28.135	\$900
191	Clint Dee	PO 3	\$51,317		\$24.672	\$900
185	Slawomir Blondowski	PO 6	\$58,270	\$250	\$28.135	\$900
192	Kyle Peterson	PO2	\$48,871		\$23.496	\$900
194	Jay Hackett	PO 1.5	\$47,709		\$22.937	
140	Pat Allsup	CE 5 - 8	\$46,459	\$300	\$22.480	\$900
190	Debbie Neer	R 2 - 5		\$0.10	\$16.656	
187	Tammy Bruce	R 14 - 4	\$34,877		\$16.768	
186	Rachelle Denning	R 2 - 5		\$0.15	\$16.706	
1003	Richard Berry				\$151.67	
3484	Vicki Wood				\$151.67	
	Kori Anderson				\$151.67	
607	Greg Chia	CE 13.5 - 2	\$95,634		\$45.978	\$2,100
629	Mark McCurdy	CE 8.5 - 4	\$66,370	\$350	\$32.077	\$900
217	Ted Durfey	FF - 7	\$59,146	\$350	\$21.588	\$900
640	Chuck Cross	FF - 7	\$59,146	\$350	\$21.588	\$900
660	Brent Baughman	FF - 7	\$59,146	\$350	\$21.588	\$900

664	Jeffrey Spencer	FF - 6.5	\$58,708	\$250	\$21.393	\$900
728	Robert Soukup	FF - 4	\$53,882		\$19.551	\$900
751	Aaron Hurt	FF -3	\$51,317		\$18.620	
67	Vicki Herold	CE 2 -8	\$35,123		\$16.886	\$900
202	Ken Mika	EMT - B			\$13.696	
205	Roger Berry	EMT - P			\$17.252	
206	Troy Bass	EMT - B			\$13.696	
603	Thad White	EMT - P			\$17.252	
608	Jamie Sauter	EMT - P			\$17.252	
643	Thomas Spence	EMT - B			\$13.696	
647	Jody Miller	EMT - P			\$17.252	
679	Ted Neller	EMT - B			\$13.696	
694	Scott Young	EMT - P			\$17.252	
698	Zack Prickett	EMT - B			\$13.696	
704	Ray Reynolds	EMT - P			\$17.252	
706	Cory Deaton	EMT - B			\$13.696	
709	Jeremy Cross	EMT - B			\$13.696	
711	Richard Shelley	EMT - P			\$17.252	
713	Eric Wallace	EMT - P			\$17.252	
714	Eldon Emmick	EMT - B			\$13.696	
717	Ken Larson	EMT - P			\$17.252	
719	Don Minks	EMT - P			\$17.252	
726	Katie Aronow	EMT - P			\$17.252	
727	Michael Miller	EMT - P			\$17.252	
731	Jean Clearwater	EMT - B			\$13.696	
733	Shane Reynolds	EMT - B			\$13.696	
735	Mack Rankin	EMT - B			\$13.696	
736	Jessica Smith	EMT - P			\$17.252	
737	Ryan Hutton	EMT - B			\$13.696	
739	Jason Davis	EMT - P			\$17.252	
742	Samuel Hofer	EMT - P			\$17.252	
744	Brad Davison	EMT - P			\$17.252	
747	Keith Smith	EMT - B			\$13.696	
748	Robert Greener	EMT - B			\$13.696	
755	Kayla Schark	EMT - B			\$13.696	
	Jesse Welch	EMT - P			\$17.252	
	Kevin Fallis	EMT - P			\$17.252	
482	Pat Vroegh	CE 3 - 9	\$39,326	\$400	\$19.099	\$900
264	Doug Bylund	CE 10.5 - 1	\$71,951		\$34.592	\$2,100
279	Jeffrey Lucas	CE 7 - 2	\$48,371		\$23.255	\$900
3118	Kathy Kester	CE 4 - 5	\$39,409	\$300	\$19.091	\$900
3214	Rebekah Lane	R 4 - 5		\$0.15	\$18.316	
3315	Jerry Luedtke	R 4 - 5		\$0.15	\$18.316	
3314	Janean Hallin	R 1 - 5		\$0.15	\$14.454	
302	Mike Bowlin	CE 7 - 10	\$60,900	\$400	\$29.471	\$900
305	Angie Buchanan	R 21 - 4	\$49,243		\$23.675	\$900
303	Marty Chittenden	R 21 - 4	\$49,243	\$300	\$23.819	\$900
2061	Kelly Heinkel	R 19 - 4	\$44,613		\$21.449	
326	Joyce Godwin	CE 11 - 9	\$83,453		\$40.122	\$2,100
341	Jane Carlson	CE 5 - 7	\$45,177	\$250	\$21.840	\$900
3313	Michele Burkhart-Patrick	CE 5 - 5	\$42,799	\$250	\$20.697	
350	MyLisa Thompson	CE 3 - 7	\$37,222		\$17.895	
362	Janis Comer	CE 5 - 1	\$37,759		\$18.153	\$900
340	Denise Core	CE 1 - 7			\$14.159	
363	James Taber	CE 1 - 3		\$0.05	\$12.624	
328	Jody Ross	CE 1 - 1.5			\$12.001	
468	Rick Graves	CE 12 - 6	\$84,407		\$40.580	
106	Norman Hart	R 22 - 4+	\$53,834	\$350	\$26.050	\$900

457	Ed Breeden	R 22 - 4+	\$53,834	\$250	\$26.002	\$900
469	Kevin Crawford	R 24 - 4+	\$59,229	\$400	\$28.668	\$900
	Blake Henry	R 19 - 2+	\$41,504		\$19.954	

*Includes Longevity

**Difference is Year Around vs Traditional School Schedule

Section 2. Employees will also receive the following benefits:

1. Continuation of the Employee Assistance Program

Section 3. Deferred Compensation – up to \$75.00/month dollar-for-dollar matching contribution for all full-time, non-union classified employees. In addition, employees range CE 9 and higher receive \$100/month.

Section 4. Sick Leave - Maximum accrual of 760 hours.

Section 5. Short Term Disability - Weekly benefit \$450.

Section 6. The City will pay 96% of the premium for single health/drug insurance coverage and 91% of the difference between the premium for single health/drug and the premium for family health/drug insurance each year of the agreement.

Section 7. The City will pay full time non-management employees longevity pay.

<u>Years</u>	<u>Annual Pay</u>
0-4	\$0
5-9	\$250
10-14	\$300
15-19	\$350
20+	\$400

Section 8. The City Clerk is hereby directed to publish this resolution

Section 9. Compensation paid on call fire department members – shall consist of an hourly rate consistent with the part-time hourly rate based upon EMT certification. In addition, members holding more than the required fire certifications shall receive \$5/certification per quarter, maximum of \$25/quarter.

Each member that attends a medical training session - shall receive an hourly rate consistent with the part-time hourly rate based upon EMT certification.

In addition, the following will apply to squad standby (8:00 p.m. to 4:00 a.m.):

Driver.....	\$18.00
EMT-B.....	\$20.00
EMT-I.....	\$21.00
EMT-P.....	\$22.00

In addition to the compensation described above, there is compensation as follows:

Lieutenant.....	\$550 per year
Captain.....	\$650 per year
Deputy Chief.....	\$750 per year
Assistant Chief.....	\$1000 per year

Information

Subject

Receive BRAVO Report from Dave Stone

Information

Associate Director Dave Stone will provide a power point presentation for the BRAVO yearly report.

Information

Subject

Administer the oath of office to Council members Shirley Clark, Joe Gezel and John Parker

Information

The Mayor will administer the oath of office to Council members Shirley Clark, Joe Gezel and John Parker.

Attachments

Oath Clark

Oath Gezel

Oath Parker

**OATH OF OFFICE
AS PER CHAPTER 63.10
CODE OF IOWA**

I, **Shirley Clark** do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge all the duties of the office of **Council Member At Large** of the City of Indianola, Iowa, as now or hereafter required by law.

Shirley Clark

Date: _____

Attest:

Kelly B. Shaw, Mayor

**OATH OF OFFICE
AS PER CHAPTER 63.10
CODE OF IOWA**

I, **Joe Gezel** do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge all the duties of the office of **Council Member Third Ward** of the City of Indianola, Iowa, as now or hereafter required by law.

Joe Gezel

Date: _____

Attest:

Kelly B. Shaw, Mayor

**OATH OF OFFICE
AS PER CHAPTER 63.10
CODE OF IOWA**

I, **John Parker** do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge all the duties of the office of **Council Member First Ward** of the City of Indianola, Iowa, as now or hereafter required by law.

John Parker

Date: _____

Attest:

Kelly B. Shaw, Mayor

Information

Subject

Consider a motion to take from the table the public hearing and first consideration of a request from the City of Indianola to rezone the South 35' of Lot 10 and all of Lot 11, Block 4 of Haworth's Addition and locally known as 410 S. Jefferson (P&Z denied unanimously 10-13-15) - this item was tabled on November 16, 2015

Information

This item was tabled at the November 16th council meeting. The first item council needs to consider is to take from the table the public hearing and first consideration of a request from the City of Indianola to rezone 410 S. Jefferson.

Simple motion is in order.

Information

Subject

Public hearing and first consideration of a request from the City of Indianola to rezone the South 35' of Lot 10 and all of Lot 11, Block 4 of Haworth's Addition and locally known as 410 South Jefferson (P&Z denied unanimously 10-13-15)

Information

The next item Council needs to consider is to hold the public hearing and first consideration of the rezoning request from the City of Indianola. If rezoned existing R-3 zoning would border to the east and C-2 zoning to the west, north and south.

This property was purchased by the City of Indianola as part of the D & D Program (Dangerous and Dilapidated) in March of 2015. Enclosed is an aerial map of the existing zoning in the area and some photos of the property prior to the purchase.

The D & D program has been around since 2001 and since its conception the City has purchased 22 properties for redevelopment purposes. The objective is to remove all the old structures and clean up the lot to resell in almost every case at a loss to stimulate new improvements that will generate more tax revenue. Listed below are some the D & D policies the council has adopted:

1. Purchase price cannot exceed Warren County Assessor's valuation.
2. Development agreement recouping the City's investment in additional tax dollars within ten years after the sale of the vacant lot is required.
3. Property must be vacant.
4. Properties with highway frontage shall have higher priority for redevelopment.

Prior to the city council approving the purchase of this property, it was explained rezoning this property to residential zoning may be an option.

When purchasing this lot, staff felt the R-3 zoning classification would be justifiable due to the lack of commercial development in the neighborhood. The newest commercial building along the highway corridor in this area is the Casey's General Store which was constructed in 1996. Newer development to the south such as Route 65 Harley Davidson and John Deere has been more recent but the overall development along this portion of Hwy. 65-69 south of Hwy. 92 has been slow. At the time, staff thought we should market the property as commercial for a year prior to asking for a change in zoning. However, there is an offer to purchase the lot for construction of a new duplex. The estimated value of the improvement would meet the policy of the D & D program. This offer is contingent on the rezoning to R-3.

The Future Land Use Map within the 2011 Comprehensive Plan indicates the entire corridor south of Highway 92 to Plainview Avenue as highway commercial zoning. A written complaint from Rasko Construction regarding the rezoning (see packet).

Because this would be an extension of the current R-3 zoning from the east, it is not spot zoning as Frank has alluded to in his letters (dated September 28, 2015 and November 24, 2015). Furthermore, the entrance to the duplex is designed off of East 4th Avenue and does not affect any future highway improvements. Frank does make a good point on whether this action is taking a step backwards for commercial growth in this area. An argument can be made that there has not been enough time to market this property as commercial and we should allow more time for a commercial project.

On October 14, the Planning and Zoning Commission unanimously denied the rezoning request of 410 South Jefferson from C-1 (Highway Commercial) to R-3 (Mixed Residential) for Doering Properties LLC. Jake Doering had submitted a development agreement to purchase this property, provided the zoning was changed, allowing

for a two-family dwelling to be constructed on site. The Commission felt that not enough time has been given to market this property for a commercial improvement. The rezoning request was initiated by this department after receiving the offer.

Simple motion for the first consideration is in order. FYI - A minimum of 5 of the 6 Council members would have to vote in favor of the request to overturn the Planning and Zoning Commission's recommendation to deny.

