



CITY OF INDIANOLA COUNCIL MEETING

November 16, 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 2, 4 and 9, 2015 Minutes
 - C. Applications
 1. A renewal Class "C" Liquor License, Outdoor Area and Sunday Sales Privilege for Sports Page Grill - 1802 W. 2nd
 2. A renewal Class "C" Liquor License, Sunday Sales Privilege and Outdoor Area for Brickhouse Tavern - 107 N. Buxton
 3. A renewal Class "A" Liquor License, Sunday Sales Privilege and Outdoor Area for Benevolent & Protective Order of Elks - 110 W. Ashland
 - D. 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
 - E. Wells Fargo Purchase Card Procedure Policy
 - F. Authorize past due sewer, recycling and storm water fee balances to be sent to the State Off-Set Program for collection
* Sewer \$5,294.54 (.71%), recycling \$643.19 (1.17%) and storm water fee \$127.22
 - G. Claims on the computer printout for November 16, 2015 and the October 2015 receipts
6. Council Representative Reports
 - A. Resolution approving salaries

- B. Indianola School District Community Report - Pam Pepper
- C. Metro Advisory - Mayor Shaw and Eric Mathieu
- D. Greater Des Moines Convention Report - Eric Mathieu
- 7. Council Reports
 - A. City Treasurer's Report - Doug Shull
 - B. Third Quarter Safety Report - Mike Metcalf
 - C. Receive Memorial Aquatic Center Report - Jeff Lucas
- 8. Mayor's Report - Kelly Shaw
 - A. Consider approval of Brad Ross to the WCEDC Board
 - B. Community Update
- 9. Public Consideration
 - A. Old Business
 - 1. Public hearing and first consideration of the following:
 - 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) P&Z approved unanimously 10-13-15
 - b. 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. 204 North "C" Property
 - a. Public hearing to consider the \$110,500 offer from Samantha L. Mannis for the property located at 204 N. "C"
 - b. Resolution Approving Disposition of Property located at 204 N. "C" to Samantha L. Mannis and authorize execution of the deed and completion of the transaction
 - 3. Hillcrest/Downtown Unified Urban Renewal Plan
 - a. Public hearing on the proposed Hillcrest/Downtown Unified Urban Renewal Plan
 - b. 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
 - c. Consideration of Ordinance for the division of revenues under Iowa Code Section 403.19 for Hillcrest/Downtown Unified Urban Renewal Plan
 - B. New Business

1. Home Base Iowa
 - a. Discuss Home Base Iowa incentives and goals for first time home buyers
 - b. Discuss Warren County Business Pledge Form for Home Base Iowa
2. Discuss the sale of D&D properties by giving incentives to realtors
3. Discuss Wastewater Treatment Plant timeline
4. Consider resolution authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of the nuisance abatement against property
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
11. Adjourn

City Council Regular 2nd Mtg

5. B.

Meeting Date: 11/16/2015

Information

Subject

November 2, 4 and 9, 2015 Minutes

Information

Attachments

[November 2 Minutes](#)

[November 4 Minutes](#)

[November 9 Minutes](#)

REGULAR SESSION – NOVEMBER 2, 2015

The City Council met in regular session at 6:00 p.m. on November 2, 2015. Mayor Kelly Shaw called the meeting to order and on roll call the following members were present: Greg Marchant, John Parker, Pam Pepper and Brad Ross. Absent: Eric Mathieu and Greta Southall.

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

Approve agenda

October 19, 2015 Minutes

Refuse hauling rates increase from Waste Management at .9%, Waste Connection at 5%, TRM will not be increasing their rates for their totter services but will be eliminating their 1 and 2 can curb/house service – effective January 1, 2016

Sidewalk waiver (no curb and gutter) for Lot 9 Wesley Corners locally known as 3102 W. 4th Avenue

Street closure request from the Warren County Corvette Club - June 4, 2016 from 7:00 a.m. - 3:50 p.m. - will close the inside lanes around the square and both sides of Ashland Avenue between Howard and Buxton Street

Prior approval applications for urban revitalization designation

Drake Homes - 805 E. Trail Ridge Place - SFD - \$215,000
Jerry's Homes - 1401 N. 6th Street - 4 plex - \$426,350
Autumn Ridge Development - 400 S. 8th Ct. #39-40 - Duplex - \$241,500
Jerry's Homes - 110 Rolling Vista Place - SFD - \$120,000
Jerry's Homes - 200 Rolling Vista Place - SFD - \$120,000
Jerry's Homes - 204 Rolling Vista Place - SFD - \$120,000
Jerry's Homes - 206 Rolling Vista Place - SFD - \$120,000
Brody Construction - 3102 W. 4th Avenue - SFD - \$226,500

Final approval applications for urban revitalization designation

Jeremy Whalen - 3211 W. 4th Avenue - SFD - \$235,500
Steger Construction - 2003 N. 9th Street - SFD - \$162,000

Claims on the computer printout for November 2, 2015

Council member Pepper moved to approve the following Resolution Approving Personnel Salaries. Council member Marchant seconded the motion. On roll call the vote was, AYES: Parker, Ross, Marchant and Pepper. NAYS: None. Absent: Mathieu and Southall. 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)

Upon the final consideration to amend the sign ordinance, Parker moved and Marchant seconded

to adopt ORDINANCE NO. 1547 entitled, "AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, CHAPTER 155 "SIGN CODE" REGARDING NONCONFORMING SIGNS". On roll call the vote was, AYES: Ross, Marchant, Pepper and Parker. NAYS: None. ABSENT: Mathieu and Southall. Whereupon the Mayor declared the motion carried unanimously and the ordinance to be effective upon publication.

The Release and Settlement Agreement between Clear Channel Outdoor, Inc. and the City of Indianola was approved on a motion by Pepper and seconded by Ross. Question was called for and on voice vote the Mayor declared the motion carried unanimously. (The complete agreement may be viewed at the City Clerk's Office)

The following bids were received for the 2015 Sanitary Sewer Force Main Emergency Repair Project:

<u>Name</u>	<u>Bid</u>
Precision Underground Utilities, LLC Cambridge, Iowa	\$106,783.70

Council member Marchant moved and Parker seconded to adopt the following resolution entitled, "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT, ESTIMATE OF COST AND AWARDING OF CONTRACT TO PRECISION UNDERGROUND UTILITIES, LLC, FOR EMERGENCY REPAIRS FOR SANITARY FORCE MAIN 2015 PROJECT." On roll call the vote was, AYES: Pepper, Parker, Ross and Marchant. NAYS: None. ABSENT: Mathieu and Southall. Whereupon the Mayor declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2015-39
RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT, ESTIMATE OF
COST AND AWARDING OF CONTRACT TO PRECISION UNDERGROUND UTILITIES, LLC,
FOR EMERGENCY REPAIRS FOR SANITARY FORCE MAIN 2015 PROJECT

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

It was moved by Pepper and seconded by Ross to approve the following resolution entitled, "A RESOLUTION SUPPORTING THE HOME BASE IOWA INITIATIVE." On roll call the vote was, AYES: Parker, Ross, Marchant and Pepper. NAYS: None. ABSENT: Mathieu and Southall. Whereupon the Mayor declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2015-40
A RESOLUTION SUPPORTING THE HOME BASE IOWA INITIATIVE

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

The following resolution entitled, "A RESOLUTION APPROVING THE TAX INCREMENT FINANCING INDEBTEDNESS" was approved on a motion by Ross and seconded by Pepper. On roll call the vote was, AYES: Marchant, Pepper, Parker and Ross. NAYS: None. ABSENT: Mathieu and Southall. Whereupon the Mayor declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2015-41
A RESOLUTION APPROVING THE TAX INCREMENT FINANCING INDEBTEDNESS

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

The Mayor and Council discussed the WCEDC request. It was the consensus of the Council to authorize \$10,000. The request will formally be approved at a future council meeting.

A motion was made by Marchant to go into closed session in accordance with Iowa Code Section 21.5(1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. Ross seconded the motion. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

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

Pepper moved and Parker seconded to set November 4, 2015 at 8:30 a.m. as a special council meeting to receive the offer and set a public hearing on a proposal to sell real estate located at 204 North "C" Street. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

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

Kelly B. Shaw, Mayor

Diana Bowlin, City Clerk

SPECIAL SESSION – NOVEMBER 4, 2015

The City Council met in special session at 8:30 a.m. on November 4, 2015. Mayor Kelly Shaw called the meeting to order and on roll call the following members were present via phone: Greg Marchant, John Parker, Pam Pepper and Brad Ross. Absent: Eric Mathieu and Greta Southall.

The Mayor reported that it would be necessary for the Council to take action to set a public hearing on the sale of certain City-owned property located at 204 North C Street, Indianola, Iowa to Samantha L. Mannis.

A motion was made by Pepper and seconded by Parker to receive the \$110,500 offer for 204 North “C” Street from Samantha Mannis. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Council Member Pepper introduced a resolution, entitled “RESOLUTION TO FIX A DATE OF MEETING, November 16, 2015, AT WHICH IT IS PROPOSED TO APPROVE AND AUTHORIZE THE SALE OF REAL PROPERTY LOCATED AT 204 NORTH ‘C’ STREET TO SAMANTHA L. MANNIS” hereinafter next set out and moved its adoption, seconded by Council Member Parker. On roll call the vote was, AYES: Parker, Ross, Marchant and Pepper. NAYS: None. ABSENT: Mathieu and Southall. Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 2015-42

RESOLUTION TO FIX A DATE OF MEETING, November 16, 2015, AT WHICH IT IS PROPOSED
TO APPROVE AND AUTHORIZE THE SALE OF REAL PROPERTY LOCATED AT
204 NORTH ‘C’ STREET TO SAMANTHA L. MANNIS

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

Meeting adjourned on a motion by Ross and seconded by Parker.

Kelly B. Shaw, Mayor

Diana Bowlin, City Clerk

SPECIAL SESSION – NOVEMBER 9, 2015

The City Council met in a joint special session with the IMU Board of Trustees at 6:30 p.m. on November 9, 2015 in the City Hall Council Chambers. Mayor Kelly Shaw called the meeting to order and on roll call the following members were present: Greg Marchant, Eric Mathieu, John Parker and Brad Ross. Absent: Pam Pepper and Greta Southall. Also present were Board Members Heather Hulen, Jim McClymond, Mike Rozga and Deb White. Absent: Adam Voigts.

It was moved by Parker and seconded by Ross to enter into closed session to discuss labor negotiations pursuant to Iowa Code Section 20.17(3). Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Parker moved and Ross seconded to return to regular session. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

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

Kelly B. Shaw, Mayor

Diana Bowlin, City Clerk

Meeting Date: 11/16/2015

Information

Subject

A renewal Class "C" Liquor License, Outdoor Area and Sunday Sales Privilege for Sports Page Grill - 1802 W. 2nd

Information

This is a renewal of the Sports Page Grill liquor license located at 1802 W. 2nd. All the paperwork is in order and staff has approved.

Attachments

Sports Page Liquor Permit

October 26, 2015

NAME OF APPLICANT: Sports Page Grill – 1802 W 2nd

TYPE OF LICENSE/PERMIT: Class "C" Liquor License, Outdoor Area and Sunday Sales

	<u>Approve</u>	<u>Disapprove*</u>
Police Chief	<u>X</u>	<u> </u>
Fire Chief	<u>X</u>	<u> </u>
B&Z Official	<u>✓</u>	<u> </u>
Sign Compliance	<u>X</u>	<u> </u>

*Reasons for disapproval

Applicant License Application (LC0038879)

Name of Applicant: <u>The SP Grill, Inc.</u>		
Name of Business (DBA): <u>The Sports Page Grill</u>		
Address of Premises: <u>1802 West 2nd Ave.</u>		
City <u>Indianola</u>	County: <u>Warren</u>	Zip: <u>50125</u>
Business	<u>(515) 961-5771</u>	
Mailing	<u>1802 West 2nd Ave.</u>	
City <u>Indianola</u>	State <u>IA</u>	Zip: <u>50125</u>

Contact Person

Name <u>Joseph Ripperger</u>	
Phone: <u>(515) 681-3058</u>	Email <u>joe@thesportspagegrill.com</u>

Classification Class C Liquor License (LC) (Commercial)

Term: 12 months

Effective Date: 01/01/2016

Expiration Date: 12/31/2016

Privileges:

Catering Privilege

Class C Liquor License (LC) (Commercial)

Outdoor Service

Sunday Sales

Status of Business

BusinessType: <u>Privately Held Corporation</u>	
Corporate ID Number: <u>[REDACTED]</u>	Federal Employer ID <u>[REDACTED]</u>

Ownership

Joseph Ripperger

First Name: <u>Joseph</u>	Last Name: <u>Ripperger</u>	
City: <u>Indianola</u>	State: <u>Iowa</u>	Zip: <u>50125</u>
Position: <u>President</u>		
% of Ownership: <u>51.00%</u>	U.S. Citizen: <u>Yes</u>	

Amanda Ripperger

First Name: <u>Amanda</u>	Last Name: <u>Ripperger</u>	
City: <u>Indianola</u>	State: <u>Iowa</u>	Zip: <u>50125</u>
Position: <u>Secretary</u>		
% of Ownership: <u>49.00%</u>	U.S. Citizen: <u>Yes</u>	

Insurance Company Information

Insurance Company: Allied Insurance

Policy Effective Date:

Policy Expiration

Bond Effective

Dram Cancel Date:

Outdoor Service Effective

Outdoor Service Expiration

Temp Transfer Effective

Temp Transfer Expiration Date:

Meeting Date: 11/16/2015

Information

Subject

A renewal Class "C" Liquor License, Sunday Sales Privilege and Outdoor Area for Brickhouse Tavern - 107 N. Buxton

Information

This is a renewal of the Brickhouse Tavern liquor license located at 107 N. Buxton. All the paperwork is in order and staff has approved.

Attachments

Brickhouse Liquor Permit

October 26, 2015

NAME OF APPLICANT: Brickhouse Tavern – 107 N. Buxton

TYPE OF LICENSE/PERMIT: Class "C" Liquor License, Outdoor Area and Sunday Sales

	<u>Approve</u>	<u>Disapprove*</u>
Police Chief	<u>X</u>	<u> </u>
Fire Chief	<u>X</u>	<u> </u>
B&Z Official	<u>X</u>	<u> </u>
Sign Compliance	<u>X</u>	<u> </u>

*Reasons for disapproval

Applicant License Application (LC0038878)

Name of Applicant: <u>THE SP GRILL, INC.</u>		
Name of Business (DBA): <u>Brickhouse Tavern</u>		
Address of Premises: <u>107 North Buxton St.</u>		
City <u>Indianola</u>	County: <u>Iowa</u>	Zip: <u>50125</u>
Business	<u>(515) 962-5025</u>	
Mailing	<u>107 North Buxton St.</u>	
City <u>Indianola</u>	State <u>IA</u>	Zip: <u>50125</u>

Contact Person

Name	<u>Joseph Ripperger</u>		
Phone:	<u>(515) 681-3058</u>	Email	<u>joe@thesportspagegrill.com</u>

Classification Class C Liquor License (LC) (Commercial)

Term: 12 months

Effective Date: 01/01/2016

Expiration Date: 12/31/2016

Privileges:

Catering Privilege

Class C Liquor License (LC) (Commercial)

Outdoor Service

Sunday Sales

Status of Business

BusinessType:	<u>Privately Held Corporation</u>		
Corporate ID Number:	<u>400000</u>	Federal Employer ID	<u>400000</u>

Ownership

Joseph Ripperger

First Name:	<u>Joseph</u>	Last Name:	<u>Ripperger</u>	
City:	<u>Indianola</u>	State:	<u>Iowa</u>	Zip: <u>50125</u>
Position:	<u>President</u>			
% of Ownership:	<u>51.00%</u>	U.S. Citizen:	<u>Yes</u>	

Amanda Ripperger

First Name:	<u>Amanda</u>	Last Name:	<u>Ripperger</u>	
City:	<u>Indianola</u>	State:	<u>Iowa</u>	Zip: <u>50125</u>
Position:	<u>Secretary</u>			
% of Ownership:	<u>49.00%</u>	U.S. Citizen:	<u>Yes</u>	

Insurance Company Information

Insurance Company: Allied Insurance

Policy Effective Date:

Policy Expiration

Bond Effective

Dram Cancel Date:

Outdoor Service Effective

Outdoor Service Expiration

Temp Transfer Effective

Temp Transfer Expiration Date:

Meeting Date: 11/16/2015

Information

Subject

A renewal Class "A" Liquor License, Sunday Sales Privilege and Outdoor Area for Benevolent & Protective Order of Elks - 110 W. Ashland

Information

This is a renewal of the Benevolent & Protective Order of Elks liquor license located at 110 W. Ashland. All the paperwork is in order and staff has approved.

Attachments

Elks Lodge Liquor License

October 14, 2015

NAME OF APPLICANT: Benevolent & Protective Order of Elks – 110 W. Ashland

TYPE OF LICENSE/PERMIT: Class "A" Liquor License, Outdoor Area and Sunday Sales

	<u>Approve</u>	<u>Disapprove*</u>
Police Chief	<u>X</u>	<u> </u>
Fire Chief	<u>X</u>	<u> </u>
B&Z Official	<u>X</u>	<u> </u>
Sign Compliance	<u>X</u>	<u> </u>

*Reasons for disapproval

Applicant License Application (LA0001381)

Name of Applicant: <u>Indianola Lodge No 2814</u>		
Name of Business (DBA): <u>Benevolent and Protective Order of Elks</u>		
Address of Premises: <u>110 W Ashland</u>		
City <u>Indianola</u>	County: <u>Warren</u>	Zip: <u>50125</u>
Business <u>(515) 961-4943</u>		
Mailing <u>PO Box 428</u>		
City <u>Indianola</u>	State <u>IA</u>	Zip: <u>50125</u>

Contact Person

Name <u>Gary Brand</u>	
Phone: <u>(515) 249-7205</u>	Email <u>gbrand@hotmail.com</u>

Classification Class A Liquor License (LA) (Private Club)

Term: 12 months

Effective Date: 12/07/2015

Expiration Date: 12/06/2016

Privileges:

Class A Liquor License (LA) (Private Club)

Outdoor Service

Sunday Sales

Status of Business

BusinessType: <u>Privately Held Corporation</u>	
Corporate ID Number: <u>259502</u>	Federal Employer ID

Ownership

. Indianola Lodge No. 2814

First Name: <u>.</u>	Last Name: <u>Indianola Lodge No. 2814</u>
City: <u>Indianola</u>	State: <u>Iowa</u> Zip: <u>50125</u>
Position: <u>Owner</u>	
% of Ownership: <u>100.00%</u>	U.S. Citizen: <u>No</u>

Gary Little

First Name: <u>Gary</u>	Last Name: <u>Little</u>
City: <u>Indianola</u>	State: <u>Iowa</u> Zip: <u>50125</u>
Position: <u>Director/Exalted Ruler</u>	
% of Ownership: <u>0.00%</u>	U.S. Citizen: <u>Yes</u>

Perry Stark

First Name: <u>Perry</u>	Last Name: <u>Stark</u>
City: <u>Indianola</u>	State: <u>Iowa</u> Zip: <u>50125</u>

Position: director

% of Ownership: 0.00%

U.S. Citizen: Yes

Gary Brand

First Name: Gary

Last Name: Brand

City: Indianola

State: Iowa

Zip: 50125

Position: director

% of Ownership: 0.00%

U.S. Citizen: Yes

Insurance Company Information

Insurance Company: Old Republic Insurance Company

Policy Effective Date:

Policy Expiration

Bond Effective

Dram Cancel Date:

Outdoor Service Effective

Outdoor Service Expiration

Temp Transfer Effective

Temp Transfer Expiration Date:

Meeting Date: 11/16/2015

Information

Subject

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

Information

In your packet is a letter and maps from IDOT notifying the City Council that they are proposing to let a Hot Mix Asphalt (HMA) resurfacing project on U.S. 69 south of 17th Avenue to 3rd Avenue on December 15, 2015. This work will include the reconstruction of pedestrians curb ramps along U.S. 65 (South Jefferson Way). Project costs will be paid from the Primary Road Fund and no charges will be made against the city.

Subject to approval of, and without expense to the DOT, the City agrees to perform (or cause private utilities to perform) all relocations, alterations, adjustments or removals of existing utility facilities including power, telephone, natural gas pipelines, water mains and hydrants, utility accesses, sanitary sewers, etc and all other facilities or obstructions which are located within the limits of an established street or alley and which will interfere with construction of the project.

Attachments

IDOT Letter

Map

Jim Armstrong

District 5 Office, P.O. Box 587, Fairfield, Iowa 52556

Phone: 641-469-4005 or 641-472-4171

Email: james.armstrong@dot.iowa.gov

November 4, 2015

The Honorable Kelly Shaw
Mayor of Indianola
110 N 1st Street
Indianola, IA 50125-0299

Ref Warren County
NHSN-065-3(78)-2R-91
NHSN-065-3(79)-2R-91 (Right of way)
Notification Letter 2016-M-086
Hot Mix Asphalt (HMA) Resurfacing on U.S. 65

Dear Mayor Shaw:

This is official notification to your City Council that the Iowa Department of Transportation (DOT) proposes to let an HMA resurfacing project on U.S. 65 south of 17th Avenue to 3rd Avenue in the City of Indianola on December 15, 2015. This work will include the reconstruction of pedestrians curb ramps along U.S. 65 (South Jefferson Way). This project lies within the City.

The work will be done in accord with the current Form 810034 "Agreement for Primary Road Extension Maintenance and Operation". Project costs will be paid from the Primary Road Fund and no charges will be made against the City.

The project is proposed for construction during 2016.

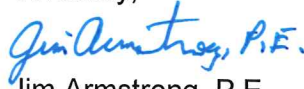
Subject to the approval of, and without expense to the DOT, the City agrees to perform (or cause private utilities to perform), all relocations, alterations, adjustments or removals of existing utility facilities including but not limited to power, telephone and telegraph lines, natural gas pipelines, water mains and hydrants, curb boxes, utility accesses, sanitary sewers, and related poles, installations and appurtenances, whether privately or publicly owned, and all other facilities or obstructions which are located within the limits of an established street or alley and which will interfere with construction of the project, all in accordance with the Utility Accommodation Policy of the DOT.

Resident Engineer, Scott Sommers, of Chariton, Iowa, telephone number 641-774-5056, will advise you of the contractor's proposed schedule when the information is available.

We would appreciate this project notification being included on your next City Council meeting agenda as a matter of information for the Council members.

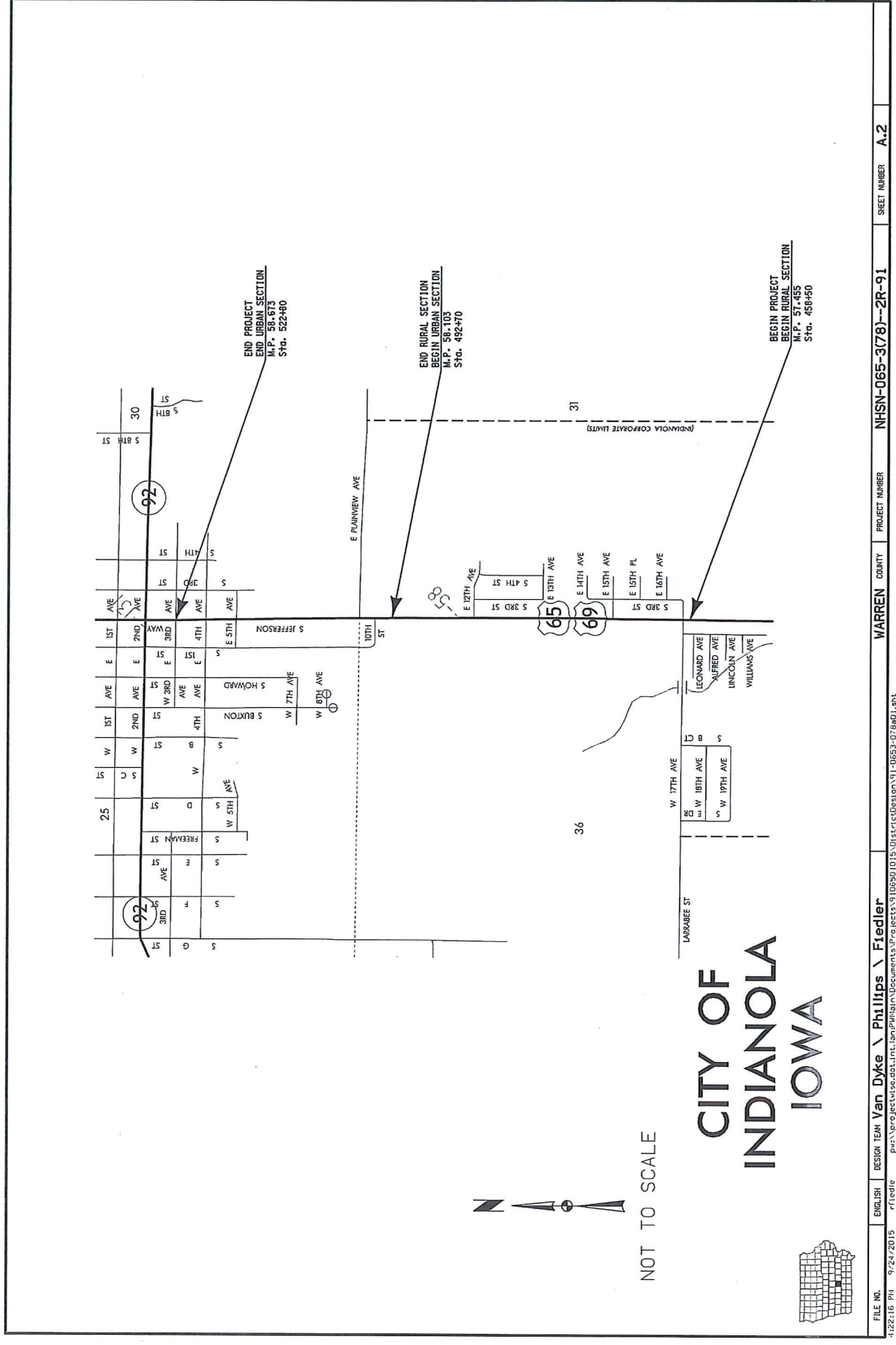
If you have any questions concerning the work involved, please contact this office as soon as possible in order to expedite any possible changes.

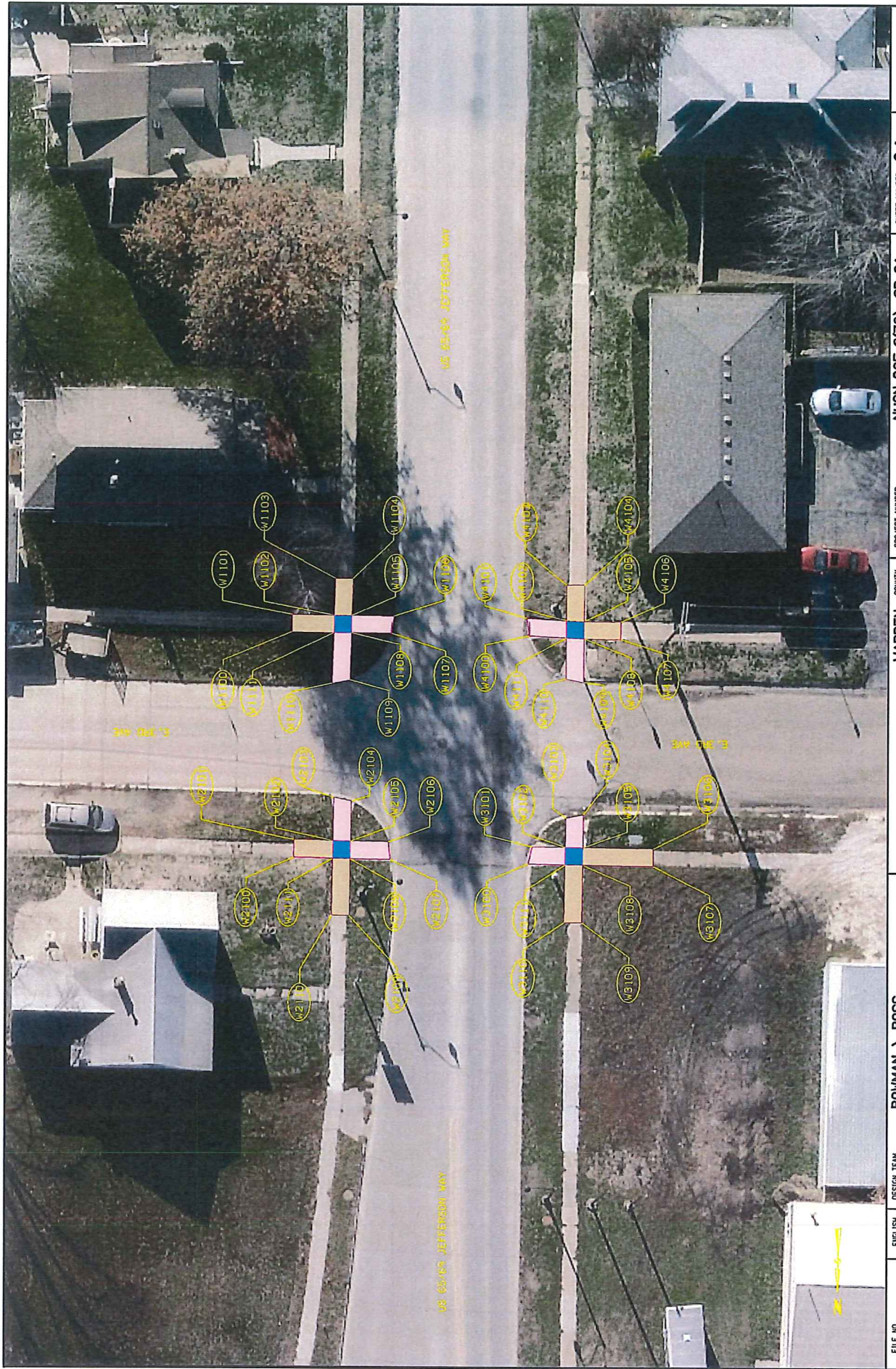
Sincerely,

A handwritten signature in blue ink that reads "Jim Armstrong, P.E." in a cursive style.

Jim Armstrong, P.E.
District 5 Engineer

cc Deanne Popp
Office of Local Systems - DOT







Meeting Date: 11/16/2015

Information

Subject

Wells Fargo Purchase Card Procedure Policy

Information

In your packet is the Wells Fargo Purchase Card Procedure policy which will be added to the Council Policy. Highlights of the policy include:

- Employees responsibility
- Security
- Included and excluded purchase items
- Required receipts/invoices
- Violations and related action

This card will replace US Bank credit cards as well as "house" charge accounts. It continues to allow (immediate) on-line purchase review and documentation.

Attachments

Policy

Wells Fargo Purchase Card Procedures

It is the intent of the purchasing card program to provide employees with an effective and efficient method of purchasing and paying for specific services and/or purchases. The use of purchasing cards shall be in compliance with other city policies and procedures. It is the responsibility of each cardholder to comply with these policies.

Cardholder responsibilities shall include:

1. Knowing and complying with the purchasing card policies and procedures, and ensuring purchases are made in accordance with the City's purchasing policy, including bidding requirements.
 2. Ensuring that funds have been properly budgeted and are available to pay for the items and/or services being purchased.
 3. Notifying the vendor, when applicable, that the purchase is tax exempt and ensuring that such taxes are not added to the prices of items and/or services purchased.
- Purchasing cards are the property of the City of Indianola.
 - It is the responsibility of the cardholder to keep the card in a safe location.
 - Lost or stolen cards shall be immediately reported to the Program Administrator.
 - Cardholders shall return cards to the Program Administrator when employment with the City of Indianola is terminated.

The purchase card is intended to take place of the US Bank credit cards as well as "house" charge accounts. You may use the card for other invoices and purchases as long as it does not cost extra money to do so. In the event that a company will charge you to use the credit card, continue with the normal invoicing process with that business.

