



— Clerk's Office —

NOTICE:

The City of Indianola is committed to the safety of our community and our organization. We understand that many in our community may have questions of the City, but who also may be nervous about attending gatherings such as a City Council meeting due to the COVID-19 Pandemic.

For those who do not wish to attend the meeting in person, the City of Indianola is currently hosting its meetings virtually at https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw

You may also view the meeting via a zoom webinar (Password: 157641):
<https://us02web.zoom.us/j/88285383806?pwd=dmNjZThiN3I5cEpaZ0VYVIR0U2pjUT09>

Webinar ID: 882 8538 3806 Passcode: 157641

Or iPhone: 1-646-558-8656, 88285383806#, 0#, 157641# or 1-312-626-6799, 88285383806#, 0#, 157641#

Or Telephone Dial: 1-646-558-8656 or 1-301-715-8592 or 1-312-626-6799 or 1-669-900-9128 or 1-253-215-8782 or 1-346-248-7799

If you have a question or would like to submit a public comment, but are unable to attend the City Council meeting due to concerns about COVID-19, please do one of the following:

- Call 515-962-5240 immediately before the public comment or public hearing;
- Submit an electronic public comment form by visiting our website at <http://www.indianolaiowa.gov/Public-Comment>
- Submit the form on page five (5) of the packet to:

City Clerk's Office
110 N 1st Street
Indianola, IA
50125

(May be dropped off at the Police Station – south entrance)

Forms received by 4:00 p.m. on the day of the meeting will be distributed to the City Council prior to the meeting. Comments received after the deadline will be sent to the City Council as soon as possible.

The City of Indianola is pleased to provide accommodations to disabled individuals or groups and encourages their participation in city government. Should special accommodations be required, please contact the Clerk's office at least 48 hours in advance at 515-961-9410 or email cityclerk@indianolaiowa.gov to have reasonable accommodations provided.

Thank you for your cooperation, patience and understanding.

- The City of Indianola



CITY OF INDIANOLA COUNCIL MEETING

January 4, 2021

6:00 p.m.

City Council Chambers

Agenda

1. Call to order
2. Pledge of allegiance
3. Roll call
4. **Page 4** Open Forum (Public comment)
5. Consent
 - A. Approval of agenda
 - B. **Page 6** Claims on the computer printout for January 4, 2021.
 - C. **Page 17** December 21, 2020 Minutes.
 - D. **Page 22** Resolution fixing a date of meeting at which it is proposed to approve and authorize the sale of real property and approval of a development agreement at 506 West 2nd Avenue.
 - E. **Page 28** Resolution approving salaries.
6. Council Reports
 - A. **Page 30** Presentation and direction regarding participation in an Economic Development District in Central Iowa.
 - B. **Page 31** Approval of the listing of current Board and Commission members.
 - C. **Page 41** Consideration of the appointment of Monica Weinman to serve on the Indianola Fine Arts and Beautification Commission for a term beginning immediately and ending July 1, 2023.

- D. **Page 44** Resolution appointing members to the Warren County Revolving Loan Fund Loan Review Committee.
7. Mayor's Report — Pam Pepper
 - A. Community Update
8. Public Consideration
 - A. New Business
 1. **Page 48** Resolution authorizing the City of Indianola to enter into a marketing agreement with Utility Service Partners Private Label, Inc (DBA Service Line Warranties of America) for advertisement to the City's residents of warranty plans on residential property.
9. Other Business
 - A. City Manager's Report — Ryan Waller
 1. **Page 58** Consideration of voluntarily extending the Families First Coronavirus Response Act leave through March 31, 2021 due to the current pandemic.
 2. **Page 60** Receive and file correspondence from December 18 and 23, 2020 weekly updates from City Manager, Ryan Waller.
10. Adjourn

Meeting Date: 01/04/2021

Subject

Open Forum (Public comment)

Information

- A maximum of twenty (20) minutes will be set aside for members of the public to address the Council on any item not on the agenda and on any subject over which the Council has the authority to act.
- Presentations will be limited to three (3) minutes to a maximum of (5) minutes.
- Preference will be given to individuals who did not speak at the previous council meeting's Open Forum.
- Individuals may not speak more than once during Open Forum.
- All speakers must address the entire Council and will not be permitted to engage in dialogue.
- Any individual addressing the Council will be asked by the presiding officer to clearly state his/her name and address prior to speaking before the Council or minimally during or after his/her presentation to the Council so that his/her name may be accurately recorded in the minutes of the meeting.
- Once completed, the public comment form becomes a public document.