Attachments

[Rezoning Information](#)

[Rasko Letter 112415](#)

[Pictures](#)

[Pictures A](#)

[Ordinance](#)



— COMMUNITY DEVELOPMENT —

Rezoning Application

Local Address: 410 South Jefferson Way

Legal Description: South 35' Lot 10 & All of Lot 11, Block 4, Haworth's Addition, Indianola, Iowa

Present Zoning: C-2 (Highway Commercial)

Zoning Requested: R-3 (Mixed Residential)

Existing Use: Vacant

Proposed Use: Duplex

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

Name:

Address:

See Attached

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

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



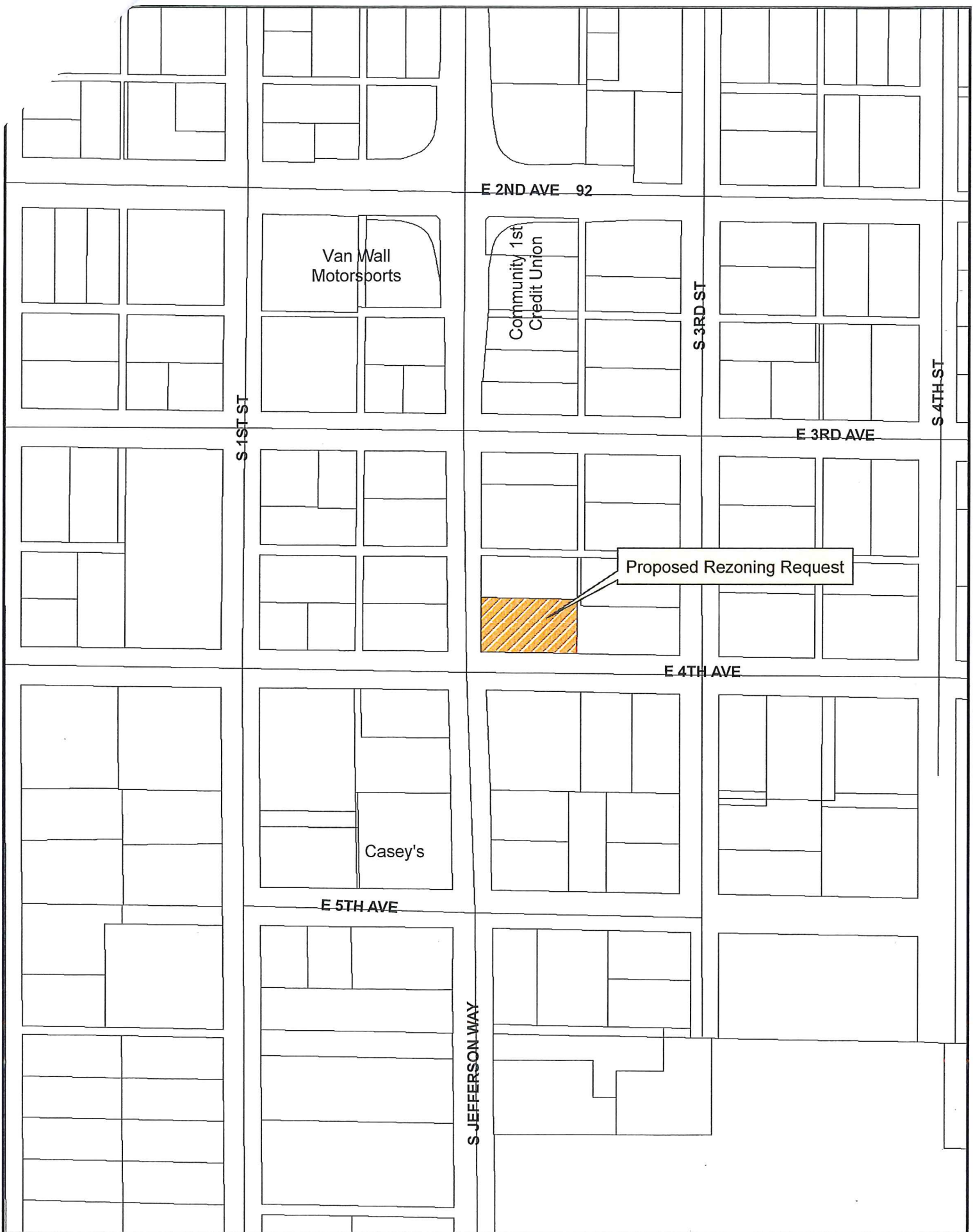
— COMMUNITY DEVELOPMENT —

If the requested zoning change is from A-1 (Agricultural) to any other classification, the application shall contain the **number of acres** in each **soil type** for which a rezoning change is requested and the **crop suitability rating** of each. The soil type and its crop suitability rating shall be determined by the latest cooperative soil survey and accompanying data.

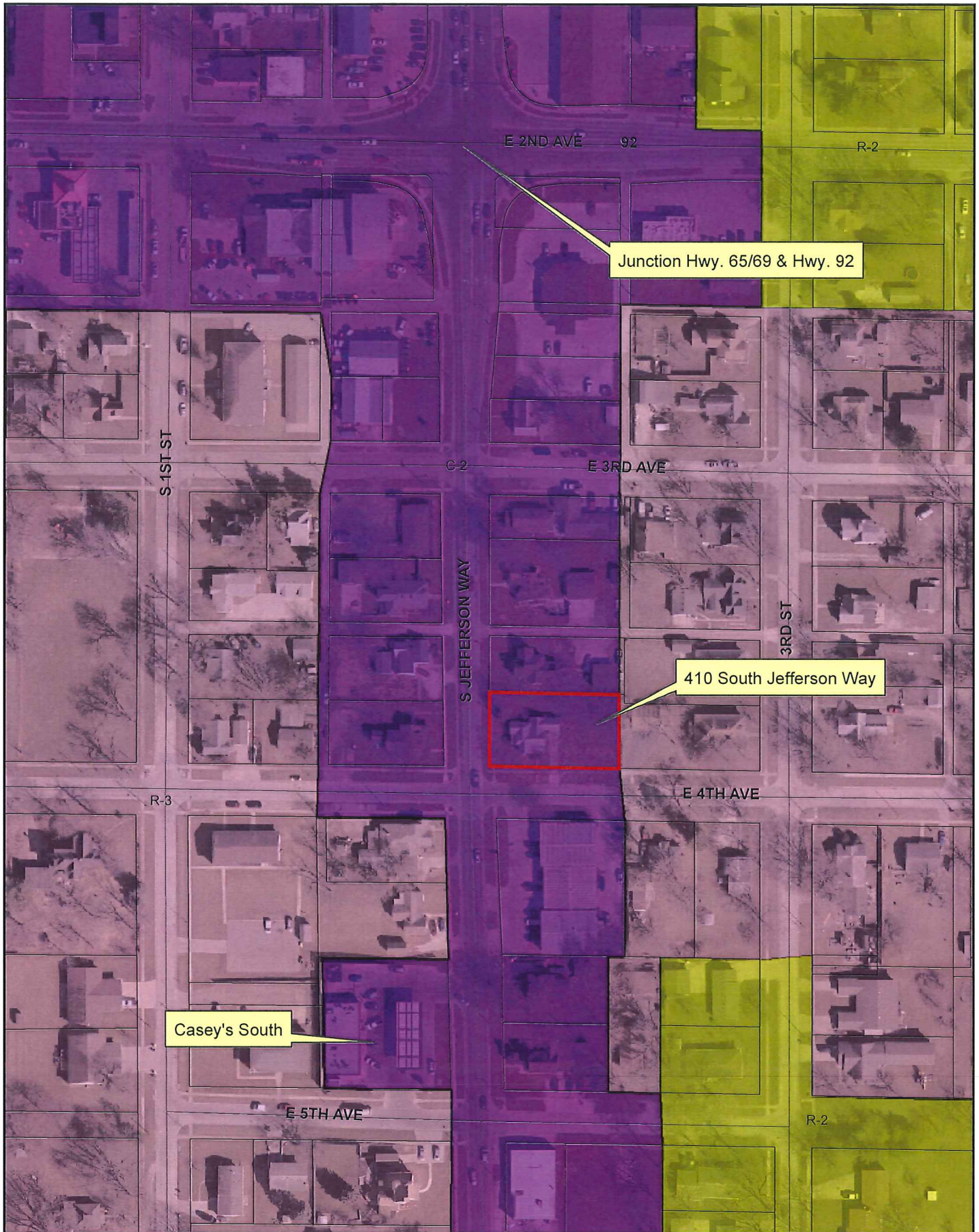
Signature of Applicant

\$200.00 Fee

Receipt No. N/A



Proposed Rezoning
C-2 (Highway Commercial) to R-3 (Mixed Residential)



- | | | | | |
|-----------------------------------|---------------------------|-----------------------------------|-------------------------------------|--------------------------|
| A-1 Agriculture | C-3 General Retail/Office | M-2 General Industrial | R-3 Mixed Residential | R-6 Mobile Home District |
| C-2 Highway Commercial | C-4 Planned Commercial | R-1 Single Family Residential | R-3C Mixed Residential w/Conditions | |
| C-2C Hwy. Commercial w/Conditions | M-1 Limited Industrial | R-2 Single/Two Family Residential | R-5 Planned Residential District | |





September 28, 2015

Charles Burgin
Director of Community Development
City of Indianola
P.O. Box 299
Indianola, IA. 50125

Dear Chuck,

In response to the proposed zoning change from C-3 to R-3 at 410 S. Jefferson Way, I feel this is a step backwards from the long range plan to have C-3 zoning along all highway corridors.

The 65/69 corridor is extremely busy and does not lend well to residential zoning applications.

The IDOT has a study underway regarding the widening of 65/69 which most likely will happen, making residential development even less attractive due to noise and accessibility. I don't feel spot zoning of this particular parcel is a progressive decision.

Respectively Submitted,

Frank D. Rasko



November 24, 2015

Mayor, Council City of Indianola
P.O. Box 299
Indianola, IA. 50125

OFFICE OF CITY CLERK

NOV 30 2015

INDIANOLA, IOWA

Dear Mayor Council,

I am writing in response to the notice I received dated 11/16/2015.

It is my understanding that Planning and Zoning denied the request to rezone the:

South 35 feet of Lot 10 and all of Lot 11 in Block 4 Haworth's Addition, an Official Plat in Indianola, Warren County, Iowa.

My request is that Planning and Zoning's denial be upheld.

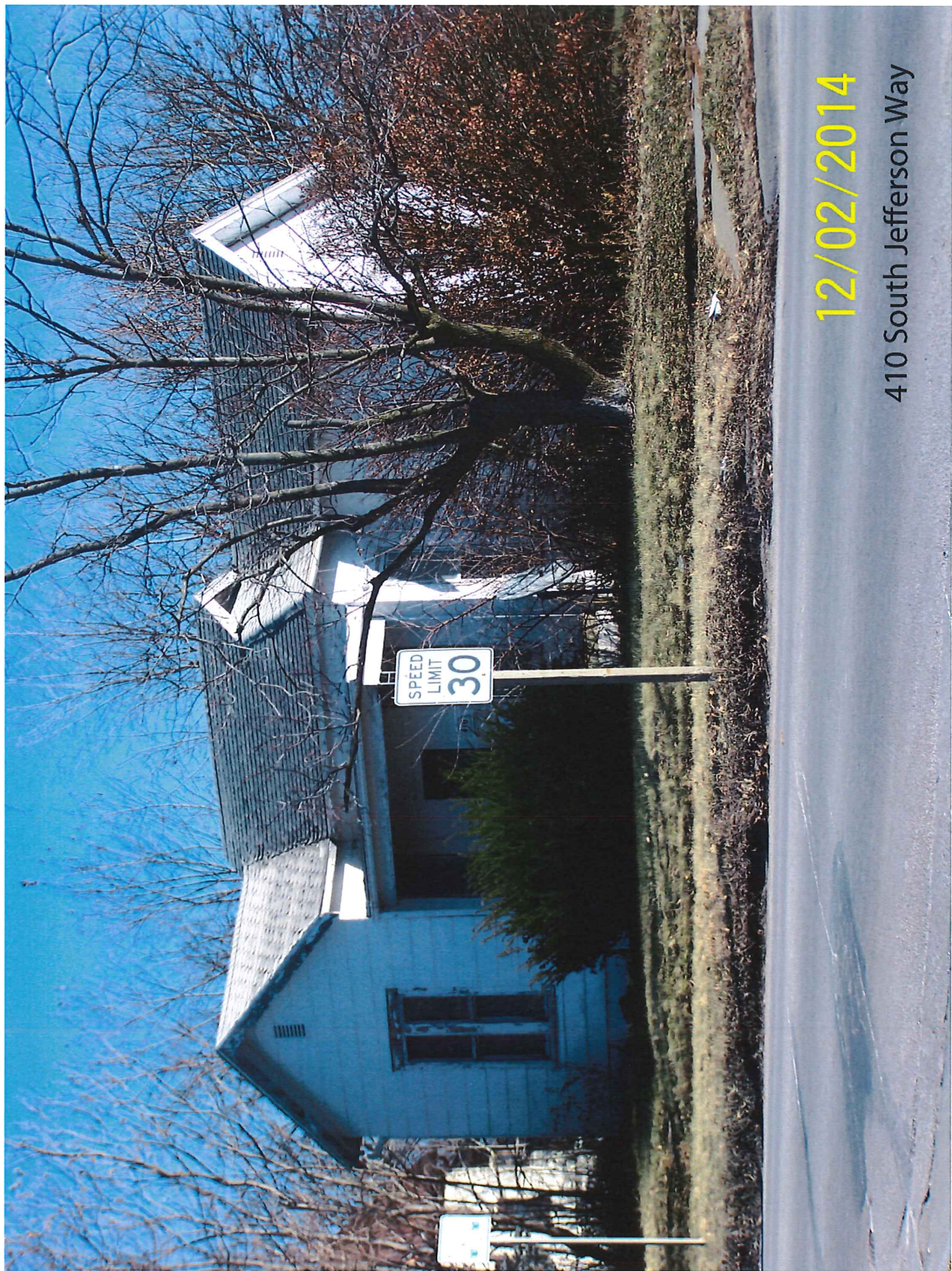
The spot zoning of this property discourages the commercial development of the adjacent areas. I would encourage you to allow the highway corridor to develop as was intended. If the mixture of commercial and residential development were not a problem there would be no need for Planning and Zoning or Zoning areas.

Respectfully Submitted,

Rasko Construction, L.L.C.
401 S. Jefferson Way
Indianola, IA.