Excluded Items – the purchasing cards shall not be used for the following types of transactions:

1. Cash advance.
2. Purchase of alcoholic beverages.
3. Travel-related expenses related to spouses or other non-covered employees.
4. Items for personal use that would not be reimbursable by the City.
5. Video rental, "On Your Honor" bar purchases provided in hotel rooms.

The City purchasing card also shall not be used for personal identification or as a personal credit reference.

Program Violations are listed below:

1. Unallowable purchases: The cardholder will provide a written statement of explanation if an unallowable purchase appears on his or her statement or transaction log.
2. Unacceptable Documentation: The cardholder will provide required documentation upon notification to do so by the Program Administrator.
3. Late Submission of Purchasing Card Reconciliation Documents and/or Failure to Resolve Disputes: Late submission and/or failure to resolve disputes may result in de-activation of the card.

4. **Standards of Conduct Violations:** Conduct not complying with City standards will be reported to the Program Administrator. In addition to card revocation, violations may result in disciplinary action up to, and including, termination.

Repeated program violations will be reported to the Program Administrator. In addition to temporary de-activation of the card, consequences of violations may include card revocation, payroll deduction for unallowable purchases and expenses that were not reconciled, and/or disciplinary action up to, and including termination.

You may view the full Purchasing Card Policy at the City Clerk's Office

Quick References Regarding Purchases and Reconciliation of Purchase Cards

- Only use the card if there is not an extra charge to do so (If there is a cost to use the credit card, continue to use the invoice system like before).
- Upload your receipt as soon as possible after purchase by uploading a picture through the mobile app, faxing the receipt with the cover sheet or emailing it with the cover sheet.
- Once you have uploaded your receipt, turn it in to whoever is storing the copies of the receipts. Make sure they know the receipt is for a Wells Fargo purchase.
- If using the mobile app to upload receipts, pay close attention to the "statement date" You will want to use "Open Statements" when uploading receipts for the previous month. You will want to use "Cycle to Date" when uploading receipts for the current month.
- You may reconcile your statement as purchases become available online or you may wait until the first business day of the next month. Cardholders have from the 1st of the month through the 6th of the month to reconcile their statements.

Meeting Date: 11/16/2015

Information
Subject

Authorize past due sewer, recycling and storm water fee balances to be sent to the State Off-Set Program for collection

* Sewer \$5,294.54 (.71%), recycling \$643.19 (1.17%) and storm water fee \$127.22

Information

This is quarterly procedure where the city sends past due debt to the State Income Offset Program that receives \$7 for each account collected. These accounts will remain on customer's utility records at the City Clerk's Office. We are sending past due balances of \$5,294.54 (.71%) - sewer, \$643.19 (1.17%) - recycling and \$127.22 for storm water to the State Income Offset Program for collection. These numbers indicate our Clerk's Office staff does an outstanding job collecting bills. Hats off to all!

A comparison of past quarters are shown below:

<u>Date</u>	<u>Sewer</u>	<u>Recycling</u>	<u>Storm Water</u>
April 2015 - June 2015	\$6,145.16 (.87%)	\$726.13 (1.33%)	\$179.26
January 2015-March 2015	\$4,823.37 (.71%)	509.39 (.92%)	\$84.33
October 2014 - December 2014	\$6,461.50 (.84%)	\$1,054.09 (1.94%)	307.76
July 2014 - September 2014	\$4,809.48 (.62%)	\$611.40 (1.13%)	\$86.41
April 2014 - June 2014	\$10,634.12 (1.57%)	\$1,163.98 (2.15%)	\$239.65
January 2014 - March 2014	\$5,826.12 (.80%)	\$485.53 (.90%)	\$191.89
October 2013-December 2013	\$3,770.58 (.46%)	\$731.48 (1.36%)	\$111.22
July 2013 - September 2013	\$5,345.90 (.72%)	\$792.73 (1.48%)	\$150.25
April 2013 - June 2013	\$6,081.27 (.98%)	\$826.84 (1.83%)	\$217.18
January 2013-March 2013	\$5,984.81 (.91%)	\$974.48 (2.16%)	\$106.96
October 2012 - December 2012	\$4,150.78 (.56%)	\$629.34 (1.39%)	\$94.42
July 2012 - September 2012	\$4,790.92 (.63%)	\$730.62 (1.68%)	\$117.28
April 2012 - June 2012	\$5,792.94 (1.04%)	\$729.65 (1.61%)	\$167.15

Information

Subject

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

Information

Attachments

Claims

Vendor Report

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
GENERAL FUND				
911 ETC INC	001-6200-63730	911 MONTHLY ACCESS CHARG	10/31/2015	10.82
911 ETC INC	001-1700-63730	911 MONTHLY ACCESS CHARG	10/31/2015	2.50
AHLERS & COONEY P.C.	001-6500-64110	COLLECTIVE BARGAINING	10/23/2015	116.87
BRICK GENTRY P.C.	001-6500-64110	20303.001 LEGAL SERVICES	10/25/2015	1,185.00
BRICK GENTRY P.C.	001-6500-64110	20303.004 LEGAL SERVICES	10/25/2015	165.00
CAPITAL EXPRESS	001-6200-65080	POSTAGE	10/31/2015	45.95
ELLIS LAW OFFICES P.C.	001-6500-64110	M. JOBES	10/31/2015	45.00
ELLIS LAW OFFICES P.C.	001-6500-64110	N. KICKBUSH	10/31/2015	15.00
ELLIS LAW OFFICES P.C.	001-6500-64110	C1500-297 MUNICIPAL INFRAC	10/31/2015	240.00
ELLIS LAW OFFICES P.C.	001-6500-64110	S. COONEY	10/31/2015	165.00
ELLIS LAW OFFICES P.C.	001-6500-64110	L. KLAGES	10/31/2015	210.00
ELLIS LAW OFFICES P.C.	001-6500-64110	J. BENGE	10/31/2015	45.00
ELLIS LAW OFFICES P.C.	001-6500-64110	J. VILLAGRANA	10/31/2015	120.00
ELLIS LAW OFFICES P.C.	001-6500-64110	G. TAYLOR	10/31/2015	90.00
ELLIS LAW OFFICES P.C.	001-6500-64110	T. NICHOLSON	10/31/2015	135.00
ELLIS LAW OFFICES P.C.	001-6500-64110	S. RIFE	10/31/2015	90.00
ELLIS LAW OFFICES P.C.	001-6500-64110	J. BENGE	10/31/2015	75.00
ESRI INC	001-1700-64190	GIS MAPPING - CUSTOMER #22	09/28/2015	1,266.66
IMWCA	001-1700-61599	WORKERS COMP INSTALL	11/01/2015	254.00
IMWCA	001-2900-61599	WORKERS COMP INSTALL	11/01/2015	22.00
IMWCA	001-6150-61599	WORKERS COMP INSTALL	11/01/2015	236.00
IMWCA	001-6210-61599	WORKERS COMP INSTALL	11/01/2015	25.00
IMWCA	001-6100-61599	WORKERS COMP INSTALL	11/01/2015	4.00
IMWCA	001-6200-61599	WORKERS COMP INSTALL	11/01/2015	46.00
IMWCA	001-6250-61599	WORKERS COMP INSTALL	11/01/2015	11.00
INDOFF INCORPORATED	001-6500-65070	SUPPLIES	10/30/2015	76.38
INDOFF INCORPORATED	001-6500-65070	SUPPLIES	10/30/2015	73.83
INFOMAX OFFICE SYSTEMS IN	001-6200-65070	SUPPLIES	11/04/2015	63.50
INTEGRIVault	001-6500-64990	OFFSITE BACKUP - OCTOBER	11/01/2015	250.00
IOWA ASSOC OF MUN UTILITIE	001-6200-62300	OCTOBER SAFETY TRAINING	10/30/2015	130.88
IOWA ASSOC OF MUN UTILITIE	001-1700-62300	OCTOBER SAFETY TRAINING	10/30/2015	49.08
IOWA WATER MANAGEMENT C	001-6500-63100	WATER MGMT - MUN BLDG	11/01/2015	150.00
JIM'S JOHNS	001-2900-64990	KYBO'S (DUMP)	10/13/2015	40.00
KOSMAN CLEANING CREW LLC	001-6500-64090	1ST HALF OF NOV	11/10/2015	2,166.67
MAHASKA COMMUNICATION G	001-6210-64990	INTERNET	11/01/2015	65.97
MAHASKA COMMUNICATION G	001-6200-63730	TELEPHONE	11/01/2015	90.49
MAHASKA COMMUNICATION G	001-1700-63730	TELEPHONE	11/01/2015	20.88
MILLER ELECTRIC SERVICES	001-6500-63100	LIGHT FIXTURES/LABOR	10/29/2015	1,800.00
NOLASOFT DEVELOPMENT	001-6210-64990	E-MAIL HOSTING	11/01/2015	165.15
NOLASOFT DEVELOPMENT	001-1700-64990	E-MAIL HOSTING	11/01/2015	42.90
NOLASOFT DEVELOPMENT	001-6500-64990	E-MAIL HOSTING	11/01/2015	64.35
NOLASOFT DEVELOPMENT	001-6200-64990	E-MAIL HOSTING	11/01/2015	182.32
NOLASOFT DEVELOPMENT	001-6150-64990	E-MAIL HOSTING	11/01/2015	10.73
PELLA PRINTING	001-6500-64140	UTILITY RECEIPTS	10/09/2015	256.00
RECORD-HERALD & INDIANOL	001-6500-64020	ORD 1546	09/30/2015	33.50
RECORD-HERALD & INDIANOL	001-6500-64020	PH NONCONFORMING	09/30/2015	31.84
RECORD-HERALD & INDIANOL	001-6500-64020	CC MIN-09	09/30/2015	346.56
RECORD-HERALD & INDIANOL	001-6500-64020	CC MIN-10	09/30/2015	187.06
RECORD-HERALD & INDIANOL	001-6500-64020	PH 410 S. JEFFERSON	09/30/2015	33.26
RECORD-HERALD & INDIANOL	001-6500-64020	PH UNIFIED URBAN RENEWAL	09/30/2015	209.38
RECORD-HERALD & INDIANOL	001-6500-64020	PH NUISANCE	09/30/2015	65.66
RECORD-HERALD & INDIANOL	001-6500-64020	PH SIGN EXEMPT	09/30/2015	31.84
RECORD-HERALD & INDIANOL	001-6500-64020	PH REZONING	09/30/2015	28.51
RECORD-HERALD & INDIANOL	001-6500-64020	PH REZONING	09/30/2015	38.01
RECORD-HERALD & INDIANOL	001-6500-64020	CC MIN-10	09/30/2015	289.12
TELRITE CORPORATION	001-6150-63730	LONG DISTANCE SERVICE	10/22/2015	1.84
TELRITE CORPORATION	001-6200-63730	LONG DISTANCE SERVICE	10/22/2015	15.23

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
TELRITE CORPORATION	001-6210-63730	LONG DISTANCE SERVICE	10/22/2015	12.11
TELRITE CORPORATION	001-1700-63730	LONG DISTANCE SERVICE	10/22/2015	12.37
U.S. POSTMASTER	001-6210-65081	POSTAGE	11/02/2015	2,500.00
VERIZON WIRELESS	001-6200-63730	WIRELESS FOR SPARE LAPTO	10/26/2015	20.01
VERIZON WIRELESS	001-6200-63730	WIRELESS FOR SPARE LAPTO	09/26/2015	20.01
WARREN COUNTY ENGINEER	001-1700-65050	FUEL DISTRIBUTION	11/03/2015	52.44
WARREN COUNTY ENGINEER	001-6210-65050	FUEL DISTRIBUTION	11/03/2015	25.47
WARREN COUNTY RECORDER	001-6500-64050	REC FEES	11/09/2015	17.00
WASTE MANAGEMENT OF IOW	001-2900-64990	FALL/SPRING CLEAN UP	11/01/2015	1,790.91
Total GENERAL FUND:				16,082.06

POLICE FUND

911 ETC INC	011-1100-63730	911 MONTHLY ACCESS CHARG	10/31/2015	15.00
AHLERS & COONEY P.C.	011-1100-64110	COLLECTIVE BARGAINING	10/23/2015	116.88
AUBERT'S TOWING	011-1100-64860	TOWING - ABANDONED	09/25/2015	175.00
BERNIE LOWE & ASSOCIATES I	011-1100-64120	411 MED CLAIM	11/02/2015	110.66
BROWNELLS INC	011-1100-63410	REPAIR EQUIPMENT	10/27/2015	47.39
CARPENTER UNIFORM CO	011-1100-61810	UNIFORM/VEST - KELLER	10/30/2015	675.00
CNM OUTDOOR EQUIPMENT	011-1111-63410	REPAIR EQUIPMENT	10/28/2015	325.56
CRAIG'S AUTOMOTIVE	011-1100-63320	REPAIR VEHICLE	10/20/2015	215.00
CRAIG'S AUTOMOTIVE	011-1100-63320	REPAIR VEHICLE	10/26/2015	66.00
CRAIG'S AUTOMOTIVE	011-1100-63320	REPAIR VEHICLE	09/24/2015	57.00
CRAIG'S AUTOMOTIVE	011-1100-63320	REPAIR VEHICLE	09/30/2015	70.00
IMWCA	011-1100-61599	WORKERS COMP INSTALL	11/01/2015	2,772.00
INTOXIMETERS INC.	011-1100-67245	EQUIPMENT	10/30/2015	395.00
IOWA ASSOC OF MUN UTILITIE	011-1100-62300	OCTOBER SAFETY TRAINING	10/30/2015	392.95
IOWA DEPT OF PUBLIC SAFET	011-1100-64990	IOWA SYSTEM - MISC CONTRA	10/28/2015	402.00
MAHASKA COMMUNICATION G	011-1100-63730	TELEPHONE	11/01/2015	125.30
MAHASKA COMMUNICATION G	011-1100-63730	INTERNET	11/01/2015	21.99
NOLASOFT DEVELOPMENT	011-1100-64990	E-MAIL HOSTING	11/01/2015	278.85
SHER, BRIAN	011-1100-63730	CELL PHONE 09/23/15 - 10/22/1	10/22/2015	50.00
SIEMENS, JASON	011-1100-62300	TRAINING	10/29/2015	194.06
TASER INTERNATIONAL	011-1100-64990	TASERS	10/22/2015	11,732.50
TASER INTERNATIONAL	011-1100-67245	EQUIPMENT	11/03/2015	66.21
TELRITE CORPORATION	011-1100-63730	LONG DISTANCE SERVICE	10/22/2015	14.26
WARREN COUNTY ENGINEER	011-1100-65050	FUEL DISTRIBUTION	11/03/2015	1,909.49
Total POLICE FUND:				20,228.10

FIRE FUND

911 ETC INC	015-1500-63730	911 MONTHLY ACCESS CHARG	10/31/2015	9.17
CARPENTER UNIFORM CO	015-1500-61810	UNIFORMS	10/27/2015	144.99
CROSS, CHUCK	015-1500-61440	WELLNESS 5/15/14 - 10/15/15	10/27/2015	425.00
IMWCA	015-1500-61599	WORKERS COMP INSTALL	11/01/2015	4,272.00
INDIANOLA FIREFIGHTERS AS	015-1500-65060	NAME PLATES	11/06/2015	120.00
INFOMAX OFFICE SYSTEMS IN	015-1500-64140	PRINTING CONTRACT	10/26/2015	82.60
MAHASKA COMMUNICATION G	015-1500-63730	TELEPHONE	11/01/2015	76.57
MAHASKA COMMUNICATION G	015-1500-63730	INTERNET	11/01/2015	21.99
MC COY HARDWARE INC	015-1500-65070	HARDWARE	10/26/2015	7.18
MC COY HARDWARE INC	015-1500-65070	HARDWARE	11/04/2015	7.97
METHODIST OCCUPATIONAL H	015-1500-64120	PHYSICAL	09/01/2015	667.34
MIDWEST CARD & ID Solutio	015-1500-64190	SOFTWARE LICENSE	11/04/2015	250.00
NOLASOFT DEVELOPMENT	015-1500-64990	E-MAIL HOSTING	11/01/2015	514.80
O'REILLY AUTO PARTS	015-1500-65070	SUPPLIES - VEHICLE	11/01/2015	154.56
O'REILLY AUTO PARTS	015-1500-65070	SUPPLIES - VEHICLE	11/01/2015	6.98
ROSS CHEMICAL SYSTEMS IN	015-1500-65070	ACTIVOR	11/05/2015	113.25
TELRITE CORPORATION	015-1500-63730	LONG DISTANCE SERVICE	10/22/2015	15.39

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
TOMPKINS INDUSTRIES INC.	015-1500-65051	HOSE FOR #335	10/23/2015	134.06
VERIZON WIRELESS	015-1500-63730	330 LAPTOP/330 CELL	10/26/2015	50.62
VERIZON WIRELESS	015-1500-63730	330 LAPTOP/330 CELL	09/26/2015	50.63
WARREN COUNTY ENGINEER	015-1500-65050	FUEL DISTRIBUTION	11/03/2015	415.07
WREEVES AND ASSOCIATES I	015-1500-65051	LED FLASHER	11/03/2015	179.40
Total FIRE FUND:				7,719.57
AMBULANCE FUND				
ARCPPOINT DES MOINES	016-1600-64120	POST ACCIDENT DRUG SCREE	11/10/2015	215.00
IMWCA	016-1600-61599	WORKERS COMP INSTALL	11/01/2015	1,781.00
IOWA ASSOC OF MUN UTILITIE	016-1600-62300	OCTOBER SAFETY TRAINING	10/30/2015	16.36
MAHASKA COMMUNICATION G	016-1600-63730	TELEPHONE	11/01/2015	28.59
MEDASSURE	016-1600-64990	DISPOSAL OF MEDICAL WASTE	10/16/2015	246.08
O'REILLY AUTO PARTS	016-1600-65070	SUPPLIES - VEHICLE	11/01/2015	137.26
TELRITE CORPORATION	016-1600-63730	LONG DISTANCE SERVICE	10/22/2015	.76
TRIZETTO PROVIDER Solutio	016-1600-67240	ELECTRONIC CLAIMS FILED	11/01/2015	57.74
VERIZON WIRELESS	016-1600-63730	CELL PHONE - MONITORS	10/22/2015	21.08
VERIZON WIRELESS	016-1600-63730	EMS CELL PHONES	10/26/2015	197.72
VERIZON WIRELESS	016-1600-63730	EMS CELL PHONES	09/26/2015	193.32
WARREN COUNTY ENGINEER	016-1600-65050	FUEL DISTRIBUTION	11/03/2015	1,019.65
Total AMBULANCE FUND:				3,914.56
LIBRARY FUND				
911 ETC INC	041-4100-63730	911 MONTHLY ACCESS CHARG	10/31/2015	9.17
AIR-CON MECHANICAL CORP.	041-4100-63100	QUARTERLY AGREEMENT	10/22/2015	913.94
BAKER & TAYLOR ENTERTAIN	041-4100-65021	CD	10/08/2015	7.56
BAKER & TAYLOR ENTERTAIN	041-4100-65022	DVD	09/11/2015	21.86
BAKER & TAYLOR ENTERTAIN	041-4100-65022	DVD	09/25/2015	14.57
BAKER & TAYLOR ENTERTAIN	041-4100-65022	DVD'S	09/25/2015	127.37
BAKER & TAYLOR ENTERTAIN	041-4100-65021	CD'S	09/25/2015	56.67
BAKER & TAYLOR ENTERTAIN	041-4100-65021	CD	10/09/2015	11.83
BAKER & TAYLOR ENTERTAIN	041-4100-65022	DVD'S	10/09/2015	29.15
BAKER & TAYLOR ENTERTAIN	041-4100-65021	CD	10/16/2015	22.17
BAKER & TAYLOR ENTERTAIN	041-4100-65022	DVD'S	10/16/2015	72.83
BAKER AND TAYLOR	041-4100-65020	BOOKS	09/21/2015	450.18
BAKER AND TAYLOR	041-4100-65020	BOOKS	09/23/2015	350.04
BAKER AND TAYLOR	041-4100-65020	BOOKS	09/24/2015	571.52
BAKER AND TAYLOR	041-4100-65020	BOOKS	09/29/2015	498.24
BAKER AND TAYLOR	041-4100-65020	BOOKS	09/30/2015	198.44
BAKER AND TAYLOR	041-4100-65020	BOOKS	09/23/2015	38.93
BAKER AND TAYLOR	041-4100-65020	BOOKS	09/30/2015	32.37
BAKER AND TAYLOR	041-4100-65020	BOOKS	10/07/2015	51.24
BENDON INDIANOLA MECHAN	041-4150-65990	REPLACE FURNACE AT RENTA	10/14/2015	2,593.00
CAVENDISH SQUARE	041-4100-65020	6 BOOKS	08/28/2015	193.91
CENGAGE LEARNING	041-4100-65020	BOOKS	09/10/2015	59.18
CENGAGE LEARNING	041-4100-65020	BOOKS	09/16/2015	24.79
CENGAGE LEARNING	041-4100-65020	BOOKS	10/08/2015	109.56
CENGAGE LEARNING	041-4100-65020	BOOKS	10/09/2015	55.98
CENTER POINT LARGE PRINT	041-4100-65020	LARGE PRINT BOOKS	10/01/2015	94.13
CITY OF INDIANOLA - UTILITY	041-4100-63710	UTILITIES	10/31/2015	873.05
CITY OF INDIANOLA - UTILITY	041-4150-65990	UTILITIES	10/31/2015	51.83
DEMCO EDUCATIONAL CORP	041-4100-65070	COVERING SUPPLIES	10/13/2015	357.79
DUST PROS JANITORIAL	041-4100-64090	MONTHLY CLEANING	11/02/2015	1,170.00
GODWIN, JOYCE	041-4100-65070	OFFICE SUPPLIES	11/07/2015	31.95
HOBBY LOBBY	041-4100-65079	PROGRAM SUPPLIES	10/16/2015	3.98
IMWCA	041-4100-61599	WORKERS COMP INSTALL	11/01/2015	35.00

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
INDOFF INCORPORATED	041-4100-65070	OFFICE SUPPLIES	10/23/2015	5.47
IOWA ASSOC OF MUN UTILITIE	041-4100-62300	OCTOBER SAFETY TRAINING	10/30/2015	81.80
IOWA WATER MANAGEMENT C	041-4100-63100	WATER MGMT - LIBRARY	11/01/2015	40.00
MAHASKA COMMUNICATION G	041-4100-63730	INTERNET	11/01/2015	21.99
MAHASKA COMMUNICATION G	041-4100-63730	TELEPHONE	11/01/2015	76.57
MID AMERICAN ENERGY CO.	041-4100-63710	NATURAL GAS	10/16/2015	15.63
MID AMERICAN ENERGY CO.	041-4150-65990	NATURAL GAS	10/16/2015	18.80
NOLASOFT DEVELOPMENT	041-4100-64990	E-MAIL HOSTING	11/01/2015	165.15
PENGUIN RANDOM HOUSE LLC	041-4100-65021	BOOK ON CD	10/09/2015	41.25
PENGUIN RANDOM HOUSE LLC	041-4100-65021	BOOK ON CD	10/16/2015	33.75
PENGUIN RANDOM HOUSE LLC	041-4100-65021	BOOK ON CD	10/16/2015	33.75
QUALITY BOOKS INC.	041-4100-65020	10 BOOKS	09/28/2015	166.54
RECORDED BOOKS INC	041-4100-65021	BOOK ON CD	09/29/2015	31.50
RECORDED BOOKS INC	041-4100-65022	DVD	10/08/2015	41.60
RECORDED BOOKS INC	041-4100-65021	BOOK ON CD	10/15/2015	31.50
T.R.M. DISPOSAL LLC	041-4100-64090	TRASH REMOVAL ACCT #506	10/24/2015	89.00
TELRITE CORPORATION	041-4100-63730	LONG DISTANCE SERVICE	10/22/2015	7.24
UNIQUE MANAGEMENT SERVI	041-4100-64990	COLLECTION AGENCY FEES	11/01/2015	50.00
WAL-MART STORES INC.	041-4100-65079	PROGRAM SUPPLIES	10/18/2015	7.11
WAL-MART STORES INC.	041-4100-65079	PROGRAM SUPPLIES	11/04/2015	9.06
WOOSLEY LANDSCAPING & M	041-4100-64990	LIBRARY MOW CONTRACT	11/09/2015	45.00
WOOSLEY LANDSCAPING & M	041-4150-65990	LIBRARY HOUSE MOWING	11/09/2015	15.00
Total LIBRARY FUND:				10,159.94

PARK & RECREATION FUND

911 ETC INC	042-4300-63730	911 MONTHLY ACCESS CHARG	10/31/2015	4.17
911 ETC INC	042-4200-63730	911 MONTHLY ACCESS CHARG	10/31/2015	13.33
BOB'S CUSTOM TROPHIES	042-4320-65070	MEMORIAL PLAQUES	10/15/2015	17.00
BOB'S CUSTOM TROPHIES	042-4320-65070	MEMORIAL PLAQUES	10/27/2015	15.00
BOWLIN, MIKE	042-4300-61810	CLOTHING ALLOWANCE - BOO	10/20/2015	66.25
CENTURYLINK	042-4300-63730	911 PHONE	10/22/2015	53.91
CITY OF INDIANOLA - UTILITY	042-4300-63710	UTILITIES - MEMORIAL	10/31/2015	130.17
CITY OF INDIANOLA - UTILITY	042-4300-63710	UTILITIES - BARKER	10/31/2015	42.16
CITY OF INDIANOLA - UTILITY	042-4300-63710	UTILITIES - PICKARD	10/31/2015	308.20
CITY OF INDIANOLA - UTILITY	042-4300-63710	UTILITIES - MCCORD	10/31/2015	39.31
CITY OF INDIANOLA - UTILITY	042-4300-63710	UTILITIES - DOWNEY	10/31/2015	30.42
CITY OF INDIANOLA - UTILITY	042-4300-63710	UTILITIES - SHOP	10/31/2015	158.73
CITY OF INDIANOLA - UTILITY	042-4300-63710	UTILITIES - TRAIL	10/31/2015	40.47
CITY OF INDIANOLA - UTILITY	042-4400-63710	UTILITIES - YOUTH SOFTBALL	10/31/2015	318.90
CITY OF INDIANOLA - UTILITY	042-4300-63710	UTILITIES - MOATS	10/31/2015	128.42
CITY OF INDIANOLA - UTILITY	042-4300-63710	UTILITIES - BUXTON	10/31/2015	304.26
CLAUSEN, REBECCA	042-4400-64205	iPAD COURSE INSTRUCTION	11/04/2015	40.00
CRAWFORD, RICHARD L.	042-4400-64250	ADULT SB UMPIRE	11/06/2015	175.00
CRESCENT ELECTRIC SUPPLY	042-4300-67260	CAMPGROUND PEDISTALS	10/26/2015	1,537.80
DLH GRAFX	042-4400-65070	ZONE T-SHIRTS	10/29/2015	761.16
IMWCA	042-4200-61599	WORKERS COMP INSTALL	11/01/2015	13.00
IMWCA	042-4400-61599	WORKERS COMP INSTALL	11/01/2015	531.00
IMWCA	042-4300-61599	WORKERS COMP INSTALL	11/01/2015	632.00
INDIANOLA SENIOR CENTER	042-4400-66990	EVENT REIMBURSEMENT	11/02/2015	176.00
INFOMAX OFFICE SYSTEMS IN	042-4200-65060	PRINTER	10/19/2015	61.56
IOWA ASSOC OF MUN UTILITIE	042-4200-62300	OCTOBER SAFETY TRAINING	10/30/2015	114.52
JIM'S JOHNS	042-4300-64090	KYBO'S (PARKS)	10/13/2015	240.00
KESTER FARMS	042-4400-65070	HAYBALES COSTUME PARTY/F	11/09/2015	36.00
LUCAS, JEFF	042-4400-65070	REIMB - 4 TOTES	11/06/2015	33.41
MAHASKA COMMUNICATION G	042-4400-63730	TELEPHONE	11/01/2015	57.18
MAHASKA COMMUNICATION G	042-4400-63730	TELEPHONE	11/01/2015	6.96
MAHASKA COMMUNICATION G	042-4200-63730	INTERNET	11/01/2015	21.99

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
MAHASKA COMMUNICATION G	042-4300-63730	TELEPHONE	11/01/2015	34.81
MAHASKA COMMUNICATION G	042-4200-63730	TELEPHONE	11/01/2015	104.42
MATERIAL HANDLING INNOVAT	042-4300-63410	HOIST AND SLING ANNUAL INS	10/22/2015	55.00
MC INTYRE, CRAIG	042-4400-64250	ADULT SB UMPIRE	11/06/2015	200.00
MIDWEST OFFICE TECH	042-4200-65060	COPIES	10/30/2015	51.09
MIRACLE RECREATION EQUIP	042-4300-65070	C-SPRING	10/26/2015	140.20
NOLASOFT DEVELOPMENT	042-4200-64990	E-MAIL HOSTING	11/01/2015	165.15
NORWALK READY-MIXED CON	042-4300-63100	CONCRETE FOR TRAIL BENCH	10/22/2015	259.50
PETTY CASH-RECREATION	042-4400-65990	VAN WASHING	11/02/2015	15.00
PETTY CASH-RECREATION	042-4400-65070	TULLE & TISSUE PAPER	11/07/2015	16.94
PLASTIC RECYCLING OF IA FA	042-4300-65070	6' BENCH	10/30/2015	320.30
SPRINGER PEST SOLUTIONS D	042-4400-64090	ACTIVITY CENTER PEST CONT	11/09/2015	61.00
T & R AUTOMOTIVE	042-4400-63320	REPAIR P&R VAN	10/30/2015	258.95
UNITYPOINT HEALTH - DES MO	042-4300-64121	AUDIO TESTING	10/27/2015	71.40
VIC SCOTT LANDSCAPING	042-4300-65070	TREES	11/02/2015	28.70
WAL-MART STORES INC.	042-4400-65070	BATTERIES, KEY TAGS & DESK	11/05/2015	26.98
WAL-MART STORES INC.	042-4400-65070	COSTUME PARTY SUPPLIES	10/30/2015	157.40
WAL-MART STORES INC.	042-4400-65070	FOOD STORAGE CONTAINER R	11/09/2015	6.83-
WAL-MART STORES INC.	042-4400-65070	CANDY CANES & EPSON SALT	11/02/2015	22.73
WAL-MART STORES INC.	042-4400-65070	SUPPLIES RETURNED	01/14/2015	3.48-
WAL-MART STORES INC.	042-4400-65070	PUMPKINS, CANDY & CHICKEN	10/26/2015	73.33
WAL-MART STORES INC.	042-4400-65070	ZONE SUPPLIES	10/26/2015	25.22
WAL-MART STORES INC.	042-4400-65070	SB CONCESSIONS	09/24/2015	3.98
WAL-MART STORES INC.	042-4400-65070	EPSON SALT	11/09/2015	10.86
WAL-MART STORES INC.	042-4400-65070	TISSUE PAPER	11/06/2015	5.82
WARREN COUNTY ENGINEER	042-4300-65050	FUEL DISTRIBUTION	11/03/2015	389.46
WARREN COUNTY ENGINEER	042-4400-65050	FUEL DISTRIBUTION - MISC	11/03/2015	75.50
WARREN COUNTY ENGINEER	042-4400-65050	FUEL DISTRIBUTION - VANS	11/03/2015	91.38
WIEGERT DISPOSAL CO.	042-4300-64090	DUMPSTER - PARKS	11/01/2015	185.00
WIEGERT DISPOSAL CO.	042-4400-64990	DUMPSTER - SOFTBALL	11/01/2015	125.00
WIEGERT DISPOSAL CO.	042-4400-64090	DUMPSTER - ACTIVITY CENTE	11/01/2015	25.00
WIEGERT DISPOSAL CO.	042-4400-64990	DUMPSTER - SOCCER	11/01/2015	40.00
WOOSLEY LANDSCAPING & M	042-4300-64990	PARKS MOW CONTRACT	11/09/2015	1,340.00