(Indianola City Council Rules of Procedure)

Fiscal Impact

Attachments

Public Comment Form



CITY OF INDIANOLA PUBLIC COMMENT FORM

If you would like to address the Council during Open Forum (aka Public Comment) or during a Public Hearing, please complete and return this form to the Deputy City Clerk.

Electronic submissions will be distributed to the Mayor and Council. Citizens attending the meeting will be called to the podium to speak.

Please complete the following information:

Your Name: _____

Your Address: _____

Organization (if applicable): _____

City Council Meeting Date: _____

Agenda Item or topic if not on the agenda: _____

Comment: _____

Open Forum

- A maximum of twenty (20) minutes will be set aside for members of the public to address the Council on any item not on the agenda and on any subject over which the Council has the authority to act.
- Presentations will be limited to three (3) minutes to a maximum of (5) minutes.
- Preference will be given to individuals who did not speak at the previous council meeting's Open Forum.
- Individuals may not speak more than once during Open Forum.
- All speakers must address the entire Council and will not be permitted to engage in dialogue.
- Any individual addressing the Council will be asked by the presiding officer to clearly state his/her name and address prior to speaking before the Council or minimally during or after his/her presentation to the Council so that his/her name may be accurately recorded in the minutes of the meeting.
- Once completed, this card becomes a public document.

(Indianola City Council Rules of Procedure)

Subject

Claims on the computer printout for January 4, 2021.