RESIDENTIAL / COMMERCIAL CONTRACTOR

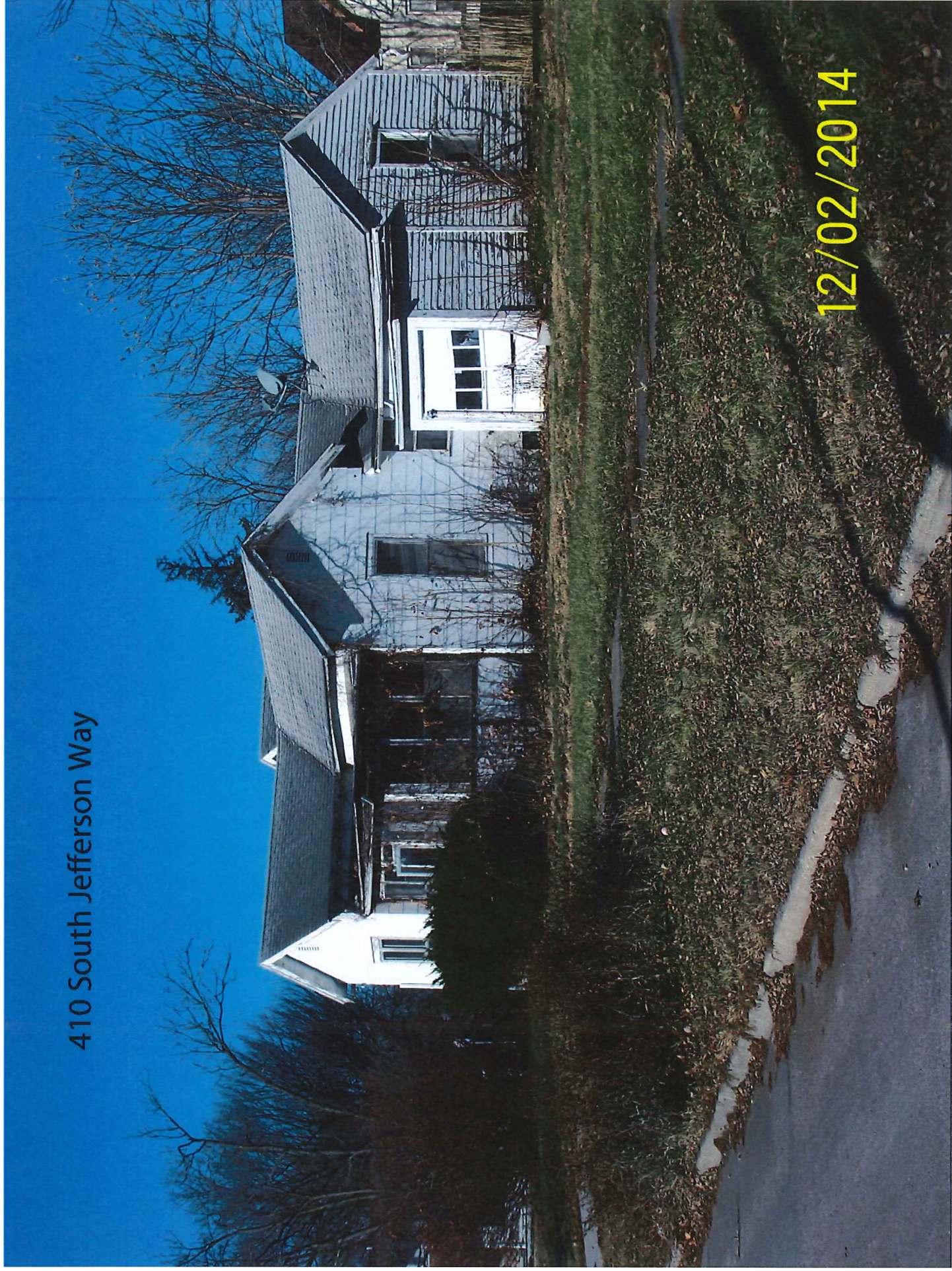
P.O. Box 239 • Indianola, IA 50125 • (515) 961-2558 • Fax (515) 961-7155



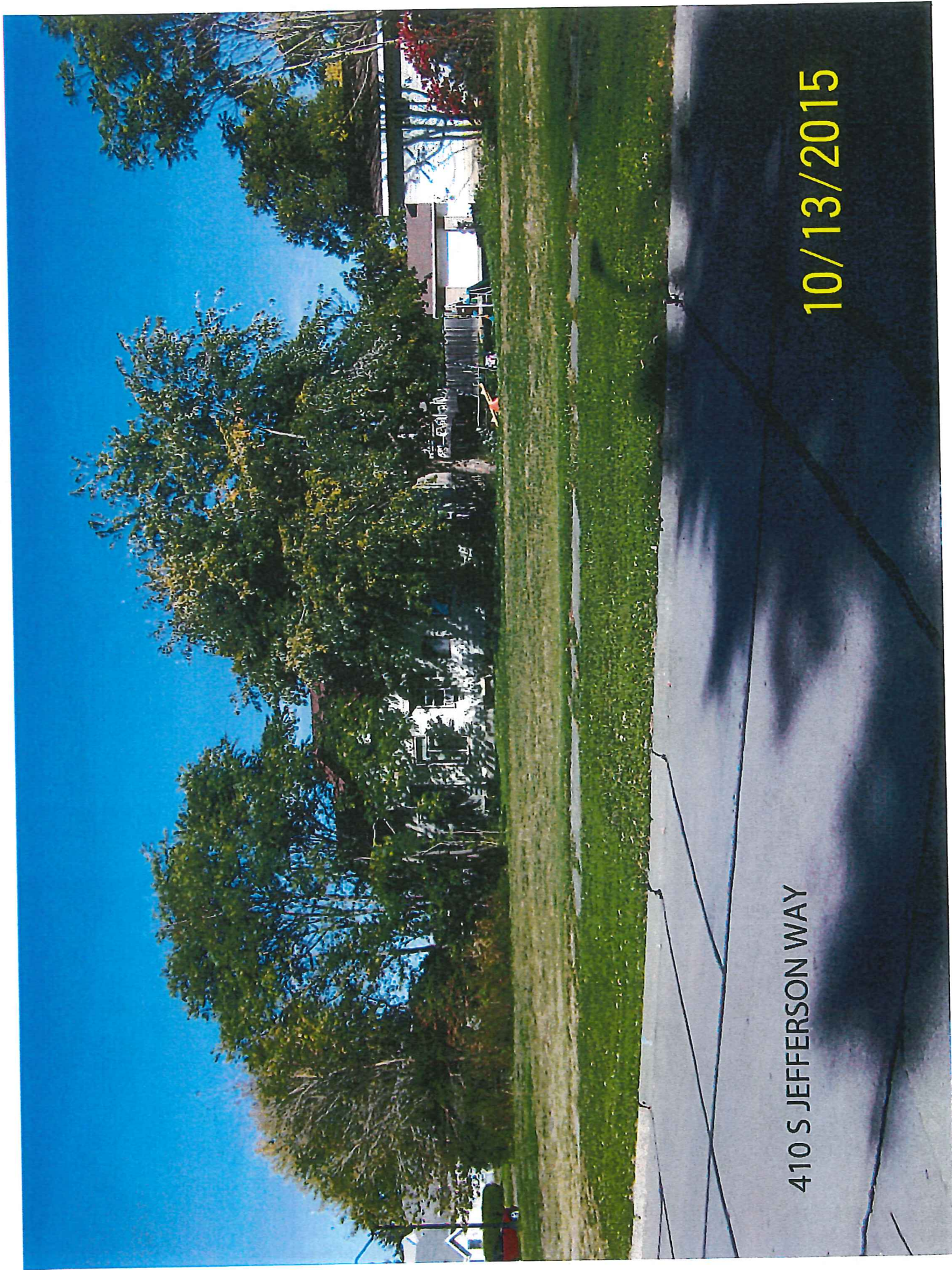
12/02/2014

410 South Jefferson Way

410 South Jefferson Way

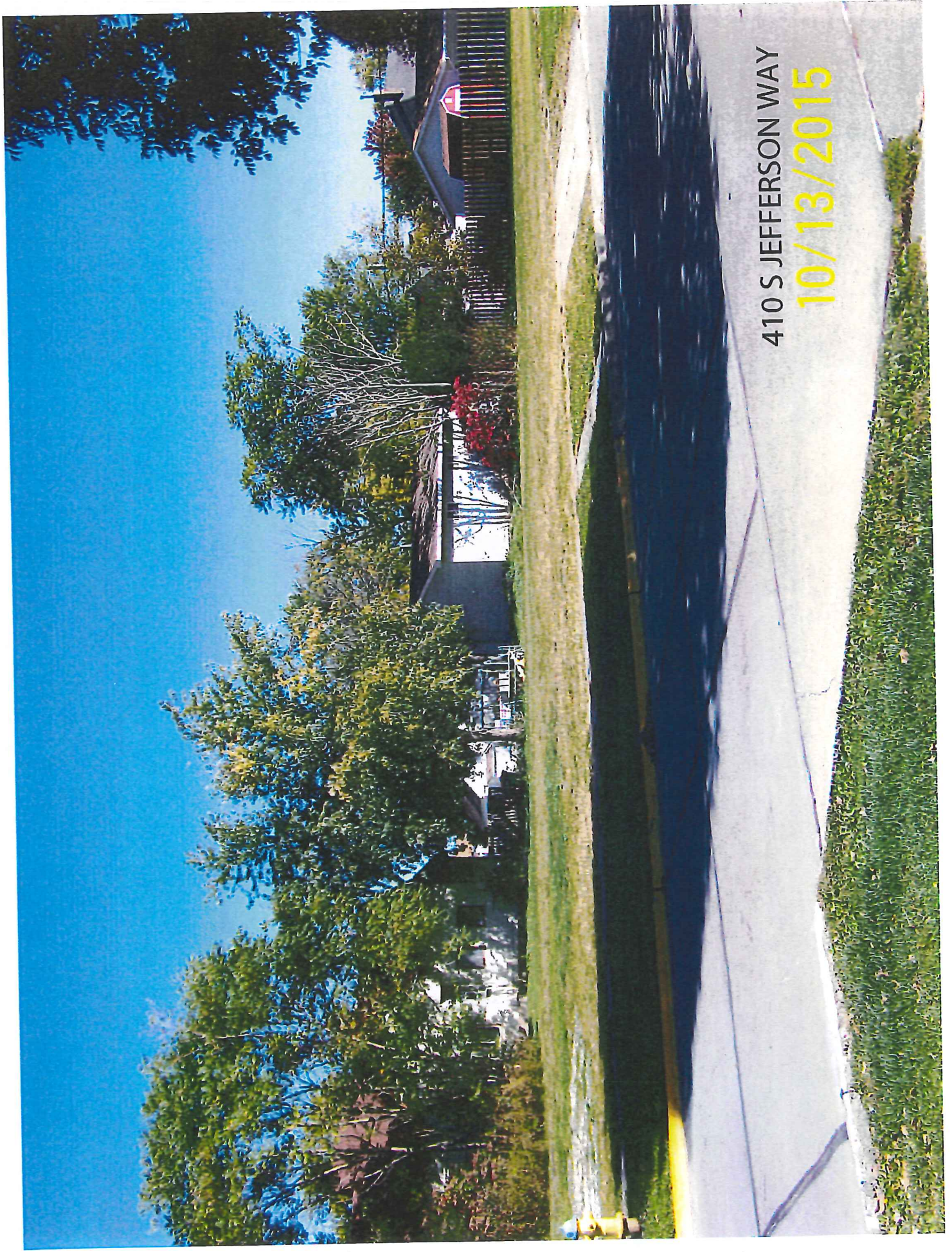


12/02/2014



410 S JEFFERSON WAY

10/13/2015



410 S JEFFERSON WAY

10/13/2015

ORDINANCE NO. 2015-_____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, BY REZONING LAND OWNED BY THE CITY OF INDIANOLA TO CHANGE THE ZONING CLASSIFICATION FROM C-2 HIGHWAY COMMERCIAL TO R-3 MIXED RESIDENTIAL DISTRICT

WHEREAS, the Planning and Zoning Commission, after notice and a hearing in accordance with law, have recommended to the City Council that the below described property located at 410 South Jefferson Way be considered for rezoning from C-2 Highway Commercial to R-3 Mixed Residential District Zoning Classification; and

WHEREAS, on the 16th day of November 2015, after due notice and hearing as provided by law, the City Council now deems it reasonable and appropriate to rezone said property.

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

Section 1: That the Municipal Code of the City of Indianola, Iowa, be and it is hereby amended by rezoning the following described property from **C-2 Highway Commercial to R-3 Mixed Residential District**:

South 35 feet of Lot 10 and all of Lot 11 in Block 4 in Haworth's Addition, an Official Plat in Indianola, Warren County, Iowa

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED this ____ day of _____ 2015.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

First reading: _____
Second reading: _____
Third reading: _____
Publication Date: _____

Information

Subject

Second consideration from Steve and Barbara Williams to rezone a portion of the SW ¼ of the SW ¼ of Section 20, Township 76 North, Range 23 and locally known as the 1500-1800 Block of East Iowa Avenue and the 600-900 Block of North 15th Street from A-1 (Agriculture) to R-3 (Mixed Residential) P&Z approved unanimously 10-13-15

Information

Council needs to hold the second consideration of the rezoning request from Steven and Barbara Williams. Enclosed are the rezoning application, rezoning plat and an aerial zoning map of the surrounding area. If rezoned, existing A-1 would border to the north and existing R-3 zoning would border the south and the majority of the west boundary. Furthermore, once the annexation to the east is completed R-3 zoning will be present along this border as well. The original farm house located in the NE corner of the quarter section is owned by Paulette Glascock. Staff did contact her and asked if she was interested including her land with this request. To date she is still considering her options.

The Future Land Use Map within the 2011 Comprehensive Plan indicates this area as medium density residential development which concurs with the R-3 request. When platted we anticipate the extension of the existing streets that border to the west and south with the continuation of single family dwelling lots. However, larger multi-family lots along East Iowa Avenue that would buffer individual houses from future industrial land should be encouraged. Notifications regarding the rezoning have been mailed and a sign in the area has been placed. Chuck recommended and P&Z approved unanimously.

In your packet is a request from Cooper Crawford & Associates to suspend the rules. As stated in the request, this would allow them time to prepare a plat so it may be presented to the Planning and Zoning Commission on January 12, 2016.

Simple motion for the second consideration would be in order unless council wishes to suspend the rules, roll call to suspend and roll call to adopt would be in order.

Attachments

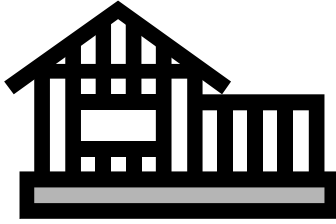
PZ Memo

Rezoning Information

PZ Minutes

Ordinance

Request to Suspend



To: Planning and Zoning Commission
From: Chuck Burgin, Director of Community Development
Subject: October 13, 2015 Meeting

Item # 4 Consider request from Steve and Barbra Williams to rezone a portion of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20, Township 76 North, Range 23 and locally known as the 1500-1800 Block of East Iowa Avenue and the 600-900 Block of North 15th Street from A-1 (Agriculture) to R-3 (Mixed Residential).

Enclosed are the rezoning application, rezoning plat and an aerial zoning map of the surrounding area. If rezoned, existing A-1 would border to the north and existing R-3 zoning would border the south and the majority of the west boundary. Furthermore, once the annexation to the east is completed R-3 zoning will be present along this border as well. The original farm house located in the NE corner of the quarter section is owned by Paulette Glascock. I did contact her and asked if she was interested including her land with this request. To date she is still considering her options.

The Future Land Use Map within the 2011 Comprehensive Plan indicates this area as medium density residential development which concurs with the R-3 request. When platted we anticipate the extension of the existing streets that border to the west and south with the continuation of single family dwelling lots. However, larger multi-family lots along East Iowa Avenue that would buffer individual houses from future industrial land should be encouraged. Notifications regarding the rezoning have been mailed and a sign in the area has been placed. To date we have not received any objections to the request. I recommend approval of the request.