Total PARK & RECREATION FUND:

10,478.09

POOL (MEMORIAL) FUND

911 ETC INC	045-4500-63730	911 MONTHLY ACCESS CHARG	10/31/2015	1.67
IMWCA	045-4500-61599	WORKERS COMP INSTALL	11/01/2015	159.00
MAHASKA COMMUNICATION G	045-4500-63730	TELEPHONE	11/01/2015	13.92
WIEGERT DISPOSAL CO.	045-4500-64990	DUMPSTER - MAC	11/01/2015	35.00
WOOSLEY LANDSCAPING & M	045-4500-64990	MAC MOW CONTRACT	11/09/2015	125.00

Total POOL (MEMORIAL) FUND:

334.59

ROAD USE TAX FUND

911 ETC INC	110-2100-63730	911 MONTHLY ACCESS CHARG	10/31/2015	1.67
AHLERS & COONEY P.C.	110-2100-64900	COLLECTIVE BARGAINING	10/23/2015	116.87
ESRI INC	110-2100-64190	GIS MAPPING - CUSTOMER #22	09/28/2015	1,266.67
IMWCA	110-2100-61599	WORKERS COMP INSTALL	11/01/2015	1,476.00
MAHASKA COMMUNICATION G	110-2100-63730	TELEPHONE	11/01/2015	13.92
MAHASKA COMMUNICATION G	110-2100-64900	INTERNET	11/01/2015	21.99
NOLASOFT DEVELOPMENT	110-2100-64990	E-MAIL HOSTING	11/01/2015	64.35
T.R.M. DISPOSAL LLC	110-2100-64090	ACCT #673 RECYCLE SERVICE	10/26/2015	35.00
TOMPKINS INDUSTRIES INC.	110-2100-63320	CREDIT	10/12/2015	3.43-
UNITYPOINT HEALTH - DES MO	110-2100-64121	AUDIO TESTING	10/27/2015	107.10
WARREN COUNTY ENGINEER	110-2100-65050	FUEL DISTRIBUTION	11/03/2015	2,434.14

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
Total ROAD USE TAX FUND:				5,534.28
TIF--DOWNTOWN FUND				
AHLERS & COONEY P.C.	125-5200-64110	INDIANOLA IA LODGING	10/26/2015	135.50
Total TIF--DOWNTOWN FUND:				135.50
LIBRARY SPECIAL REVENUE FUND				
BAKER AND TAYLOR	141-4100-65020	BOOKS	09/21/2015	19.58
BAKER AND TAYLOR	141-4100-65020	BOOKS	09/24/2015	295.53
BAKER AND TAYLOR	141-4100-65020	BOOKS	09/29/2015	112.70
BAKER AND TAYLOR	141-4100-65020	BOOKS	09/30/2015	352.87
CENTER POINT LARGE PRINT	141-4100-65020	LARGE PRINT BOOKS	10/01/2015	46.74
INDOFF INCORPORATED	141-4100-65024	OFFICE SUPPLIES	10/23/2015	8.77
PENGUIN RANDOM HOUSE LLC	141-4100-65020	BOOK ON CD	10/09/2015	26.25
Total LIBRARY SPECIAL REVENUE FUND:				862.44
PARK & REC SPECIAL REV FUND				
PETTY CASH-RECREATION	142-4615-65992	KEY CARD - HOGARD	10/30/2015	25.00
PLASTIC RECYCLING OF IA FA	142-4635-65070	6' BENCH	10/30/2015	320.30
Total PARK & REC SPECIAL REV FUND:				345.30
DOWNTOWN BIZ INCENTIVE PROGRAM				
CITY STATE BANK	161-5200-64154	INTEREST EXPENSE - CASTLE	11/01/2015	525.74
Total DOWNTOWN BIZ INCENTIVE PROGRAM:				525.74
DEBT SERVICE FUND				
BANKERS TRUST COMPANY	200-7115-68510	2011C BONDS - 0185383684	10/12/2015	5,996.25
Total DEBT SERVICE FUND:				5,996.25
STREET CAPITAL PROJECTS FUND				
AGRILAND FS INC	321-2105-64900	GRASS SEED	10/15/2015	375.00
MAY CONSTRUCTION CO	321-2100-67705	2015 SIDEWALK REPAIR PROJ	10/29/2015	2,800.33
SNYDER & ASSOCIATES INC	321-2105-64070	HWY 65/69 N IMPROVEMENTS	10/15/2015	1,514.00
Total STREET CAPITAL PROJECTS FUND:				4,689.33
SEWER FUND				
911 ETC INC	610-8300-63730	911 MONTHLY ACCESS CHARG	10/31/2015	6.67
AHLERS & COONEY P.C.	610-8300-64900	LABOR RELATIONS	10/23/2015	1,155.00
AHLERS & COONEY P.C.	610-8300-64900	COLLECTIVE BARGAINING	10/23/2015	116.88
BRICK GENTRY P.C.	610-8300-64110	20303.009 LEGAL SERVICES	10/25/2015	225.00
CAMBRON INVESTMENTS	610-8300-66989	I & I REIMBURSEMENT - 113 E	11/10/2015	321.75
CENTURYLINK	610-8300-63730	PHONE	10/22/2015	49.43
CITY OF INDIANOLA - UTILITY	610-8350-63710	UTILITIES	10/31/2015	9,906.85
CITY OF INDIANOLA - UTILITY	610-8325-63710	UTILITIES	10/31/2015	4,044.57
COMBUSTION CONTROL CO.	610-8350-63410	GAS REGULATOR FOR BOILER	10/26/2015	1,200.00
COMBUSTION CONTROL CO.	610-8350-63410	LOW PRESSURE GAS SWITCH	10/26/2015	85.00
CRYSTAL CLEAR WATER CO	610-8350-65012	DI WATER FOR LAB	10/26/2015	22.50
CRYSTAL CLEAR WATER CO	610-8350-65012	DI WATER FOR LAB	11/09/2015	15.00
ESRI INC	610-8300-64190	GIS MAPPING - CUSTOMER #22	09/28/2015	1,266.67
IMWCA	610-8300-61599	WORKERS COMP INSTALL	11/01/2015	584.00
INFOMAX OFFICE SYSTEMS IN	610-8300-64990	COPIER	10/23/2015	200.10

Vendor Name	GL Account Number	Description	Invoice Date	Net Invoice Amount
MAHASKA COMMUNICATION G	610-8300-64990	INTERNET	11/01/2015	21.99
MAHASKA COMMUNICATION G	610-8300-63730	TELEPHONE	11/01/2015	55.69
MATERIAL HANDLING INNOVAT	610-8350-63410	HOIST AND SLING ANNUAL INS	10/22/2015	220.00
NOLASOFT DEVELOPMENT	610-8300-64990	E-MAIL HOSTING	11/01/2015	85.80
PARKER SIGN & GRAPHICS	610-8300-65990	FIRE EXT/FIRST AID SIGNS FO	10/15/2015	47.82
PIERCE BROTHERS REPAIR	610-8350-63410	REMOVE BROKEN BOLTS RAW	10/27/2015	62.00
PIERCE BROTHERS REPAIR	610-8350-63100	CUT ALUMINUM GRATING	10/05/2015	54.00
PRAXAIR DISTRIBUTION INC	610-8350-63410	OXYGEN/ACETYLENE TANKS F	10/30/2015	141.13
T.R.M. DISPOSAL LLC	610-8350-64990	ACCT #583 - TRASH - NORTH P	10/24/2015	96.00
T.R.M. DISPOSAL LLC	610-8325-64990	ACCT #583 - TRASH - SOUTH P	10/24/2015	49.00
TELRITE CORPORATION	610-8300-63730	LONG DISTANCE SERVICE	10/22/2015	4.64
THEISEN'S	610-8350-65072	METRIC BOLTS	10/29/2015	2.12
UNITYPOINT HEALTH - DES MO	610-8300-64121	AUDIO TESTING	10/27/2015	107.10
VERIZON WIRELESS	610-8300-63730	WIRELESS FOR LAPTOP	10/26/2015	30.02
VERIZON WIRELESS	610-8300-63730	WIRELESS FOR LAPTOP	09/26/2015	30.02
WARREN COUNTY ENGINEER	610-8300-65050	FUEL DISTRIBUTION	11/03/2015	290.92
WOOSLEY LANDSCAPING & M	610-8350-64990	MOWING - PLANT	10/31/2015	1,220.00
WOOSLEY LANDSCAPING & M	610-8325-64990	MOWING - LIFTS	10/31/2015	100.00
Total SEWER FUND:				21,817.67
RECYCLING FUND				
WASTE MANAGEMENT OF IOW	670-8400-64701	RECYCLING APT 494-0152822-0	11/01/2015	2,465.00
WASTE MANAGEMENT OF IOW	670-8400-64702	RECYCLING TOTES 494-015285	11/01/2015	10.00
WASTE MANAGEMENT OF IOW	670-8400-64702	RECYCLING TOTES 494-015285	11/01/2015	10.00
WASTE MANAGEMENT OF IOW	670-8400-64702	RECYCLING TOTES 494-015285	11/01/2015	10.00
WASTE MANAGEMENT OF IOW	670-8400-64700	RECYCLING RES 494-0152818-0	11/01/2015	13,499.50
Total RECYCLING FUND:				15,994.50
SEWER CAPITAL PROJECTS FUND				
HR GREEN INC	710-8300-67501	SANITARY FORCE MAIN REPAI	10/16/2015	7,296.00
HR GREEN INC	710-8300-67510	40150016 WASTEWATER ENGI	10/16/2015	2,720.00
HR GREEN INC	710-8300-67510	40140059 WASTEWATER ENGI	10/16/2015	1,092.50
Total SEWER CAPITAL PROJECTS FUND:				11,108.50
Grand Totals:				135,926.42

City Council: _____

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
911 ETC INC				
911 ETC INC	911 MONTHLY ACCESS CHARGE	10/31/2015	2.50	GENERAL FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	10/31/2015	15.00	POLICE FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	10/31/2015	1.67	POOL (MEMORIAL)
911 ETC INC	911 MONTHLY ACCESS CHARGE	10/31/2015	13.33	PARK & RECREATI
911 ETC INC	911 MONTHLY ACCESS CHARGE	10/31/2015	6.67	SEWER FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	10/31/2015	10.82	GENERAL FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	10/31/2015	1.67	ROAD USE TAX FU
911 ETC INC	911 MONTHLY ACCESS CHARGE	10/31/2015	9.17	FIRE FUND
911 ETC INC	911 MONTHLY ACCESS CHARGE	10/31/2015	4.17	PARK & RECREATI
911 ETC INC	911 MONTHLY ACCESS CHARGE	10/31/2015	9.17	LIBRARY FUND
Total 911 ETC INC:			74.17	
AGRILAND FS INC				
AGRILAND FS INC	GRASS SEED	10/15/2015	375.00	STREET CAPITAL
Total AGRILAND FS INC:			375.00	
AHLERS & COONEY P.C.				
AHLERS & COONEY P.C.	INDIANOLA IA LODGING	10/26/2015	135.50	TIF--DOWNTOWN
AHLERS & COONEY P.C.	LABOR RELATIONS	10/23/2015	1,155.00	SEWER FUND
AHLERS & COONEY P.C.	COLLECTIVE BARGAINING	10/23/2015	116.88	SEWER FUND
AHLERS & COONEY P.C.	COLLECTIVE BARGAINING	10/23/2015	116.87	ROAD USE TAX FU
AHLERS & COONEY P.C.	COLLECTIVE BARGAINING	10/23/2015	116.88	POLICE FUND
AHLERS & COONEY P.C.	COLLECTIVE BARGAINING	10/23/2015	116.87	GENERAL FUND
Total AHLERS & COONEY P.C.:			1,758.00	
AIR-CON MECHANICAL CORP.				
AIR-CON MECHANICAL CORP.	QUARTERLY AGREEMENT	10/22/2015	913.94	LIBRARY FUND
Total AIR-CON MECHANICAL CORP.:			913.94	
ARCPOINT DES MOINES				
ARCPOINT DES MOINES	POST ACCIDENT DRUG SCREEN	11/10/2015	215.00	AMBULANCE FUN
Total ARCPOINT DES MOINES:			215.00	
AUBERT'S TOWING				
AUBERT'S TOWING	TOWING - ABANDONED	09/25/2015	175.00	POLICE FUND
Total AUBERT'S TOWING:			175.00	
BAKER & TAYLOR ENTERTAINMENT				
BAKER & TAYLOR ENTERTAIN	CD	10/08/2015	7.56	LIBRARY FUND
BAKER & TAYLOR ENTERTAIN	DVD	09/11/2015	21.86	LIBRARY FUND
BAKER & TAYLOR ENTERTAIN	DVD	09/25/2015	14.57	LIBRARY FUND
BAKER & TAYLOR ENTERTAIN	DVD'S	09/25/2015	127.37	LIBRARY FUND
BAKER & TAYLOR ENTERTAIN	CD'S	09/25/2015	56.67	LIBRARY FUND
BAKER & TAYLOR ENTERTAIN	CD	10/09/2015	11.83	LIBRARY FUND
BAKER & TAYLOR ENTERTAIN	DVD'S	10/09/2015	29.15	LIBRARY FUND
BAKER & TAYLOR ENTERTAIN	CD	10/16/2015	22.17	LIBRARY FUND
BAKER & TAYLOR ENTERTAIN	DVD'S	10/16/2015	72.83	LIBRARY FUND
Total BAKER & TAYLOR ENTERTAINMENT:			364.01	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
BAKER AND TAYLOR	BOOKS	09/21/2015	450.18	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	09/21/2015	19.58	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	09/23/2015	350.04	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	09/24/2015	571.52	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	09/24/2015	295.53	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	09/29/2015	112.70	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	09/29/2015	498.24	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	09/30/2015	352.87	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	09/30/2015	198.44	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	09/23/2015	38.93	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	09/30/2015	32.37	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	10/07/2015	51.24	LIBRARY FUND
Total BAKER AND TAYLOR:			2,971.64	
BANKERS TRUST COMPANY				
BANKERS TRUST COMPANY	2011C BONDS - 0185383684	10/12/2015	5,996.25	DEBT SERVICE FU
Total BANKERS TRUST COMPANY:			5,996.25	
BENDON INDIANOLA MECHANICAL LLC				
BENDON INDIANOLA MECHANI	REPLACE FURNACE AT RENTAL PROPERTY	10/14/2015	2,593.00	LIBRARY FUND
Total BENDON INDIANOLA MECHANICAL LLC:			2,593.00	
BERNIE LOWE & ASSOCIATES INC				
BERNIE LOWE & ASSOCIATES I	411 MED CLAIM	11/02/2015	110.66	POLICE FUND
Total BERNIE LOWE & ASSOCIATES INC:			110.66	
BOB'S CUSTOM TROPHIES				
BOB'S CUSTOM TROPHIES	MEMORIAL PLAQUES	10/15/2015	17.00	PARK & RECREATI
BOB'S CUSTOM TROPHIES	MEMORIAL PLAQUES	10/27/2015	15.00	PARK & RECREATI
Total BOB'S CUSTOM TROPHIES:			32.00	
BOWLIN, MIKE				
BOWLIN, MIKE	CLOTHING ALLOWANCE - BOOTS	10/20/2015	66.25	PARK & RECREATI
Total BOWLIN, MIKE:			66.25	
BRICK GENTRY P.C.				
BRICK GENTRY P.C.	20303.001 LEGAL SERVICES	10/25/2015	1,185.00	GENERAL FUND
BRICK GENTRY P.C.	20303.004 LEGAL SERVICES	10/25/2015	165.00	GENERAL FUND
BRICK GENTRY P.C.	20303.009 LEGAL SERVICES	10/25/2015	225.00	SEWER FUND
Total BRICK GENTRY P.C.:			1,575.00	
BROWNELLS INC				
BROWNELLS INC	REPAIR EQUIPMENT	10/27/2015	47.39	POLICE FUND
Total BROWNELLS INC:			47.39	
CAMBRON INVESTMENTS				
CAMBRON INVESTMENTS	I & I REIMBURSEMENT - 113 E SALEM AVE	11/10/2015	321.75	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total CAMBRON INVESTMENTS:			321.75	
CAPITAL EXPRESS				
CAPITAL EXPRESS	POSTAGE	10/31/2015	45.95	GENERAL FUND
Total CAPITAL EXPRESS:			45.95	
CARPENTER UNIFORM CO				
CARPENTER UNIFORM CO	UNIFORMS	10/27/2015	144.99	FIRE FUND
CARPENTER UNIFORM CO	UNIFORM/VEST - KELLER	10/30/2015	675.00	POLICE FUND
Total CARPENTER UNIFORM CO:			819.99	
CAVENDISH SQUARE				
CAVENDISH SQUARE	6 BOOKS	08/28/2015	193.91	LIBRARY FUND
Total CAVENDISH SQUARE:			193.91	
CENGAGE LEARNING				
CENGAGE LEARNING	BOOKS	09/10/2015	59.18	LIBRARY FUND
CENGAGE LEARNING	BOOKS	09/16/2015	24.79	LIBRARY FUND
CENGAGE LEARNING	BOOKS	10/08/2015	109.56	LIBRARY FUND
CENGAGE LEARNING	BOOKS	10/09/2015	55.98	LIBRARY FUND
Total CENGAGE LEARNING:			249.51	
CENTER POINT LARGE PRINT				
CENTER POINT LARGE PRINT	LARGE PRINT BOOKS	10/01/2015	46.74	LIBRARY SPECIAL
CENTER POINT LARGE PRINT	LARGE PRINT BOOKS	10/01/2015	94.13	LIBRARY FUND
Total CENTER POINT LARGE PRINT:			140.87	
CENTURYLINK				
CENTURYLINK	911 PHONE	10/22/2015	53.91	PARK & RECREATI
CENTURYLINK	PHONE	10/22/2015	49.43	SEWER FUND
Total CENTURYLINK:			103.34	
CITY OF INDIANOLA - UTILITY				
CITY OF INDIANOLA - UTILITY	UTILITIES - MEMORIAL	10/31/2015	130.17	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - BARKER	10/31/2015	42.16	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - PICKARD	10/31/2015	308.20	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - MCCORD	10/31/2015	39.31	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - DOWNEY	10/31/2015	30.42	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES	10/31/2015	4,044.57	SEWER FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	10/31/2015	9,906.85	SEWER FUND
CITY OF INDIANOLA - UTILITY	UTILITIES - SHOP	10/31/2015	158.73	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - TRAIL	10/31/2015	40.47	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - YOUTH SOFTBALL	10/31/2015	318.90	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - MOATS	10/31/2015	128.42	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - BUXTON	10/31/2015	304.26	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES	10/31/2015	873.05	LIBRARY FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	10/31/2015	51.83	LIBRARY FUND
Total CITY OF INDIANOLA - UTILITY:			16,377.34	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
CITY STATE BANK				
CITY STATE BANK	INTEREST EXPENSE - CASTLE DEVELOPME	11/01/2015	525.74	DOWNTOWN BIZ I
Total CITY STATE BANK:			525.74	
CLAUSEN, REBECCA				
CLAUSEN, REBECCA	iPAD COURSE INSTRUCTION	11/04/2015	40.00	PARK & RECREATI
Total CLAUSEN, REBECCA:			40.00	
CNM OUTDOOR EQUIPMENT				
CNM OUTDOOR EQUIPMENT	REPAIR EQUIPMENT	10/28/2015	325.56	POLICE FUND
Total CNM OUTDOOR EQUIPMENT:			325.56	
COMBUSTION CONTROL CO.				
COMBUSTION CONTROL CO.	GAS REGULATOR FOR BOILER	10/26/2015	1,200.00	SEWER FUND
COMBUSTION CONTROL CO.	LOW PRESSURE GAS SWITCH	10/26/2015	85.00	SEWER FUND
Total COMBUSTION CONTROL CO.:			1,285.00	
CRAIG'S AUTOMOTIVE				
CRAIG'S AUTOMOTIVE	REPAIR VEHICLE	10/20/2015	215.00	POLICE FUND
CRAIG'S AUTOMOTIVE	REPAIR VEHICLE	10/26/2015	66.00	POLICE FUND
CRAIG'S AUTOMOTIVE	REPAIR VEHICLE	09/24/2015	57.00	POLICE FUND
CRAIG'S AUTOMOTIVE	REPAIR VEHICLE	09/30/2015	70.00	POLICE FUND
Total CRAIG'S AUTOMOTIVE:			408.00	
CRAWFORD, RICHARD L.				
CRAWFORD, RICHARD L.	ADULT SB UMPIRE	11/06/2015	175.00	PARK & RECREATI
Total CRAWFORD, RICHARD L.:			175.00	
CRESCENT ELECTRIC SUPPLY				
CRESCENT ELECTRIC SUPPLY	CAMPGROUND PEDISTALS	10/26/2015	1,537.80	PARK & RECREATI
Total CRESCENT ELECTRIC SUPPLY:			1,537.80	
CROSS, CHUCK				
CROSS, CHUCK	WELLNESS 5/15/14 - 10/15/15	10/27/2015	425.00	FIRE FUND
Total CROSS, CHUCK:			425.00	
CRYSTAL CLEAR WATER CO				
CRYSTAL CLEAR WATER CO	DI WATER FOR LAB	10/26/2015	22.50	SEWER FUND
CRYSTAL CLEAR WATER CO	DI WATER FOR LAB	11/09/2015	15.00	SEWER FUND
Total CRYSTAL CLEAR WATER CO:			37.50	
DEMCO EDUCATIONAL CORP				
DEMCO EDUCATIONAL CORP	COVERING SUPPLIES	10/13/2015	357.79	LIBRARY FUND
Total DEMCO EDUCATIONAL CORP:			357.79	
DLH GRAFX				
DLH GRAFX	ZONE T-SHIRTS	10/29/2015	761.16	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total DLH GRAFX:			761.16	
DUST PROS JANITORIAL				
DUST PROS JANITORIAL	MONTHLY CLEANING	11/02/2015	1,170.00	LIBRARY FUND
Total DUST PROS JANITORIAL:			1,170.00	
ELLIS LAW OFFICES P.C.				
ELLIS LAW OFFICES P.C.	M. JOBES	10/31/2015	45.00	GENERAL FUND
ELLIS LAW OFFICES P.C.	N. KICKBUSH	10/31/2015	15.00	GENERAL FUND
ELLIS LAW OFFICES P.C.	C1500-297 MUNICIPAL INFRACTION	10/31/2015	240.00	GENERAL FUND
ELLIS LAW OFFICES P.C.	S. COONEY	10/31/2015	165.00	GENERAL FUND
ELLIS LAW OFFICES P.C.	L. KLAGES	10/31/2015	210.00	GENERAL FUND
ELLIS LAW OFFICES P.C.	J. BENGE	10/31/2015	45.00	GENERAL FUND
ELLIS LAW OFFICES P.C.	J. VILLAGRANA	10/31/2015	120.00	GENERAL FUND
ELLIS LAW OFFICES P.C.	G. TAYLOR	10/31/2015	90.00	GENERAL FUND
ELLIS LAW OFFICES P.C.	T. NICHOLSON	10/31/2015	135.00	GENERAL FUND
ELLIS LAW OFFICES P.C.	S. RIFE	10/31/2015	90.00	GENERAL FUND
ELLIS LAW OFFICES P.C.	J. BENGE	10/31/2015	75.00	GENERAL FUND
Total ELLIS LAW OFFICES P.C.:			1,230.00	
ESRI INC				
ESRI INC	GIS MAPPING - CUSTOMER #229081	09/28/2015	1,266.66	GENERAL FUND
ESRI INC	GIS MAPPING - CUSTOMER #229081	09/28/2015	1,266.67	SEWER FUND
ESRI INC	GIS MAPPING - CUSTOMER #229081	09/28/2015	1,266.67	ROAD USE TAX FU
Total ESRI INC:			3,800.00	
GODWIN, JOYCE				
GODWIN, JOYCE	OFFICE SUPPLIES	11/07/2015	31.95	LIBRARY FUND
Total GODWIN, JOYCE:			31.95	
HOBBY LOBBY				
HOBBY LOBBY	PROGRAM SUPPLIES	10/16/2015	3.98	LIBRARY FUND
Total HOBBY LOBBY:			3.98	
HR GREEN INC				
HR GREEN INC	SANITARY FORCE MAIN REPAIR	10/16/2015	7,296.00	SEWER CAPITAL P
HR GREEN INC	40150016 WASTEWATER ENGINEERING SE	10/16/2015	2,720.00	SEWER CAPITAL P
HR GREEN INC	40140059 WASTEWATER ENGINEERING SE	10/16/2015	1,092.50	SEWER CAPITAL P
Total HR GREEN INC:			11,108.50	
IMWCA				
IMWCA	WORKERS COMP INSTALL	11/01/2015	254.00	GENERAL FUND
IMWCA	WORKERS COMP INSTALL	11/01/2015	1,781.00	AMBULANCE FUN
IMWCA	WORKERS COMP INSTALL	11/01/2015	13.00	PARK & RECREATI
IMWCA	WORKERS COMP INSTALL	11/01/2015	531.00	PARK & RECREATI
IMWCA	WORKERS COMP INSTALL	11/01/2015	1,476.00	ROAD USE TAX FU
IMWCA	WORKERS COMP INSTALL	11/01/2015	159.00	POOL (MEMORIAL)
IMWCA	WORKERS COMP INSTALL	11/01/2015	584.00	SEWER FUND
IMWCA	WORKERS COMP INSTALL	11/01/2015	22.00	GENERAL FUND
IMWCA	WORKERS COMP INSTALL	11/01/2015	236.00	GENERAL FUND
IMWCA	WORKERS COMP INSTALL	11/01/2015	25.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
IMWCA	WORKERS COMP INSTALL	11/01/2015	2,772.00	POLICE FUND
IMWCA	WORKERS COMP INSTALL	11/01/2015	4.00	GENERAL FUND
IMWCA	WORKERS COMP INSTALL	11/01/2015	46.00	GENERAL FUND
IMWCA	WORKERS COMP INSTALL	11/01/2015	11.00	GENERAL FUND
IMWCA	WORKERS COMP INSTALL	11/01/2015	4,272.00	FIRE FUND
IMWCA	WORKERS COMP INSTALL	11/01/2015	35.00	LIBRARY FUND
IMWCA	WORKERS COMP INSTALL	11/01/2015	632.00	PARK & RECREATI
Total IMWCA:			12,853.00	
INDIANOLA FIREFIGHTERS ASSOC				
INDIANOLA FIREFIGHTERS AS	NAME PLATES	11/06/2015	120.00	FIRE FUND
Total INDIANOLA FIREFIGHTERS ASSOC:			120.00	
INDIANOLA SENIOR CENTER				
INDIANOLA SENIOR CENTER	EVENT REIMBURSEMENT	11/02/2015	176.00	PARK & RECREATI
Total INDIANOLA SENIOR CENTER:			176.00	
INDOFF INCORPORATED				
INDOFF INCORPORATED	OFFICE SUPPLIES	10/23/2015	8.77	LIBRARY SPECIAL
INDOFF INCORPORATED	OFFICE SUPPLIES	10/23/2015	5.47	LIBRARY FUND
INDOFF INCORPORATED	SUPPLIES	10/30/2015	76.38	GENERAL FUND
INDOFF INCORPORATED	SUPPLIES	10/30/2015	73.83	GENERAL FUND
Total INDOFF INCORPORATED:			164.45	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	PRINTER	10/19/2015	61.56	PARK & RECREATI
INFOMAX OFFICE SYSTEMS IN	COPIER	10/23/2015	200.10	SEWER FUND
INFOMAX OFFICE SYSTEMS IN	PRINTING CONTRACT	10/26/2015	82.60	FIRE FUND
INFOMAX OFFICE SYSTEMS IN	SUPPLIES	11/04/2015	63.50	GENERAL FUND
Total INFOMAX OFFICE SYSTEMS INC.:			407.76	
INTEGRIVAULT				
INTEGRIVAULT	OFFSITE BACKUP - OCTOBER	11/01/2015	250.00	GENERAL FUND
Total INTEGRIVAULT:			250.00	
INTOXIMETERS INC.				
INTOXIMETERS INC.	EQUIPMENT	10/30/2015	395.00	POLICE FUND
Total INTOXIMETERS INC.:			395.00	
IOWA ASSOC OF MUN UTILITIES				
IOWA ASSOC OF MUN UTILITIE	OCTOBER SAFETY TRAINING	10/30/2015	81.80	LIBRARY FUND
IOWA ASSOC OF MUN UTILITIE	OCTOBER SAFETY TRAINING	10/30/2015	392.95	POLICE FUND
IOWA ASSOC OF MUN UTILITIE	OCTOBER SAFETY TRAINING	10/30/2015	16.36	AMBULANCE FUN
IOWA ASSOC OF MUN UTILITIE	OCTOBER SAFETY TRAINING	10/30/2015	114.52	PARK & RECREATI
IOWA ASSOC OF MUN UTILITIE	OCTOBER SAFETY TRAINING	10/30/2015	130.88	GENERAL FUND
IOWA ASSOC OF MUN UTILITIE	OCTOBER SAFETY TRAINING	10/30/2015	49.08	GENERAL FUND
Total IOWA ASSOC OF MUN UTILITIES:			785.59	
IOWA DEPT OF PUBLIC SAFETY				
IOWA DEPT OF PUBLIC SAFET	IOWA SYSTEM - MISC CONTRACT OCT - DE	10/28/2015	402.00	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total IOWA DEPT OF PUBLIC SAFETY:			402.00	
IOWA WATER MANAGEMENT CO.				
IOWA WATER MANAGEMENT C	WATER MGMT - MUN BLDG	11/01/2015	150.00	GENERAL FUND
IOWA WATER MANAGEMENT C	WATER MGMT - LIBRARY	11/01/2015	40.00	LIBRARY FUND
Total IOWA WATER MANAGEMENT CO.:			190.00	
JIM'S JOHNS				
JIM'S JOHNS	KYBO'S (PARKS)	10/13/2015	240.00	PARK & RECREATI
JIM'S JOHNS	KYBO'S (DUMP)	10/13/2015	40.00	GENERAL FUND
Total JIM'S JOHNS:			280.00	
KESTER FARMS				
KESTER FARMS	HAYBALES COSTUME PARTY/FAIR	11/09/2015	36.00	PARK & RECREATI
Total KESTER FARMS:			36.00	
KOSMAN CLEANING CREW LLC				
KOSMAN CLEANING CREW LLC	1ST HALF OF NOV	11/10/2015	2,166.67	GENERAL FUND
Total KOSMAN CLEANING CREW LLC:			2,166.67	
LUCAS, JEFF				
LUCAS, JEFF	REIMB - 4 TOTES	11/06/2015	33.41	PARK & RECREATI
Total LUCAS, JEFF:			33.41	
MAHASKA COMMUNICATION GROUP				
MAHASKA COMMUNICATION G	TELEPHONE	11/01/2015	57.18	PARK & RECREATI
MAHASKA COMMUNICATION G	INTERNET	11/01/2015	65.97	GENERAL FUND
MAHASKA COMMUNICATION G	TELEPHONE	11/01/2015	76.57	FIRE FUND
MAHASKA COMMUNICATION G	TELEPHONE	11/01/2015	13.92	POOL (MEMORIAL)
MAHASKA COMMUNICATION G	TELEPHONE	11/01/2015	6.96	PARK & RECREATI
MAHASKA COMMUNICATION G	INTERNET	11/01/2015	21.99	PARK & RECREATI
MAHASKA COMMUNICATION G	INTERNET	11/01/2015	21.99	LIBRARY FUND
MAHASKA COMMUNICATION G	INTERNET	11/01/2015	21.99	SEWER FUND
MAHASKA COMMUNICATION G	TELEPHONE	11/01/2015	76.57	LIBRARY FUND
MAHASKA COMMUNICATION G	TELEPHONE	11/01/2015	55.69	SEWER FUND
MAHASKA COMMUNICATION G	TELEPHONE	11/01/2015	90.49	GENERAL FUND
MAHASKA COMMUNICATION G	TELEPHONE	11/01/2015	13.92	ROAD USE TAX FU
MAHASKA COMMUNICATION G	TELEPHONE	11/01/2015	125.30	POLICE FUND
MAHASKA COMMUNICATION G	TELEPHONE	11/01/2015	20.88	GENERAL FUND
MAHASKA COMMUNICATION G	INTERNET	11/01/2015	21.99	ROAD USE TAX FU
MAHASKA COMMUNICATION G	INTERNET	11/01/2015	21.99	POLICE FUND
MAHASKA COMMUNICATION G	INTERNET	11/01/2015	21.99	FIRE FUND
MAHASKA COMMUNICATION G	TELEPHONE	11/01/2015	34.81	PARK & RECREATI
MAHASKA COMMUNICATION G	TELEPHONE	11/01/2015	104.42	PARK & RECREATI
MAHASKA COMMUNICATION G	TELEPHONE	11/01/2015	28.59	AMBULANCE FUN
Total MAHASKA COMMUNICATION GROUP:			903.21	
MATERIAL HANDLING INNOVATIONS				
MATERIAL HANDLING INNOVAT	HOIST AND SLING ANNUAL INSPECTION	10/22/2015	55.00	PARK & RECREATI
MATERIAL HANDLING INNOVAT	HOIST AND SLING ANNUAL INSPECTION	10/22/2015	220.00	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total MATERIAL HANDLING INNOVATIONS:			275.00	
MAY CONSTRUCTION CO				
MAY CONSTRUCTION CO	2015 SIDEWALK REPAIR PROJECT INVOICE	10/29/2015	2,800.33	STREET CAPITAL
Total MAY CONSTRUCTION CO:			2,800.33	
MC COY HARDWARE INC				
MC COY HARDWARE INC	HARDWARE	10/26/2015	7.18	FIRE FUND
MC COY HARDWARE INC	HARDWARE	11/04/2015	7.97	FIRE FUND
Total MC COY HARDWARE INC:			15.15	
MC INTYRE, CRAIG				
MC INTYRE, CRAIG	ADULT SB UMPIRE	11/06/2015	200.00	PARK & RECREATI
Total MC INTYRE, CRAIG:			200.00	
MEDASSURE				
MEDASSURE	DISPOSAL OF MEDICAL WASTE	10/16/2015	246.08	AMBULANCE FUN
Total MEDASSURE:			246.08	
METHODIST OCCUPATIONAL HEALTH & WELLNESS				
METHODIST OCCUPATIONAL H	PHYSICAL	09/01/2015	667.34	FIRE FUND
Total METHODIST OCCUPATIONAL HEALTH & WELLNESS:			667.34	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	NATURAL GAS	10/16/2015	15.63	LIBRARY FUND
MID AMERICAN ENERGY CO.	NATURAL GAS	10/16/2015	18.80	LIBRARY FUND
Total MID AMERICAN ENERGY CO.:			34.43	
MIDWEST CARD & ID SOLUTIONS				
MIDWEST CARD & ID Solutio	SOFTWARE LICENSE	11/04/2015	250.00	FIRE FUND
Total MIDWEST CARD & ID SOLUTIONS:			250.00	
MIDWEST OFFICE TECH				
MIDWEST OFFICE TECH	COPIES	10/30/2015	51.09	PARK & RECREATI
Total MIDWEST OFFICE TECH:			51.09	
MILLER ELECTRIC SERVICES				
MILLER ELECTRIC SERVICES	LIGHT FIXTURES/LABOR	10/29/2015	1,800.00	GENERAL FUND
Total MILLER ELECTRIC SERVICES:			1,800.00	
MIRACLE RECREATION EQUIPMENT				
MIRACLE RECREATION EQUIP	C-SPRING	10/26/2015	140.20	PARK & RECREATI
Total MIRACLE RECREATION EQUIPMENT:			140.20	
NOLASOFT DEVELOPMENT				
NOLASOFT DEVELOPMENT	E-MAIL HOSTING	11/01/2015	165.15	GENERAL FUND
NOLASOFT DEVELOPMENT	E-MAIL HOSTING	11/01/2015	42.90	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
NOLASOFT DEVELOPMENT	E-MAIL HOSTING	11/01/2015	278.85	POLICE FUND
NOLASOFT DEVELOPMENT	E-MAIL HOSTING	11/01/2015	64.35	ROAD USE TAX FU
NOLASOFT DEVELOPMENT	E-MAIL HOSTING	11/01/2015	165.15	LIBRARY FUND
NOLASOFT DEVELOPMENT	E-MAIL HOSTING	11/01/2015	64.35	GENERAL FUND
NOLASOFT DEVELOPMENT	E-MAIL HOSTING	11/01/2015	182.32	GENERAL FUND
NOLASOFT DEVELOPMENT	E-MAIL HOSTING	11/01/2015	10.73	GENERAL FUND
NOLASOFT DEVELOPMENT	E-MAIL HOSTING	11/01/2015	514.80	FIRE FUND
NOLASOFT DEVELOPMENT	E-MAIL HOSTING	11/01/2015	85.80	SEWER FUND
NOLASOFT DEVELOPMENT	E-MAIL HOSTING	11/01/2015	165.15	PARK & RECREATI
Total NOLASOFT DEVELOPMENT:			1,739.55	
NORWALK READY-MIXED CONCRETE				
NORWALK READY-MIXED CON	CONCRETE FOR TRAIL BENCHES	10/22/2015	259.50	PARK & RECREATI
Total NORWALK READY-MIXED CONCRETE:			259.50	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	SUPPLIES - VEHICLE	11/01/2015	154.56	FIRE FUND
O'REILLY AUTO PARTS	SUPPLIES - VEHICLE	11/01/2015	137.26	AMBULANCE FUN
O'REILLY AUTO PARTS	SUPPLIES - VEHICLE	11/01/2015	6.98	FIRE FUND
Total O'REILLY AUTO PARTS:			298.80	
PARKER SIGN & GRAPHICS				
PARKER SIGN & GRAPHICS	FIRE EXT/FIRST AID SIGNS FOR PICKUPS	10/15/2015	47.82	SEWER FUND
Total PARKER SIGN & GRAPHICS:			47.82	
PELLA PRINTING				
PELLA PRINTING	UTILITY RECEIPTS	10/09/2015	256.00	GENERAL FUND
Total PELLA PRINTING:			256.00	
PENGUIN RANDOM HOUSE LLC				
PENGUIN RANDOM HOUSE LLC	BOOK ON CD	10/09/2015	26.25	LIBRARY SPECIAL
PENGUIN RANDOM HOUSE LLC	BOOK ON CD	10/09/2015	41.25	LIBRARY FUND
PENGUIN RANDOM HOUSE LLC	BOOK ON CD	10/16/2015	33.75	LIBRARY FUND
PENGUIN RANDOM HOUSE LLC	BOOK ON CD	10/16/2015	33.75	LIBRARY FUND
Total PENGUIN RANDOM HOUSE LLC:			135.00	
PETTY CASH-RECREATION				
PETTY CASH-RECREATION	KEY CARD - HOGARD	10/30/2015	25.00	PARK & REC SPEC
PETTY CASH-RECREATION	VAN WASHING	11/02/2015	15.00	PARK & RECREATI
PETTY CASH-RECREATION	TULLE & TISSUE PAPER	11/07/2015	16.94	PARK & RECREATI
Total PETTY CASH-RECREATION:			56.94	
PIERCE BROTHERS REPAIR				
PIERCE BROTHERS REPAIR	REMOVE BROKEN BOLTS RAW PUMP #1 GE	10/27/2015	62.00	SEWER FUND
PIERCE BROTHERS REPAIR	CUT ALUMINUM GRATING	10/05/2015	54.00	SEWER FUND
Total PIERCE BROTHERS REPAIR:			116.00	
PLASTIC RECYCLING OF IA FALLS				
PLASTIC RECYCLING OF IA FA	6' BENCH	10/30/2015	320.30	PARK & RECREATI
PLASTIC RECYCLING OF IA FA	6' BENCH	10/30/2015	320.30	PARK & REC SPEC