Information

Fiscal Impact

Attachments

Vendor Report
Vendor Report

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
A 6FT GEEK LLC				
A 6FT GEEK LLC	DECEMBER 2020 CLEANING	12/21/2020	4,100.00	GENERAL FUND
A 6FT GEEK LLC	ACTIVITY CENTER CLEANING - DEC 2020	12/21/2020	1,525.00	PARK & RECREATI
Total A 6FT GEEK LLC:			5,625.00	
ACE HARDWARE				
ACE HARDWARE	PARTS FOR TRUCK 22	11/25/2020	3.80	ROAD USE TAX FU
ACE HARDWARE	PARTS FOR UNIT 7	12/15/2020	8.48	ROAD USE TAX FU
ACE HARDWARE	SHOP SUPPLIES	12/28/2020	8.09	ROAD USE TAX FU
Total ACE HARDWARE:			20.37	
AIR-CON MECHANICAL CORP.				
AIR-CON MECHANICAL CORP.	QUARTERLY AGREEMENT	12/30/2020	1,252.75	LIBRARY FUND
Total AIR-CON MECHANICAL CORP.:			1,252.75	
AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	SHOP SUPPLIES	12/22/2020	153.99	ROAD USE TAX FU
AMAZON CAPITAL SERVICES	ADULT BASKETBALLS & SOFTBALLS	12/17/2020	226.78	PARK & RECREATI
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	12/20/2020	33.75	GENERAL FUND
AMAZON CAPITAL SERVICES	SOFTBALL COMPLEX BASES & HOME PLAT	12/19/2020	705.83	PARK & RECREATI
AMAZON CAPITAL SERVICES	YOUTH SOFTBALLS AND T-BALLS	12/19/2020	398.40	PARK & RECREATI
AMAZON CAPITAL SERVICES	WALL CALENDARS	12/15/2020	77.64	PARK & RECREATI
AMAZON CAPITAL SERVICES	SHOP SUPPLIES	11/20/2020	36.91	ROAD USE TAX FU
AMAZON CAPITAL SERVICES	TABLETS FOR SIGN DATA COLLECTION	12/21/2020	299.98	ROAD USE TAX FU
Total AMAZON CAPITAL SERVICES:			1,933.28	
AVESIS THIRD PARTY ADMINISTRATORS INC				
AVESIS THIRD PARTY ADMINIS	VISION - PARKS	01/01/2021	21.94	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION - LIBRARY	01/01/2021	29.94	LIBRARY FUND
AVESIS THIRD PARTY ADMINIS	VISION - SEWER	01/01/2021	46.41	SEWER FUND
AVESIS THIRD PARTY ADMINIS	VISION - EE LIABILITY	01/01/2021	394.00	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - POLICE	01/01/2021	139.63	POLICE FUND
AVESIS THIRD PARTY ADMINIS	VISION - FIRE	01/01/2021	12.39	FIRE FUND
AVESIS THIRD PARTY ADMINIS	VISION - AMBULANCE	01/01/2021	70.24	AMBULANCE FUN
AVESIS THIRD PARTY ADMINIS	VISION - P&R	01/01/2021	29.49	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION - CITY MANAGER	01/01/2021	9.98	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - HR	01/01/2021	9.98	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - IT	01/01/2021	9.98	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - FINANCE/CLERK	01/01/2021	28.98	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - COMM DEV	01/01/2021	19.00	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - STREETS	01/01/2021	50.92	ROAD USE TAX FU
Total AVESIS THIRD PARTY ADMINISTRATORS INC:			872.88	
BOK FINANCIAL				
BOK FINANCIAL	2020 SERIES REGISTRATION	12/23/2020	600.00	DEBT SERVICE FU
Total BOK FINANCIAL:			600.00	
BONNIE'S BARRICADES				
BONNIE'S BARRICADES	CONSTRUCTION WORK ZONE TRAFFIC CO	11/20/2020	179.80	ROAD USE TAX FU
Total BONNIE'S BARRICADES:			179.80	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
BRAVO GREATER DES MOINES				
BRAVO GREATER DES MOINES	1ST QTR PAYMENT - BRAVO	12/21/2020	12,012.46	GENERAL FUND
Total BRAVO GREATER DES MOINES:			12,012.46	
BRUENING ROCK PRODUCTS				
BRUENING ROCK PRODUCTS	ROAD STONE FOR GRAVEL ROADS	12/14/2020	1,579.53	ROAD USE TAX FU
Total BRUENING ROCK PRODUCTS:			1,579.53	