Item # 5 Consider request from the City of Indianola to rezone the South 35' of Lot 10 and all of Lot 11, Block 4 of Haworth s Addition and locally known as 410 South Jefferson.

If rezoned existing R-3 zoning would border to the east and C-2 zoning to the west, north and south.

This property was purchased by the City of Indianola as part of the D & D Program (Dangerous and Dilapidated) in March of 2015. I have enclosed an aerial map of the existing zoning in the area and some photos of the property prior to the purchase.

The D & D program has been around since 2001 and since its conception the City has purchased 22 properties for redevelopment purposes. The objective is to remove all the old structures and

clean up the lot to resell in almost every case at a loss to stimulate new improvements that will generate more tax revenue. Listed below are some the D & D policies the council has adopted:

1. Purchase price cannot exceed Warren County Assessor's valuation.
2. Development agreement recouping the City's investment in additional tax dollars within ten years after the sale of the vacant lot is required.
3. Property must be vacant.
4. Properties with highway frontage shall have higher priority for redevelopment.

Prior to the city council approving the purchase of this property, it was explained rezoning this property to residential zoning may be an option.

When purchasing this lot, I felt the R-3 zoning classification would be justifiable due to the lack of commercial development in the neighborhood. The newest commercial building along the highway corridor in this area is the Casey's General Store which was constructed in 1996. Newer development to the south such as Route 65 Harley Davidson and John Deere has been more recent but the overall development along this portion of Hwy. 65-69 south of Hwy. 92 has been slow. At the time, I thought we should market the property as commercial for a year prior to asking for a change in zoning. However, there is an offer to purchase the lot for construction of a new duplex. The estimated value of the improvement would meet the policy of the D & D program. This offer is contingent on the rezoning to R-3.

The Future Land Use Map within the 2011 Comprehensive Plan indicates the entire corridor south of Highway 92 to Plainview Avenue as highway commercial zoning. We have received a written complaint from Rasko Construction regarding the rezoning. I have enclosed the letter for your review.

Because this would be an extension of the current R-3 zoning from the east, it is not spot zoning as Frank has alluded to in his letter. Furthermore, the entrance to the duplex is designed off of East 4th Avenue and does not affect any future highway improvements. Frank does make a good point on whether this action is taking a step backwards for commercial growth in this area. An argument can be made that there has not been enough time to market this property as commercial and we should allow more time for a commercial project.

Item # 6 Receive presentation from William Ludwig of Ludwig and Associates, LTD.

Bill has been working with the property owner who owns land on both sides of the Highway 92 west corridor between South Y Street and R-63. (see aerial map)

As you can tell by the preliminary layout, this is a large and exciting project. No official action will be taken at this time. Bill simply wants to introduce the project and get feedback from the commission.



— COMMUNITY DEVELOPMENT —

Rezoning Application

Local Address: E. Iowa Avenue & N 15th Street

Legal Description: See Attached Rezoning Plan

Present Zoning: A-1 Agriculture

Zoning Requested: R-3 Mixed Residential

Existing Use: Agricultural

Proposed Use: Residential

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

Name:

Address:

See Attached Rezoning Plan

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

The A-1 Agriculture zoning is no longer valid because the owners would like to build apartments, townhomes, and single-family buildings on the land.

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



— COMMUNITY DEVELOPMENT —

If the requested zoning change is from A-1 (Agricultural) to any other classification, the application shall contain the **number of acres** in each **soil type** for which a rezoning change is requested and the **crop suitability rating** of each. The soil type and its crop suitability rating shall be determined by the latest cooperative soil survey and accompanying data.

See Attached Iowa Corn Suitability Rating Report _____

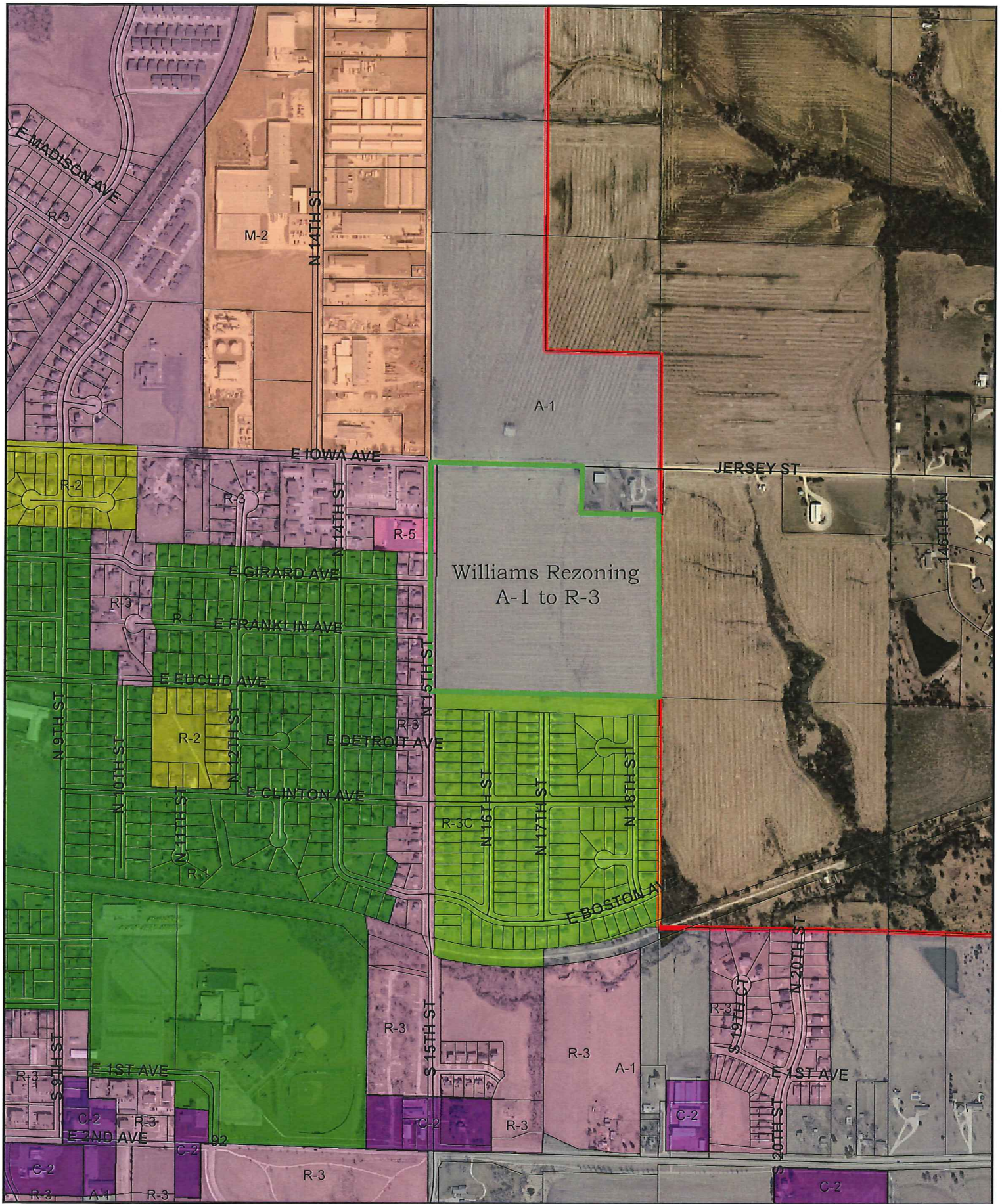


Signature of Applicant

\$200.00 Fee

Receipt No. 18.001490





Williams Rezoning A-1 (Agriculture) to
R-3 (Mixed Residential)





09/2015



INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
OCTOBER 13, 2015
6:00 P.M.

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

Joe Butler
Tiffany Coleman
Al Farris
Joe Gezel
Cindy Johnson
Doug Opie
Bob Ormsby
Josh Rabe
Misty Soldwisch

Also present: Justin Cooper of Cooper Crawford and Associates, William Ludwig, Robin Eyeberg, members of the community, Mindi Robinson and Chuck Burgin.

The minutes of the September 8, 2015 meeting were approved on a motion made by Butler and seconded by Ormsby. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

Consider request from Steve and Barbara Williams to rezone a portion of the SW ¼ of the SW ¼ of Section 20, Township 76 North, Range 23 and locally known as the 1500-1800 Block of East Iowa Avenue and the 600-900 Block of North 15th Street from A-1 (Agriculture) to R-3 (Mixed Residential).

Chuck reviewed the rezoning request stating the property is approximately 37 acres and is currently zoned A-1 (Agriculture). The property owner wishes to rezone to R-3 (Mixed Residential) which is a continuation of the existing zoning to the south and west of the property. Chuck further explained the Future Land Use Map of the 2011 Comprehensive Plan indicates this area as medium density residential which concurs with the R-3 request.

Gezel questioned the development ability with the existing pipeline. Justin Cooper of Cooper Crawford stated the pipeline runs along the existing lots to the south and does continue into this portion of property. Cooper further showed a preliminary drawing outlining single family dwellings in the area that does take the pipeline into consideration with the lot layout.

Commission discussed the existing R-3C zoning to the south. The R-3C zoning classification is Mixed Residential zoning with the condition which limits the area to single family residential dwelling units. Chuck explained that this property could have a similar condition placed on it if the following occurred: 1. The owner has to agree upon the condition. 2. The conditional request must be submitted in writing and on the property

prior to the City Council public hearing to rezone. Chuck further suggested that it would be a good fit for multi-family development happen to the north of this property, much like what is occurring to the west. If multi-family development occurs to the north property line it will be a good buffer between the single family dwellings and the industrial properties across Iowa Avenue.

Keith Howard of 605 North 15th Street and Zack Erickson of 503 North 16th Street expressed their concern for multi-family dwelling development in the area.

Motion was made by Ormsby and seconded by Butler to approve the request from Steve and Barbara Williams to rezone a portion of the SW ¼ of the SW ¼ of Section 20, Township 76 North, Range 23 and locally known as the 1500-1800 Block of East Iowa Avenue and the 600-900 Block of North 15th Street from A-1 (Agriculture) to R-3 (Mixed Residential) with strong consideration being placed in support of single family dwelling development. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

Consider request from the City of Indianola to rezone the South 35' of Lot 10 and all of Lot 11, Block 4 of Haworth s Addition and locally known as 410 South Jefferson.

Chuck reviewed the property stating this is a D&D lot. The current zoning is C-2 (Highway Commercial) which concurs with the 2011 Comprehensive Plan's Future Land Use Map. However, the City has received an offer to purchase the property for the construction of a duplex. The R-3 zoning does continue to the east, so this is not considered spot zoning. The City has also received a letter of objection to the rezoning from Frank Rasko of Rasko Construction.

Farris reviewed the D&D Committee discussion stating the committee agreed not to send a recommendation to the Planning and Zoning Commission, as there are many factors that both are favorable and unfavorable for rezoning the property from commercial to residential. There are other areas of the city to construct residential but only a limited number of areas to construct commercial.

Soldwisch and Rabe expressed their concern for rezoning property adjacent to the highways to residential. They have both represented clients that have tried to sell residential property zoned C-2 only to find that it is very difficult to accomplish due to financing issues and not being able to acquire a rebuild letter due to City codes. It would be unfair to allow the City to rezone a property when individual property owners are not allowed to do the same.

Motion was made by Rabe and seconded by Farris to deny the request from the City of Indianola to rezone the South 35' of Lot 10 and all of Lot 11, Block 4 of Haworth s Addition and locally known as 410 South Jefferson. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

Receive presentation from William Ludwig of Ludwig and Associates, LTD.

Mr. Ludwig gave a presentation on the possible future development of the Robin McCord Eyeberg property on the Highway 92 west corridor between South Y Street and R-63 Highway.

Commission made several comments regarding highway access, beautification of corridor, mixed uses and street extensions.

Meeting adjourned on a motion by Coleman and seconded by Gezel.

Doug Opie, Chairperson

Mindi Robinson

ORDINANCE NO. 2015-_____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, BY REZONING LAND OWNED BY STEVE AND BARBARA WILLIAMS TO CHANGE THE ZONING CLASSIFICATION FROM A-1 AGRICULTURAL TO R-3 MIXED RESIDENTIAL DISTRICT

WHEREAS, the Planning and Zoning Commission, after notice and a hearing in accordance with law, have recommended to the City Council that the below described property located at E Iowa Avenue and N 15th Street be considered for rezoning from A-1 Agricultural to R-3 Mixed Residential District Zoning Classification; and

WHEREAS, on the 16th day of November 2015, after due notice and hearing as provided by law, the City Council now deems it reasonable and appropriate to rezone said property.

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

Section 1: That the Municipal Code of the City of Indianola, Iowa, be and it is hereby amended by rezoning the following described property from **A-1 Agricultural to R-3 Mixed Residential District**:

The Southwest ¼ of the Southwest ¼ of Section 20, Township 76 North, Range 23, West of the 5th p.m., Indianola, Warren County, Iowa; except the west 35.00 feet Thereof and except parcel "B" of the amended survey of the S ½ of the SW ¼ of Section 20, Township 76 North, Range 23 West of the 5 p.m., Warren County, Iowa as recorded in Book 2013 Page 541 on January 17, 2013 in the office of the Warren County Recorder

Section 2: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 3: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED this ____ day of _____ 2015.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

First reading: _____

Second reading: _____

Third reading: _____

Publication Date: _____

Beck Property Request

Fri 11/20/2015 10:41 AM

From: Justin Cooper

To: "cdesplanques@cityofindianola.com"

Cc: "dbowlin@cityofindianola.com", "cburgin@cityofindianola.com"



Mr. Chris DesPlanques,

We would like to request that the next meeting regarding the rezoning of "Beck Property" also be considered the 3rd and final meeting. This would allow us additional time to prepare a plat so we may present the City of Indianola with a preliminary plat in time for the January 12th meeting deadline.

Sincerely,

Justin Cooper

Cooper Crawford & Associates

475 S. 50th Street, Suite 800

West Des Moines, IA 50265

jcooper@cooper-crawford.com

Ph. 515-224-1344

Fax 515-224-1345

Information

Subject

Second consideration of an Ordinance for the division of revenues under Iowa Code Section 403.19 for Hillcrest/Downtown Unified Urban Renewal Plan

Information

Council needs to consider the second consideration of the ordinance for the division of revenues under Iowa Code Section 403.19 for the Hillcrest/Downtown Unified Urban Renewal Plan.