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total PLASTIC RECYCLING OF IA FALLS:			640.60	
PRAXAIR DISTRIBUTION INC				
PRAXAIR DISTRIBUTION INC	OXYGEN/ACETYLENE TANKS FOR TORCH	10/30/2015	141.13	SEWER FUND
Total PRAXAIR DISTRIBUTION INC:			141.13	
QUALITY BOOKS INC.				
QUALITY BOOKS INC.	10 BOOKS	09/28/2015	166.54	LIBRARY FUND
Total QUALITY BOOKS INC.:			166.54	
RECORDED BOOKS INC				
RECORDED BOOKS INC	BOOK ON CD	09/29/2015	31.50	LIBRARY FUND
RECORDED BOOKS INC	DVD	10/08/2015	41.60	LIBRARY FUND
RECORDED BOOKS INC	BOOK ON CD	10/15/2015	31.50	LIBRARY FUND
Total RECORDED BOOKS INC:			104.60	
RECORD-HERALD & INDIANOLA TRIBUNE				
RECORD-HERALD & INDIANOL	ORD 1546	09/30/2015	33.50	GENERAL FUND
RECORD-HERALD & INDIANOL	PH NONCONFORMING	09/30/2015	31.84	GENERAL FUND
RECORD-HERALD & INDIANOL	CC MIN-09	09/30/2015	346.56	GENERAL FUND
RECORD-HERALD & INDIANOL	CC MIN-10	09/30/2015	187.06	GENERAL FUND
RECORD-HERALD & INDIANOL	PH 410 S. JEFFERSON	09/30/2015	33.26	GENERAL FUND
RECORD-HERALD & INDIANOL	PH UNIFIED URBAN RENEWAL PLAN	09/30/2015	209.38	GENERAL FUND
RECORD-HERALD & INDIANOL	PH NUISANCE	09/30/2015	65.66	GENERAL FUND
RECORD-HERALD & INDIANOL	PH SIGN EXEMPT	09/30/2015	31.84	GENERAL FUND
RECORD-HERALD & INDIANOL	PH REZONING	09/30/2015	28.51	GENERAL FUND
RECORD-HERALD & INDIANOL	PH REZONING	09/30/2015	38.01	GENERAL FUND
RECORD-HERALD & INDIANOL	CC MIN-10	09/30/2015	289.12	GENERAL FUND
Total RECORD-HERALD & INDIANOLA TRIBUNE:			1,294.74	
ROSS CHEMICAL SYSTEMS INC				
ROSS CHEMICAL SYSTEMS IN	ACTIVOR	11/05/2015	113.25	FIRE FUND
Total ROSS CHEMICAL SYSTEMS INC:			113.25	
SHER, BRIAN				
SHER, BRIAN	CELL PHONE 09/23/15 - 10/22/15	10/22/2015	50.00	POLICE FUND
Total SHER, BRIAN:			50.00	
SIEMENS, JASON				
SIEMENS, JASON	TRAINING	10/29/2015	194.06	POLICE FUND
Total SIEMENS, JASON:			194.06	
SNYDER & ASSOCIATES INC				
SNYDER & ASSOCIATES INC	HWY 65/69 N IMPROVEMENTS	10/15/2015	1,514.00	STREET CAPITAL
Total SNYDER & ASSOCIATES INC:			1,514.00	
SPRINGER PEST SOLUTIONS DSM				
SPRINGER PEST SOLUTIONS D	ACTIVITY CENTER PEST CONTROL	11/09/2015	61.00	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total SPRINGER PEST SOLUTIONS DSM:			61.00	
T & R AUTOMOTIVE				
T & R AUTOMOTIVE	REPAIR P&R VAN	10/30/2015	258.95	PARK & RECREATI
Total T & R AUTOMOTIVE:			258.95	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	TRASH REMOVAL ACCT #506	10/24/2015	89.00	LIBRARY FUND
T.R.M. DISPOSAL LLC	ACCT #583 - TRASH - SOUTH PLANT	10/24/2015	49.00	SEWER FUND
T.R.M. DISPOSAL LLC	ACCT #583 - TRASH - NORTH PLANT	10/24/2015	96.00	SEWER FUND
T.R.M. DISPOSAL LLC	ACCT #673 RECYCLE SERVICE	10/26/2015	35.00	ROAD USE TAX FU
Total T.R.M. DISPOSAL LLC:			269.00	
TASER INTERNATIONAL				
TASER INTERNATIONAL	TASERS	10/22/2015	11,732.50	POLICE FUND
TASER INTERNATIONAL	EQUIPMENT	11/03/2015	66.21	POLICE FUND
Total TASER INTERNATIONAL:			11,798.71	
TELRITE CORPORATION				
TELRITE CORPORATION	LONG DISTANCE SERVICE	10/22/2015	1.84	GENERAL FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	10/22/2015	15.23	GENERAL FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	10/22/2015	14.26	POLICE FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	10/22/2015	.76	AMBULANCE FUN
TELRITE CORPORATION	LONG DISTANCE SERVICE	10/22/2015	4.64	SEWER FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	10/22/2015	12.11	GENERAL FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	10/22/2015	12.37	GENERAL FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	10/22/2015	15.39	FIRE FUND
TELRITE CORPORATION	LONG DISTANCE SERVICE	10/22/2015	7.24	LIBRARY FUND
Total TELRITE CORPORATION:			83.84	
THEISEN'S				
THEISEN'S	METRIC BOLTS	10/29/2015	2.12	SEWER FUND
Total THEISEN'S:			2.12	
TOMPKINS INDUSTRIES INC.				
TOMPKINS INDUSTRIES INC.	CREDIT	10/12/2015	3.43-	ROAD USE TAX FU
TOMPKINS INDUSTRIES INC.	HOSE FOR #335	10/23/2015	134.06	FIRE FUND
Total TOMPKINS INDUSTRIES INC.:			130.63	
TRIZETTO PROVIDER SOLUTIONS				
TRIZETTO PROVIDER Solutio	ELECTRONIC CLAIMS FILED	11/01/2015	57.74	AMBULANCE FUN
Total TRIZETTO PROVIDER SOLUTIONS:			57.74	
U.S. POSTMASTER				
U.S. POSTMASTER	POSTAGE	11/02/2015	2,500.00	GENERAL FUND
Total U.S. POSTMASTER:			2,500.00	
UNIQUE MANAGEMENT SERVICES				
UNIQUE MANAGEMENT SERVI	COLLECTION AGENCY FEES	11/01/2015	50.00	LIBRARY FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total UNIQUE MANAGEMENT SERVICES:			50.00	
UNITYPOINT HEALTH - DES MOINES				
UNITYPOINT HEALTH - DES MO	AUDIO TESTING	10/27/2015	107.10	SEWER FUND
UNITYPOINT HEALTH - DES MO	AUDIO TESTING	10/27/2015	71.40	PARK & RECREATI
UNITYPOINT HEALTH - DES MO	AUDIO TESTING	10/27/2015	107.10	ROAD USE TAX FU
Total UNITYPOINT HEALTH - DES MOINES:			285.60	
VERIZON WIRELESS				
VERIZON WIRELESS	CELL PHONE - MONITORS	10/22/2015	21.08	AMBULANCE FUN
VERIZON WIRELESS	330 LAPTOP/330 CELL	10/26/2015	50.62	FIRE FUND
VERIZON WIRELESS	WIRELESS FOR LAPTOP	10/26/2015	30.02	SEWER FUND
VERIZON WIRELESS	WIRELESS FOR SPARE LAPTOP	10/26/2015	20.01	GENERAL FUND
VERIZON WIRELESS	EMS CELL PHONES	10/26/2015	197.72	AMBULANCE FUN
VERIZON WIRELESS	330 LAPTOP/330 CELL	09/26/2015	50.63	FIRE FUND
VERIZON WIRELESS	WIRELESS FOR LAPTOP	09/26/2015	30.02	SEWER FUND
VERIZON WIRELESS	WIRELESS FOR SPARE LAPTOP	09/26/2015	20.01	GENERAL FUND
VERIZON WIRELESS	EMS CELL PHONES	09/26/2015	193.32	AMBULANCE FUN
Total VERIZON WIRELESS:			613.43	
VIC SCOTT LANDSCAPING				
VIC SCOTT LANDSCAPING	TREES	11/02/2015	28.70	PARK & RECREATI
Total VIC SCOTT LANDSCAPING:			28.70	
WAL-MART STORES INC.				
WAL-MART STORES INC.	PROGRAM SUPPLIES	10/18/2015	7.11	LIBRARY FUND
WAL-MART STORES INC.	BATTERIES, KEY TAGS & DESK TRAY	11/05/2015	26.98	PARK & RECREATI
WAL-MART STORES INC.	COSTUME PARTY SUPPLIES	10/30/2015	157.40	PARK & RECREATI
WAL-MART STORES INC.	FOOD STORAGE CONTAINER RETURNED	11/09/2015	6.83	PARK & RECREATI
WAL-MART STORES INC.	CANDY CANES & EPSON SALTS	11/02/2015	22.73	PARK & RECREATI
WAL-MART STORES INC.	PROGRAM SUPPLIES	11/04/2015	9.06	LIBRARY FUND
WAL-MART STORES INC.	SUPPLIES RETURNED	01/14/2015	3.48	PARK & RECREATI
WAL-MART STORES INC.	PUMPKINS, CANDY & CHICKEN NUGGETS	10/26/2015	73.33	PARK & RECREATI
WAL-MART STORES INC.	ZONE SUPPLIES	10/26/2015	25.22	PARK & RECREATI
WAL-MART STORES INC.	SB CONCESSIONS	09/24/2015	3.98	PARK & RECREATI
WAL-MART STORES INC.	EPSON SALT	11/09/2015	10.86	PARK & RECREATI
WAL-MART STORES INC.	TISSUE PAPER	11/06/2015	5.82	PARK & RECREATI
Total WAL-MART STORES INC.:			332.18	
WARREN COUNTY ENGINEER				
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	11/03/2015	25.47	GENERAL FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	11/03/2015	415.07	FIRE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	11/03/2015	1,909.49	POLICE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	11/03/2015	290.92	SEWER FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - VANS	11/03/2015	91.38	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	11/03/2015	2,434.14	ROAD USE TAX FU
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	11/03/2015	52.44	GENERAL FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	11/03/2015	1,019.65	AMBULANCE FUN
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	11/03/2015	389.46	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - MISC	11/03/2015	75.50	PARK & RECREATI
Total WARREN COUNTY ENGINEER:			6,703.52	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WARREN COUNTY RECORDER				
WARREN COUNTY RECORDER	REC FEES	11/09/2015	17.00	GENERAL FUND
Total WARREN COUNTY RECORDER:			17.00	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	RECYCLING APT 494-0152822-0516-8	11/01/2015	2,465.00	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES 494-0152854-0516-1	11/01/2015	10.00	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES 494-0152855-0516-8	11/01/2015	10.00	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES 494-0152856-0516-6	11/01/2015	10.00	RECYCLING FUND
WASTE MANAGEMENT OF IOW	FALL/SPRING CLEAN UP	11/01/2015	1,790.91	GENERAL FUND
WASTE MANAGEMENT OF IOW	RECYCLING RES 494-0152818-0516-6	11/01/2015	13,499.50	RECYCLING FUND
Total WASTE MANAGEMENT OF IOWA:			17,785.41	
WIEGERT DISPOSAL CO.				
WIEGERT DISPOSAL CO.	DUMPSTER - PARKS	11/01/2015	185.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	DUMPSTER - MAC	11/01/2015	35.00	POOL (MEMORIAL)
WIEGERT DISPOSAL CO.	DUMPSTER - SOFTBALL	11/01/2015	125.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	DUMPSTER - ACTIVITY CENTER	11/01/2015	25.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	DUMPSTER - SOCCER	11/01/2015	40.00	PARK & RECREATI
Total WIEGERT DISPOSAL CO.:			410.00	
WOOSLEY LANDSCAPING & MOWING				
WOOSLEY LANDSCAPING & M	MOWING - PLANT	10/31/2015	1,220.00	SEWER FUND
WOOSLEY LANDSCAPING & M	MOWING - LIFTS	10/31/2015	100.00	SEWER FUND
WOOSLEY LANDSCAPING & M	PARKS MOW CONTRACT	11/09/2015	1,340.00	PARK & RECREATI
WOOSLEY LANDSCAPING & M	LIBRARY MOW CONTRACT	11/09/2015	45.00	LIBRARY FUND
WOOSLEY LANDSCAPING & M	MAC MOW CONTRACT	11/09/2015	125.00	POOL (MEMORIAL)
WOOSLEY LANDSCAPING & M	LIBRARY HOUSE MOWING	11/09/2015	15.00	LIBRARY FUND
Total WOOSLEY LANDSCAPING & MOWING:			2,845.00	
WREEVES AND ASSOCIATES INC				
WREEVES AND ASSOCIATES I	LED FLASHER	11/03/2015	179.40	FIRE FUND
Total WREEVES AND ASSOCIATES INC:			179.40	
Grand Totals:			135,926.42	

City Council: _____

Meeting Date: 11/16/2015

Information

Subject

Resolution approving salaries

Information

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

Kelly Heinkel, Park Technician, from Range 19-3 \$41,962/year to Range 19-4 \$44,062 effective July 12, 2015

Kurt Ripperger, Informational Technology Manager, from CE 11-1 \$65,709/year to CE 11-2 \$67,722/year effective November 15, 2015

Tyler Smith, Light Equipment Operator, from Range 19-2 \$39,064/year to Range 19-2.5 \$40,963/year effective October 18, 2015

Roll call is in order.

Attachments

Heinkel Step Increase

Smith Step Increase

Ripperger Step Increase

Resolution

RECOMMENDATION FOR WITHIN GRADE INCREASE

This is to note that Kelly Heinkel will complete the appropriate waiting period for creditable service to salary class/range R 19-4 on 7/12/2015 to be reflected in hourly rate on pay date 7/31/2015.

\$44,062
Annual

\$21.184
Hourly

Includes Longevity

X Does Not Include Longevity

Evaluation

A finding of satisfactory service and a recommendation to advance salary class/range and step on the effective date as listed above has been made. The written Performance Evaluation has been completed and forwarded to the Human Resource Office for placement in the employee's personnel file.



Supervisor Signature

11-4-15

Date



Manager Signature

11/6/15

Date

Employment Information

Date of Hire: Full Time 6/30/2013 Part-Time 02/02/2004

Present Class/Range: R 19-3

Present Salary: \$41,962

Includes Longevity X Does Not Include Longevity

Eligibility Date for Next Advance: NA

City Council or Board of Trustee

Action Approved:

Disapproved:

Date:

RECOMMENDATION FOR WITHIN GRADE INCREASE

This is to note that Tyler Smith will complete the appropriate waiting period for creditable service to salary class/range R 19-2.5 on 10/18/2015 to be reflected in hourly rate on pay date 11/06/2015.

\$40,963
Annual

\$19.694
Hourly

Includes Longevity

X Does Not Include Longevity

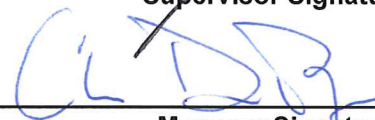
Evaluation

A finding of satisfactory service and a recommendation to advance salary class/range and step on the effective date as listed above has been made. The written Performance Evaluation has been completed and forwarded to the Human Resource Office for placement in the employee's personnel file.



Supervisor Signature

10-13-15
Date



Manager Signature

11/8/15
Date

Employment Information

Date of Hire: 4/13/2015

Present Class/Range: R 19-2

Present Salary: \$\$39,064

Includes Longevity X Does Not Include Longevity

Eligibility Date for Next Advance: 4/17/2016

City Council or Board of Trustee

Action Approved:

Disapproved:

Date:

RECOMMENDATION FOR WITHIN GRADE INCREASE

This is to note that Kurt Ripperger will complete the appropriate waiting period for creditable service to salary class/range CE 11-2 on 11/15/2015 to be reflected in hourly rate on pay date 12/4/2015.

\$67,722
Annual

\$32.559
Hourly

Includes Longevity ☒ Does Not Include Longevity

Evaluation

A finding of satisfactory service and a recommendation to advance salary class/range and step on the effective date as listed above has been made. The written Performance Evaluation has been completed and forwarded to the Human Resource Office for placement in the employee's personnel file.

Supervisor Signature

Date



Manager Signature

11-9-15

Date

Employment Information

Date of Hire: 1/26/2009

Present Class/Range: CE 11-1

Present Salary: \$65,709

Includes Longevity ☒ Does Not Include Longevity

Eligibility Date for Next Advance: 11/27/2016

City Council or Board of Trustee

Action Approved:

Disapproved:

Date:

RESOLUTION APPROVING SALARIES

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

Kelly Heinkel, Park Technician, from Range 19-3 \$41,962/year to Range 19-4 \$44,062 effective July 12, 2015

Kurt Ripperger, Informational Technology Manager, from CE 11-1 \$65,709/year to CE 11-2 \$67,722/year effective November 15, 2015

Tyler Smith, Light Equipment Operator, from Range 19-2 \$39,064/year to Range 19-2.5 \$40,963/year effective October 18, 2015

Passed and approved on the 16th day of November, 2015.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

Information

Subject

City Treasurer's Report - Doug Shull

Information

Attachments

October 2015 Treasurer's Report

October 2014 Treasurer's Report

FINANCIAL REPORT
MONTH OF OCTOBER, 2015

Page 1

FUND	Beginning Balance	Monies Received	Monies Disbursed	Transfer In	Transfer Out	Clerk's Balance	% of Total
001 General Government	1,142,709.24	79,212.01	139,044.36	118,082.68	2,753.28	1,198,206.29	
011 Police	-37,678.23	695,026.44	177,031.45	320,941.67	324.45	800,933.98	
015 Fire	221,680.05	214,504.21	31,953.93	74,678.06	24.72	478,883.67	
016 Ambulance	261,351.64	178,138.72	79,216.03	39,503.61	5,572.66	394,205.28	
041 Library	-122,125.85	167,734.42	37,997.96	137,871.82	61.80	145,420.63	
042 Park & Recreation	224,648.06	344,272.82	117,939.43	53,152.50	123.60	504,010.35	
045 Memorial Pool	-66,135.78	42,609.64	2,591.51	0.00	0.00	-26,117.65	
071 General Fund Deb Service	57,275.89	34,177.60	0.00	0.00	0.00	91,453.49	
099 Franchise Fees-MEC	386,085.70	0.00	0.00	0.00	0.00	386,085.70	
GENERAL FUND SUB-TOTAL	2,067,810.72	1,755,675.86	585,774.67	744,230.34	8,860.51	3,973,081.74	
110 Road Use Tax (Streets)	1,336,185.86	138,916.13	88,168.60	0.00	15,866.48	1,371,066.91	
112 Trust & Agency	0.00	601,272.66	0.00	0.00	601,272.66	0.00	
115 YMCA Maintenance Obligations	93,081.46	0.00	0.00	0.00	0.00	93,081.46	
125 TIF--Downtown	411,118.78	104,125.85	0.00	0.00	0.00	515,244.63	
126 TIF--East Hwy 92	0.00	0.00	0.00	0.00	0.00	0.00	
127 TIF--Hillcrest/Industrial Park	78,987.90	513,877.73	3,430.16	0.00	0.00	589,435.47	
141 Library Special Revenue	40,246.28	545.15	622.97	0.00	0.00	40,168.46	
142 Park & Rec Special Revenue	133,359.73	1,485.79	1,595.55	0.00	0.00	133,249.97	
160 Downtown Revolving Loan	70,396.16	0.00	0.00	0.00	0.00	70,396.16	
161 Downtown Business Inc Program	62,856.58	0.00	1,608.30	0.00	0.00	61,248.28	
177 Police Forfeiture	19,830.07	0.00	0.00	0.00	0.00	19,830.07	
190 Vehicle Reserve	72,354.38	0.00	0.00	2,083.33	0.00	74,437.71	
199 Police Retirement	98,178.36	191.75	0.00	0.00	1,041.67	97,328.44	
SPECIAL REVENUES SUB-TOTAL	2,416,595.57	1,360,415.06	95,425.58	2,083.33	618,180.81	3,065,487.57	
200 DEBT SERVICE (SUB-TOTAL)	1,456,794.71	436,733.18	0.00	51,600.00	0.00	1,945,127.89	
301 Capital Projects (General)	110,841.49	220,616.43	0.00	0.00	0.00	331,457.92	
321 Capital Projects (Streets)	-153,513.55	5,520.00	3,202.00	0.00	0.00	-151,195.55	
344 Community Athletic Facility	4,524.63	9.42	222.87	0.00	0.00	4,311.18	
353 Community ReDevelopment (D&D)	-48,736.89	0.00	600.00	0.00	0.00	-49,336.89	
CAPITAL PROJECTS SUB-TOTAL	-86,884.32	226,145.85	4,024.87	0.00	0.00	135,236.66	
610 Sewer	329,003.25	0.00	96,820.12	143,725.00	35,951.04	339,957.09	
650 Stormwater Utility	461,327.51	17,122.52	2,940.00	0.00	5,116.67	470,393.36	
670 Recycling	79,715.87	18,725.15	15,524.70	0.00	1,508.33	81,407.99	
710 Sewer Capital Projects	260,701.22	434,454.21	52,402.43	0.00	231,466.67	411,286.33	
771 Sewer Reserve	114,238.70	0.00	0.00	0.00	0.00	114,238.70	
781 Sewer Plant Improvement	348,822.50	0.00	0.00	2,083.33	0.00	350,905.83	
791 Sewer Revenue Bonds	441,619.53	0.00	0.00	58,791.67	0.00	500,411.20	
820 Health Insurance	884,351.26	109,685.55	162,975.69	0.00	0.00	831,061.12	
830 Health Reimbursement Account	308,287.11	0.00	0.00	0.00	0.00	308,287.11	
840 Flex/STD	211,108.96	1,925.40	3,965.47	1,359.60	0.00	210,428.49	
850 Liability Insurance Reserve--City	29,315.38	71.51	0.00	0.00	0.00	29,386.89	
CITY UTILITY & IS SUB-TOTAL	3,468,491.29	581,984.34	334,628.41	205,959.60	274,042.71	3,647,764.11	
TOTAL CITY FUNDS	9,322,807.97	4,360,954.29	1,019,853.53	1,003,873.27	901,084.03	12,766,697.97	64%
TOTAL IMU FUNDS	6,777,357.17	1,750,212.59	1,298,332.28	183,166.68	285,955.92	7,126,448.24	36%
GRAND TOTAL CITY & IMU	16,100,165.13	6,111,166.88	2,318,185.81	1,187,039.95	1,187,039.95	19,893,146.20	
Cross Check Total						19,893,146.20	
Investments							
Bankers Trust	\$ 14,021,566.82	2.20%				Clerk's Balance	19,893,146.20
Iowa Public Agency Inv. Trust	\$ 111,120.46	0.010%				Plus Outstanding Checks	42,307.21
Payroll Account, City State Bank	\$ -	Earnings Credit				Oustanding Deposit	-30,155.48
Checking Account, City State Bank	\$ 243,753.98	Earnings Credit					
Checking & Payroll Account, Community Bank	\$ -						
Sweep Account, City State Bank	\$ 5,525,856.67	0.04%					
Wells Fargo	\$ 3,000.00						
BANK BALANCE	19,905,297.93						19,905,297.93