CINTAS CORPORATION				
CINTAS CORPORATION	FIRST AID KIT SUPPLIES	12/15/2020	12.25	PARK & RECREATI
CINTAS CORPORATION	FIRST AID ITEMS	12/15/2020	44.96	ROAD USE TAX FU
CINTAS CORPORATION	STOCK FIRST AID KIT	12/28/2020	38.08	SEWER FUND
Total CINTAS CORPORATION:			95.29	
CONFLUENCE INC.				
CONFLUENCE INC.	MISC CONSULTING	12/10/2020	486.00	GENERAL FUND
Total CONFLUENCE INC.:			486.00	
CONSTRUCTION & AGGREGATE PRODUCTS				
CONSTRUCTION & AGGREGAT	SNOW PLOW BLADES	12/17/2020	2,079.00	ROAD USE TAX FU
Total CONSTRUCTION & AGGREGATE PRODUCTS:			2,079.00	
CRALL, PETER				
CRALL, PETER	REFUND OF TIME OF SALE INSPECTION	12/31/2020	50.00	SEWER FUND
Total CRALL, PETER:			50.00	
CROSS, CHUCK				
CROSS, CHUCK	WELLNESS SEPT-DEC 2020	12/16/2020	100.00	FIRE FUND
Total CROSS, CHUCK:			100.00	
DES MOINES REGISTER MEDIA				
DES MOINES REGISTER MEDIA	SPECIAL MEETING MINUTES 10/29	12/21/2020	52.72	GENERAL FUND
DES MOINES REGISTER MEDIA	CC MINUTES/CLAIMS 11/2	12/21/2020	257.57	GENERAL FUND
DES MOINES REGISTER MEDIA	CC MINUTES 11/9	12/21/2020	75.88	GENERAL FUND
DES MOINES REGISTER MEDIA	VACATE SIMPSON STREET	12/21/2020	70.22	GENERAL FUND
DES MOINES REGISTER MEDIA	PH NOTICE - INDIANOLA EATS	12/21/2020	90.29	GENERAL FUND
DES MOINES REGISTER MEDIA	CC MINUTES/CLAIMS 11/16	12/21/2020	403.23	GENERAL FUND
DES MOINES REGISTER MEDIA	ANNUAL FINANCIAL REPORT	12/21/2020	129.70	GENERAL FUND
Total DES MOINES REGISTER MEDIA:			1,079.61	
GALLS LLC				
GALLS LLC	JOB SHIRT J MCCURDY	12/03/2020	77.30	AMBULANCE FUN
GALLS LLC	UNIFORMS FOR R HUTTON	12/08/2020	190.55	FIRE FUND
GALLS LLC	UNIFORM PANTS R HUTTON	12/17/2020	135.00	FIRE FUND
GALLS LLC	UNIFORM PANTS PAYETTE	12/22/2020	90.00	FIRE FUND
Total GALLS LLC:			492.85	
GREATER DM CONVENTION & VISITORS BUREAU				
GREATER DM CONVENTION &	1ST QTR FY2021 PAYMENT	12/16/2020	12,012.46	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total GREATER DM CONVENTION & VISITORS BUREAU:			12,012.46	
HACH COMPANY				
HACH COMPANY	LAB SUPPLIES	12/21/2020	599.95	SEWER FUND
HACH COMPANY	LAB SUPPLIES	12/23/2020	96.57	SEWER FUND
Total HACH COMPANY:			696.52	
HAWKEYE TRUCK EQUIPMENT				
HAWKEYE TRUCK EQUIPMENT	SPARE PARTS FOR SNOW PLOWING	12/15/2020	275.00	ROAD USE TAX FU
HAWKEYE TRUCK EQUIPMENT	SNOW PLOWING PARTS	12/16/2020	578.00	ROAD USE TAX FU
Total HAWKEYE TRUCK EQUIPMENT:			853.00	
HEIMAN FIRE EQUIPMENT				
HEIMAN FIRE EQUIPMENT	WATERAX VOLUTE FOR PUMP	12/10/2020	1,972.45	FIRE FUND
Total HEIMAN FIRE EQUIPMENT:			1,972.45	
HOMMER'S HARDWOODS				
HOMMER'S HARDWOODS	SIDEBOARDS FOR UNIT 22	10/23/2020	35.00	ROAD USE TAX FU
Total HOMMER'S HARDWOODS:			35.00	
HR GREEN INC				
HR GREEN INC	WWTP TRUNK LINE ENGINEERING	12/23/2020	72,800.00	WWTP FACILITY C
HR GREEN INC	QM3 LIFT STATION ENGINEERING	12/23/2020	4,700.00	SEWER CAPITAL P
HR GREEN INC	SOUTH PLANT LS ENG	12/23/2020	39,893.85	SEWER CAPITAL P
Total HR GREEN INC:			117,393.85	
HY-VEE				
HY-VEE	BIOMETRIC SCREENING - IT	12/10/2020	45.00	GENERAL FUND
HY-VEE	BIOMETRIC SCREENING - STREETS	12/10/2020	180.00	ROAD USE TAX FU
HY-VEE	BIOMETRIC SCREENING -POLICE	12/10/2020	90.00	POLICE FUND
HY-VEE	BIOMETRIC SCREENING -FIRE	12/10/2020	135.00	FIRE FUND
HY-VEE	BIOMETRIC SCREENING -P & R'	12/10/2020	90.00	PARK & RECREATI
Total HY-VEE:			540.00	