The ordinance states the Unified Plan does not change any frozen base values and because no property was added by the adoption of the Unified Plan (since the two Areas are currently contiguous), the property covered by the existing TIF Ordinances for the Hillcrest Urban Renewal Area or the Downtown Urban Renewal Area does not change, the purpose of this ordinance is simply to combine the previous ordinances into one ordinance on the unified area.

Simple motion for the second consideration is in order.

Attachments

Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NOS. 1428, 1026, 1137, 1218 AND 1336, PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE AMENDED **HILLCREST URBAN RENEWAL AREA** AND AMENDING ORDINANCE NOS. 1396, 1217 AND 1314 PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE AMENDED **DOWNTOWN URBAN RENEWAL AREA**, IN THE CITY OF INDIANOLA, COUNTY OF WARREN, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF INDIANOLA, COUNTY OF WARREN, INDIANOLA COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE **HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL AREA**

WHEREAS, the City Council of the City of Indianola, State of Iowa, has heretofore, in Ordinance Nos. 1428, 1026, 1137, 1218 and 1336, provided for the division of taxes within the **Hillcrest Urban Renewal Area**, pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, the City Council of the City of Indianola, State of Iowa, has heretofore, in Ordinance Nos. 1396, 1217 and 1314, provided for the division of taxes within the **Downtown Urban Renewal Area**, pursuant to Section 403.19 of the Code of Iowa; and

WHEREAS, by Resolution No. _____, adopted November 16, 2015, the City Council adopted and approved the **Hillcrest/Downtown Unified Urban Renewal Plan (Unified Plan OR Unified Urban Renewal Plan)**, which Plan unifies the separate **Hillcrest Urban Renewal Area, as amended** and the **Downtown Urban Renewal Area, as amended** into the **Unified Hillcrest/ Downtown Unified Urban Renewal Area (Unified Area or Unified Urban Renewal Area)**; and

WHEREAS, the Unified Plan which does not change any frozen base values and, because no property was added by the adoption of the Unified Plan (since the two Areas are currently contiguous), the property covered by the existing TIF Ordinances for the Hillcrest Urban Renewal Area or the Downtown Urban Renewal Area does not change;

the purpose of this Ordinance is simply to combine the previous Ordinances into one Ordinance on the Unified Area; and

WHEREAS, indebtedness has been incurred by the City, and additional indebtedness is anticipated to be incurred in the future, to finance urban renewal project activities within the **Hillcrest/ Downtown Unified Urban Renewal Area**, and the continuing needs of redevelopment within the amended **Hillcrest/ Downtown Unified Urban Renewal Area** are such as to require the continued application of the incremental tax resources of the **Hillcrest/ Downtown Unified Urban Renewal Area**; and

WHEREAS, the following enactment is necessary to accomplish the objectives described in the premises.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, STATE OF IOWA, THAT:

Ordinance Numbers 1428, 1026, 1137, 1218 and 1336 are hereby amended to read as follows:

Section 1: For purposes of this Ordinance, the following terms shall have the following meanings:

HILLCREST URBAN RENEWAL AREA

(a) Original Hillcrest Area shall mean that portion the City of Indianola, State of Iowa, described in the Urban Renewal Plan for the Hillcrest Urban Renewal Area approved by Resolution No. 11-94 on the 5th day of July, 1994, which Original Area includes the lots and parcels located within the area legally described as follows:

HILLCREST ORIGINAL URBAN RENEWAL AREA

A part of the North ½ of Section 19, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa described as follows: Beginning at the North 1/4 corner of said Section 19, thence North 89° 06' West 6.15 feet, thence South 01° 36' 20" East 1323.7 feet to the Southwest corner of the NW 1/4 NE 1/4 of said Section 19; thence East 1552.0 feet to the West right-of-way line of the C.R. I. & P.R.R.; thence Northwesterly along a 3° 36' 36" curve with a central angle of 51° 58' a distance of 659.0 feet, thence North 21° 03' West 711.24 feet to the North line of said Section 19; thence West 1263.0 feet to the point of beginning, and being a part of the City of Indianola, Iowa. (Also known as a portion of Parcels K & L of the Replat of Hillcrest Industrial Park 1.)

(b) Amendment No. 1 Area (Hillcrest) shall mean that portion of the City of Indianola, State of Iowa, described in Amendment No. 1 to the Urban Renewal Plan for the Hillcrest Urban Renewal Area approved by Resolution No. 14-98 on the 19th day of October, 1998, which Amendment No. 1 Area includes the lots and parcels located within the area legally described as follows:

Beginning at a point 269.5' North of the Southeast corner of the NW 1/4 of the SE 1/4 of Section 19-76-23 thence North along West line until said line intersects the East boundary of the former C.R.I. & P. Railroad, thence North following R.R. ROW to North line of Section 19, thence East along Section line a distance of 1,980' to East Corporate Limits; thence South along East Corporate Limits line within Section 20 a distance of 3,300', thence East along East Corporate Limits line 660' to East line of the NW 1/4 SW 1/4 of 20-76-23, thence South along corporate limits line to the center line of East Iowa Avenue, thence West along center line a distance of 2,458.22', thence North (N 00-05'-00" E) 269.5', thence West (N 00-08'-00" W) 165' to point of beginning. (Area includes Indianola Industrial Park Plats 1 & 2 and additional property.)

(c) Amendment No. 2 Area (Hillcrest) shall mean that portion of the City of Indianola, State of Iowa, described in Amendment No. 2 to the Urban Renewal Plan for the Hillcrest Urban Renewal Area approved by Resolution No. 09-01 on the 4th day of September, 2001, which Amendment No. 2 Area includes the lots and parcels located within the area legally described as follows:

The East 808.65' of North 777.46' of the NE 1/4 of the NW 1/4 of Section 19, Township 76, Range 23, Indianola, Iowa.
(Also known as a portion of Hillcrest Industrial Park Plat 2.)

(d) Amendment No. 3 Area (Hillcrest) shall mean that portion of the City of Indianola, State of Iowa, described in Amendment No. 3 to the Urban Renewal Plan for the Hillcrest Urban Renewal Area approved by Resolution No. 05-05 on the 5th day of March, 2005, and Resolution No. 13-05 on July 18, 2005 (clarifying the legal description thereof), which Amendment No. 3 Area includes the lots and parcels located within the area legally described as follows:

All of the SW 1/4 SE 1/4 of Section 18-76-23, now known as Quail Meadows Subdivision, lying west of the east line of the former Railroad Right of Way including all adjacent Public Right of Way and Road Easements of record.

Beginning 555' South of the NW corner of Section 18-76-23 and running thence East 289'; thence South 170'; thence West 289'; thence North 170' to the P.O.B, and including all adjacent highway right-of-way of record.

All of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 19-76-23 including all adjacent Public Right of Way and Road Easements of record except 18.54 acres in the NE Corner.

West 50' of the East 43 Acres in the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of Section 19-76-23.

Lots 1-7 of Hulen's Subdivision including all north and west adjacent Public Right of Way and Road Easements of record.

Lots 1-5 of Scenic Pointe Subdivision including all adjacent Public Right of Way and Road Easements of record.

Lots C, D, E, F, G, and H of Goodale Place within SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12-76-24 including all adjacent Public Right of Way and Road Easements of record.

Part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12-76-24 described as follows: Beginning 294' West of SE Corner of said Section 12, thence West 156', thence North 170', thence East 156', thence South 170' to Point of Beginning including all adjacent Public Right of Way and Road Easements of record.

Part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12-76-24 described as follows: Beginning 450' West of the SE Corner of said Section 12, thence West 242', thence North 120', thence East 242', thence South 120' to the point of beginning including all adjacent Public Right of Way and Road Easements of record.

Lots 1, 2, 3, 4 and Parcel A of Lot 2 of Langfitt Subdivision Plat 2 including all adjacent Public Right of Way and Road Easements of record. Lot 2 was included in the Amendment No. 3 map but inadvertently omitted from the legal description.

Lots 1 & 2 of Langfitt Subdivision Plat 1 including all adjacent Public Right of Way and Road Easements of record.

Lots 1, 2, 3, and 4 of Bob Moore Subdivision including all adjacent Public Right of Way and Road Easements of record.

All of the West 229' of the North 96' of the South 242' of the NW ¼ NW ¼ of Section 18-76-23 including all adjacent Public Right of Way and Road Easements of record.

Lots 10-12 of the SW ¼ NW ¼ of Section 18-76-23 including all adjacent Public Right of Way and Road Easements of record.

All of the SE ¼ NE ¼ of Section 13-76-24 including all adjacent Public Right of Way and Road Easements of record except West 200' East 355.5' North 96' and except South 416' North 512' West 416' East 571.5'.

All Public Right of Way and Road Easements of record along the north boundary of the NW ¼ NE ¼ Section 19-76-23, all Public Right of Way and Road Easements of record along the south boundary of the SE ¼ SW ¼ Section 18-76-23, all Public Right of Way and Road Easements of record along the south and west boundary of the SW ¼ SW ¼ Section 18-76-23, all Public Right of Way and Road Easements of record along the west boundary of the NW ¼ SW ¼ Section 18-76-23, all Public Right of Way and Road Easements of record along the E ½ SE ¼ of Section 13-76-24, all Public Right of Way and Road Easements of record along the east boundary of the NE ¼ NE ¼ of Section 13-76-24, all Public Right of Way and Road Easement of record along the west boundary of NW ¼ NW ¼ of Section 18-76-23, and all Public Right of Way and Road Easements of record along the west boundary of the SW ¼ SW ¼ of Section 7-76-24.

(e) Amendment No. 4 Area (Hillcrest) shall mean that portion of the City of Indianola, State of Iowa, described in Amendment No. 4 to the Urban Renewal Plan for the Hillcrest Urban Renewal Area approved by Resolution No. 04-09 on the 16th day of March, 2008, which Amendment No. 4 Area includes the lots and parcels located within the area legally described as follows:

The Northwest ¼ of the Southeast ¼ lying west of railroad right-of-way except the North 100' of 18-76-23:

AND

The Northeast ¼ of the Southwest ¼ except the North 100' of 18-76-23:

AND

The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ except U.S. Highway right-of-way of 18-76-23 (Area includes a portion of Summercrest Hills Plat 3):

AND

The Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ except the U.S. Highway right-of-way and except the North 100' (Area includes Summercrest Hills Plat 1.)

AND

The Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 18, Township 76, Section 23 (Area includes Summercrest Hills Plat 2 and a portion of Summercrest Hills Plat 3.)

AND

Parcel "J"

All that part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 76 North, Range 24 West of the 5th P.M., Indianola, Warren County, Iowa being more accurately described as follows: Commencing at the Northeast corner of said Section 24, thence South 00 -00'-00" East along the East line of the Northeast $\frac{1}{4}$ of said Section 24 a distance of 1330.90 feet to the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24; thence North 88 -59'-20" West along the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24 a distance of 85.01 feet to a point on the West Right of Way line of U.S. Highway 65-69, as it is presently established, said point being the POINT OF BEGINNING; thence continuing North 88-59'-20" West along the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24 a distance of 159.59 feet to the Southeast corner of Lot 1, Brookwood, an Official Plat, Indianola, Warren County, Iowa; thence North 45 -00'-00" West along the East lines of Lots 1, 2 and 3 of said Brookwood, a distance of 352.76 feet to the Northeast corner of said Lot 3; thence North 88 -59'-20" West along the North line of said Lot 3 a distance of 80.00 feet to the Northwest corner of said Lot 3; thence North 01 -00'-40" East a distance of 130.00 feet; thence South 88 -59'-20" East a distance of 486.77 feet to a point on the West Right of Way line of said U.S. Highway 65- 69; thence South 00 -00'-00" East along the West Right of Way line of said U.S. Highway 65-69 a distance of 375.06 feet to the POINT OF BEGINNING. Said tract of land contains 3.055 acres more or less:

AND

The east 140 feet of Outlot 2 in Berry's Addition to Indianola, Iowa, except the East 30 feet thereof, and except the South 150 feet thereof, and except beginning 30 feet west of the northeast corner of said Outlot 2, thence South 86.4 feet, thence northwest 121 feet to a point of beginning, thence east 85 feet to point of beginning:

AND

The South 150 feet of the East 140 feet of Outlot 2, Berry's Addition to Indianola, Iowa, EXCEPT the East 30 feet thereof:

AND

Beginning at the Northeast corner of Outlot No. 1 of Berry's Addition to the City of Indianola, Warren County, Iowa, thence West 270 feet; thence South 83 feet; thence East 20 feet; thence South 75 feet; thence East to the East line of said Outlot No. 1; thence North 158 feet to the place of beginning.

AND

Commencing at the Northeast Corner of Outlot No. 1 of Berry's Addition to the City of Indianola, Warren County, Iowa, thence West 270 feet to the point of beginning, thence South 01 26'46" East 83.00 feet, thence South 90 00'00" East 20.00 feet, thence South 01 26'46" East 75 feet, thence South 90 00'00" West 38.30 feet, thence North 01 26'46" West 158 feet, thence North 90 00'00" East 18.31 feet to the point of beginning:

AND

The West 60 feet of the East 120 feet of the S ½ of Outlot 1 in Berry's Addition to Indianola, Iowa; NOW KNOWN as Lot 2 in Auditor's Sub-division of the East 420 feet of the S ½ of Outlot 1 in Berry's Addition to Indianola, Iowa.

The W ½ of the East 60 feet of the S ½ of Outlot 1 in Berry's Addition to the City of Indianola, Iowa, also known as the W ½ of Lot 1, Auditors Subdivision of Outlot 1, Berry's Addition to the City of Indianola, Iowa.

Lot 3 in Auditor's Subdivision of the East 420 feet of the South one-half of Outlot 1 in Berry's Addition to Indianola, Iowa:

AND

All of Auditor's Outlot 111, except the North 30 feet thereof, in Indianola, Warren County, Iowa; and

AND

Parcel 1:

A part of the Northwest Quarter of the Southwest Quarter of Section 19, Township 76 North, Range 23 West of the Fifth Principal Meridian, in the City of Indianola, County of Warren, State of Iowa, more particularly described as follows:

AND

Beginning at a point 33 feet East of the Southwest corner of the said Northwest Quarter of the Southwest Quarter of Section 19; thence North 238.5 feet; thence East 208.5 feet; thence South 238.5 feet; thence West 208.5 feet to the Point of Beginning, EXCEPTING therefrom the South 30 feet thereof AND EXCEPTING therefrom the North 108.5 feet thereof.