600 Water	52,922.05	228,213.74	72,964.43	0.00	118,051.04	90,120.32
620 IMU Administration	73,601.11	0.00	49,157.66	88,350.00	31,229.68	81,563.77
625 Revolving Economic Development	105,540.68	435.51	0.00	0.00	0.00	105,976.19
626 USDA RLF	300,000.00	0.00	0.00	0.00	0.00	300,000.00
630 Electric	1,413,823.73	1,402,532.62	1,040,758.96	22,566.67	126,767.52	1,671,396.54
640 Fiber/Communications	292,622.80	28,412.64	-5,821.26	0.00	9,907.68	316,949.02
700 Water Capital Projects	1,046,729.44	0.00	4,782.90	35,991.67	0.00	1,077,938.21
730 Electric Capital Projects	2,542,412.34	90,585.58	44,818.14	-58,333.33	0.00	2,529,846.45
740 Fiber/Comm Capital Projects	0.00	0.00	0.00	0.00	0.00	0.00
770 Water Reserve	135,000.00	0.00	0.00	0.00	0.00	135,000.00
773 Electric Reserve	0.00	0.00	0.00	0.00	0.00	0.00
780 Water Capital Improvement	75,000.00	0.00	0.00	0.00	0.00	75,000.00
783 Electric Improvement	0.00	0.00	0.00	0.00	0.00	0.00
790 Water Revenue Bonds	229,617.18	0.00	0.00	22,925.00	0.00	252,542.18
793 Electric Revenue Bonds	493,961.63	0.00	90,233.00	71,666.67	0.00	475,395.30
855 Liability Insurance Reserve--IMU	16,126.21	32.50	1,438.45	0.00	0.00	14,720.26
IMU SUB-TOTAL	6,777,357.17	1,750,212.59	1,298,332.28	183,166.68	285,955.92	7,126,448.24

INTEREST DISTRIBUTION	INTEREST		CALYTD	FYTD
	INCOME	% OF TOTAL		
Electric Funds	\$ 11,853.16	36.47%	\$ 93,716.60	\$ 36,557.40
Water Funds	\$ 2,830.77	8.71%	\$ 22,135.06	\$ 9,282.59
Sewer Funds	\$ 2,063.77	6.35%	\$ 21,055.63	\$ 7,254.27
Police Retirement	\$ 191.75	0.59%	\$ 1,509.45	\$ 632.47
Community Redevelopment	\$ -	0.00%	\$ 12,930.95	\$ -
All other	\$ 15,560.79	47.88%	\$ 117,342.34	\$ 56,541.15
TOTAL	\$ 32,500.24	100.00%	\$ 268,690.03	\$ 110,267.88

FINANCIAL REPORT
MONTH OF OCTOBER, 2014

Page 1

FUND	Beginning Balance	Monies Received	Monies Disbursed	Transfer In	Transfer Out	Clerk's Balance	% of Total
001 General Government	1,211,422.01	85,318.05	188,261.55	112,878.02	2,352.07	1,219,004.46	
011 Police	-197,859.04	594,961.90	172,983.88	272,763.85	324.45	496,558.38	
015 Fire	53,339.75	171,815.46	19,320.20	59,019.23	24.72	264,829.52	
016 Ambulance	182,153.06	155,630.54	65,711.52	31,210.67	5,572.66	297,710.09	
041 Library	-102,978.82	110,153.56	36,635.66	45,016.34	61.80	15,493.62	
042 Park & Recreation	255,575.88	278,877.82	92,664.80	108,966.17	123.60	550,631.47	
045 Memorial Pool	-117,366.77	36,236.73	1,859.84	0.00	0.00	-82,989.88	
071 General Fund Deb Service	44,382.16	36,443.18	0.00	0.00	0.00	80,825.34	
099 Franchise Fees-MEC	253,783.90	17,597.63	0.00	0.00	0.00	271,381.53	
GENERAL FUND SUB-TOTAL	1,582,452.13	1,487,034.87	577,437.45	629,854.28	8,459.30	3,113,444.53	
110 Road Use Tax (Streets)	888,804.60	163,712.82	92,350.95	0.00	15,158.15	945,008.32	
112 Trust & Agency	0.00	493,059.59	0.00	0.00	493,059.59	0.00	
115 YMCA Maintenance Obligations	28,058.67	0.00	1,647.87	0.00	0.00	26,410.80	
125 TIF--Downtown	402,423.86	83,514.47	0.00	0.00	180,154.12	305,784.21	
126 TIF--East Hwy 92	0.00	0.00	0.00	0.00	0.00	0.00	
127 TIF--Hillcrest/Industrial Park	68,005.55	382,022.01	0.00	0.00	0.00	450,027.56	
141 Library Special Revenue	36,283.30	560.20	417.54	0.00	0.00	36,425.96	
142 Park & Rec Special Revenue	115,662.28	2,407.69	649.92	0.00	0.00	117,420.05	
160 Downtown Revolving Loan	79,094.33	0.00	0.00	0.00	0.00	79,094.33	
161 Downtown Business Inc Program	-138,233.87	0.00	35,458.69	150,000.00	0.00	-23,692.56	
177 Police Forfeiture	19,830.07	0.00	0.00	0.00	0.00	19,830.07	
190 Vehicle Reserve	98,075.75	0.00	0.00	1,666.67	0.00	99,742.42	
199 Police Retirement	108,949.23	103.20	0.00	0.00	1,041.67	108,010.76	
SPECIAL REVENUES SUB-TOTAL	1,706,953.77	1,125,379.98	130,524.97	151,666.67	689,413.53	2,164,061.92	
200 DEBT SERVICE (SUB-TOTAL)	1,769,148.34	387,728.43	0.00	90,929.11	0.00	2,247,805.88	
301 Capital Projects (General)	435,173.60	201,578.79	348.25	0.00	0.00	636,404.14	
321 Capital Projects (Streets)	-706,720.22	757,796.97	998,437.65	0.00	0.00	-947,360.90	
344 Community Athletic Facility	8,404.95	8.60	574.32	0.00	0.00	7,839.23	
353 Community ReDevelopment (D&D)	-23,936.99	0.00	0.00	0.00	0.00	-23,936.99	
CAPITAL PROJECTS SUB-TOTAL	-287,078.66	959,384.36	999,360.22	0.00	0.00	-327,054.52	
610 Sewer	146,101.30	0.00	81,994.51	140,600.00	34,901.03	169,805.76	
650 Stormwater Utility	320,762.62	16,714.69	0.00	0.00	5,158.33	332,318.98	
670 Recycling	65,728.84	17,802.78	15,263.96	0.00	1,441.67	66,825.99	
710 Sewer Capital Projects	680,800.01	289,198.13	2,979.50	0.00	239,483.33	727,535.31	
771 Sewer Reserve	114,238.70	0.00	0.00	0.00	0.00	114,238.70	
781 Sewer Plant Improvement	323,822.54	0.00	0.00	2,083.33	0.00	325,905.87	
791 Sewer Revenue Bonds	410,690.02	0.00	0.00	61,016.67	0.00	471,706.69	
820 Health Insurance	1,019,508.37	103,437.78	94,679.26	0.00	0.00	1,028,266.89	
830 Health Reimbursement Account	297,200.61	0.00	21,505.89	0.00	0.00	275,694.72	
840 Flex/STD	221,414.60	2,323.06	0.00	1,405.95	0.00	225,143.61	
850 Liability Insurance Reserve--City	36,567.70	34.40	0.00	0.00	0.00	36,602.10	
CITY UTILITY & IS SUB-TOTAL	3,636,835.31	429,510.84	216,423.12	205,105.95	280,984.36	3,774,044.62	
TOTAL CITY FUNDS	8,408,310.89	4,389,038.48	1,923,745.76	1,077,556.01	978,857.19	10,972,302.43	55%
TOTAL IMU FUNDS	9,693,276.64	2,121,880.06	2,796,963.60	175,941.68	274,640.50	8,919,494.28	45%
GRAND TOTAL CITY & IMU	18,101,587.53	6,510,918.54	4,720,709.36	1,253,497.69	1,253,497.69	19,891,796.71	
Cross Check Total						19,891,796.71	
Investments							
Bankers Trust	\$ 14,219,874.19	2.18%				Clerk's Balance	19,891,796.71
Iowa Public Agency Inv. Trust	\$ 111,109.39	0.010%				Plus Outstanding Checks	25,828.87
Payroll Account, City State Bank	\$ -	Earnings Credit				Unreconcilable Item	
Checking Account, City State Bank	\$ 244,356.12	Earnings Credit				Less Outstanding Deposits	-16,130.07
Checking Account, Community Bank	\$ 14,534.33						
Payroll Account, Community Bank	\$ 830.90						
Sweep Account, City State Bank	\$ 5,310,790.58	0.04%					
BANK BALANCE	19,901,495.51						19,901,495.51

600 Water	383,045.98	212,900.09	64,426.79	0.00	115,959.38	415,559.90
620 IMU Administration	60,931.61	37.75	44,341.61	84,375.00	30,053.47	70,949.28
625 Revolving Economic Development	103,616.24	96.32	0.00	0.00	0.00	103,712.56
626 USDA RLF	225,000.00	0.00	0.00	0.00	0.00	225,000.00
630 Electric	2,275,251.76	1,343,053.60	1,317,556.00	22,566.67	119,491.31	2,203,824.72
640 Fiber/Communications	308,307.32	25,875.12	20,850.16	0.00	9,136.34	304,195.94
700 Water Capital Projects	842,393.92	20,000.00	33,552.21	35,991.67	0.00	864,833.38
730 Electric Capital Projects	3,482,577.94	519,899.98	1,173,289.75	-58,333.33	0.00	2,770,854.84
740 Fiber/Comm Capital Projects	0.00	0.00	0.00	0.00	0.00	0.00
770 Water Reserve	135,000.00	0.00	0.00	0.00	0.00	135,000.00
773 Electric Reserve	979,000.00	0.00	0.00	0.00	0.00	979,000.00
780 Water Capital Improvement	75,000.00	0.00	0.00	0.00	0.00	75,000.00
783 Electric Improvement	207,691.35	0.00	0.00	0.00	0.00	207,691.35
790 Water Revenue Bonds	230,752.18	0.00	0.00	23,150.00	0.00	253,902.18
793 Electric Revenue Bonds	367,775.05	0.00	139,600.00	68,191.67	0.00	296,366.72
855 Liability Insurance Reserve--IMU	16,933.29	17.20	3,347.08	0.00	0.00	13,603.41
IMU SUB-TOTAL	9,693,276.64	2,121,880.06	2,796,963.60	175,941.68	274,640.50	8,919,494.28

INTEREST DISTRIBUTION

	INTEREST INCOME	% OF TOTAL	CALYTD	FYTD
Electric Funds	\$ 7,394.57	42.92%	\$ 90,051.43	\$ 40,129.63
Water Funds	\$ 1,552.25	9.01%	\$ 21,668.10	\$ 8,906.38
Sewer Funds	\$ 1,154.16	6.70%	\$ 13,997.78	\$ 6,612.11
Police Retirement	\$ 103.20	0.60%	\$ 1,184.25	\$ 448.69
Community Redevelopment	\$ -	0.00%	\$ 500.26	\$ 0.14
All other	\$ 7,026.23	40.78%	\$ 109,845.95	\$ 45,855.28
TOTAL	\$ 17,230.41	100.00%	\$ 237,247.77	\$ 101,952.23

Information

Subject

Third Quarter Safety Report - Mike Metcalf

Information

Mike Metcalf will present the third quarter safety report (packet).

Attachments

Community Development Safety Report

Park and Rec Safety Report

Police and Fire Safety Report

Street and WPC Safety Report

QUARTERLY SAFETY REPORT

July 1, 2015 to September 30, 2015

Comm. Dev. Department:

Safety trainings held.	0
Safety training attendance.	N/A
Unsafe working conditions reported.	0
Tailgate meetings held.	0
Accidents reported.	0
Accidents investigated.	0
2015 Incident Rate	0.00

Near misses and/or accidents.

None

Supervisor comments

None

Days Since Last OSHA Recordable Accident – 8,672

QUARTERLY SAFETY REPORT

July 1, 2015 to September 30, 2015

Parks Department:

Safety trainings held.	0
Safety training attendance.	N/A
Safety committee meetings held.	3
Safety committee attendance.	100%
Unsafe working conditions reported.	1
Tailgate meetings held.	0
Work zones setup.	0
Lockout/Tagouts performed.	4
Accidents reported.	0
Accidents investigated.	0
2015 Incident Rate (1 for the year)	21.86

Recreation Department:

Safety trainings held.	0
Safety training attendance.	N/A
Safety committee meetings held.	3
Safety committee attendance.	66%
Unsafe working conditions reported.	0
Tailgate meetings held.	0
Lockout/Tagouts performed.	0
Confined spaces entered.	0
Accidents reported.	1
Accidents investigated.	1
2015 Incident Rate (2 for the year)	21.28

Near misses and/or accidents.

Broken tools were reported.

Supervisor comments

None

Near misses and/or accidents.

Employee injured lifting a 50 pound bag.
OSHA Recordable

Supervisor comments

None

Days Since Last OSHA Recordable
Accident – 169

Days Since Last OSHA Recordable
Accident - 86

QUARTERLY SAFETY REPORT

July 1, 2015 to September 30, 2015

Police Department:

Safety trainings held.	0
Safety training attendance.	N/A
Safety committee meetings held.	3
Safety committee attendance.	66%
Unsafe working conditions reported.	0
Tailgate meetings held.	0
Accidents reported.	1
Accidents investigated.	1
2015 Incident Rate	0.00

Fire Department:

Safety trainings held.	12
Safety committee meetings held.	3
Safety committee attendance.	0%
Unsafe working conditions reported.	0
Tailgate meetings held.	50
Accidents reported.	0
Accidents investigated.	0
2015 Incident Rate	0.00

Near misses and/or accidents.

Water leaking into stairwell at City Hall was reported.

Employee was involved in a vehicle accident.

Supervisor comments

Supervisors tell officers that they are doing a good job when it comes to safety and noting it in annual evaluations of employees.

Near misses and/or accidents.

None

Supervisor comments

None

Days Since Last OSHA Recordable
Accident – 598

Days Since Last OSHA Recordable
Accident - 389

QUARTERLY SAFETY REPORT

July 1, 2015 to September 30, 2015

Street Department:

Safety trainings held.	0
Safety training attendance.	N/A
Safety committee meetings held.	3
Safety committee attendance.	66%
Unsafe working conditions reported.	0
Tailgate meetings held.	2
Work zones setup.	0
Lockout/Tagouts performed.	0
Confined spaces entered.	1
Excavations entered.	0
Accidents reported.	0
Accidents investigated.	0
2015 Incident Rate	0.00

WPC Department:

Safety trainings held.	0
Safety training attendance.	N/A
Safety committee meetings held.	3
Safety committee attendance.	100%
Unsafe working conditions reported.	0
Tailgate meetings held.	1
Work zones setup.	0
Lockout/Tagouts performed.	0
Confined spaces entered.	0
Excavations entered.	0
Accidents reported.	0
Accidents investigated.	0
2015 Incident Rate	0.00

Near misses and/or accidents.

None

Supervisor comments

Everyone is making sure to wear all PPE.

Tailgate Meetings:

- Chainsaw Safety
- Extension Cords

Near misses and/or accidents.

None

Supervisor comments

Tailgate Meeting:

- Chainsaw Safety

Days Since Last OSHA Recordable
Accident – 814

Days Since Last OSHA Recordable
Accident - 456

Information

Subject

Receive Memorial Aquatic Center Report - Jeff Lucas

Information

Jeff Lucas will present the 2015 year-end report that is included in the packet.

Attachments

Annual Pool Report

IMU Donation 2015

Hours of Operation

	2015	2014	2013	2012	2011	2010	2009	2008
Hours of Operation	487.5	425.5	516	489.5	529	387	490.5	503.5
Number Full Days Open	58	49	63	76	76	53	56	68
Number Days Closed	12	7	3	6	7	4	4	3
Number Days Closed Early	19	22	27	15	15	22	30	14
Snack Bar Operating Hours	156.5	323.5	403.25	430	482	393	470.75	497.5

Attendance

Attendance	2015	2014	2013	2012	2011	2010
General Admissions	8,214	7,633	9,946	13,265	12,158	12,439
Nonresident General Admissions	259	246	389	253	418	239
Group Rate (NR) (discontinued 2015)	0	(251) 294	(53) 312	(68) 437	(2) 615	(9) 204
Punch Pass Admissions	255	782	1283	1,303	893	1,290
Spectator Admissions (Full price in 2014)	0	0	614	558	446	422
2 & Under (Free Admission)	294	80	412	68	280	140
Free Admission Coupon	352	160	43	15	45	21
City Wellness Admissions	90	46	58	87	77	76
Season Pass Admissions	13,245	10,230	14,271	24,388	20,264	20,105
Open Swim Totals	22,709	19,177	27,016	40,374	35,196	34,936
Other Use						
Red Cross Swim Lessons	429	518	665	624	575	575
Other Aquatic Lessons	0	0	0	0	4	10
Tot Swim	1,433	1,078	1,271	2,230	2,035	1,590
Noon Hour Lap Swim/Water Walk (2015)	127	374	720	1,407	1,229	737
Youth Swim Team (No longer host - moved to Y)	0	0	72	61	42	65
Mighty Minnows	84	116	195	177	200	178
Doggie Dive	47	45	50	48	39	74
Family Dive-In Movie - IDPH no longer allows	0	0	0	0	185	210
Cardboard Boat Races	130	150	135	90	150	160
Club Wet Teen Parties	0	0	0	0	18	134
1/2 Price Child (new 2015)	476					
1/2 Price Adult (new 2015)	430					
Mayor's Night Out (new 2015)	300					
Total Attendance	26,165	21,458	30,124	46,965	41,858	40,972

Punch Card and Season Pass Sales

Punch Card	2015	2014	2013	2012	2011	2010	2009	2008	2007
Resident 10 punch	13	35	99	67	74	122	81	76	85
Resident 20 punch	2	16	26	37	28	36	35	24	33
Nonres 10 punch	0	23	2	21	23	18	35	36	41
Nonres 20 punch	4	4	1	6	3	9	8	17	17
Totals	19	78	128	131	128	185	159	153	176

Season Pass	2015	2014	2013	2012	2011	2010	2009	2008	2007
Individual	61	135	101	101	156	121	148	183	156
Family	127	253	253	266	284	344	350	363	353
PreSea Single		0	51	67	59	40	38	53	57
PreSea Family (20)		0	117	147	143	101	110	110	129
Early Bird Indiv.	61								
Early Bird Fam.	178								
Individual key card	4	7	13	35	23	36	21	24	25
Family key	11	23	38	35	39	26	26	25	17
Employee	31								
Total	473	418	573	651	704	668	693	758	737
Total Members	1,350	1,224	1,994	2,197	2,265				

FINANCIAL REPORT

POOL

	Revenue	Expenses
December	\$7,701.91	\$552.90
January	\$2,002.72	\$1,280.20
February	\$584.70	\$5,475.17
March	\$2,234.10	\$1,387.53
April	\$44,466.18	\$2,633.02
May	\$15,787.04	\$10,148.41
June	\$69,204.42	\$70,966.82
July	\$29,513.85	\$53,508.87
August	\$16,703.58	\$27,327.25
September	\$5,436.87	\$6,598.44
October	\$42,609.64	\$2,591.51
November		
December		
Total	\$228,543.10	\$182,470.12
Profit/Loss		\$46,072.98

*Yearly Report (not Fiscal Year)

*Includes tax allocation

CONCESSIONS

Revenue	Expenses
\$21,706.76	\$12,225.82
Profit/Loss	\$9,480.94

*Included in above "Pool" figure

*Includes product and staffing

PROPERTY TAX ALLOCATION

Dec. 2014	\$2,673.84	Jun. 2015	\$712.13
Jan. 2015	\$1,183.35	Jul. 2015	\$395.53
Feb. 2015	\$340.26	Aug. 2015	\$0.00
Mar. 2015	\$2,008.69	Sept. 2015	\$1,707.27
Apr. 2015	\$34,798.95	Oct. 2015	\$42,551.12
May. 2015	\$3,293.70	Nov. 2015	
Total			\$89,664.84

FACILITY PROFIT/LOSS

Year	Total (\$)
2015	46,072.98
2014	42,065.40
2013	(14,332.54)
2012	(17,828.61)
2011	(10,502.45)
2010	(25,108.75)
2009	(17,517.68)
2008	(24,175.31)
2007	8,563.66
2006	(2,058.09)
2005	(3,572.39)
2004	(14,154.12)
2003	9,168.58
2002	19,225.54
2001	(13,222.91)
2000	197.36
1999	9,245.36
1998	17,616.38
1997	17,584.66

2015 Financial Items

FINANCIAL

Revenue	Amount	Notes
Season Pass Revenue	\$47,577.97	Includes Early Bird sales - \$21,610.00
Daily Admission	\$44,605.80	
Pool Party Rental	\$4,635.00	17 rentals
Program Fees/Lessons	\$15,537.39	
Expenses		
Salaries/Wages	\$60,059.31	All staffing
Utilities	\$11,549.69	Gas, electric, water
Chemicals/Chlorine	\$8,083.80	
Materials/Supplies	\$23,572.15	60 lounge chairs included
Building Repair/Maint.	\$46,437.79	Repaint, depth tiles, boiler Circ pump motor, auto vac, feeder system

2014/15 Facility Improvements**Actual Cost**

WCPP Grant Award - 60 lounge chairs	
Iowa Realty sponsored umbrella	
Indianola Park Friends sponsored umbrella	
Pool Repainting/Caulking	\$31,993.36
Tiled Depth Marker installation	\$7,445.00
Signage (entry, diving board, small pool)	\$595.04
Total	\$40,033.40

2015/16 Anticipated Facility Improvements**Estimated Cost**

Slide Repair/Maintenance (all three slides)	\$24,000.00
Lilly Pad Safety Padding	\$7,500.00
Diving Board replacement	\$10,000.00
Flow Meter installation	\$6,000.00
Bathhouse interior painting	\$5,000.00
American Legion sponsored umbrella	
Total	\$52,500.00

2015 INITIATIVES/CHANGES

Open Swim Hours

Daily 1:00-7:00
Tues/Thurs 1:00-6:00

Tot Splash Time Hours

M/W/F/Sat 10:30-11:50

Adult Lap Swim Hours

M/W/F/Sat 12:00-12:50

Early Bird Pass Special

20% off discount
April 1- May 8
Regular rates apply after May 8

Half Price Admission after 5:00pm

Nearly 1,000 paid admissions

Open Night Swims added

1st & 3rd Wednesdays 7:30-9:00
Free w/pass or \$2.00

Mayor's Night Out

Saturday, June 20
Free w/non-perishable food item or \$2.00/person
300 items donated to Helping Hands
50 paid admissions

Social Media Presence

Early Bird Pass Special, Programs, Events

Staff Organization

Orientation, On-site training
Facility culture, public perception

Front Entry Refresh

New/updated signage & paint

Text Communication/Groups

Closing/Event info
Lessons
Staff

Two new sponsored umbrellas

Iowa Realty and Indianola Park Friends

60 New Lounge Chairs Added

WCCP Grant Award
\$4,996.34

Reduced Concession Staffing

From four, to two employees

EAP Review

Drill, EMS on-site

MANAGER

Ryan	Lamb	\$12.00
Jordan	Wilmes	\$12.00

HEAD GUARD/LESSON COORD

Mallory	Krpan	\$9.00
Taylor	Scott	\$9.00

LIFEGUARD/LESSONS

Aidan	Anglick	\$7.25
Aaron	Bandy	\$8.00
Seth	Bickham	\$7.25
Cole	Bickham	\$8.00
Jessica	Bower	\$7.35
Chelsea	Burchett	\$7.25
Isabel	Engelhardt	\$8.00
Madison	Geurts	\$7.25
Tia	Hancock	\$7.35
Clara	Johnson	\$7.35
Nate	Jones	\$7.55
Dana	Kirkegaard	\$7.35
Kevin	Larson	\$7.45
Naomi	Olsgaard	\$7.25
Alexis	O'Meara	\$7.25
Breanna	Rogne	\$7.35
Madeleine	Tate	\$7.40
Maxwell	Umphress	\$7.25
Elly	Vinton	\$7.25
Daniel	Thorup	\$9.00

OPERATIONS

Madeline	Brittingham	\$8.00
Briana	Hallin	\$7.35
Ashley	Hoffman	\$7.45
Anna	Larson	\$7.35
Jessica	McCombs	\$7.25
Cole	Poots	\$7.25
Lauren	Robinson	\$7.25
Jordan	Schnathorst	\$7.25
Devin	Schupp	\$7.25
Connor	Sexton	\$7.25
Erin	Tormey	\$8.00

Report Criteria:

Meter: Meter ID = "1481672"

[Report]. Date = 05/01/2015-11/30/2015

Service Address	Meter ID	EMR ID	Date	Usage 1
1481672				
714 W DETROIT	1481672	23306130	05/06/2015	159000
		23306130	05/06/2015	
		23306130	05/06/2015	
		23306130	06/02/2015	40000
		23306130	07/02/2015	15000
		23306130	08/04/2015	16000
		23306130	09/03/2015	12000
		23306130	10/02/2015	3000
		23306130	11/05/2015	7000
		23306130		
Total 1481672:				252000
Grand Totals:				252000

\$1514.75. IMU Credit

Information

Subject

Consider approval of Brad Ross to the WCEDC Board

Information

Council needs to consider the appointment of Brad Ross to the WCEDC Board. Brad will replace Greg Marchant on the Board.

Simple motion is in order.

Information

Subject

Public hearing and first consideration of the following:

Information

Meeting Date: 11/16/2015

Information

Subject

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) P&Z approved unanimously 10-13-15

Information

Council needs to hold the public hearing and first 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.

Simple motion for the first consideration is in order.

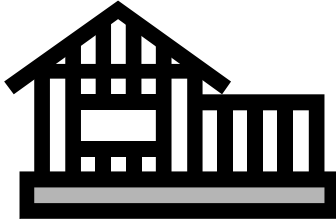
Attachments

PZ Memo

Rezoning Information

PZ Minutes

Ordinance



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 _____

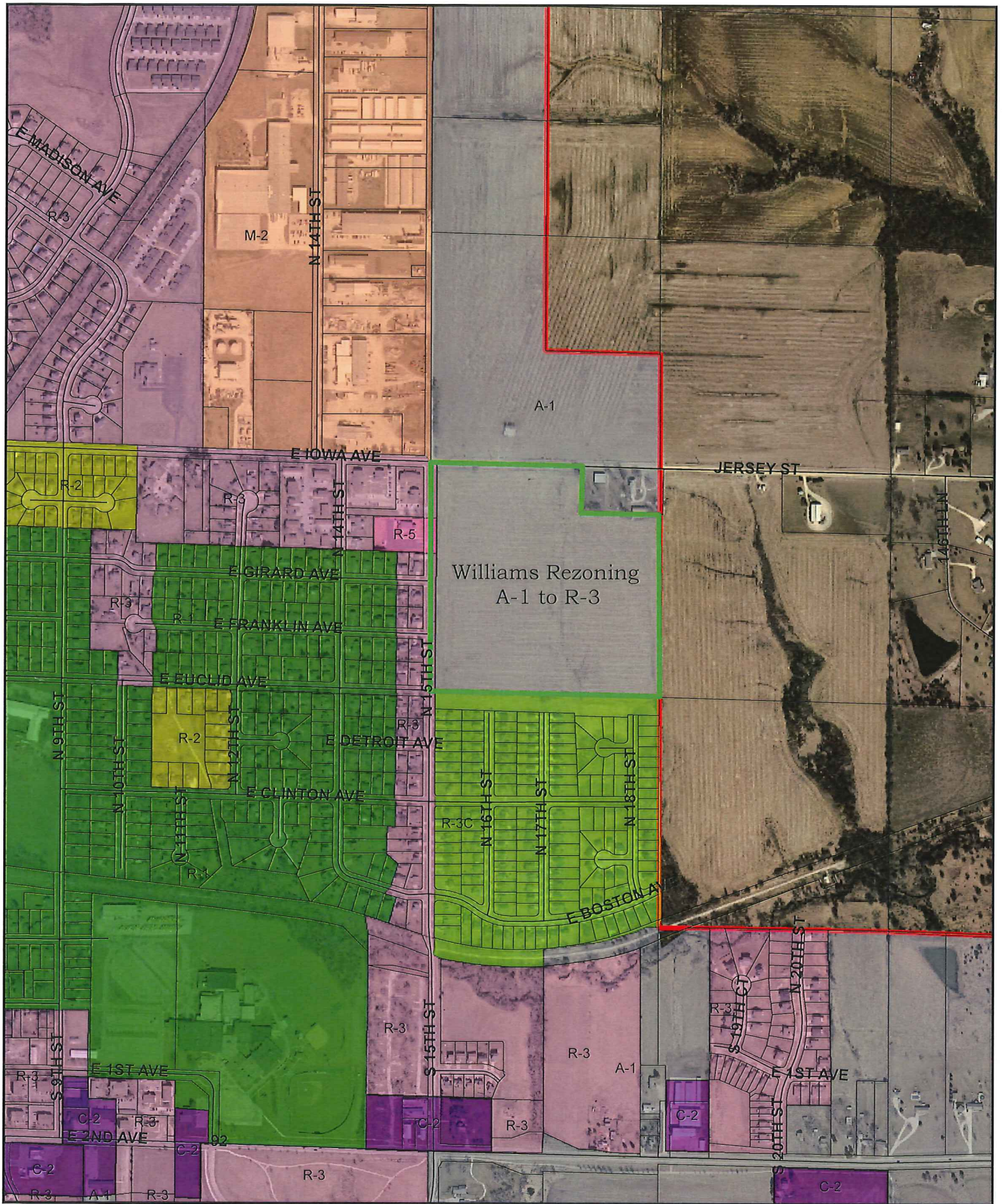


Signature of Applicant

\$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: _____

Information

Subject

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

Council needs 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 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.

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 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

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.