IA INDIVIDUAL HEALTH BENEFIT REINSURANCE				
IA INDIVIDUAL HEALTH BENEFIT	STATE INS POOL ANNUAL ASSESSMENT	12/14/2020	1,687.00	HEALTH INSURAN
Total IA INDIVIDUAL HEALTH BENEFIT REINSURANCE:			1,687.00	
INDOFF INCORPORATED				
INDOFF INCORPORATED	SUPPLIES LISA WILSON	12/11/2020	33.19	GENERAL FUND
Total INDOFF INCORPORATED:			33.19	
INSURANCE STRATEGIES CONSULTING LLC				
INSURANCE STRATEGIES CON	509A STUDY FYE 06/30/2020	09/21/2020	975.00	HEALTH INSURAN
Total INSURANCE STRATEGIES CONSULTING LLC:			975.00	
IOWA PRISON INDUSTRIES				
IOWA PRISON INDUSTRIES	SIGNS	12/17/2020	477.84	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total IOWA PRISON INDUSTRIES:			477.84	
JV TRUCKING LLC				
JV TRUCKING LLC	ROAD STONE	12/12/2020	1,081.88	ROAD USE TAX FU
Total JV TRUCKING LLC:			1,081.88	
LAWSON PRODUCTS				
LAWSON PRODUCTS	EQUIPMENT REPAIR	12/18/2020	577.27	ROAD USE TAX FU
LAWSON PRODUCTS	EQUIPMENT REPAIR	12/22/2020	11.15	ROAD USE TAX FU
Total LAWSON PRODUCTS:			588.42	
MACQUEEN EQUIPMENT				
MACQUEEN EQUIPMENT	EXPANSION PLUG FOR JETTER	09/01/2020	16.15	SEWER FUND
MACQUEEN EQUIPMENT	EXPANSION PLUG FOR JETTER	09/01/2020	16.15	SEWER FUND
MACQUEEN EQUIPMENT	SWEEPER REPAIR	09/28/2020	230.65	ROAD USE TAX FU
MACQUEEN EQUIPMENT	SWEEPER REPAIR	10/19/2020	302.44	ROAD USE TAX FU
MACQUEEN EQUIPMENT	SWEEPER PARTS	12/15/2020	149.44	ROAD USE TAX FU
MACQUEEN EQUIPMENT	CABLE RETERM ON CAMERA REEL	12/22/2020	1,650.74	SEWER FUND
Total MACQUEEN EQUIPMENT:			2,365.57	
MATHESON TRI-GAS INC				
MATHESON TRI-GAS INC	OXYGEN	12/18/2020	94.08	AMBULANCE FUN
Total MATHESON TRI-GAS INC:			94.08	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	SHOP SUPPLIES	12/10/2020	6.64	ROAD USE TAX FU
MCCOY HARDWARE INC	ICE RINK SUPPLIES	12/17/2020	7.98	PARK & RECREATI
MCCOY HARDWARE INC	ICE RINK SUPPLIES	12/17/2020	19.79	PARK & RECREATI
MCCOY HARDWARE INC	ICE RINK SUPPLIES	12/28/2020	7.57	PARK & RECREATI
Total MCCOY HARDWARE INC:			41.98	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	UTILITIES - STREET LIGHTING O STREET	12/11/2020	129.44	ROAD USE TAX FU
MID AMERICAN ENERGY CO.	07740-18004 N 65/69 LIFT STATION	12/16/2020	87.71	SEWER FUND
MID AMERICAN ENERGY CO.	09750-87035 WESLEY LIFT	12/16/2020	50.14	SEWER FUND
MID AMERICAN ENERGY CO.	UTILITIES 909 HILLCREST	12/18/2020	13.18	FIRE FUND
MID AMERICAN ENERGY CO.	FUEL, HEAT ACTIVITY CENTER	12/18/2020	337.28	PARK & RECREATI
MID AMERICAN ENERGY CO.	NATURAL GAS FOR STREETS SHOP	12/18/2020	356.94	ROAD USE TAX FU
MID AMERICAN ENERGY CO.	FUEL HEAT CITY HALL	12/21/2020	1,038.51	GENERAL FUND
MID AMERICAN ENERGY CO.	69750-52006 QM 3 LIFT STATION	12/22/2020	32.69	SEWER FUND
Total MID AMERICAN ENERGY CO.:			2,045.89	
MIDWEST ALARM SERVICES				
MIDWEST ALARM SERVICES	CH FIRE ALARM SYSTEM MAINTENANCE	12/08/2020	20.00	GENERAL FUND
Total MIDWEST ALARM SERVICES:			20.00	
MILLER ELECTRICAL SERVICES				
MILLER ELECTRICAL SERVICE	ELECTRIC REPAIR TO BLDG	11/12/2020	522.92	ROAD USE TAX FU
MILLER ELECTRICAL SERVICE	OUTLET INSTALLATION	12/17/2020	107.18	GENERAL FUND
MILLER ELECTRICAL SERVICE	BUILDINGREPAIR CEILING FANS MAINTENA	12/17/2020	666.12	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total MILLER ELECTRICAL SERVICES:			1,296.22	
MORSE EQUIPMENT COMPANY				
MORSE EQUIPMENT COMPANY	BEARING/RING KIT-BLOWER GRIT BUILDING	12/18/2020	499.00	SEWER FUND