Parcel 2:

A part of the Northwest Quarter of the Southwest Quarter of Section 19, Township 76 North, Range 23 West of the Fifth Principal Meridian, in the City of Indianola, County of Warren, State of Iowa, more particularly described as follows:

Beginning at a point 33 feet East and 238.5 feet North of the Southwest corner of the said Northwest Quarter of the Southwest Quarter of Section 19; thence East 208.5 feet; thence South 108.5 feet; thence West 208.5 feet; thence North 108.5 feet to the Point of Beginning.

Parcel 3:

A part of the Northwest Quarter of the Southwest Quarter of Section 19, Township 76 North, Range 23 West of the Fifth Principal Meridian, in the City of Indianola, County of Warren, State of Iowa, more particularly described as follows:

The South 210.0 feet of the West 158.93 feet of the following described parcel of land; Commencing at the lead plug in the

pavement marking the West Quarter corner of said Section 19; thence South 1332.5 feet; thence South 87 25' East, 241.5 feet to the Point of Beginning; thence continuing South 87 25' East, 710.18 feet; thence North 392 feet; thence West 710.18 feet; thence South 392 feet to the Point of Beginning; EXCEPT the South 30 feet thereof. (The West line of said Section 19 is taken as due North in describing this parcel of land.):

Beginning at a point 33 feet East and 238 ½ feet North of the Southwest corner of the Northwest Quarter of the Southwest Quarter Section 19, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, thence North 103 feet, thence East 208 ½ feet, thence South 103 feet, thence West 208 ½ feet to the place of beginning:

AND

The North 50 feet of the South Half (S ½) of the following described real estate: Beginning 33 feet East and 238 ½ feet North of the Southwest corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Township 76 North, Range 23 West of the 5th P.M. of Iowa, in Indianola, Iowa, thence North 306 feet, thence East 208 ½ feet, thence South 306 feet, thence West 208 ½ feet to the place of beginning:

AND

The N ½ of the following described real estate: Beginning at a point 33 feet East and 238 ½ feet North of the Southwest corner of the NW ¼ SW ¼ of Section 19, Township 76 North, Range 23 West of the 5th P.M., Iowa, in Indianola, Iowa thence North 306 feet, thence East 208 ½ feet thence South 306 feet, thence West 208 ½ feet to the place of beginning.

AND

Lot 9 of Woodward's Subdivision in Indianola, Iowa (also described below).

AND

The Northwest ¼ of the Southwest ¼ of Section 19, Township 76, Range 23 Except Sunset Knolls Subdivision and except Sunset Terrace Plat 1 and except Parcel P and except parcel Q.

AND

Southwest ¼ of the Northwest ¼ of Section 19, Township 76, Range 23 except Sunset Terrace Plat 1 and except Hulen's Subdivision and except the east 110' of the North 250' of the Southwest ¼ of the Northwest ¼ of Section 19, Township 76, Range 23.

AND

A tract of land located in the SW ¼ of the NW ¼ of Section 19, Township 76, Range 23 West of the 5th P.M. in the City of Indianola, Warren County, Iowa more particularly described as: Beginning at the West ¼ corner of said Section 19, thence S87 36'50"E along the South line of the SW ¼ of the NW ¼ of said Section 19, a distance of 60.06' to an iron pin, said pin being on the East right of way line of U.S. Highways 65 & 69, thence N06 10'10"E along the East right of way line of U.S. Highways 65 & 69, a distance of 269.99' to an iron pin, thence N15 37'30"E along the East right of way line of U.S. Highways 65 & 69 a distance of 158.07' to an iron pin. Said pin being the true point of beginning, thence N15 37'30"E along the East right of way line of U.S. Highway 65 & 69, a distance of 116.76' to an iron pin. Thence N 89 47'20"E a distance of 210.00' to an iron pin, thence N00 12'40"W a distance of 399.00' to an iron pin, thence N89 47'20"E a distance of 560.00' to an iron pin, thence S00 12'40"E a distance of 360.60' to an iron pin, thence S89 47'20"W a distance of 290.00' to an iron pin, thence N00 12'40"W a distance of 25.50' to an iron pin, thence S89 47'20"W a distance of 198.53' to an iron pin, thence S14 20'30"W a distance of 182.20' to an iron pin, thence S89 48'50"W a distance of 267.55' to an iron pin, said pin being the true point of beginning, containing 5.257 acres. SUBJECT to all easements, restrictions, encumbrances, and other matters, if any, of record:

AND

A lot 399 feet by 275 feet situated 530 feet north and 100 feet east of the west ¼ corner, Section 19, Township 76, Range 23, Warren County, Iowa, and locally known as 1508 North Jefferson, Indianola, Iowa.

AND

Lots 1 and 4 of Orchard Plaza Plat

AND

Lots 1, 2, 3, 4, 5 and 6 of Orchard Plaza Replat

AND

Berry's Outlots 3 and 4 except the West 75' of the South 150' of Lot 4

AND

Parcels A and C of Berry's Outlot 5

AND

Lots 1, 4 and 5 and 12' alley adjoining West, Except the East 5.5',
Block 25, College Addition

AND

All of Block 9 and alleys except the former Railroad R.O.W., All of
Block 10 and alleys and former street R.O.W. between Blocks 9 and
10 and All of Block 12 and alleys except the West 5.5' of Windle's
Addition

AND

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 of Woodward's Subdivision

AND

All of the Wal-Mart Subdivision

AND

The area includes the full right-of-way of all streets forming the boundary.

(f) Amendment No. 5 and Amendment No. 6 (Hillcrest) did not
add any land so there was no change on the TIF Ordinance for the Hillcrest
Unified Urban Renewal Area.

Ordinance Numbers 1396, 1217 and 1314 are hereby amended to read as follows:

DOWNTOWN URBAN RENEWAL AREA

(g) Original Downtown Area shall mean that portion of the City of Indianola, Iowa described in the Urban Renewal Plan for the Downtown Urban Renewal Area approved by Resolution No. 08-01 on September 4, 2001, which Original Area includes the lots and parcels located within the area legally described as follows:

Beginning at the intersection of Highway 65/69 and Highway 92, then North on Highway 65/69 to Franklin Avenue, then West to North 1st Street, then South on North 1st Street to East Detroit Avenue, then West on East Detroit Avenue to North Buxton Street, then South on North Buxton Street to Boston Avenue, then West on Boston Avenue to B Street, then South on B Street to Highway 92, then East on Highway 92 to the point of beginning.

The area includes the full right-of-way of all the streets forming the boundary.

(h) Amendment No. 1 Area (Downtown) shall mean that portion of the City of Indianola, Iowa described in Amendment No. 1 to the Urban Renewal Plan for the Downtown Urban Renewal Area approved by Resolution No. 06-05 on March 7, 2005, which Amendment No. 1 Area includes the lots and parcels located within the area legally described as follows:

All of Blocks 1, 2, 3, 4, & 8 of South Indianola Addition; all of Blocks 3 & 4 of Hayworths Addition; all of Blocks 3, 4, 9, 10, & 15 of East Indianola Addition; all of Parcel A and Parcel B of Auditors Outlot 93, and Parcel D, E, & F of former Railroad Right of Way west of Auditors Outlots 103, 104, & 106, and all of Auditors Outlots 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, and former Railroad Right of Way; all of Blocks 13, 14, & 15 Windles Addition; all of the public street Right of Ways of record adjacent thereof.

(i) Amendment No. 2 Area(Downtown) shall mean that portion of the City of Indianola, Iowa described in Amendment No. 2 to the Urban Renewal Plan for the Downtown Urban Renewal Area approved by Resolution No.10-07 on December 17, 2007, which Amendment No. 2 Area includes the lots and parcels located within the area legally described as follows:

All of Block 24, Original Town Plat; all of Blocks 18 and 19, Jones and Windles Addition; All of Lots 15 and 16, Jones and Windles Outlots; All of North/South alley between Lots 15 and 16, Jones and Windles Outlots and Block 31, Cheshires Addition; All of Blocks 31, 32, 33, 34, 35, 36, 37, 38, 39 and 40, Cheshires Addition; All of Block 4, Fairview Addition; All of Lots 4, 5 and 6, Block 3 and North/South alley between Lots 4, 5 and 6, Block 3, Fairview Addition; All of Lots 1 and 9, Van-El Addition; All of Auditor's Outlot 121; Lots 1 through 11 of Day's Outlots; All of Lot 122 of Auditor's Outlots; Lots 1, 2, 3 and 24 of Replat of Lots 45 through 52 of Kenwood Place; Lots 1, 2 and 3 of Kenwood Place; All of Parcel G in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, Township 76 North, Range 24, Lots 5 and 6, Leonard Subdivision, Plat 2; Beginning at a point 2119.55' east and 559.0' south of the NW corner of the North $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 26, Township 76 North, Range 24, Thence South 300' to North right-of-way, Thence West 200', thence North 300', thence East 200' to point of beginning. Lots 1, 2, 3, 4 and 5 in Leonard's Subdivision; Parcels A, B and C in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, Township 76 North, Range 24; The West 150' of the NW $\frac{1}{4}$ of Section 26, Township 76 North, Range 24; Lots 1, 2, 3, 4 and 5 of the Newsome Subdivision; The West 677.6' of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, except the South 436' of Section 23, Township 76 North, Range 24; The East 150' of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 76 North, Range 24; The East 150' of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 76 North, Range 24; The east 660' of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 76 North, Range 24, The N $\frac{1}{2}$ of the SE $\frac{1}{4}$ Section 27, Township 76 North, Range 24; And the South 421.5' of the North 1066.1' of East 319' of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 76 North, Range 24; Outlot X of Wesley Corner Plat 1; The East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, Township 76 North, Range 24; Lot 1 of Naberhaus Subdivision; Lots 1, 2 and 3 of the Subdivision of Lot 1, except the South 125' of the Naberhaus Subdivision Plat 2; South 125' of Lot 1 of Naberhaus Subdivision Plat 2; South 150' of East 512.5' and the West 2' of the East 512.15' of North 125' South 275' of Lot 2 Naberhaus Subdivision Plat 2; The East 512.15' of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of 1 Section 34, Township 76 North, Range 24, except the North 950'; East 512.15' of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ except the South 438.9' of Section 34, Township 76 North, Range 24; Lots 1, 2, 3, 39, 40 and 41 Deer Run Plat 2; Lot 1 Deer Run Plat 4; All portions of Lot 3 Deer Run Subdivision which lies in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, Township 76 North, Range 24; All portions of Lot 3 Deer Run Subdivision which lies in NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 26, Township 76 North, Range 24; Parcel A of Lot 3 Deer Run Plat the West 430' of SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ Section 26, Township 76 North, Range 24; The West 430' of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 76 North, Range 24 except Deer Run Subdivision Plat 2; The West 430' of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 35, Township 76 North, Range 24 which lies within the corporate limits except for Deer Run Subdivision Plat 2: Lot 1 and Lots 8 through 29

Lennie's Subdivision; Lots 1 through 7 Block 2, Buxton Addition; Lots 1 and 2, Block 1, Buxton Addition; Lots 1, 2 and Outlot X in the F.S.I. Addition; Auditor's Outlot 123; All of Blocks 1, 4 and 5 of Day's Addition; Auditor's Outlots 133, 134, 135, 137, 138 and Lot 136 except the South 282' and Lot A of Auditor's Outlot 139, 140 and 141; All of Auditor's Outlots 142, 143, 144, 145 and 146, all of the Public Alley and Street Right of Ways of Record Adjacent Thereof.

(j) Amended Area shall mean that portion of the City of Indianola, State of Iowa, included within the **Hillcrest** Urban Renewal Area (Original Area, the Amendment No. 1 Area, the Amendment No. 2 Area, the Amendment No. 3 Area, and the Amendment No. 4 Area), as described above in Section 1(a) through (e); and the **Downtown** Urban Renewal Area (Original Area, the Amendment No. 1 Area and the Amendment No. 2 Area), as described above in Section 1(g) through (i).

Section 2: The taxes levied on the taxable property in the Amended Area, legally described in Section 1 hereof, by and for the benefit of the State of Iowa, City of Indianola, County of Warren, Indianola Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 3: **As to the Original Hillcrest Area**, that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts taxing property in the Original Area upon the total sum of the assessed value of the taxable property in the Original Area as shown on the assessment roll as of January 1, 1994, being the first day of the calendar year preceding the effective date of Ordinance No. 1026, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid. The taxes so determined shall be referred herein as the "base period taxes" for such area.

As to Amendment No. 1 Area, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1998, being the assessment roll applicable to property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 1137.

As to Amendment No. 2 Area, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2000, being the assessment roll applicable to property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 1218.

As to Amendment No. 3 Area, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2004, being the assessment roll applicable to property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 1336.

As to Amendment No. 4 Area, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2008, being the assessment roll applicable to property in such area as of January 1 of the calendar year preceding the effective date of Ordinance 1428.

Because Amendment No. 5 and No. 6 added no land, no base period is applicable.

As to the Original Downtown Area, that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts taxing property in the Original Area upon the total sum of the assessed value of the taxable property in the Original Area as shown on the assessment roll as of January 1, 2000, being the first day of the calendar year preceding the effective date of Ordinance No. 1217, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid. The taxes so determined shall be referred herein as the "base period taxes" for such area.

As to Amendment No. 1 Area, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2004, being the assessment roll applicable to property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 1314.

As to Amendment No. 2 Area, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2006, being the assessment roll applicable to property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 1396.

Section 4: That portion of the taxes each year in excess of the base period taxes for the Amended Area, determined for the Unified Area and each sub-area (Amendment Area) thereof as provided in Section 3 of this Ordinance, shall be allocated to and when collected be paid into the special tax increment fund previously established by the City of Indianola, State of Iowa, to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under authority of Section 403.9 or Section 403.12 of the Code of Iowa, incurred by the City of Indianola, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Amended Area pursuant to the Unified Urban Renewal Plan, as amended, except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Iowa Code

Section 298.2 and taxes for the instructional support program of a school district imposed pursuant to Iowa Code Section 257.19 (but in each case only to the extent required under Iowa Code Section 403.19(2)); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Iowa Code Section 346.27(22) related to joint county-city buildings; and (iv) any other exceptions under Iowa Code Section 403.19 shall be collected against all taxable property within the Amended Area without any limitation as hereinabove provided.