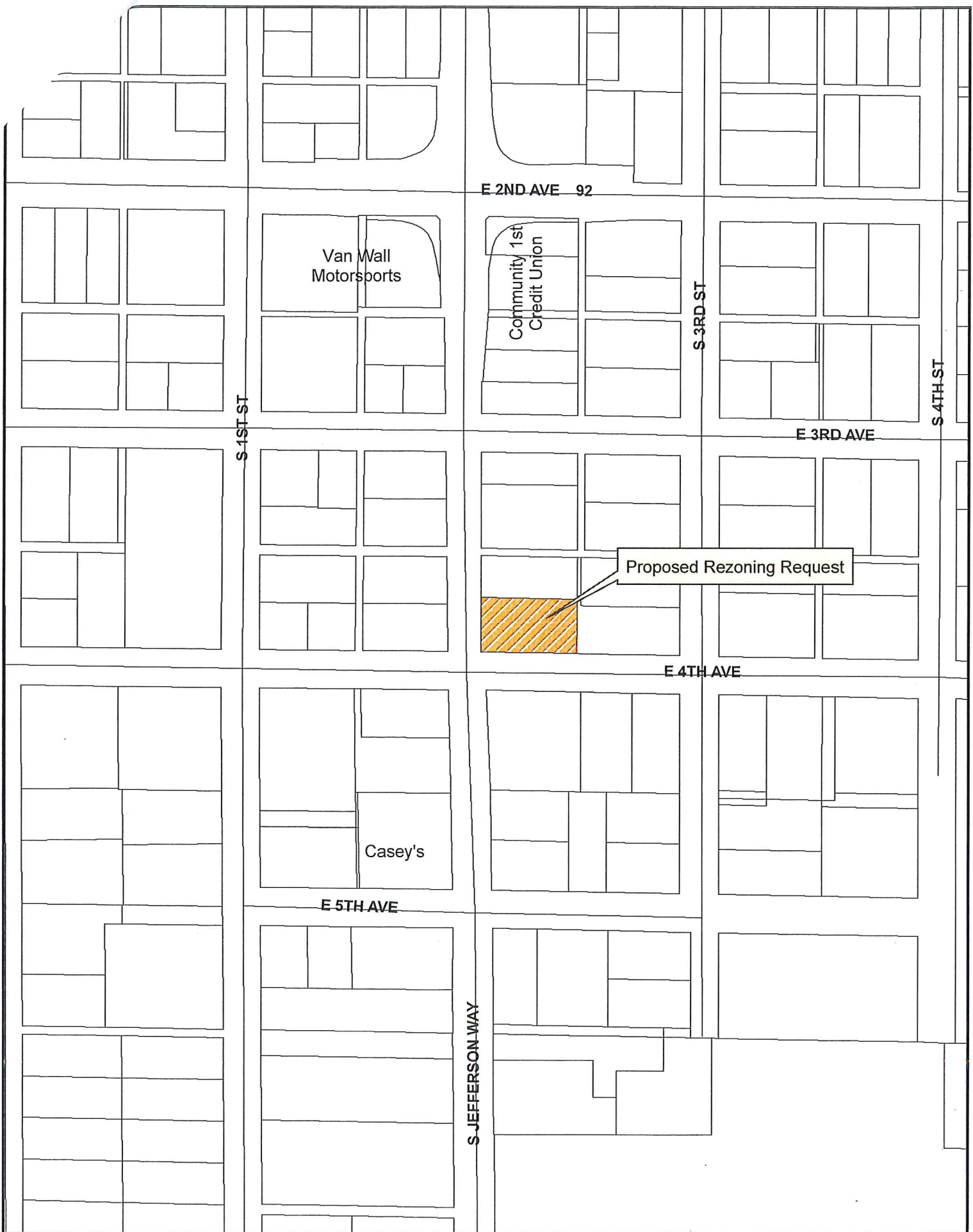
COMMUNITY DEVELOPMENT

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

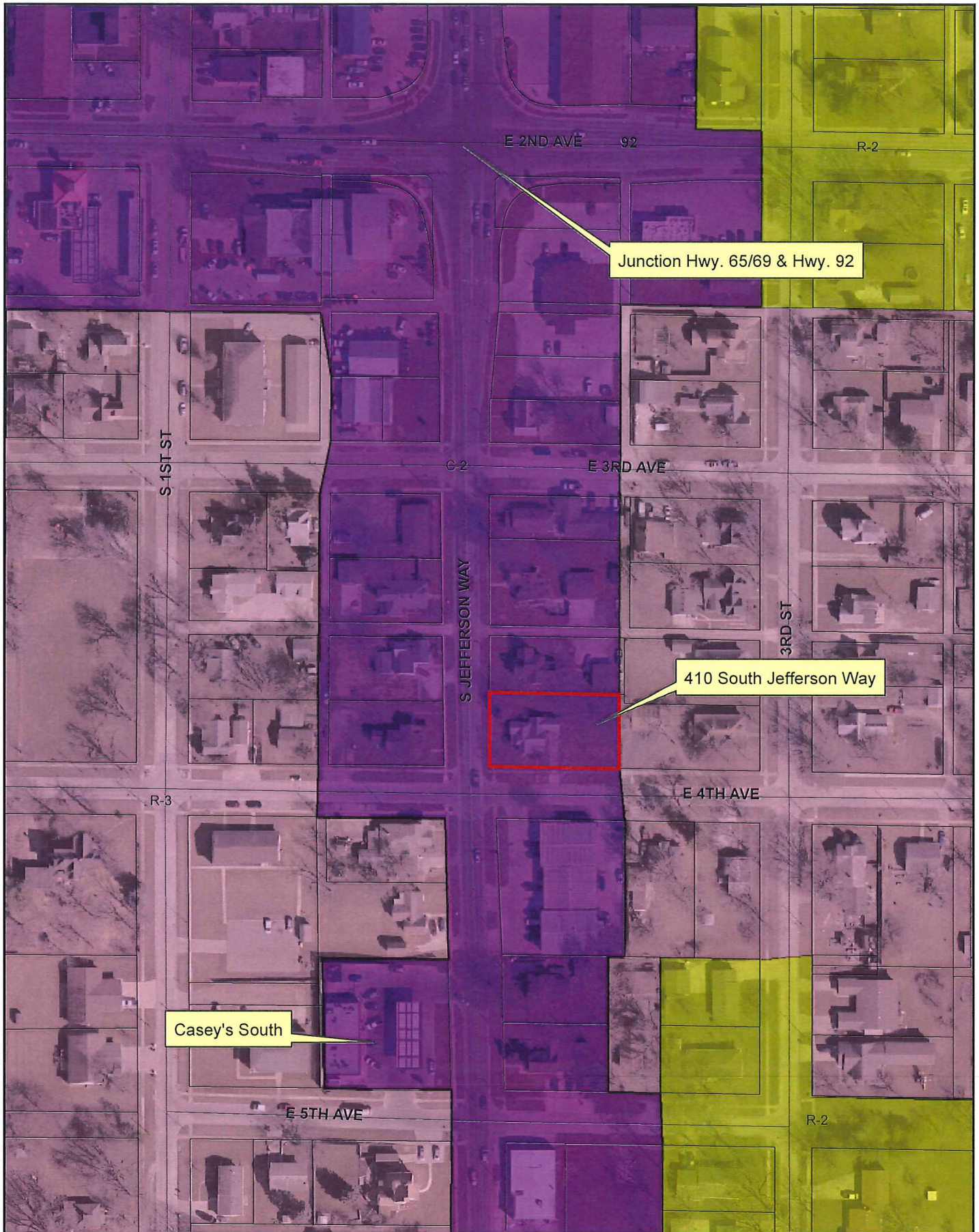
Receipt No. N/A



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



09/2015



- | | | | | |
|-----------------------------------|---------------------------|-----------------------------------|-------------------------------------|--------------------------|
| 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,

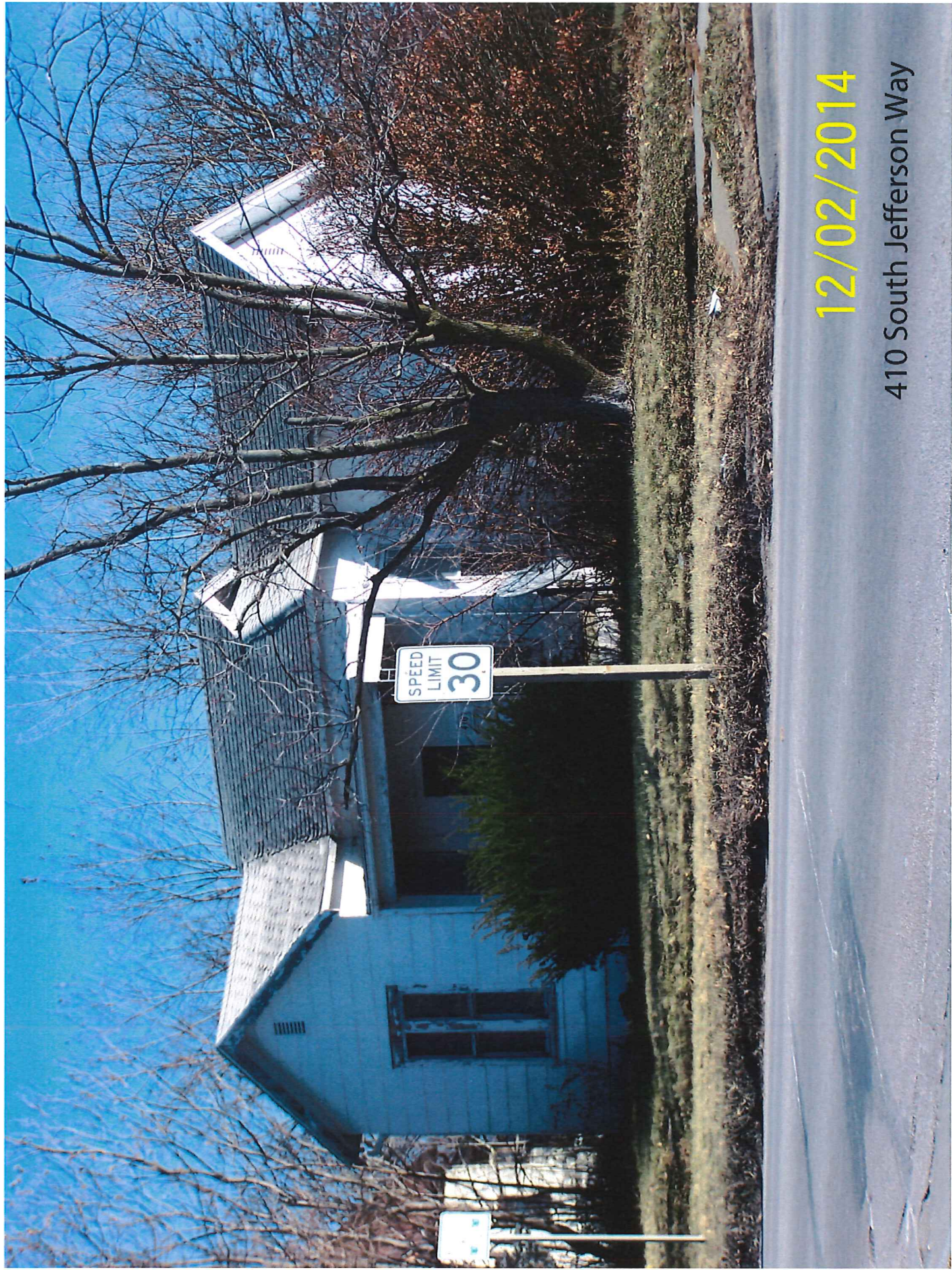
In response to the proposed zoning change from C-3 to R-3 at 410 S. Jefferson Way, I feel this is a step backwards from the long range plan to have C-3 zoning along all highway corridors.

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,

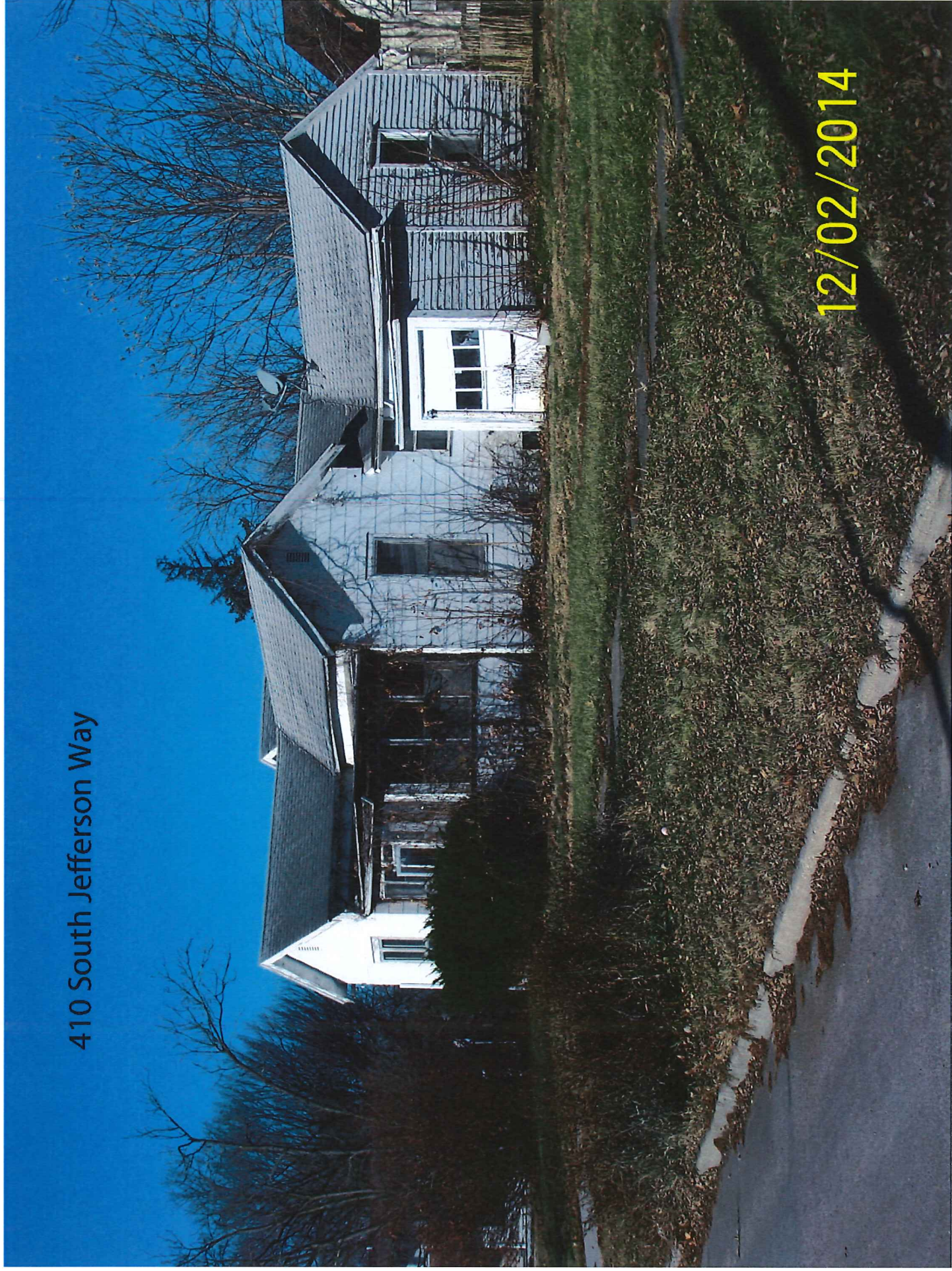
Frank D. Rasko



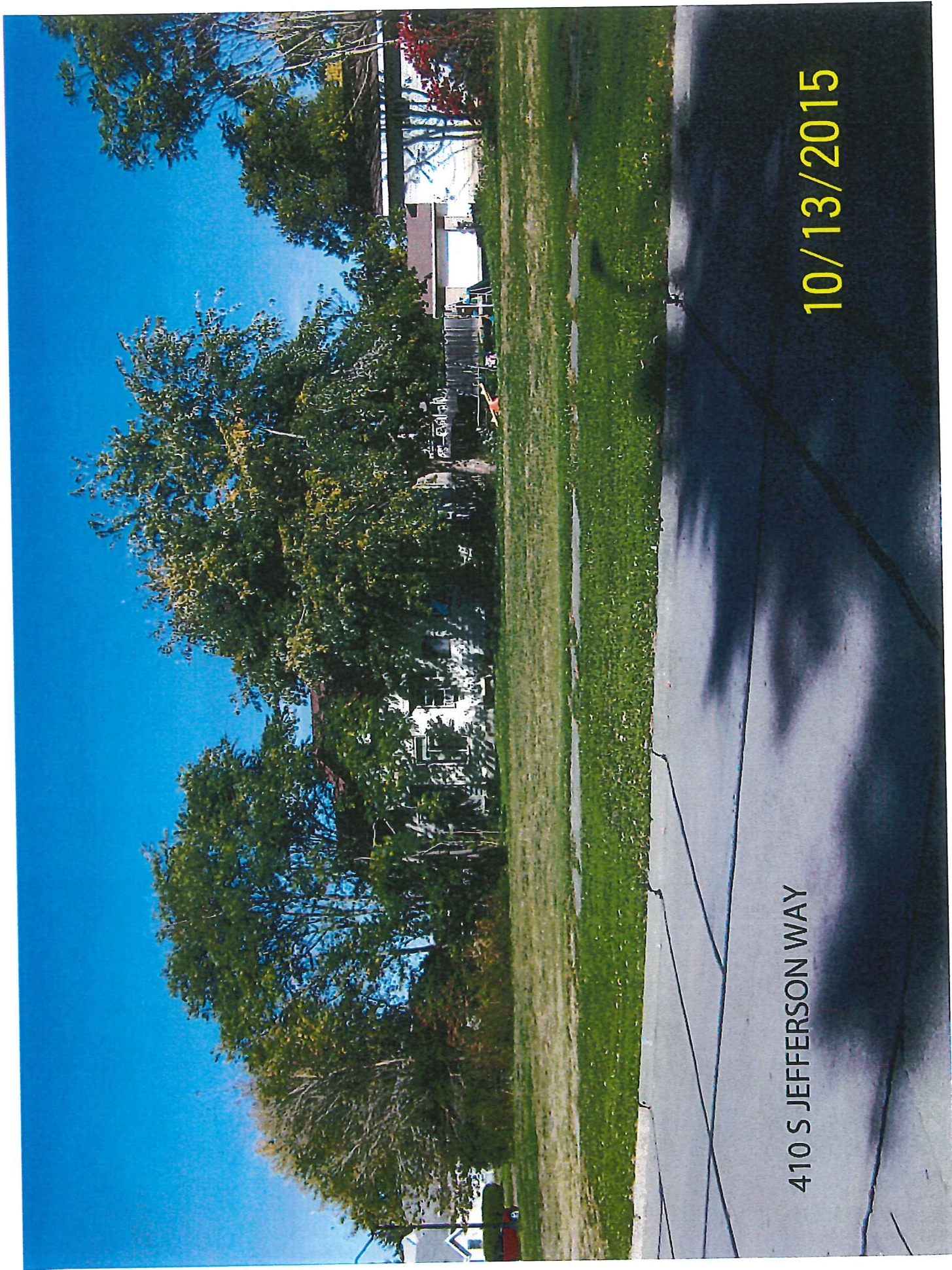
12/02/2014

410 South Jefferson Way

410 South Jefferson Way

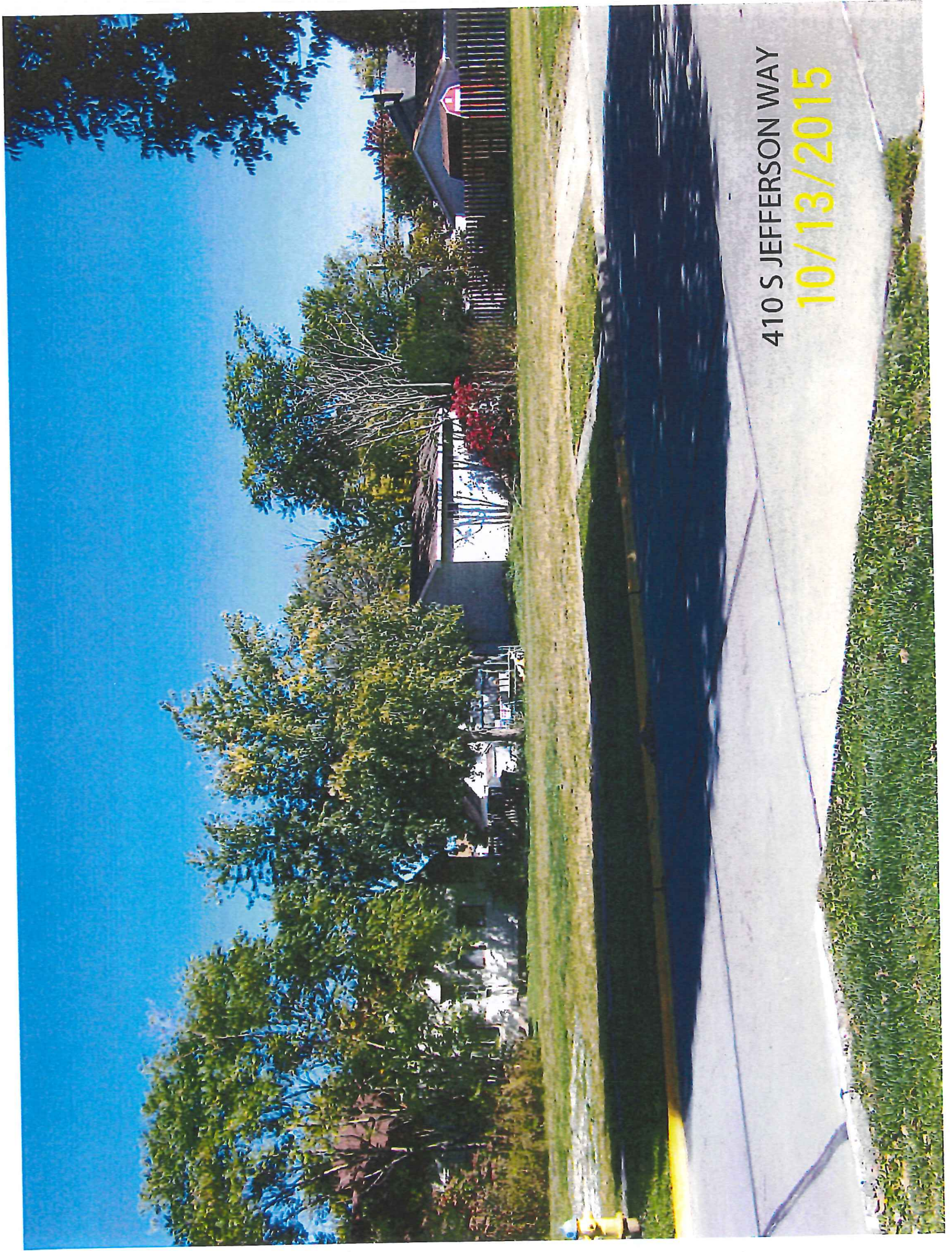


12/02/2014



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
204 North "C" Property

Information

Meeting Date: 11/16/2015

Information

Subject

Public hearing to consider the \$110,500 offer from Samantha L. Mannis for the property located at 204 N. "C"

Information

Council received the \$110,500 offer from Samantha L. Mannis for 204 N. "C" and consequently set November 16, 2015 as a public hearing for the sale. The first order of business is to conduct the hearing to allow public comment.

The City purchased this property in 2005 for \$118,000 and it was purchased with the intent of a future expansion of the Library. Since that time it has been a rental property managed by the Library Board and Library Director.

In recent years it became apparent that the Library expansion was not in the immediate future and at their meeting in November 2014 the Library Board recommended selling the property.

No written comments (or other bids) have been received to date.

"If" additional bids are received at the meeting, council "could" reset the hearing and consider all bids. The purpose of this public hearing is to consider the \$110,500 offer.

After the hearing, council should consider the resolution (packet) authorizing the sale.

Attachments

Proposal



OFFER FOR REAL ESTATE
(Including Acceptance, Counter, or Rejection)

Time of Offer: _____ ☐ a.m. ☐ p.m.

Date of Offer: OCT. 25. 2015

I. DISCLOSURE CONFIRMATIONS

A. AGENCY. Buyer and Seller confirm that written disclosures of agency representation were provided to them they understand who is representing them, and the disclosures were provided prior to signing this Offer For Real Estate.

Buyer's Brokerage: PEOPLES COMPANY Seller's Brokerage: IOWA REALTY
Dual Agent/Brokerage: _____

B. SELLER PROPERTY DISCLOSURE. If this offer is for 1 to 4 unit residential property, Seller or Seller's Agent must deliver a written disclosure statement to Buyer prior to Seller accepting an offer, or counter-offering to Buyer. By signing below, Buyer confirms Buyer ☐ has) (☐ will promptly) received and read Seller's property disclosure statement. If Seller is exempt from providing disclosure under the Code of _____, check here ☐

C. LEAD-BASED PAINT. If this offer is for a residential property built prior to 1978, Seller or Seller's Agent must provide Buyer with: (1) an EPA-approved lead hazard information pamphlet and (2) Seller's Lead-Based Paint Disclosure Information Statement. By signing below, Buyer confirms that Buyer (☒ has) (☐ has not) received and read the above described documents. In the event that Seller is exempt from providing documents under EPA regulations, check here ☐.

D. REQUEST TO COMPLETE FORM DOCUMENTS AND REALTOR® PERMISSION TO CALL. Buyer and Seller request that Broker(s) select and complete documents allowed by law, and authorize REALTOR®/Broker(s) to call, fax, and email residence.

BUYER _____	DATE _____	SELLER _____	DATE _____
BUYER _____	DATE _____	SELLER _____	DATE _____

II. OFFER TO: CITY OF INDIANOLA (herein designated as Seller).
The undersigned SAMANTHA L. MANNIS (herein designated as Buyer)
hereby offer to buy the real property situated in WARREN County, IOWA Located at and briefly
described as: 204 N. C. ST. INDIANOLA, IA 50125, and
legally described as:

LONG ON FILE

hereinafter designated as "Property," together with any easements and servient estates appurtenant thereto and subject to zoning restrictions, restrictive covenants, easements, and mineral reservation, if any, and agrees to pay you for such property the sum of \$ 110,500 AS FOLLOWS: \$ 500 earnest money to be held in trust by IOWA REALTY (☒ Seller's) (☐ Buyer's) (☐ both Seller's and Buyer's) Agent, hereinafter referred to as "Broker" or "Agent," pending delivery of final papers and the balance upon delivery of warranty deed or upon execution of a real estate contract as hereinafter provided. The term "Broker" shall also include Broker's affiliated licensees (brokers and salespersons). The terms "Owner" and/or "Seller" shall include seller or vendor. The term "Buyer" shall include buyer or vendee. The terms "sell" and "sale" shall include sale, lease, rent, exchange or option.

Check the appropriate boxes. (A) or (B) or (C) or (D) and if applicable (E)

☐ (A) CASH to be paid on settlement date. This offer is not contingent upon Buyer obtaining financing. Seller has the right to receive immediate verification of funds

☒ (B) NEW MORTGAGE: This contract is contingent upon Buyer obtaining a bona fide/firm commitment for a

☐ Conventional

☐ ARM

☒ FHA

☐ RECD

☐ VA (In the event of FHA or VA financing, see Addendum - Offer for Real Estate attached hereto and by this reference made a part of this contract.)

☐ Other _____

Buyers [Signature] and Sellers [Signature] acknowledge that they have read this page (Initial).

Mortgage for not more than 9 1/2 % of the purchase price not to exceed 4 1/2 % interest rate no later than

All usual costs incurred in securing such mortgage shall be paid by the

☐ Seller ☐ Buyer agrees to pay the loan placement or origination fee, or loan closing costs if required, not to exceed 3500 cash % of the mortgage. (Closing costs may include: loan origination fee, discount points, pre-paid attorney fees, recording fees, etc.) The balance of the purchase price less the proceeds of such mortgage shall be paid by Buyer in cash.

FINANCING COMMITMENT. Buyer agrees to make loan application (if applicable) immediately, or within calendar days, and use Buyer's best good faith effort to obtain a financing commitment. If Buyer has timely made the application as set out herein and a loan commitment (with all lender contingencies met) cannot be obtained by Buyer, this agreement shall be null and void and all earnest money shall be returned to Buyer. Buyer shall immediately confirm insurability of Property.

Financing Contingencies Options: (Check all that apply):

☐ Buyer's delivery of a copy of a written loan commitment to the Seller (even if the commitment is subject to conditions specified by the lender, such as appraisal) shall satisfy the Buyer's financing contingency, and the financing contingency shall be considered removed from this Purchase Contract as of the date of delivery. If Buyer does not make timely delivery of said commitment, as stated, then Seller may terminate this Offer by written notice of termination to Buyer.

☐ Both parties will await appraisal. Appraisal must be completed by this date: _____

☐ Awaiting other mutually agreed financing terms which shall be in writing.

☐ (C) ASSUMPTION OF MORTGAGE OR CONTRACT: see Addendum - Offer for Real Estate attached and made a part of this contract.

☐ (D) INSTALLMENT CONTRACT: see Addendum - Offer for Real Estate attached and made a part of this contract.

☐ (E) OTHER TERMS/CONTINGENCIES (i.e. any subject to sale, subject to Buyers on possession are permitted to utilize the real estate for a specific purpose, etc.):

① Buyer asks seller for a \$3500 credit toward closing cost at closing.

② I/I verified

③ Boundary lines verified

④ Verification of any covenants or easements and guidelines from city if fence or a garage is built at a later date.

This agreement is also subject to the following terms and conditions:

1. TRUST PAYMENTS. All funds deposited as part payments shall be held by Broker in trust pending acceptance of this offer, and examination of the abstract and delivery of deed or formal contract. Buyer authorizes the company financing this purchase to pay all funds to Broker for the benefit of Seller and Seller authorizes Agent to accept and manage payments and disbursements. At time of settlement, funds of the purchase price may be used to pay taxes, other liens, and closing costs to comply with the above requirements, to be handled under supervision of Broker, and subject to approval of Buyer on title questions which may be needed to produce marketable title. If Buyer is refunded any Earnest Money, any expenses incurred on Buyer's behalf shall be deducted and paid to creditors. If agreed to by the broker, any interest on trust account shall be forwarded to the Association of REALTORS® Foundation, a charitable non-profit entity, or as directed and mutually agreed in writing by both Buyer and Seller.

2. REAL ESTATE TAXES, SPECIAL ASSESSMENTS, AND CHARGES. PRO-RATED THE DAY OF CLOSING

a. All regular taxes due and payable in the fiscal year in which possession is given are to be paid by Seller as well as all unpaid taxes that are liens for prior years.

b. All regular taxes for the fiscal year in which possession is given (due and payable in the following fiscal year) are to be pro-rated between Buyer and Seller as of the date of possession. The basis of such proration shall be the taxes that were certified and payable in the prior fiscal year. If such taxes are not based upon a full assessment of the present property improvements the proration shall be based on the current millage rate and the assessed value for the tax period to date of possession shown on the assessors records, less tax abatement, if any. Buyer should verify any potential future tax liabilities. If Buyer is purchasing under an installment contract see "Addendum - Offer for Real Estate" attached and made a part of this contract.

☐ Caution: If property has not been fully assessed for tax purposes, or reassessment is completed or pending, tax proration shall be on the basis of \$ _____ estimated annual tax.

Buyers [Signature] and Sellers [Signature] acknowledge that they have read this page (Initial).

c. All special assessments spread on the Treasurer's Books at the time of the closing of this offer are to be paid by Seller. All charges for solid waste removal, utilities, and assessments for maintenance attributable to Seller's possession are to be paid by Seller. All liens caused by Seller(s) ownership, such as mechanics liens, mowing, snow removal, etc. are to be paid by Seller.

d. All subsequent taxes and special assessments are to be paid by Buyer.

e. Other mutually agreed upon terms - use Addendum

3. CLOSING AND POSSESSION. Closing shall be on or before DEC 28, 2015 ☐ a.m. or ☐ p.m. 11:30 AM and be made upon delivery of an instrument of title, but not later than date of possession, unless an interim occupancy agreement is entered into between the parties. Closing to be under the supervision of Seller's Agent, John Hutchcraft and adjustment of interest, taxes, insurance and rents to be made on this date. All property, including keys, alarms, and garage door openers shall be delivered to Buyer at possession. Buyer's Agent is John Hutchcraft

4. INSURANCE. Seller shall bear the risk of loss or damage to property prior to settlement or possession, whichever first occurs. Seller agrees to maintain existing insurance, and Buyer shall immediately confirm insurability of Property and may also purchase insurance. In the event of substantial damage or destruction prior to closing, this Agreement may be null and void if Buyer desires. Buyer, however, shall have the right to complete the closing and receive insurance proceeds regardless of the extent of the damage plus a credit towards the purchase price equal to the amount of the Seller's deductible on such policy. The property shall be deemed substantially damaged or destroyed if it cannot be restored to its present condition on or before closing date.

5. FLOOD HAZARD ZONE. Buyer has been advised that the property ☐ is ☐ is not ☐ may be in an area found to have special flood hazards. If the property is in a flood hazard area it may be necessary to purchase Flood Insurance in order to obtain financing. For further information, Buyer should consult a lender and insurance carrier.

6. INCLUDED PROPERTY (if any). All property that integrally belongs to, are specifically adapted to, or is part of the real estate (except rental items), whether attached or detached, such as wall to wall carpeting and vinyl, light fixtures and bulbs, ceiling fan(s), mirrors, shelving, shades, rods, blinds, awnings, shutters, storm windows, storm doors, screens, plumbing fixtures, automatic heating equipment, air conditioning equipment (except window), door chimes, alarm devices, built-in items and electrical service cable/fencing, garage door opener and control(s), other attached fixtures, radio and/or attached TV receiving equipment, fencing, trees, bushes, shrubs, plants, garden bulbs, water heaters and softeners, sump pumps, attached or fitted floor coverings, installed security systems, central vacuum systems and accessories, in-ground lawn sprinkler systems and component parts, built in appliances, fences, fireplace screen, fire grate and attached equipment, appurtenant structures or equipment, storage buildings, and rural water membership shall be considered a part of real estate and included in this sale.

OTHER INCLUDED ITEMS:

--

EXCLUDED PROPERTY AND RENTAL ITEMS (i.e. water softener, LP or other gas tank):

--

7. PERSONAL PROPERTY AND DEBRIS. Seller agrees to remove all debris and all personal property not included herein from the property by possession date unless there is a prior written agreement by the parties.