Total MORSE EQUIPMENT COMPANY:			499.00	
MUNICIPAL SUPPLY INC				
MUNICIPAL SUPPLY INC	MANHOLE FRAME AND COVER	08/31/2020	418.00	SEWER FUND
MUNICIPAL SUPPLY INC	INVENTORY FOR STORM INTAKE REPAIR	12/18/2020	2,676.90	ROAD USE TAX FU
MUNICIPAL SUPPLY INC	INVENTORY FOR STORM INTAKES	12/18/2020	505.75	ROAD USE TAX FU
MUNICIPAL SUPPLY INC	INVENTORY FOR STORM INTAKES	12/21/2020	129.50	ROAD USE TAX FU
Total MUNICIPAL SUPPLY INC:			3,730.15	
NITE OWL PRINTING				
NITE OWL PRINTING	EMS PRINTING OF PADS	12/14/2020	1,251.63	AMBULANCE FUN
Total NITE OWL PRINTING:			1,251.63	
OMNISITE				
OMNISITE	ANNUAL WIRELESS SERVICE	01/01/2021	276.00	SEWER FUND
Total OMNISITE:			276.00	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	TRUCK PARTS/UNIT 23	12/10/2020	24.60	ROAD USE TAX FU
O'REILLY AUTO PARTS	AIR FILTERS	12/11/2020	60.02	PARK & RECREATI
O'REILLY AUTO PARTS	DECAL REMOVER WHEEL	12/16/2020	38.03	SEWER FUND
O'REILLY AUTO PARTS	EQUIPMENT REPAIR/MAINTENANCE	12/17/2020	136.07	ROAD USE TAX FU
O'REILLY AUTO PARTS	BEARINGS	12/17/2020	66.84	PARK & RECREATI
O'REILLY AUTO PARTS	UTILITY CLOTH	12/17/2020	27.60	PARK & RECREATI
O'REILLY AUTO PARTS	RETURN BEARINGS - WRONG SIZE	12/17/2020	66.84	PARK & RECREATI
O'REILLY AUTO PARTS	BEARINGS	12/17/2020	30.54	PARK & RECREATI
O'REILLY AUTO PARTS	EQUIPMENT REPAIR/MAINTENANCE	12/18/2020	45.49	ROAD USE TAX FU
O'REILLY AUTO PARTS	PM EQUIPMENT	12/18/2020	29.13	ROAD USE TAX FU
O'REILLY AUTO PARTS	EQUIPMENT REPAIR/MAINTENANCE	12/23/2020	136.74	ROAD USE TAX FU
Total O'REILLY AUTO PARTS:			528.22	
PERFECTION PEST MANAGEMENT				
PERFECTION PEST MANAGEM	PEST CONTROL FOR BLDG	11/23/2020	214.00	ROAD USE TAX FU
Total PERFECTION PEST MANAGEMENT:			214.00	
PIERCE BROTHERS REPAIR				
PIERCE BROTHERS REPAIR	WELDING ON SHELF FOR 333	12/22/2020	32.00	FIRE FUND
PIERCE BROTHERS REPAIR	WELD TRACTOR PLOW	12/15/2020	48.00	PARK & RECREATI
PIERCE BROTHERS REPAIR	WELD MOWER DECK	12/17/2020	172.00	PARK & RECREATI
Total PIERCE BROTHERS REPAIR:			252.00	
PINE VALLEY INSPECTIONS/CONSULTING LLC				
PINE VALLEY INSPECTIONS/CO	MISC CONTRACTUAL	12/20/2020	735.00	GENERAL FUND
Total PINE VALLEY INSPECTIONS/CONSULTING LLC:			735.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
PRO-IMAGE SIGN & LIGHTING				
PRO-IMAGE SIGN & LIGHTING	DECALS FOR NEW PICKUP	12/29/2020	118.00	SEWER FUND
Total PRO-IMAGE SIGN & LIGHTING:			118.00	
PROSCREENING LLC				
PROSCREENING LLC	SCREENING-MAUSSETH	12/01/2020	50.30	AMBULANCE FUN
PROSCREENING LLC	SCREENING - HALSTEAD	12/01/2020	45.00	POLICE FUND
PROSCREENING LLC	SCREENING -MAUSETH SHARP	12/15/2020	74.50	AMBULANCE FUN
Total PROSCREENING LLC:			169.80	
PURCHASE POWER				
PURCHASE POWER	POSTAGE REFILL	12/20/2020	455.26	GENERAL FUND
Total PURCHASE POWER:			455.26	
QUALITY PLUMBING				
QUALITY PLUMBING	REPAIR ADMIN FURNACE	12/15/2020	94.00	SEWER FUND
QUALITY PLUMBING	NEW HOT WATER HEATER	12/23/2020	784.50	SEWER FUND
Total QUALITY PLUMBING:			878.50	
RECORD-HERALD & INDIANOLA TRIBUNE				
RECORD-HERALD & INDIANOL	YEARLY SUBSCRIPTION	12/24/2020	64.00	PARK & RECREATI
Total RECORD-HERALD & INDIANOLA TRIBUNE:			64.00	
ROSS CHEMICAL SYSTEMS INC				
ROSS CHEMICAL SYSTEMS IN	STATION DETERGENT	12/23/2020	248.25	FIRE FUND
Total ROSS CHEMICAL SYSTEMS INC:			248.25	