Section 5: Unless or until the total assessed valuation of the taxable property in the areas of the Amended Area exceeds the total assessed value of the taxable property in the areas shown by the assessment rolls referred to in Section 3 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Amended Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 6: At such time as the loans, monies advanced, bonds and interest thereon and indebtedness of the City of Indianola, State of Iowa, referred to in Section 4 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Amended Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 7: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to continue the division of taxes from property within the **Hillcrest** Original Area, Amendment No. 1 Area, Amendment No. 2 Area, Amendment No. 3 Area and Amendment No. 4 Area, under the provisions of Section 403.19 of the Code of Iowa, as authorized in Ordinance Nos. 1428, 1026, 1137, 1218 and 1336, and to continue the division of taxes from property within the **Downtown** Original Area, Amendment No. 1 Area, and Amendment No. 2 Area, under the provisions of Section 403.19 of the Code of Iowa, as authorized in Ordinance Nos. 1396, 1217 and 1314. Notwithstanding any provisions in any prior Ordinances or other documents, the provisions of this Ordinance and all prior Ordinances relating to the Unified Urban Renewal Area, as amended, shall be construed to continue the division of taxes from property within the Unified Area to the maximum period of time allowed by Section 403.19 of the Code of Iowa. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Section 403.19 of the Code of Iowa with reference to the Amended Area and the territory contained therein.

Section 8: This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

Section 9: Due to the length of the Ordinance, the City Clerk is directed to publish a summary and a map showing the Ordinance Area and have copies of the complete Ordinance available at City offices if anyone wants to inspect it.

PASSED AND APPROVED this _____ day of _____, 2015.

Mayor

ATTEST:

City Clerk

Read First Time: _____, 2015 Vote for passage:

Read Second Time: _____, 2015 Vote for passage:

Read Third Time: _____, 2015 Vote for passage:

PASSED AND APPROVED: _____, 2015

Information

Subject

Consider Resolution Approving Economic Development Grant and Interest Forgiveness Under Indianola Downtown Business Incentive Program for K&L Properties - 100-110 East Ashland and 200/212 North Howard

Information

In your packet is a memo from Community Development Director Chuck Burgin recommending final approval of the Downtown Incentive for K&L Properties at 100-110 E. Ashland and 200/212 N. Howard in an amount of \$84,076.00. Allowable receipts submitted for final approval total \$63,375.00. Also included is the resolution approving the same.

Council approved the preliminary application on September 3, 2013. Because the final improvement application exceeds the \$50,000.00 limit set in the policy, the grant money and interest free loan equal \$25,000.00 respectfully.

Roll call is in order.

Attachments

Final Downtown Incentive App
Resolution

TO: Chris Des Planques, Interim Manager

FROM: Chuck Burgin, Director of Community Development

RE: Downtown Incentive Applications

There are two separate projects for Council consideration.

1. Attached is the amendment application for Greg and Laura Avitt. They are requesting an increase in funding to the original preliminary approval for improvements to 215 North Howard. I have enclosed my original memo and pictures describing the proposed improvements. City Council approved the preliminary application for the total amount of \$21,500.00 on December 15, 2014.

The amended application increases the total project cost from \$21,500.00 to \$36,650.00. The additional work consists of replacing the façade and exposed ceiling metal on the canopy and installing lighting and gutters. This additional improvement will increase the contribution to the roof replacement. If approved, the new total improvement cost that qualifies for funding is \$14,660.00 grant money and \$21,990.00 0% loan money. The amendment request can be placed on the consent agenda. I recommend approval of the request.

2. Kip Fennelly of K & L Properties is requesting final approval of the improvement made to 100-110 East Ashland and 200/212 North Howard. In September of 2013, the Council approved a preliminary incentive application for improvement estimated at \$84,076.00. Both the maximum amount of grant money and 0% loan money at \$25,000.00 each. I have attached before and after photos with the final application. Listed below are the improvements made indicated in the original application.

1. Replace 31 windows.
2. Tuck pointing a portion of the north and east walls.
3. Replace footings on exterior stem wall.
4. Roof replacement on 106 East Ashland.

Allowable receipts submitted for final approval total \$63,375.00. Because the improvement exceeds the \$50,000.00 limit set in the policy, the grant money equaling \$25,000.00 and 0% loan equaling \$25,000.00 stills applies. I recommend approval of the application.

INDIANOLA DOWNTOWN BUSINESS INCENTIVE PROGRAM
CERTIFICATION OF PROJECT COMPLETION AND COMPLIANCE

DATE 12/2/15

OWNER'S NAME H.L. PROPERTY

OWNER'S ADDRESS 100/110 E. ASHLAND, 200-208-212 N. HOWARD

PHONE NUMBER 515-961-0033

CONTACT PERSON KIP FENNELLY

PHONE NUMBER 515-961-0033

SITE ADDRESS 100/110 EAST ASHLAND, 200-212 NORTH HOWARD

DATE OF PRE-APPROVAL BY COMMUNITY DEVELOPMENT DEPART. 8/14/2013

DATE OF FINAL APPROVAL BY COMMUNITY DEVELOPMENT DEPART. 12/2/2015

WAS THE PROJECT PLAN AMENDED? YES NO X

DATE OF APPROVED CHANGE / / 20

DATE PROJECT COMPLETED 11/24/2015

ACTUAL COST OF PROJECT (with documentation such as invoices or statements of charges)
\$63,375.00

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

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

PEOPLES BANK, PAT O'MARA

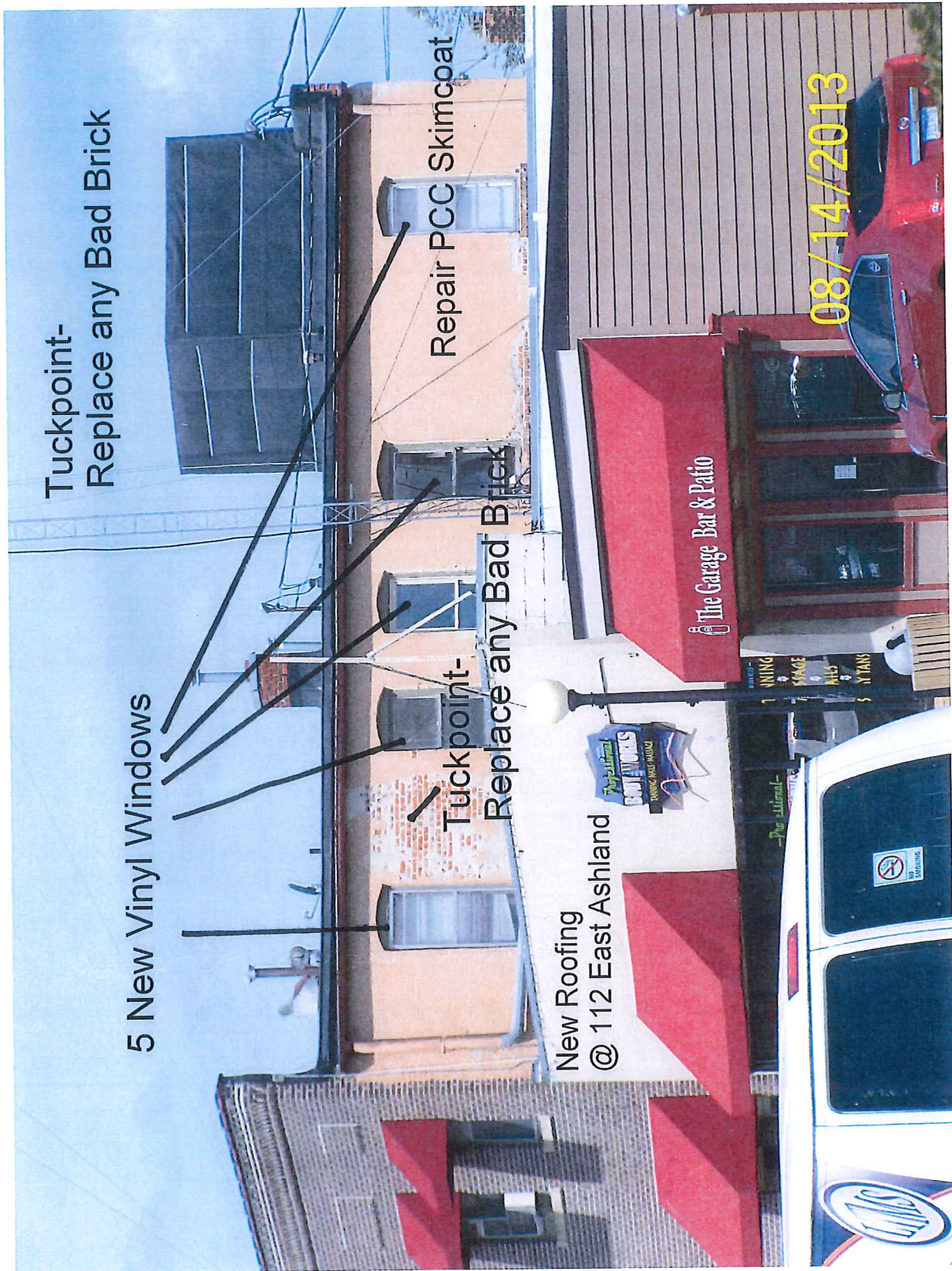
SIGNATURE OF CONFIRMATION [Signature]

COMMENTS FROM THE COUNCIL:

MOTION TO APPROVE _____

DATE _____

SIGNATURE OF MAYOR _____



Tuckpoint-
Replace any Bad Brick

5 New Vinyl Windows

Repair PCC Skimcoat

Tuckpoint-
Replace any Bad Brick

New Roofing
@ 112 East Ashland

The Garage Bar & Patio

08/14/2013

14 New Vinyl Windows

Tuckpointing

Tuckpointing

08/14/2013





9 New Vinyl Windows

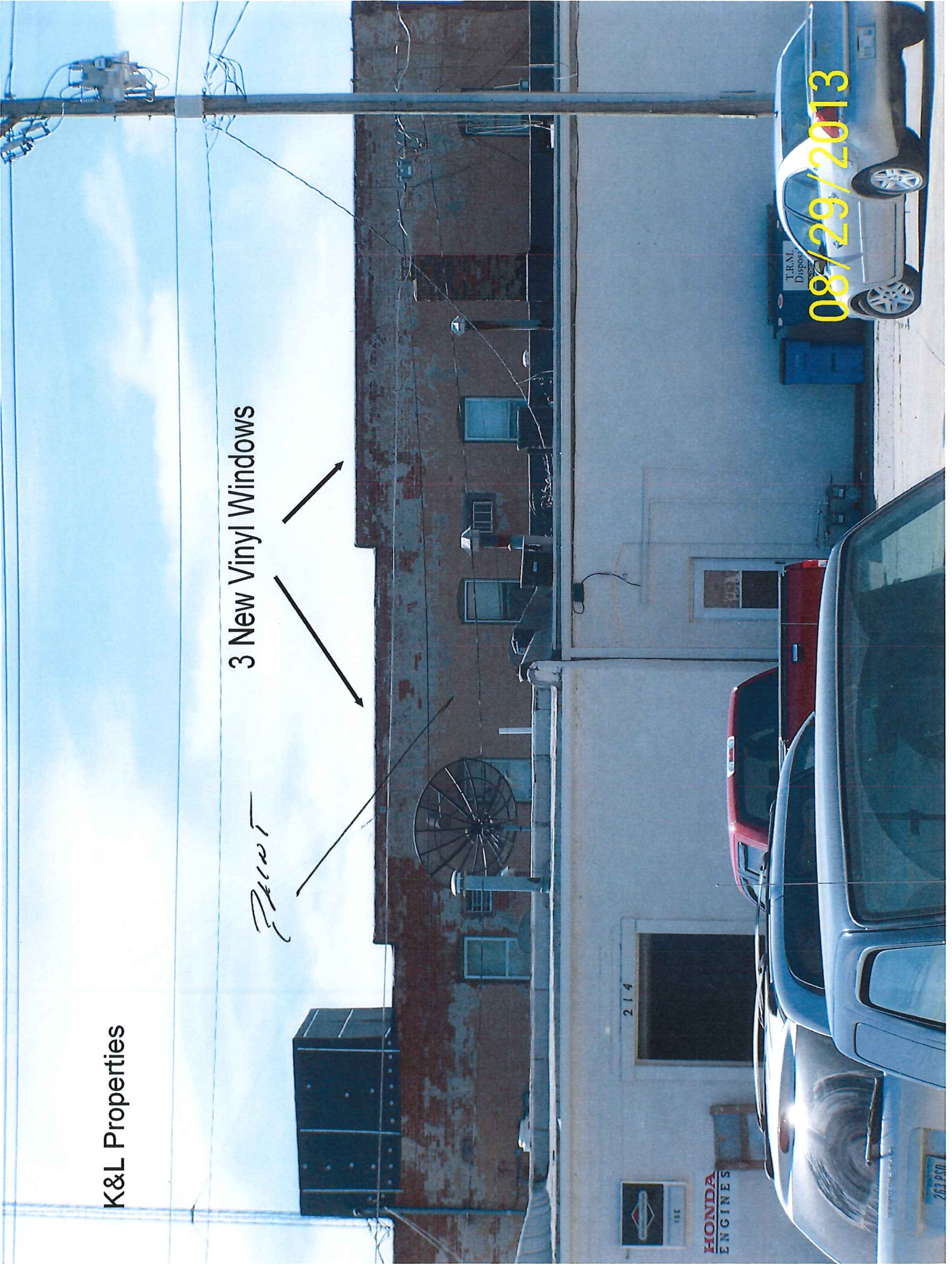
Tuckpointing

08/14/2013

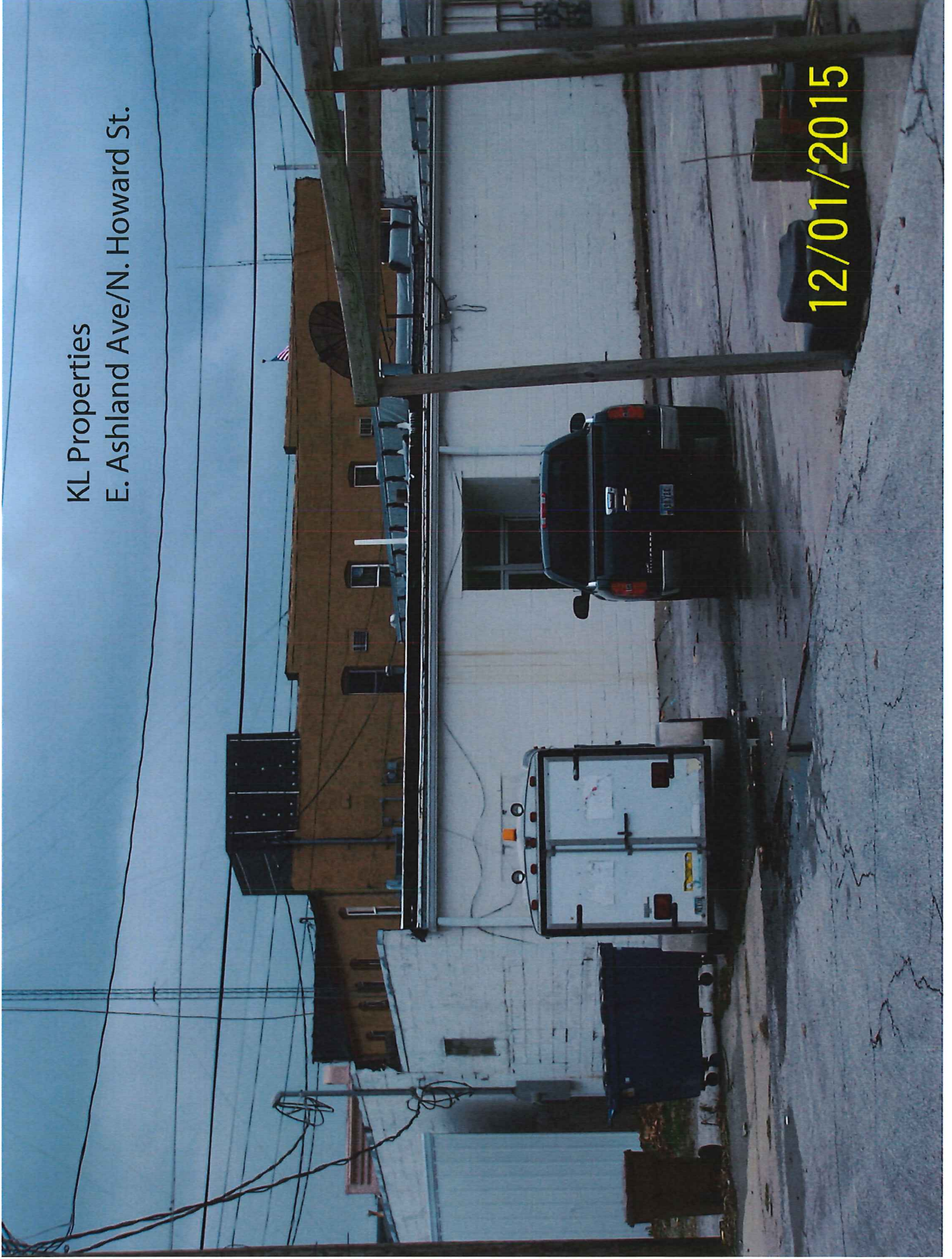
K&L Properties

3 New Vinyl Windows

Paint



KL Properties
E. Ashland Ave/N. Howard St.



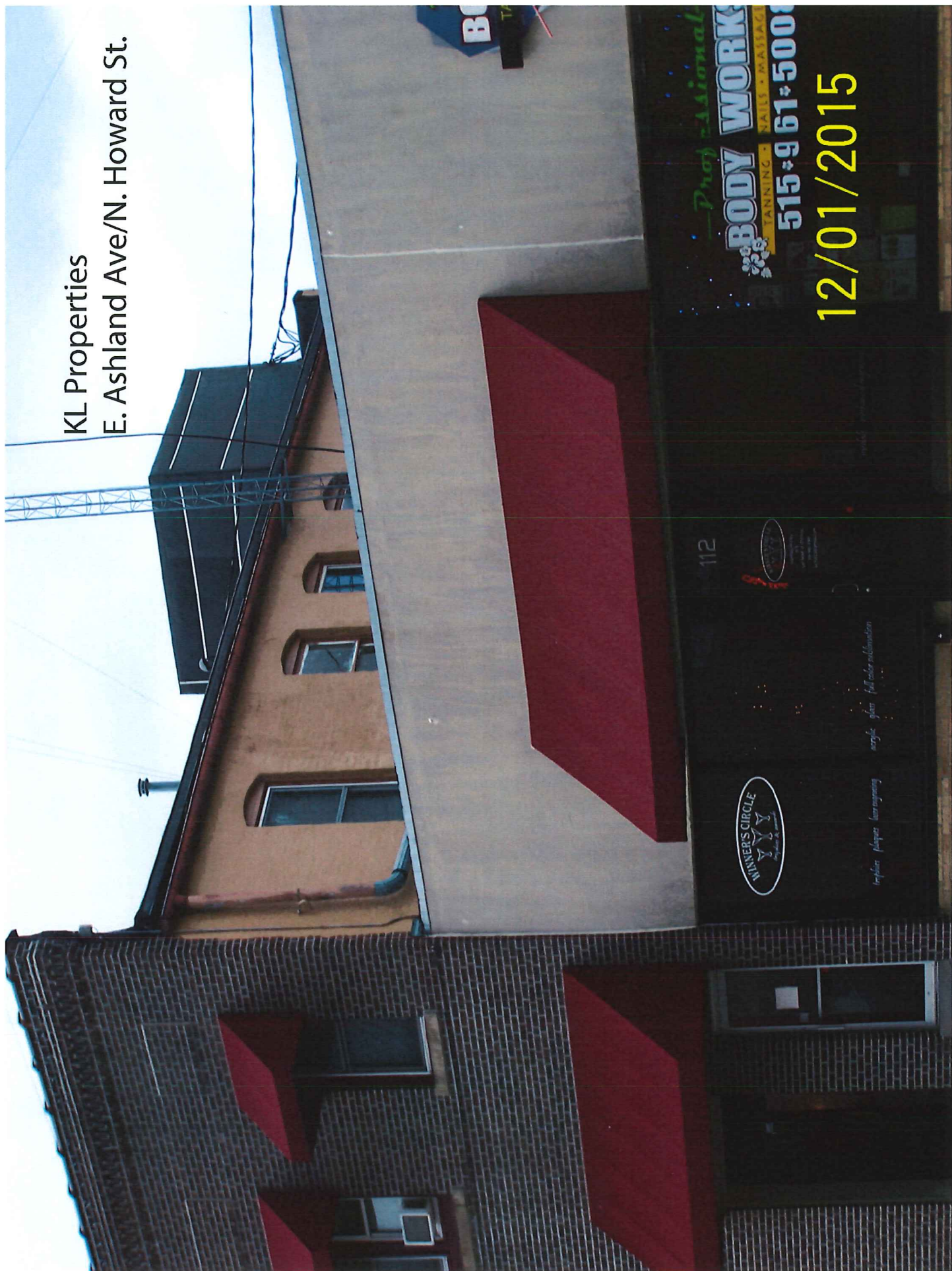
12/01/2015

KL Properties

E. Ashland Ave/N. Howard St.

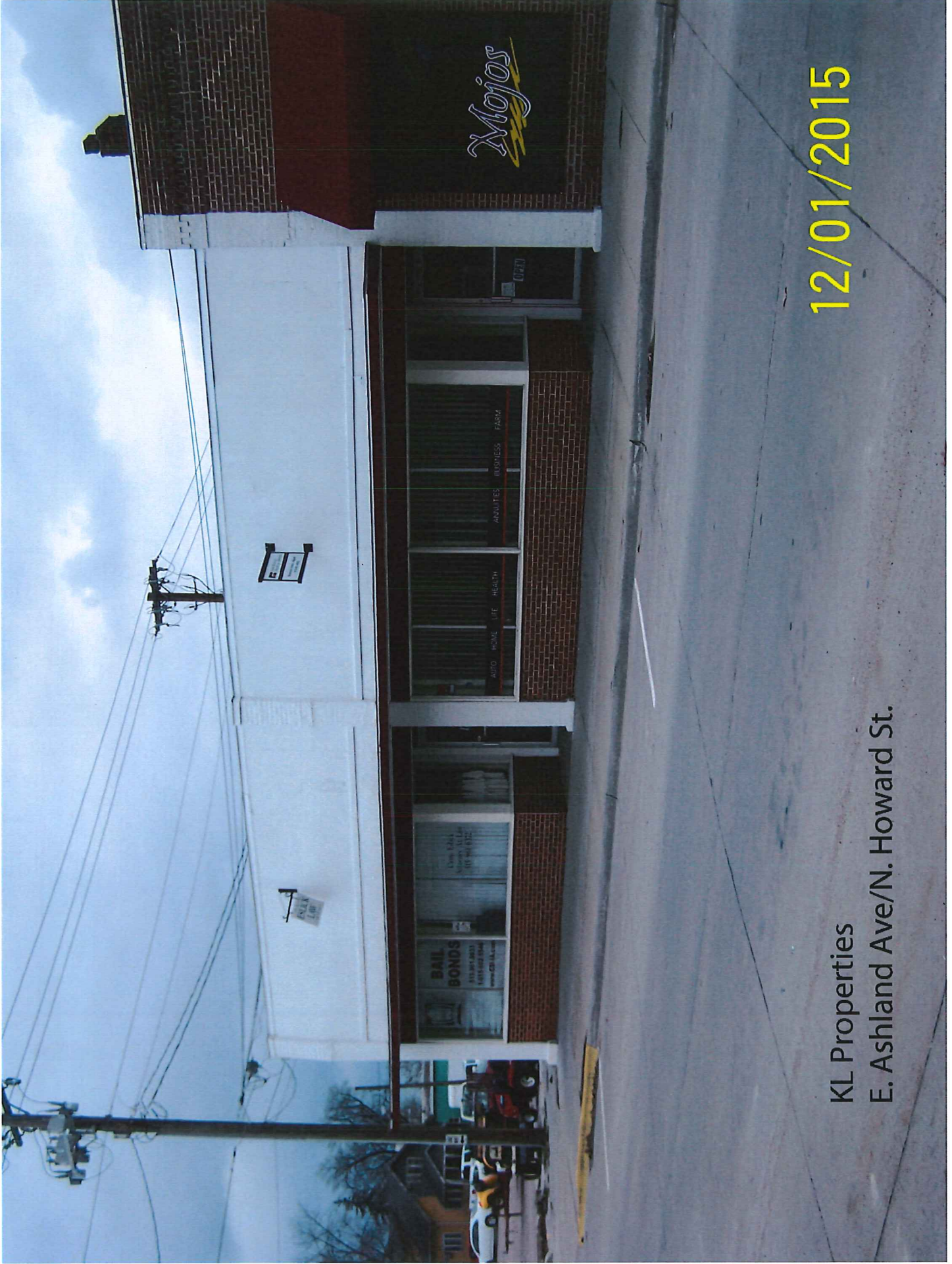


KL Properties
E. Ashland Ave/N. Howard St.



KL Properties
E. Ashland Ave/N. Howard St.





KL Properties
E. Ashland Ave/N. Howard St.

12/01/2015



KL Properties
E. Ashland Ave/N. Howard St.

12/01/2015



KL Properties
E. Ashland Ave/N. Howard St.

RESOLUTION NO. 2015-_____

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

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

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

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

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

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

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

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

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

appropriate economic development activities and objectives of the City within the meaning of Chapter 403 and 15A of the Iowa Code taking into account the factors set forth in Chapter 15A.

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

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

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

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

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

Name of Business/Applicant:	K&L Properties 100 & 110 E. Ashland 200-208-212 N. Howard
Date of Application:	August 14, 2013
Prior Approval Application By Council:	September 3, 2013
Final Approval Application By Council:	December 7, 2015
Date of Completion:	December 2, 2015
Amount of Grant:	\$25,000.00

Amount of Interest Free Loan:

\$25,000.00

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

PASSED AND APPROVED this 7th day of December, 2015.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

Information

Subject

Resolution providing housing incentives for the Home Base Iowa Initiative

Information

In your packet is the resolution providing housing incentives for the Home Base Iowa Initiative. It states:

- The City of Indianola find it is in the best interest of the City and military veterans to support the Home Base Iowa Initiative by providing housing incentives for veterans who are first time home buyers within the community
- \$1,500 shall be provided to each of the first ten (10) military veterans who purchase their first home within the City of Indianola to be used as their primary residence
- The housing incentive shall be reviewed annually in December

Roll call is in order.

Attachments

Resolution Home Base Iowa

RESOLUTION 2015 –

**RESOLUTION PROVIDING HOUSING INCENTIVES FOR THE HOME BASE
IOWA INITIATIVE**

WHEREAS, the Office of the Governor of the State of Iowa has launched a public-private partnership called Home Base Iowa Initiative, which is an effort to provide benefits to military veterans; and

WHEREAS, the City of Indianola was designated as a Home Base Iowa Community on _____, 2015; and

WHEREAS, the City of Indianola finds it is in the best interest of the City and of military veterans to support the Home Base Iowa Initiative by providing housing incentives for veterans who are first time home buyers within the community.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the sum of \$1,500 shall be provided to each of the first ten (10) military veterans who purchase their first home within the City of Indianola to be used as their primary residence.

BE IT FURTHER RESOLVED that the housing incentive shall be reviewed annually in December.

DATED this 7th day of December 2015.

Kelly Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

Information

Subject

Enter into closed session in accordance with Iowa Code Section 21.5(1)(i) to evaluate the professional competency of an individual whose appointment, hiring, performance, or discharge is being considered when necessary to prevent needless and irreparable injury to that individual's reputation and that individual requests a closed session

Information

Simple motion to go into closed session is in order.

Information

Subject

Following adjournment of the closed session, Council may take action on any matter discussed during the closed session

Information