8. DUTIES OF PARTIES:

- a. Seller and Buyer acknowledge and agree that REALTOR®/Broker(s), its affiliated licensees and employees: (1) must respond to all questions of the parties, however they are not required to discover hidden defects or give advice on matters outside the scope of their real estate license; (2) make no, and Seller and Buyer are not relying upon, representations or warranties as to the physical or mechanical condition of the property, its size, value, future value, income potential, whether the basement is waterproof, etc.; (3) are not qualified to advise on questions concerning the condition of the property, the legal sufficiency, legal effect or tax consequences of this document or transaction. For such matters, Seller and Buyer are advised to consult the appropriate professional(s).
- b. Seller and Buyer acknowledge that the Seller of real property has a legal duty to disclose in good faith MATERIAL ADVERSE FACTS and MATERIAL DEFECTS of which Seller has actual knowledge and which a reasonable inspection by Buyer would not reveal. Buyer has the right to obtain inspections, survey and measurements at Buyer's expense. Buyer shall immediately confirm insurability of Property. Buyer is advised to request that special provisions

Buyers [Signature] and Sellers [Signature] acknowledge that they have read this page (initial).

be written into this contract prior to signing, to cover any and all conditions which Buyer might consider to be questionable or problematical (whether such be inspection for termites, drainage, water and soil conditions, adequacy of structure or any components, zoning, boundaries, utility connections, or any other matters).

- c. By acceptance of the Offer, the Seller warrants and represents: That Seller has no notice or knowledge of any planned public improvement which may result in special assessments or other liens, that no government agency has served any notice requiring repair, alterations or corrections of any existing conditions. This representation of Seller shall survive the closing of this transaction.

9. JOINT TENANCY IN PROCEEDS AND IN SECURITY RIGHTS IN REAL ESTATE. If Seller, immediately preceding this offer, holds title to the property in joint tenancy, and such joint tenancy is not later destroyed by operation of law or by acts of Seller, then (1) the proceeds of this sale, and any continuing and/or recaptured rights of Seller in real estate shall be and continue in Seller as joint tenants with rights of survivorship and not as tenants in common; and (2) Buyer in the event of the death of either Seller agree to pay any balance of the proceeds of this sale to the surviving Seller and to accept deed from such surviving Seller. This paragraph assists in determining how the proceeds will be distributed to the Seller(s).

10. CONDITION OF PROPERTY.

- a. The property as of the date of this agreement including buildings, grounds, and all improvements will be preserved by Seller in its present condition until possession or closing, whichever takes place first, ordinary wear and tear excepted. Buyer shall be permitted to make a walk through inspection of the property prior to possession or closing, whichever is sooner, in order to determine that there has been no material change in the condition of property.

- b. Buyer is advised to have property inspected by professional inspector(s). If improvements on the property have been previously occupied, Buyer may choose one of the following alternatives relative to the condition and quality of the property:

☒ Within 10 calendar days after the final acceptance date Buyer may, at Buyer's sole expense, have the property inspected by a qualified person or persons of Buyer's choice to determine if there are any structural, mechanical, plumbing, electrical, or environmental deficiencies. Within this same period, Buyer shall notify Seller in writing of any such deficiency. Failure to do so shall be deemed a waiver of Buyer's inspection and repair rights and Buyer agrees to accept the property in its present condition. In the event of any claim or demand by Buyer as a result of inspections, Seller shall within 72 hours of notification declare and commence one of the following options: (1) making said items operational or functional or otherwise curing the deficiency, or (2) amending this agreement by giving Buyer a credit for the cost of curing the deficiency, or (3) canceling this agreement and refunding Buyer's earnest money deposit or any sums paid directly to Seller. If Seller does not promptly cure all such deficiencies in a manner mutually agreeable and confirmed by written addendum, signed by the parties (either pursuant to parenthetical 1 or 2 above), then buyer may declare this offer null and void and shall have the right to all payments returned. *Electrical / Roof inspection mainly*

☐ Buyer has verified any information that is important to Buyer by an independent investigation and/or independent inspector. Further, Buyer acknowledges that Buyer has made a careful and satisfactory inspection of the property and is purchasing the property in its existing condition.

☐ Seller has offered Property in its "As-is" condition and Buyer accepts Property in its "As-is" condition. Even if inspection is conducted, Seller shall not be obligated to replace/repair any item(s) and is not bound to release any Earnest Money or void contract.

- c. If acceptance is made by Buyer after inspection under b(1) above, or if no inspection is made, or if offered and sold "As-is", Buyer hereby agrees that by delivery of deed, Buyer accepts property in its "As is" condition at time of settlement, without warranties or guarantees of any kind by Seller or Broker(s) or employees of either concerning the working condition of systems or appliances, or condition or value of the property and waives Buyer's right to object to its condition or assert any claim related to the property at any time in the future. This provision shall survive delivery of deed to Buyer.

- d. **New Construction:** If the improvements on the subject property are under construction or are to be constructed, this Agreement shall be subject to approval of plans and specifications by the parties within _____ calendar days of final acceptance of this Agreement. This offer to buy is not a construction contract. The contract for construction will be a separate agreement between the Contractor and Buyer which will set forth all of the terms, conditions and specifications of the property to be constructed. **Broker(s) and employees make no warranties as to the quality of construction or materials or any warranty of habitability.**

11. WOOD PEST INSPECTION. Buyer may request a pest control inspection by a licensed pest inspector within 10 calendar days after acceptance of this Offer, which shall be done at ☐ Seller's or ☐ Buyer's expense except as otherwise

Buyers [Signature] and Sellers [Signature] acknowledge that they have read this page (initial).

agreed in writing (if not marked Buyer assumes expense). Should evidence of termites or wood destroying insects be found, the property and structure(s) may be treated by a licensed pest exterminator in an appropriate manner at Seller's option, and shall include all treatment and repair reasonably required by Buyer. Buyer agrees to accept treated and repaired property; or prior to the commencement of treatment and repairs, shall have the option of declaring this agreement null and void and be entitled to full return of the earnest money. If Property is sold in its "As-is" condition, this wood pest inspection paragraph is not applicable to this Offer for Real Estate. This provision does not apply to fences, trees, shrubs, or outbuildings other than garages.

12. SURVEY. Buyer may, prior to closing, have the property surveyed at Buyer's expense. If Buyer elects to have the survey made, Buyer will have the survey completed at least three (3) business days prior to the scheduled closing. If the survey, certified by a Registered Land Surveyor, shows any encroachment on property, or if any improvements located on the subject property encroach on lands of others, such encroachments shall be treated as a title defect.

13. REMEDIES OF THE PARTIES - FORFEITURE - FORECLOSURE - REAL ESTATE COMMISSIONS.

- a. If Seller fails to fulfill this agreement, Buyer shall have the right to have all payments returned or to proceed by an action or actions at law or in equity.
- b. If Buyer fails to fulfill this agreement, all payments by Buyer may be forfeited and retained by Seller as provided in the Law.
- c. In addition to the foregoing remedies, Buyer and Seller each shall be entitled to any and all other remedies, or action at law or in equity, including foreclosure, and the party at fault shall pay costs and attorney fees, and a receiver may be appointed.

14. COURT APPROVAL. If the property is an asset of any estate, trust, conservatorship, or receivership, this contract shall be subject to Court approval, unless declared unnecessary by Buyer. If necessary, the appropriate fiduciary shall proceed promptly and diligently to bring the matter on for hearing for Court approval. In this event a Court Officer's Deed shall be used.

15. ABSTRACT AND TITLE. Seller shall promptly provide, at Seller's expense, an abstract of title, continued to and including date of acceptance of this Agreement. Such abstract shall be delivered to an attorney selected by the Buyer or Buyer's lender for a title opinion. Seller shall, in the alternative if requested by Buyer or Buyer's lender, provide at Seller's expense a written lien search continued to and including the date of acceptance of this Agreement. Such lien search shall be delivered to a title insurer. Seller agrees to make every reasonable effort to promptly perfect title in accordance with such opinion or title policy so that upon conveyance, title shall be deemed marketable in compliance with this Agreement and the laws of the State of and, if applicable, the title policy. Buyer(s) are encouraged to investigate/request an owner's policy of title insurance for their benefit. Seller may await reasonable assurance that Buyer is fully approved by lender or that Buyer will in Seller's judgment proceed with the transaction before updating abstract.

16. DEED. Upon payment of purchase price, Seller shall convey title by general warranty deed, ☐ if not general then WARRANTY deed, free and clear of liens and encumbrances, or future mechanics liens or encumbrances due to the responsibility and possession of the Seller(s), reservations, exceptions or modifications except as the instrument otherwise expressly provides. All warranties shall extend to time of acceptance of this offer, with special warranties as to acts of Seller up to time of delivery of deed.

17. GENERAL PROVISIONS. In the performance of each part of this agreement, time shall be of the essence. This agreement shall be binding on and inure to the benefit of the heirs, executors, administrators, assigns and successors in interest of the respective parties. This agreement shall survive the closing. Paragraph headings are for the convenience of reference and shall not limit nor affect the meaning of this agreement. Words and phrases herein, including any acknowledgement hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

18. NOTICE. Any notice required under this Agreement shall be deemed delivered when it is received or provided either by hand delivery, facsimile, electronic communication or certified mail. Persons designated for receipt or to give any notice shall be Seller(s) and Buyer(s) at the addresses set forth below or their Broker or Agent. Electronic or facsimile transmission sent to the other party or to the appropriate Broker, followed by electronic or faxed acknowledgement of receipt, shall constitute delivery of signed document.

19. ENTIRE AGREEMENT. This document contains the entire agreement of the parties and supersedes all prior Offers with respect to the property. This Offer may be modified only by a written agreement signed and dated by both parties. This Offer for Real Estate shall not be assigned by Buyer without the written consent of Seller.

20. MEDIATION. In the event of a dispute, Buyer and Seller agree to consider mediation as an alternative to initiating legal action. The mediation will be conducted in accordance with the rules and procedures of a mutually agreed mediation service. Even when utilizing mediation, parties may still seek legal remedies.

21. OTHER PROVISIONS. All other provisions, if any, shall be by addendum or amendment to this Agreement.

Buyers SN and Sellers acknowledge that they have read this page (Initial).

Nov 16, 2015
Final acceptance

liability on the part of said Agent(s) to e
NOV 4th 2015
closed door session

RECEIPT OF A COPY OF THIS AGREEMENT IS ACKNOWLEDGED BY THE PARTIES HERETO.

Buyer Signature

Print Name: _____

Address: _____

1000

Phone: _____

Tax I.D. No. _____

Buyer Email: _____

Seller Signature

Seller Signature

Print Name: _____

Address: _____

Phone: 312-461-1111

Tax I.D. No. _____

Seller Email:

Time: _____ ☐ a.m. or ☐ p.m. Date: _____

6

Meeting Date: 11/16/2015

Information

Subject

Resolution Approving Disposition of Property located at 204 N. "C" to Samantha L. Mannis and authorize execution of the deed and completion of the transaction

Information

In your packet is the resolution authorizing the sale of 204 N. "C" to Samantha L. Mannis.

Roll call is in order.

Attachments

Resolution

The City Council of the City of Indianola, Iowa, met on November 16, 2015, at 6:00 o'clock p.m., at the City Hall, in the City. The Mayor presided and the roll was called showing the following members of the Council present and absent:

Present: _____

Absent: _____

The Mayor announced that this was the time and place for a public hearing on a proposal to sell certain property 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 _____ introduced a proposed resolution entitled: "Resolution Approving Disposition of Property", and moved that the said resolution be adopted, seconded by Council Member _____ 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: _____

Nays: _____

Whereupon, the Mayor declared the said resolution duly adopted and signed approval thereto.

RESOLUTION NO. _____

Resolution Approving Disposition of Property

WHEREAS, the City of Indianola, Iowa (the “City”) owns certain real property (the “Property”) which is legally described as follows:

North 67 feet of Lots 12, 14, 15, 16 and 17 in Block 6 in the Official Town Plat of Indianola, Warren County, Iowa; and

WHEREAS, Samantha L. Mannis have presented an Offer for Real Estate in the form attached as Exhibit “A” which asks for the City to sell the Property to Samantha L. Mannis in exchange for the sum of \$110,500; and

WHEREAS, pursuant to Section 364.7 of the Code of Iowa, the City set forth its proposal to sell the Property in a resolution and published notice as provided in Section 362.3 of a date, time and place of a public hearing on such proposal;

NOW, THEREFORE, Be It Resolved by the City Council of the City of Indianola, Iowa, as follows:

Section 1. The sale of the Property to Samantha L. Mannis is hereby approved, and the Mayor and City Clerk are hereby authorized and directed to execute such documents as may be necessary to sell and transfer title to the Property, including the Offer for Real Estate attached as Exhibit “A”.

Section 2. All resolutions or parts of resolutions in conflict herewith are hereby repealed.

Passed and approved November 16, 2015.

Kelly B. Shaw, Mayor

Attest:

Diana Bowlin, City Clerk

STATE OF IOWA
COUNTY OF WARREN
CITY OF INDIANOLA

SS:

I, the undersigned, Clerk of the aforementioned City, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to the Council's proposal to take action in connection with the sale of real property, as referred to therein.

WITNESS MY HAND this _____ day of _____, 2015.

City Clerk

Information

Subject

Hillcrest/Downtown Unified Urban Renewal Plan

Information

Information

Subject

Public hearing on the proposed Hillcrest/Downtown Unified Urban Renewal Plan

Information

The first item is to hold a public hearing on the proposed Hillcrest/Downtown Unified Urban Renewal Plan to give citizens an opportunity to present their opinions to council. The consultation meeting was held on October 27, 2015 (packet) and there were no attendees or written recommendations from affected tax entities. The Planning and Zoning Commission approved the plan at their November 3, 2015 meeting (packet).

The plan will link these areas in order to maximize the future generation of incremental property tax revenues which will then be used to promote economic development within the designated boundaries of the Unified Urban Renewal Plan. Highlights of the plan include:

- Linking these areas will strengthen both the Hillcrest and the Downtown Urban Renewal Areas
- Collectively, the improved flexibility to direct needed resources in response to demands for development throughout the Unified Urban Renewal Area will enhance the City's ability to provide opportunities, incentives, and sites for economic development purposes.
- Providing additional resources to construct improvements to infrastructure in order to encourage growth and additional development or redevelopment within the Unified Urban Renewal Area
- Upon unification, tax increment from the Hillcrest Urban Renewal Area (and any of its amendment areas) can be used for projects anywhere in the Unified Urban Renewal Area.
- The adoption of the Unified Plan will have no effect on any of the tax increment ordinances that have been adopted for either of the previously established urban renewal areas, or on any of the tax base valuations or revenues that have been previously established for either of the original urban renewal areas or previous amendment areas being unified.

After the public hearing council will need to consider the resolution and ordinance.

Attachments

Consultation Minutes

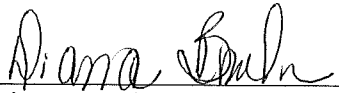
PZ Minutes

Hillcrest/Downtown Unified Urban Renewal Plan Minutes
October 27, 2015
2:00 p.m.
City Hall Council Chambers

Present: Interim City Manager Chris DesPlanques and City Clerk Diana Bowlin.

A consultation meeting was held with tax affected entities to discuss the Hillcrest/Downtown Unified Urban Renewal Plan. No representative of the County or the Indianola Community School District attended. The amendment will link these areas in order to maximize the future generation of incremental property tax revenues which will then be used to promote economic development within the designated boundaries of the Unified Urban Renewal Plan.

Meeting adjourned at 2:25 p.m.



Diana Bowlin, City Clerk

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
NOVEMBER 3, 2015
6:00 P.M.

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

Tiffany Coleman
Mary Donaghy
Al Farris
Joe Gezel
Cindy Johnson
Doug Opie
Misty Soldwisch

Also present: Mindi Robinson and Chuck Burgin.

The minutes of the October 13, 2015 meeting were approved on a motion made by Farris and seconded by Coleman. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

Unified T.I.F. Plan

Chuck reviewed the proposed plan stating the idea is to unify the two main T.I.F. districts, which are comprised of the Hillcrest district and the Downtown district, so that tax collected in one area can be distributed to the other district. Nothing will change the districts. Chuck further explained that unifying these two areas provides flexibility to make further improvements throughout the entire district. Planning and Zoning Commission is asked to affirm that the proposed unified plan is in conformity with the 2011 Comprehensive Plan.

Farris expressed concern regarding the lack of new parks in the city and questioned whether T.I.F. funding could be used for new park land.

Opie questioned why the district did not continue south on Highway 65/69 and East on Highway 92. Chuck explained that district limits are set by Council. Coleman stated most TIF district limits are market driven.

Motion was made by Soldwisch and seconded by Gezel to affirm the proposed T.I.F. unification plan meets the goals of the 2011 Comprehensive Plan. Question was called for and on voice vote Chairperson Opie declared the motion carried unanimously.

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

Doug Opie, Chairperson

P&Z Minutes
11/03/2015

Mindi Robinson

Information

Subject

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

Information

The next item to consider is the resolution (packet) adopting the proposed plan.

Roll call is in order.

Attachments

Resolution

Plan

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 _____ 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.

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 _____ 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 _____ were made. The public hearing was then closed.

{ Attach summary of objections here }

Council Member _____ 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 _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. _____

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

WHEREAS, this Council has reasonable cause to believe that the area described below satisfies the eligibility criteria for designation as an urban renewal area under Iowa law; and

WHEREAS, by Resolution No. 11-94, adopted July 5, 1994, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the **Hillcrest Urban Renewal Plan** (the “Hillcrest Plan” or “Hillcrest Urban Renewal Plan”) for the **Hillcrest Urban Renewal Plan Area** (the “Hillcrest Urban Renewal Area” or “Hillcrest Area”) described therein, which Hillcrest Plan is on file in the office of the Recorder of Warren County; and

WHEREAS, by Resolution No. 14-98, adopted October 19, 1998, this City Council approved and adopted an Amendment No. 1 to the Hillcrest Plan; and

WHEREAS, by Resolution No. 09-01, adopted September 4, 2001, this City Council approved and adopted an Amendment No. 2 to the Hillcrest Plan; and

WHEREAS, by Resolution No. 05-05, adopted March 7, 2005, this City Council approved and adopted an Amendment No. 3 to the Hillcrest Plan; and

WHEREAS, by Resolution No. 13-05, adopted July 18, 2005, this City Council corrected the legal description for the area added by Amendment No. 3 to the Hillcrest Plan; and

WHEREAS, by Resolution No. 04-09, adopted March 16, 2009, this City Council approved and adopted an Amendment No. 4 to the Hillcrest Plan; and

WHEREAS, by Resolution No. 14-10, adopted November 15, 2010, this City Council approved and adopted an Amendment No. 5 to the Hillcrest Plan; and

WHEREAS, by Resolution No. 2015-19, adopted June 1, 2015, this City Council approved and adopted an Amendment No. 6 to the Hillcrest Plan; and

WHEREAS, by Resolution No. 08-01 adopted September 4, 2001, this Council found and determined that certain areas located within the City are eligible and should be designated as an urban renewal area under Iowa law, and approved and adopted the **Downtown Urban Renewal Plan** (the "Downtown Plan") for the **Downtown Urban Renewal Plan** area (the "Downtown Urban Renewal Area") described therein, which Downtown Plan is on the file in the office of the Recorder of Warren County; and

WHEREAS, by Resolution No. 06-05 adopted March 7, 2005, this Council adopted Amendment No. 1 to the Downtown Plan; and

WHEREAS, by Resolution No. 10-07 adopted December 17, 2007, this Council adopted Amendment No. 2 to the Downtown Plan; and

WHEREAS, City staff has caused there to be prepared a form of a unified Plan, a copy of which has been placed on file for public inspection in the office of the City Clerk and which is incorporated herein by reference, the purpose of which is to unify the City's existing Hillcrest Urban Renewal Area and the Downtown Urban Renewal Area into a single urban renewal area; rename the combined Hillcrest Urban Renewal Area and the Downtown Urban Renewal Area, as the **Hillcrest/Downtown Unified Urban Renewal area ("Unified Urban Renewal Area" or "Unified Area")** and rename the urban renewal plans for the Hillcrest Urban Renewal Area and the Downtown Urban Renewal Plan as the **Hillcrest/Downtown Unified Urban Renewal Plan ("Unified Urban Renewal Plan" or "Unified Plan")**, reviewing and confirming the urban renewal activities and eligible projects that may be undertaken by the City; and confirm legal descriptions within the entire Unified Area; and

WHEREAS, the proposed Unified Urban Renewal Area will consist of the following existing areas that will be linked or combined into a unified area: **Indianola Hillcrest Urban Renewal Area**, as amended, and **Downtown Urban Renewal Area**, as amended; no new property will be added to this Unified Urban Renewal Area at this time because the two subareas are currently contiguous with each other; the frozen base values of the Hillcrest and Downtown Urban Renewal Areas, as amended, remain unchanged; and

WHEREAS, the existing urban renewal areas being unified into the Unified Urban Renewal Area include the following:

1994 Hillcrest Urban Renewal Area and Amendments Nos. 1 through No. 6

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.)

AMENDMENT NO. 1 AREA

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.)

AMENDMENT NO. 2 AREA

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.)

AMENDMENT NO. 3 AREA

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 1/4 NW 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 1/2 of the NW 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 1/4 SE 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 $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18-76-23 including all adjacent Public Right of Way and Road Easements of record.

Lots 10-12 of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18-76-23 including all adjacent Public Right of Way and Road Easements of record.

All of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ 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 $\frac{1}{4}$ NE $\frac{1}{4}$ Section 19-76-23, all Public Right of Way and Road Easements of record along the south boundary of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ Section 18-76-23, all Public Right of Way and Road Easements of record along the south and west boundary of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 18-76-23, all Public Right of Way and Road Easements of record along the west boundary of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ Section 18-76-23, all Public Right of Way and Road Easements of record along the E $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 13-76-24, all Public Right of Way and Road Easements of record along the east boundary of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 13-76-24, all Public Right of Way and Road Easement of record along the west boundary of NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18-76-23, and all Public Right of Way and Road Easements of record along the west boundary of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7-76-24.

AMENDMENT NO. 4 AREA

The Northwest $\frac{1}{4}$ of the Southeast $\frac{1}{4}$ lying west of railroad right-of-way except the North 100' of 18-76-23:

AND

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ 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 $\frac{1}{2}$ 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 $\frac{1}{2}$ of Outlot 1 in Berry's Addition to Indianola, Iowa.

The W $\frac{1}{2}$ of the East 60 feet of the S $\frac{1}{2}$ of Outlot 1 in Berry's Addition to the City of Indianola, Iowa, also known as the W $\frac{1}{2}$ 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.

AMENDMENT NO. 5

Amendment No. 5 added no additional land.

AMENDMENT NO. 6

Amendment No. 6 added no additional land.

AND

2001 Downtown Urban Renewal Area and Amendments No. 1 and No. 2

DOWNTOWN ORIGINAL URBAN RENEWAL AREA

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.

AMENDMENT NO. 1 TO THE DOWNTOWN URBAN RENEWAL AREA

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.

AMENDMENT NO. 2 TO THE DOWNTOWN URBAN RENEWAL AREA

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.

The Unified Urban Renewal Area also includes the full boundary of any City-owned right-of-way within or adjacent to any Hillcrest Urban Renewal subarea and any Downtown Urban Renewal subarea being unified.

WHEREAS, this Council has reasonable cause to believe that the area described above continues to be an economic development area, as defined in Chapter 403, Code of Iowa; that the rehabilitation, conservation, redevelopment, development, or combination thereof, of the area is necessary in the interest of the public health, safety, or welfare of the residents of the City; and this area continues to satisfy the eligibility criteria for designation as an urban renewal area under Iowa law; and

WHEREAS, it is desirable that the Urban Renewal Area be redeveloped as described in the proposed Hillcrest/Downtown Unified Urban Renewal Plan to be known hereafter as the "Hillcrest/Downtown Unified Urban Renewal Plan"; and

WHEREAS, the City Council submitted the proposed Hillcrest/Downtown Unified Urban Renewal Plan to the Planning and Zoning Commission for review and recommendation as to its conformity with the general plan for development of the City as a whole, prior to City Council approval thereof; and

WHEREAS, creation of the Hillcrest/Downtown Unified Urban Renewal Area and adoption of the Hillcrest/Downtown Unified Urban Renewal Plan therefore has been approved by the Planning and Zoning Commission for the City as being in conformity with the general plan for development of the City as a whole, as evidenced by its written report and recommendation filed herewith, which report and recommendation is hereby accepted, approved in all respects and incorporated herein by this reference; and

WHEREAS, by resolution adopted on October 19, 2015, this Council directed that a consultation be held with the designated representatives of all affected taxing entities to discuss the proposed Hillcrest/Downtown Unified Urban Renewal Plan and the division of revenue described therein, and that notice of the consultation and a copy of the proposed Hillcrest/Downtown Unified Urban Renewal Plan be sent to all affected taxing entities; and

WHEREAS, pursuant to such notice, the consultation was duly held as ordered by the City Council and all required responses to the recommendations made by the affected taxing entities, if any, have been timely made as set forth in the report of the Acting City Manager, or his delegate, filed herewith and incorporated herein by this reference, which report is in all respects approved; and

WHEREAS, by resolution this Council also set a public hearing on the adoption of the proposed Hillcrest/Downtown Unified Urban Renewal Plan for this meeting of the Council, and due and proper notice of the public hearing was given, as provided by law, by timely publication in the Record-Herald and Indianola Tribune, which notice set forth the time and place for this hearing and the nature and purpose thereof; and

WHEREAS, in accordance with the notice, all persons or organizations desiring to be heard on the proposed Hillcrest/Downtown Unified Urban Renewal Plan, both for and against, have been given an opportunity to be heard with respect thereto and due consideration has been

given to all comments and views expressed to this Council in connection therewith and the public hearing has been closed.

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

Section 1. That the findings and conclusions set forth or contained in the proposed "Hillcrest/Downtown Unified Urban Renewal Plan" for the area of the City of Indianola, State of Iowa, legally described and depicted in the Plan and incorporated herein by reference (which area shall hereinafter be known as the "Hillcrest/Downtown Unified Urban Renewal Area"), be and the same are hereby adopted and approved as the findings of this Council for this area.

Section 2. This Council further finds:

a) Although relocation is not expected, a feasible method exists for the relocation of any families who will be displaced from the Hillcrest/Downtown Unified Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families;

b) The Urban Renewal Plan conforms to the general plan for the development of the City as a whole; and

c) Acquisition by the City is not immediately expected, however, as to any areas of open land to be acquired by the City included within the Hillcrest/Downtown Unified Urban Renewal Area:

i. Residential use is not generally expected, however, with reference to any portions thereof which are to be developed for residential uses, this City Council hereby determines that a shortage of housing of sound standards and design with decency, safety and sanitation exists within the City; that the acquisition of the area for residential uses is an integral part of and essential to the program of the municipality; and that one or more of the following conditions exist:

a. That the need for housing accommodations has been or will be increased as a result of the clearance of slums in other areas, including other portions of the urban renewal area.

b. That conditions of blight in the municipality and the shortage of decent, safe and sanitary housing cause or contribute to an increase in and spread of disease and crime, so as to constitute a menace to the public health, safety, morals, or welfare.

c. That the provision of public improvements related to housing and residential development will encourage housing and residential development which is necessary to encourage the retention or relocation of industrial and commercial enterprises in this state and its municipalities.

d. The acquisition of the area is necessary to provide for the construction of housing for low and moderate income families.

ii. Non-residential use is expected and with reference to those portions thereof which are to be developed for non-residential uses, such non-residential uses are necessary and appropriate to facilitate the proper growth and development of the City in accordance with sound planning standards and local community objectives.

Section 3. That the Hillcrest/Downtown Unified Urban Renewal Area continues to be an economic development area within the meaning of Iowa Code Chapter 403; that such area is eligible for designation as an urban renewal area and otherwise meets all requisites under the provisions of Chapter 403 of the Code of Iowa; 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 this City.

Section 4. That the Hillcrest/Downtown Unified Urban Renewal Plan, attached hereto as Exhibit 1 and incorporated herein by reference, be and the same is hereby approved and adopted as the "Hillcrest/Downtown Unified Urban Renewal Plan for the Hillcrest/Downtown Unified Urban Renewal Area"; the Hillcrest/Downtown Unified Urban Renewal Plan for such area is hereby in all respects approved; and the City Clerk is hereby directed to file a certified copy of the Hillcrest/Downtown Unified Urban Renewal Plan with the proceedings of this meeting.

Section 5. That, notwithstanding any resolution, ordinance, plan, amendment or any other document, the original Hillcrest/Downtown Unified Urban Renewal Plan shall be in full force and effect from the date of this Resolution until the Council amends or repeals the Plan. Said Hillcrest/Downtown Unified Urban Renewal Plan shall be forthwith certified by the City Clerk, along with a copy of this Resolution, to the Recorder for Warren County, Iowa, to be filed and recorded in the manner provided by law.

PASSED AND APPROVED this 16th day of November, 2015.

Mayor

ATTEST:

City Clerk

HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN

CITY OF INDIANOLA, IOWA

Hillcrest Urban Renewal Area – 1994
Amendments #1 – #6
(#1 – 1998, #2 – 2001, #3 – 2005, #4 – 2009, #5 – 2010, #6 – 2015)

Downtown Urban Renewal Area – 2001
Amendment #1 – 2005
Amendment #2 – 2007

Unified Urban Renewal Plan 2015

SIMMERING-CORY, INC.

HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL PLAN CITY OF INDIANOLA, IOWA

INTRODUCTION AND BACKGROUND

Two existing Indianola urban renewal areas are being unified to accomplish several objectives:

1. Unifying the City's existing Hillcrest Urban Renewal Area and the Downtown Urban Renewal Area into a single urban renewal area. The urban renewal areas being unified include the following:
 - Hillcrest Urban Renewal Area
 - A. Originally adopted 1994.
 - B. Hillcrest Urban Renewal Amendments #1 – #6 (1998, 2001, 2005, 2009, 2010, 2015).
 - Downtown Urban Renewal Area
 - A. Originally adopted in 2001.
 - B. Downtown Urban Renewal Area Amendments #1 and #2 (2005, 2007).

Thus, all the area within the Hillcrest Urban Renewal Area and all the area within the Downtown Urban Renewal Area will be in one unified Area called the Hillcrest/Downtown Unified Urban Renewal Area ("Unified Area" or "Unified Urban Renewal Area"). No land needs to be added to unify these two urban renewal areas as the existing boundaries are already contiguous.

2. Renaming the combined Hillcrest Urban Renewal Area and the Downtown Urban Renewal Area, as the Hillcrest/Downtown Unified Urban Renewal Area ("Unified Urban Renewal Area" or "Unified Area") and renaming the urban renewal plans for the Hillcrest Urban Renewal Area and the Downtown Urban Renewal Area as the Hillcrest/Downtown Unified Urban Renewal Plan ("Unified Urban Renewal Plan" or "Unified Plan").
3. Reviewing and confirming the urban renewal activities and eligible projects that may be undertaken by the City.
4. Confirming legal descriptions within the entire Unified Area.

This Unified Plan incorporates prior provisions of the original plans, as previously amended, for the Unified Area. In addition, this Unified Plan may add, change, or delete provisions that are no longer applicable to the Unified Area. This Unified Plan will control in case of any conflict or uncertainty as to provision of the original plans, as previously amended.

HISTORY AND PURPOSE

In response to particular situations during the past years, the City of Indianola has created, expanded and amended two urban renewal areas, covering different portions of the City. This Unified Plan confirms the City's plan to link these urban renewal areas together into one Unified Urban Renewal Area.

Changing economic conditions and development or redevelopment priorities make it less advantageous to have separate areas. One of the objectives of this Unified Plan is to link these areas in order to maximize the future generation of incremental property tax revenues which will then be used to promote economic development within the designated boundaries of the Unified Urban Renewal Area.