SNYDER & ASSOCIATES INC				
SNYDER & ASSOCIATES INC	K STREET ENGINEERING	11/30/2020	7,167.00	
SNYDER & ASSOCIATES INC	BOSTON AND J DRAINAGE ENGINEERING	11/30/2020	2,925.00	STORMWATER UTI
SNYDER & ASSOCIATES INC	IOWA AVE PAVING ENGINEERING	11/30/2020	1,844.00	STREET CAPITAL
SNYDER & ASSOCIATES INC	MISC ENGINEERING-DEC 2020	11/30/2020	1,597.96	GENERAL FUND
SNYDER & ASSOCIATES INC	DRAINAGE ISSUES-DEC 2020	11/30/2020	75.00	STORMWATER UTI
SNYDER & ASSOCIATES INC	SITE PLAN REVIEW	11/30/2020	312.00	GENERAL FUND
SNYDER & ASSOCIATES INC	STORMWATER UTILITY UPDATE	11/30/2020	6,053.25	STORMWATER UTI
SNYDER & ASSOCIATES INC	W CLINTON AVE CULVERT ENGINEERING	11/30/2020	3,639.50	STORMWATER UTI
Total SNYDER & ASSOCIATES INC:			23,613.71	
STRYKER SALES CORPORATION				
STRYKER SALES CORPORATIO	HYDRAULIC CYLINDER REPLACED	05/12/2020	1,673.74	AMBULANCE FUN
STRYKER SALES CORPORATIO	REPLACEHYDRAULIC LINE ON STRETCHER	10/07/2020	601.02	FIRE FUND
Total STRYKER SALES CORPORATION:			2,274.76	
TG TECHNICAL SERVICES				
TG TECHNICAL SERVICES	4-GAS PID MONITOR	12/21/2020	3,044.25	FIRE FUND
Total TG TECHNICAL SERVICES:			3,044.25	
THEISEN'S				
THEISEN'S	SHOP TOOLS	12/01/2020	25.98	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total THEISEN'S:			25.98	
U.S. CELLULAR				
U.S. CELLULAR	CELL PHONE - FIRE DEPT	12/12/2020	133.35	AMBULANCE FUN
U.S. CELLULAR	CELL PHONES - 3 STREET	12/12/2020	68.06	ROAD USE TAX FU
U.S. CELLULAR	CELL PHONE - PARK	12/12/2020	36.40	PARK & RECREATI
U.S. CELLULAR	CELL PHONES - 2 SEWER	12/12/2020	92.60	SEWER FUND
U.S. CELLULAR	CELL PHONE COM DEV	12/12/2020	3.49	GENERAL FUND
Total U.S. CELLULAR:			333.90	
U.S. POSTMASTER				
U.S. POSTMASTER	POSTAGE FOR MAILING POSTCARD	12/30/2020	2,000.00	GENERAL FUND
Total U.S. POSTMASTER:			2,000.00	
ULINE				
ULINE	OFFICE WHITE BOARDS AND CORK BOARD	12/11/2020	333.94	FIRE FUND
Total ULINE:			333.94	
UPHDM OCCUPATIONAL MEDICINE				
UPHDM OCCUPATIONAL MEDIC	RETURN TO WORK EVAL	07/31/2020	84.00	FIRE FUND
UPHDM OCCUPATIONAL MEDIC	DOT DRUG SCREEN MATT ANDERS	11/30/2020	53.00	ROAD USE TAX FU
UPHDM OCCUPATIONAL MEDIC	DOT DRUG SCREEN-ERIK ELWELL	11/30/2020	53.00	ROAD USE TAX FU
Total UPHDM OCCUPATIONAL MEDICINE:			190.00	
USA BLUE BOOK				
USA BLUE BOOK	PRESSURE GAUGES FOR LIFT STATIONS	12/09/2020	406.28	SEWER FUND
Total USA BLUE BOOK:			406.28	
UTILITY EQUIPMENT CO.				
UTILITY EQUIPMENT CO.	MANHOLE CASTING AND LID	12/23/2020	660.00	SEWER FUND
UTILITY EQUIPMENT CO.	PRO RINGS AND GLUE	12/23/2020	1,350.00	SEWER FUND
Total UTILITY EQUIPMENT CO.:			2,010.00	
VAN WALL EQUIPMENT				
VAN WALL EQUIPMENT	SWEEPER REPAIR/MAINTENANCE	12/16/2020	66.42	ROAD USE TAX FU
Total VAN WALL EQUIPMENT:			66.42	
WARREN COUNTY ENGINEER				
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - STREET DEPT	12/03/2020	985.69	ROAD USE TAX FU
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - SEWER	12/03/2020	336.88	SEWER FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - PARKS	12/03/2020	416.62	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - FIRE	12/03/2020	628.61	FIRE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - AMBULANCE	12/03/2020	408.74	AMBULANCE FUN
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - POLICE	12/03/2020	1,250.73	POLICE FUND