The City is combining what are generally referred to as the Downtown Urban Renewal Area (as amended) and the Hillcrest Urban Renewal Area (as amended) in order to be responsive to development requests in specific areas of the City. This unification will allow the City to promote economic development in both areas, including providing resources and assistance in the development or redevelopment of certain subareas currently experiencing significant development activities.

Specifically, the unification of the urban renewal areas will benefit the City for the following reasons:

1. Linking these areas will strengthen both the Hillcrest and the Downtown Urban Renewal Areas. These subareas contain a majority of commercial property within the community. The Hillcrest subarea contains some developed parcels and some open space, including land fronting the main thoroughfare connecting Indianola to the Des Moines metro area. The Downtown subarea is mostly developed and provides traditional retail stores, services, and office space.

These subareas complement each other and provide potential for development and redevelopment, particularly highway-commercial uses that are essential for the community to capitalize on its proximity to the Des Moines metro area. Collectively, the symbiotic relationship between these

two subareas results in their unification being important for Indianola to thrive and prosper.

2. Providing needed resources for two Hillcrest subareas currently experiencing significant development activities that require substantial investment dollars.

Once development activity in these subareas is complete, increment from these planned improvements will be generated and is expected to contribute to enhancing economic development resources available in the Unified Urban Renewal Area as a whole.

This, in turn, will contribute to improving economic development potential and opportunities in all parts of the Unified Urban Renewal Area.

Collectively, the improved flexibility to direct needed resources in response to demands for development throughout the Unified Urban Renewal Area will enhance the City's ability to provide opportunities, incentives, and sites for economic development purposes.

3. Providing additional resources to construct improvements to infrastructure in order to encourage growth and additional development or redevelopment within the Unified Urban Renewal Area.
4. Assisting in the implementation of planning goals identified in the 2011 Comprehensive Plan Update.

Upon unification, tax increment from the Hillcrest Urban Renewal Area (and any of its amendment areas) and the Downtown Urban Renewal Area (and any of its amendment areas) can be used for projects anywhere in the Unified Urban Renewal Area.

The adoption of the Unified Plan will have no effect on any of the tax increment ordinances that have been adopted for either of the previously established urban renewal areas, or on any of the tax base valuations or revenues that have been previously established for either of the original urban renewal areas or previous amendment areas being unified.

AREA DESIGNATION

Both the Hillcrest Urban Renewal Area and the Downtown Urban Renewal Area have economic development designations that are appropriate for the promotion of commercial and industrial development.

No change in this designation is made by unifying these two areas.

DESCRIPTION OF THE URBAN RENEWAL AREA

Exhibit “A” contains legal descriptions of all area within the Hillcrest Urban Renewal Area and all area within the Downtown Urban Renewal Area, which collectively now comprise the entire Unified Area. A map of the entire Unified Urban Renewal Area, including all subareas being unified is attached hereto as Exhibit “B”.

BASE VALUATION

Each of the existing subareas being unified has a frozen base value that has already been established, if a TIF ordinance has been adopted on the property in each subarea. Nothing in this Unified Plan affects already established frozen base values.

DEVELOPMENT PLAN

Indianola’s general plan for the physical development of the City as a whole is outlined in the 2011 Comprehensive Plan Update, adopted by the City in October 2011. The goals, objectives, and eligible urban renewal projects identified in the Unified Plan are in conformity with the City’s 2011 Comprehensive Plan Update.

This Unified Plan does not in any way replace the City’s current land use planning or zoning regulations process.

The need for improved traffic, public transportation, public utilities, recreational and community facilities, or other public improvements within the Unified Area is set forth in this Unified Plan. As the Unified Area continues to develop, the need for public infrastructure extensions and upgrades will be evaluated and planned for by the City.

AREA OBJECTIVES

Renewal activities are designed to provide opportunities, incentives, and sites for community economic development purposes, including new and expanded industrial and commercial development. Objectives include:

1. To stimulate, through public actions and commitment, private investment in new and existing commercial and/or industrial development.
2. To plan for and provide sufficient land for development in a manner that is efficient from the standpoint of providing municipal services.

3. To provide for the installation of public infrastructure and other public facilities which ultimately contribute to the sound development of the Area.
4. To provide facilities offering diversified and expanded recreational, tourism, cultural, and educational opportunities which will improve the quality of life and contribute to the overall viability of the Area.
5. To provide a more marketable and attractive investment climate.
6. To achieve a diversified, well-balanced and sound economic base that will provide a desirable standard of living, create job opportunities, and strengthen the tax base.

TYPES OF RENEWAL ACTIVITIES

To meet objectives of this Unified Urban Renewal Plan and to encourage the orderly development and redevelopment of the Unified Area, the City intends to utilize the powers conferred under Chapters 403 and Chapter 15A, Code of Iowa. Activities may include:

1. To undertake and carry out urban renewal projects through the execution of contracts and other instruments.
2. To provide for the construction of specific site improvements including, but not limited to, grading and site preparation activities, access roads and parking, fencing, utility connections, and related activities.
3. To arrange for or cause to be provided the construction or repair of public infrastructure, including, but not limited to, streets, water, storm sewer, sanitary sewer, public utilities, sidewalks, street lights, public parks and open spaces, recreational facilities, landscaping or other related improvements and activities in connection with urban renewal projects.
4. To make loans, forgivable loans, tax rebate payments or other types of economic development grants or incentives to private persons, businesses, or organizations for economic development purposes on such terms as may be determined by the City Council.
5. To use tax increment financing to facilitate urban renewal projects, including, but not limited to, financing to achieve a more marketable and competitive land offering price and to provide for necessary physical improvements and infrastructure.
6. To borrow money and provide for security therefor.
7. To acquire or dispose of property.

8. To make or have made surveys and plans necessary for the implementation of the Urban Renewal Program or specific urban renewal projects.
9. To undertake the demolition and clearance of existing buildings in order to prepare sites for development or redevelopment.
10. To acquire property through a variety of means (purchase, lease, option, etc.) and to hold, clear or prepare the property for redevelopment, or to dispose of property.
11. To use any or all other powers granted by the Urban Renewal Act to develop and provide for improved economic conditions for the City of Indianola and the State of Iowa.

PREVIOUSLY AUTHORIZED URBAN RENEWAL PROJECTS

Several Urban Renewal Projects were previously authorized for completion in both the Hillcrest and the Downtown Urban Renewal Areas, and are continuing. Such projects consist of a variety of urban renewal projects, including, but not limited to:

1. Public Improvements

Project	Bond Reference	Balance as of July 1, 2015
Indianola Wellness Facility (<i>Hillcrest subarea</i>)	2011E GO Bond	\$2,310,000.00
	2012A GO Bond	\$4,580,000.00
	2013B GO Bond	\$5,015,000.00
Downtown Business Revitalization and Community Redevelopment (<i>Downtown subarea</i>)	2011C GO Bond	\$2,310,000.00
	2013C GO Bond	\$695,000.00
Downtown Business Revitalization (<i>Downtown subarea</i>)	Internal Loan	\$233,142.00
Community Redevelopment (<i>Downtown subarea</i>)	2012B GO Bond	\$4,580,000.00
Sewer Lift Station along Summerset Trail (<i>Hillcrest subarea</i>)	Future Project 2018-2020	\$400,000 - \$600,000

Hoover/Willow Street Project, including, but not limited to the extension of streets and related infrastructure such as water mains, sanitary sewers, storm water drainage, and curb and gutter. (<i>Hillcrest subarea</i>)	Future Project 2018-2023	\$1,500,000 – \$2,000,000
TOTAL		\$21,623,142 - \$22,323,142

2. Development Agreements

Project	Potential Incentive Amount Authorized and/or Remaining as of 7/1/15
Summercrest Hills Plat 4 and 5 (<i>Hillcrest Subarea</i>)	\$1,100,000
Future Development Agreements that may allow a broad range of incentives, including, but not limited to, land, loans, grants, tax rebates, public infrastructure assistance, and other incentives.	\$500,000 - \$1,000,000

ELIGIBLE URBAN RENEWAL PROJECTS

The eligible Urban Renewal Projects under this Unified Urban Renewal Plan include the following:

- 1.) No new urban renewal projects are proposed as part of this Unified Plan.
- 2.) Planning, engineering planning fees (for urban renewal plans), attorney fees to support urban renewal projects and planning:

Project	Date	Estimated Cost
Fees and costs	Undetermined	Not to exceed \$25,000

FINANCIAL INFORMATION

1.	July 1, 2015 constitutional debt limit:	\$41,917,066
2.	Current Outstanding general obligation debt:	\$20,300,000
3.	Current remaining balance of indebtedness incurred based upon prior approved eligible projects, potential future projects, and potential incentives for prior and future Development Agreements:	\$23,223,142 - \$24,423,142

4.	Proposed amount of indebtedness to be incurred: A specific amount of debt to be incurred for the Eligible Urban Renewal Projects has not yet been determined. This document is for planning purposes only. The estimated project costs in this Unified Plan are estimates only and will be incurred and spent over a number of years. In no event will the City's constitutional debt limit be exceeded. The City Council will consider each project proposal on a case-by-case basis to determine if it is in the City's best interest to participate before approving an urban renewal project or expense. It is further expected that such indebtedness, including interest on the same, may be financed in whole or in part with tax increment revenues from the Unified Urban Renewal Area. Subject to the foregoing, it is estimated that the cost of the Eligible Urban Renewal Projects as described above will be approximately as stated in the next column:	\$25,000
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URBAN RENEWAL FINANCING

The City of Indianola intends to utilize various financing tools such as those described below to successfully undertake the proposed urban renewal actions. The City of Indianola has the statutory authority to use a variety of tools to finance physical improvements within the Area. These include:

A. Tax Increment Financing.

Under Section 403.19 of the Iowa Code, urban renewal areas may utilize the tax increment financing mechanism to finance the costs of public improvements, economic development incentives, or other urban renewal projects. Upon creation of a tax increment district within the Unified Area, by ordinance, the assessment base is frozen and the amount of tax revenue available from taxes paid on the difference between the frozen base and the increased value, if any, is segregated into a separate fund for the use by the City to pay costs of the eligible urban renewal projects. The increased taxes generated by any new development, above the base value, are distributed to the taxing entities, if not requested by the City.

B. General Obligation Bonds.

Under Division III of Chapter 384 and Chapter 403 of the Iowa Code, the City has the authority to issue and sell general obligation bonds for specified essential and general corporate purposes, including the acquisition and construction of certain public improvements or urban renewal projects within the Unified Area.

Such bonds are payable from the levy of unlimited ad valorem taxes on all the taxable property within the City of Indianola. It may be the City will elect to abate some or all of the debt service on these bonds with incremental taxes from this Unified Area.

The City may also determine to use tax increment financing to provide incentives such as cash grants, loans, tax rebates or other incentives to developers or private entities in connection with the urban renewal projects identified in this Unified Plan. In addition, the City may determine to issue general obligation bonds, tax increment revenue bonds or such other obligations, or loan agreements for the purpose of making loans or grants of public funds to private businesses located in the Unified Area. Alternatively, the City may determine to use available funds for making such loans or grants or other incentives related to urban renewal projects. In any event, the City may determine to use tax increment financing to reimburse the City for any obligations or advances.

Nothing herein shall be construed as a limitation on the power of the City to exercise any lawful power granted to the City under Chapter 15, Chapter 15A, Chapter 403, Chapter 427B, or any other provision of the Code of Iowa in furtherance of the objectives of this Unified Urban Renewal Plan.

PROPERTY ACQUISITION/DISPOSITION

The City may finance or assist with financing the cost of land acquisitions in the Unified Area. The City will follow applicable legal proceedings and procedures for the acquisition and disposition of property.

RELOCATION

The City does not expect there to be any relocation required of residents or businesses as part of the eligible urban renewal projects; however, if any relocation is necessary, the City will follow all applicable relocation requirements.

URBAN RENEWAL PLAN AMENDMENTS

The Unified Urban Renewal Plan may be amended from time to time for a variety of reasons, including, but not limited to, adding or deleting land, adding or amending urban renewal projects, or modifying goals or types of renewal activities.

The City Council may amend this Unified Plan in accordance with applicable State law.

EFFECTIVE PERIOD

This Unified Urban Renewal Plan will become effective upon its adoption by the City Council. Notwithstanding anything to the contrary in the Unified Plan, or any amendment, resolution, or document relating to prior plans or amendments, the Unified Plan shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code. The division of revenues shall continue on the Unified Urban Renewal Area for the maximum period allowed by law.

- The Downtown Urban Renewal Area was created in 2001 and amended in 2005 and 2007. The original area and both of the amendment areas have a statutory 20 fiscal years for tax increment collection under the applicable TIF ordinance. The Downtown Area shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code. The division of revenues shall continue on the Downtown Urban Renewal Area for the maximum period allowed by law.
- The Original Hillcrest Urban Renewal Area was adopted by the City Council in 1994. 1994 predates the effective date of the Iowa Code Section 403.17(10) requirement that the division of revenue in economic development designated areas that are covered by a TIF ordinance be limited to twenty years. The original plan, however, had a self-imposed, voluntary expiration date of June 30, 2018 that was not required by statute. Consequently, the City, as part of Amendment #6 (2015), eliminated the self-imposed, voluntary expiration date identified in the original 1994 Hillcrest Urban Renewal Plan. Consequently, there is no sunset applicable to the use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the Code of Iowa with regard to the Original Hillcrest Urban Renewal Area.

The Hillcrest Urban Renewal Area has been amended six times after the Original Area was adopted in 1994. Each of those amendment areas has a statutory 20 fiscal years for tax increment collection under the applicable TIF ordinance. The Hillcrest Area shall remain in effect until terminated by the City Council, and the use of incremental property tax revenues, or the “division of revenue,” as those words are used in Chapter 403 of the Code of Iowa, will be consistent with Chapter 403 of the Iowa Code. The

division of revenues shall continue on the Hillcrest Urban Renewal Area for the maximum period allowed by law.

At all times, the use of tax increment financing revenues (including the amounts of loans, advances, indebtedness or bonds which qualify for payment from the division of revenue provided in Section 403.19 of the Code of Iowa) by the City for activities carried out under this Unified Urban Renewal Area shall be limited as deemed appropriate by the City Council and consistent with all applicable provisions of law.

REPEALER

Any parts of the previous Plan, as previously amended, in conflict with this Unified Plan are hereby repealed.

SEVERABILITY CLAUSE

If any part of the Unified Plan is determined to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity of the previously adopted Plans as a whole or the previous amendments to the Plans, or any part of the Plans, not determined to be invalid or unconstitutional.

Exhibit A
Unified Urban Renewal Area
Description of the land in the Urban Renewal Areas to be Unified

1994 Hillcrest Urban Renewal Area and Amendments #1 – #6:
Legal Descriptions

HILLCREST 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.)

AMENDMENT #1 AREA

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.)

AMENDMENT #2 AREA

The East 808.65' of North 777.46' of the NE ¼ of the NW ¼ of Section 19, Township 76, Range 23, Indianola, Iowa. (Also known as a portion of Hillcrest Industrial Park Plat 2.)

AMENDMENT #3 AREA

All of the SW ¼ SE ¼ 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 ¼ NW ¼ 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 ½ of the NW ¼ 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 ¼ SE ¼ of Section 12-76-24 including all adjacent Public Right of Way and Road Easements of record.

Part of the SE ¼ SE ¼ 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 ¼ SE ¼ 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.

AMENDMENT #4 AREA

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 ¼ of the Southwest ¼ except U.S. Highway right-of-way of 18-76-23 (Area includes a portion of Summercrest Hills Plat 3):

AND

The Northwest ¼ of the Southwest ¼ except the U.S. Highway right-of-way and except the North 100' (Area includes Summercrest Hills Plat 1.)

AND

The Southeast ¼ of the Southwest ¼ 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 ¼ of the Northeast ¼ 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 ¼ of said Section 24 a distance of 1330.90 feet to the Southeast corner of the Northeast ¼ of the Northeast ¼ of said Section 24; thence North 88°-59'-20" West along the South line of the Northeast ¼ of the Northeast ¼ 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 ¼ of the Northeast ¼ 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.

AMENDMENT #5

Amendment #5 added no additional land.

AMENDMENT #6

Amendment #6 added no additional land.

**2001 Downtown Urban Renewal Area and Amendments #1 & #2:
Legal Descriptions**

DOWNTOWN URBAN RENEWAL AREA

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.

AMENDMENT #1 to the Downtown Urban Renewal Area

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.

AMENDMENT #2 to the Downtown Urban Renewal Area

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 ¼ of the SW ¼ 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 ½ of the SW ¼ 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 ¼ of the SW ¼ of Section 26, Township 76 North, Range 24; The West 150' of the NW ¼ 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 ¼ of the SW ¼, except the South 436' of Section 23, Township 76 North, Range 24; The East 150' of the SE ¼ of the SE ¼ of Section 22, Township 76 North, Range 24; The East 150' of the NE ¼ of the NE ¼ of Section 27, Township 76 North, Range 24; The east 660' of the SE ¼ of the NE ¼ of Section 27, Township 76 North, Range 24, The N ½ of the SE ¼ Section 27, Township 76 North, Range 24; And the South 421.5' of the North 1066.1' of East 319' of the NE ¼ of the NE ¼ of Section 27, Township 76 North, Range 24; Outlot X of Wesley Corner Plat 1; The East ½ of the SE ¼ of the SE ¼ 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 ¼ of the NE ¼ of 1 Section 34, Township 76 North, Range 24, except the North 950'; East 512.15' of the SE ¼ of the NE ¼ 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 ¼ of the SW ¼ of Section 26, Township 76 North, Range 24; All portions of Lot 3 Deer Run Subdivision which lies in NE ¼ of SW ¼ of Section 26, Township 76 North, Range 24; Parcel A of Lot 3 Deer Run Plat the West 430' of SW ¼ of the SW ¼ Section 26, Township 76 North, Range 24; The West 430' of the NW ¼ of the .NW ¼ of Section 35, Township 76 North, Range 24 except Deer Run Subdivision Plat 2; The West 430' of the SW ¼ of the NW ¼ 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.

The Unified Urban Renewal Area also includes the full boundary of any City-owned right-of-way within or adjacent to any Hillcrest Urban Renewal subarea and any Downtown Urban Renewal subarea being unified.

Exhibit B Unified Urban Renewal Area

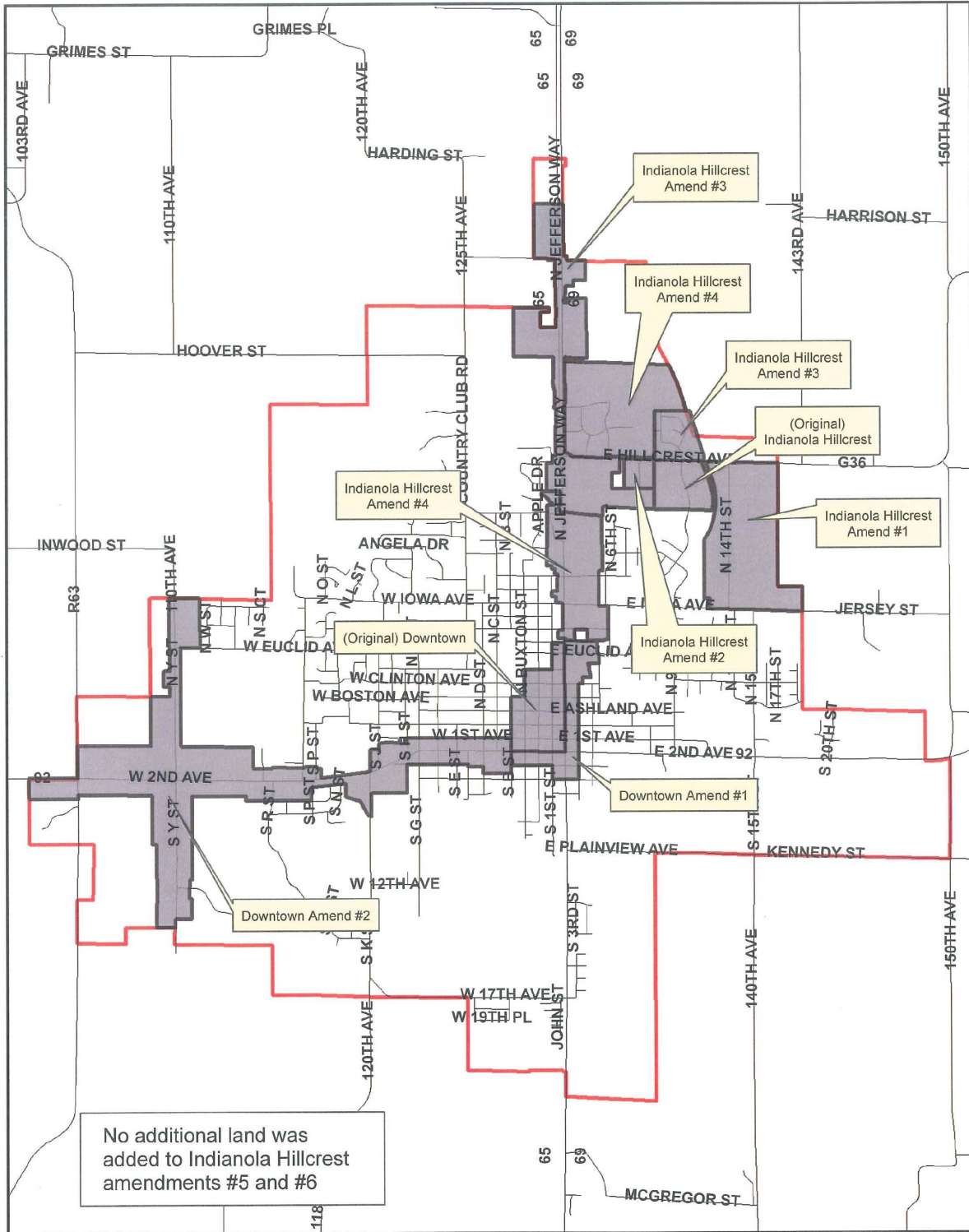


Exhibit B

2015 Indianola Unified Urban Renewal Area
(Showing all subareas)



09/2015

Exhibit B Unified Urban Renewal Area

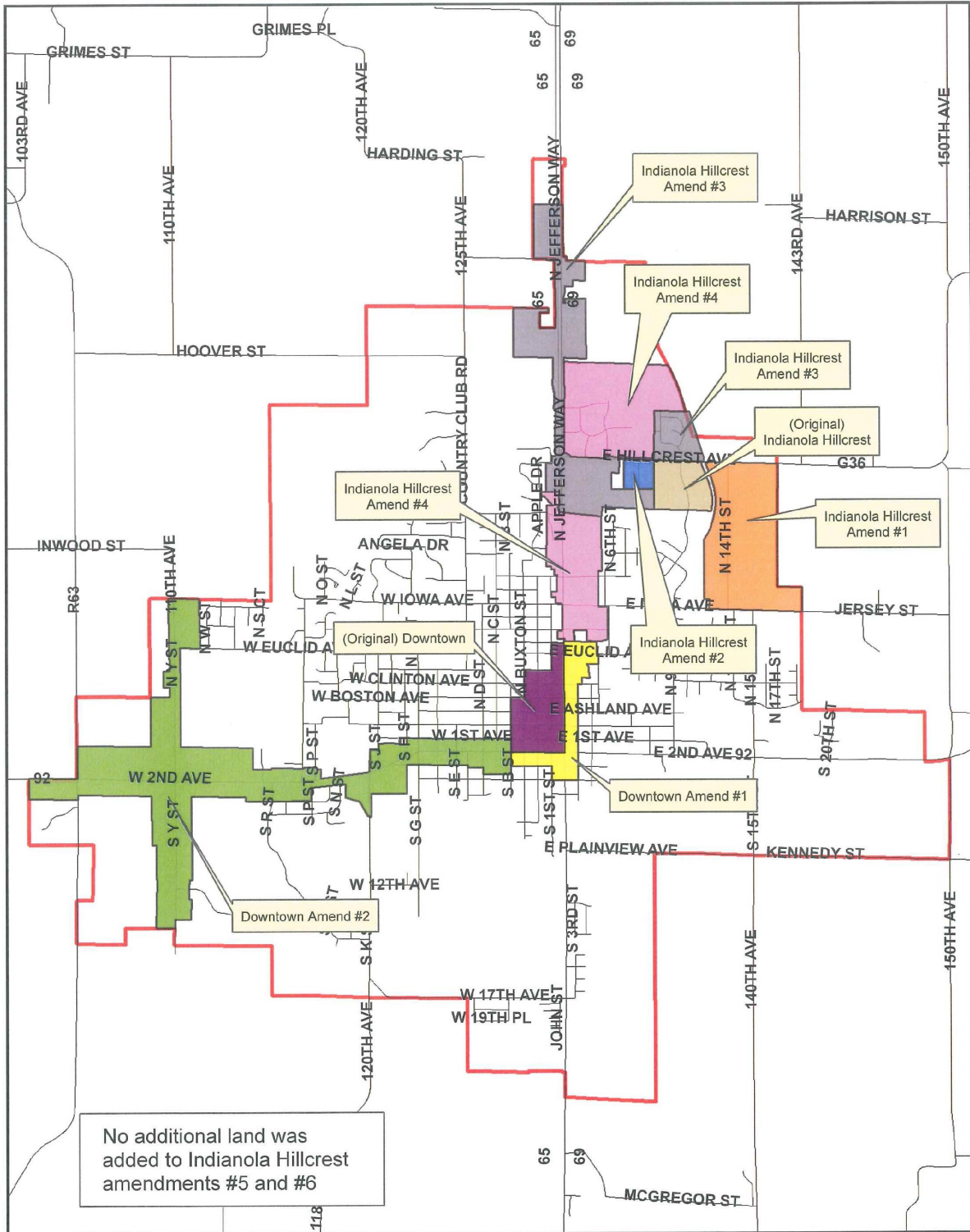


Exhibit B

2015 Indianola Unified Urban Renewal Area
(Showing all subareas)



Meeting Date: 11/16/2015

Information

Subject

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

Information

The final item is to consider the first 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 would be in order for the first consideration. If council so wishes to suspend the rules adopting the ordinance, roll call to suspend and roll call to adopt would be 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

Home Base Iowa

Information

Meeting Date: 11/16/2015

Information

Subject

Discuss Home Base Iowa incentives and goals for first time home buyers

Information

Council needs to discuss the Home Base Iowa incentives and goals for veterans to locate and purchase property in Indianola. Warren County has approved \$1,000 to the first ten applicants and the home has to be their primary residence.

Meeting Date: 11/16/2015

Information

Subject

Discuss Warren County Business Pledge Form for Home Base Iowa

Information

Council needs to discuss the Warren County Business Pledge Form (packet). This agreement serves as a commitment to becoming a Home Base Iowa Business. Home Base Iowa will use the business name in efforts to promote the Home Base Iowa program

Attachments

Home Base Iowa Pledge Form



WARREN COUNTY BUSINESS PLEDGE FORM

Help us make Warren County a designated Home Base Iowa County and complete the pledge form below. This agreement serves as a commitment to becoming a Home Base Iowa Business. Home Base Iowa will use the business name in efforts to promote the Home Base Iowa program. Please list your company how you want it to appear publicly.

Employer Information:

Name of Company: _____

Executive Contact and Title: _____

Phone: _____ Email Address: _____

Human Resources Contact and Title: _____

Phone: _____ Email Address: _____

Company Address: _____

Industry: _____

Does this letter of commitment apply to this single business location? ☐ Yes ☐ No

If no, please list all covered locations: _____

Employer Commitments to the Home Base Iowa Standards:

Our organization has set a goal to hire _____ veterans by December 31, 2018, assuming business conditions allow normal hiring and employment practices. We understand that our jobs pledge will be aggregated with pledges by other businesses across the state in promotion of Home Base Iowa.

____ We commit to posting jobs on the Home Base Iowa website through the IowaJobs system.

Promotion of Home Base Iowa Businesses:

____ We give permission to promote the specific number of jobs pledged by our organization.

Employer Signature: _____ Date: _____

Please Return completed Warren County Pledge Forms to:



Warren County Economic Development Corp.
111 N. Buxton Street – Indianola, IA 50125
Or email to Brennan Ginder at bginder@wcedc.com

Information

Subject

Discuss the sale of D&D properties by giving incentives to realtors

Information

Information

Subject

Discuss Wastewater Treatment Plant timeline

Information

Meeting Date: 11/16/2015

Information

Subject

Consider resolution authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of the nuisance abatement against property

Information

In your packet is the resolution and notice of filing of assessment of nuisance abatements.

The assessment term is for 10 years. The resolution authorizes publication/filing of the nuisance abatement and mailing of it to property owners.

Roll call is in order.

Per Iowa Code, property owners have the option to pay them (or any portion) within 30 days after the first publication (November 25, 2015) at the Clerk's Office.

Attachments

Resolution

Assessment for Nuisance Abatement

RESOLUTION NO. 2015-__

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

WHEREAS, those properties listed on the attached Exhibit have unpaid nuisance abatement costs with the City of Indianola; and

WHEREAS, in the event that a property owner fails to make payment within the required notice period the Iowa law allows for a lien to be placed upon that property; and

WHEREAS, a notice has been sent to each property owner requesting payment within 30 days, the deadline for which has now expired; and

WHEREAS, the City now wishes to authorize assessment of a lien against the property for the cost of nuisance abatement.

NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of the City of Indianola hereby authorizes the assessment of a lien against the property listed on the attached Exhibit.

BE IT FURTHER RESOLVED that the City Clerk is authorized to certify said list to the Warren County Treasurer and to publish the list as is required by law.

BE IT FURTHER RESOLVED that all assessments exceeding \$500.00 may be paid in up to ten (10) annual installments, to be paid in the same manner and with the same interest rate provided for assessments against benefited property under state law.

Passed and approved the 16th day of November, 2015.

Kelly B. Shaw, Mayor

Attest:

Diana Bowlin, City Clerk

NOTICE OF FILING OF ASSESSMENTS FOR NUISANCE ABATEMENT

To the person(s) owning land located within the City of Indianola, Warren County, Iowa, particularly described as follows:

Parcel #	Legal Description	Property Owner	Property Address	Amount	Reason
48860001188	E 412' S 225' & E 304.74' N 114.94' Auditors Out Lots 118	Otter Creek Partners Inc.	N/A	\$110.00	Mowing Services – 09/08/2015 Notice
48860001177	Auditors Outlots OL 117 Ex W 195'	Otter Creek Partners Inc.	N/A	\$110.00	Mowing Services – 09/08/2015 Notice
48235000040	Lot 4 English Subdivision Plat 1	Otter Creek Partners Inc.	N/A	\$110.00	Mowing Services – 09/08/2015 Notice
48235000030	Lot 3 English Subdivision Plat 1	Otter Creek Partners Inc.	N/A	\$110.00	Mowing Services – 09/08/2015 Notice
48775011000	Outlot A Amended Plat of Western Hills Plat 1	TF 32	N/A	\$155.00	Mowing Services – 8/20/2015 Notice

You are hereby notified that the City of Indianola, on _____, levied special assessments for the abatement of a public nuisance against each of the above described properties and that said assessments have been certified to the Warren County Treasurer for collection. Assessments of \$500.00 or more are payable in ten (10) equal annual installments, with interest on the unpaid balance all as provided in Iowa Code Section 384.65.

You are further notified that assessments may be paid in full or in part without interest at the office of the City Clerk, at any time within thirty days after the date of the first publication of this notice of the filing of assessments for nuisance abatement with the City Clerk. Unless said assessments are paid in full within said thirty day period all unpaid assessments will be certified to the Warren County Treasurer for collection. Each installment will be delinquent on September 30th following its due date on July 1st in each year. Property owners may elect to pay any annual installment semiannually in advance.

This Notice given by direction of the Council of the City of Indianola, Iowa as prescribed by Code Section 384.60 of the Code of Iowa.

Diana Bowlin, City Clerk

Published in the Indianola Record Herald on both the ___th and ___th day of _____, 2015

Meeting Date: 11/16/2015

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.