Total WARREN COUNTY ENGINEER:			4,027.27	
WARREN COUNTY OIL				
WARREN COUNTY OIL	HYDRAULIC OIL	12/22/2020	770.00	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total WARREN COUNTY OIL:			770.00	
WELLS FARGO CCER				
WELLS FARGO CCER	The Ups Store #6682Return of defective Cell P	11/16/2020	6.29	GENERAL FUND
WELLS FARGO CCER	Mood PandoraPandora hold music	11/16/2020	26.95	GENERAL FUND
WELLS FARGO CCER	Napa Parts 0000514Fuel filters for A339 pump x	11/16/2020	5.10	FIRE FUND
WELLS FARGO CCER	Wal-Mart #1491office supplies	11/12/2020	23.19	POLICE FUND
WELLS FARGO CCER	Bound Tree Medical LlcCOVID 19 PPE Medical	11/12/2020	499.60	AMBULANCE FUN
WELLS FARGO CCER	Wm Supercenter #1491Scotch Tape	11/19/2020	14.97	GENERAL FUND
WELLS FARGO CCER	Sp Primal WearCOVID PPE re-order of staff fa	11/19/2020	472.00	LIBRARY FUND
WELLS FARGO CCER	In Rotary Club Of IndianCivic group membershi	11/19/2020	140.00	GENERAL FUND
WELLS FARGO CCER	In Rotary Club Of IndianCivic group membershi	11/19/2020	140.00	GENERAL FUND
WELLS FARGO CCER	Pos Supply SolutionsVehicle printer paper	11/18/2020	239.95	POLICE FUND
WELLS FARGO CCER	Spotify UsaMusic for programs	11/18/2020	10.59	PARK & RECREATI
WELLS FARGO CCER	Adobe Acropro Subsadobe contract	11/27/2020	14.99	POLICE FUND
WELLS FARGO CCER	Quill Corporationlogo envelopes	11/26/2020	111.98	POLICE FUND
WELLS FARGO CCER	Quill Corporationoffice supplies	11/21/2020	153.64	POLICE FUND
WELLS FARGO CCER	Quill Corporationoffice supplies	11/19/2020	165.53	POLICE FUND
WELLS FARGO CCER	Imprintlogologo giveaways	11/19/2020	84.33	POLICE FUND
WELLS FARGO CCER	Bound Tree Medical Llc6x glucose paste, 1 x gl	11/19/2020	696.77	AMBULANCE FUN
WELLS FARGO CCER	Amzn Mktp Us65020- refund for defective DVD	11/06/2020	7.06-	LIBRARY FUND
WELLS FARGO CCER	The Ups Store #6682Freight	11/04/2020	60.16	SEWER FUND
WELLS FARGO CCER	Crouse Cafe Incprize for 5K Pumpkin Run	11/20/2020	15.00	PARK & RECREATI
WELLS FARGO CCER	Government Finance OfficGFOA Webinar-Budg	11/01/2020	35.00	GENERAL FUND
WELLS FARGO CCER	Hy-Vee Indianola 1271Programs	11/13/2020	10.99	LIBRARY FUND
WELLS FARGO CCER	MailchimpElectronic newsletter and email softw	11/13/2020	56.70	LIBRARY FUND
WELLS FARGO CCER	Bound Tree Medical Llc10x narcen	11/09/2020	410.90	AMBULANCE FUN
WELLS FARGO CCER	Bound Tree Medical LlcRefund for Vendor Error	11/09/2020	246.08-	AMBULANCE FUN
WELLS FARGO CCER	Mercyone Clive0001577650x Fentanyl, 2x Mag	10/29/2020	406.32	AMBULANCE FUN
WELLS FARGO CCER	Liquidspring LlcNew rear shocks for medic 245	11/24/2020	1,278.32	AMBULANCE FUN
WELLS FARGO CCER	Iowa Dnr SalesConstruction Permit for Sewer M	11/06/2020	100.00	SEWER FUND
WELLS FARGO CCER	Wm Supercenter #1491Snacks for Magicamp	11/06/2020	20.15	PARK & RECREATI
WELLS FARGO CCER	Warren County OilLP for North Plant	11/25/2020	1,092.21	SEWER FUND
WELLS FARGO CCER	Hy-Vee Indianola 1271Flowers for funeral for R	10/30/2020	42.80	FIRE FUND
WELLS FARGO CCER	Hy-Vee Indianola 1271Flowers for funeral R Ber	10/30/2020	40.00	FIRE FUND
WELLS FARGO CCER	Hy-Vee Indianola 1271Refund because of taxes	10/30/2020	42.80-	FIRE FUND
WELLS FARGO CCER	Full Source LlcWork Gloves	10/30/2020	108.61	SEWER FUND
WELLS FARGO CCER	Clear Solutions Inc InterShelf maintenance/displ	10/30/2020	352.50	LIBRARY FUND
WELLS FARGO CCER	TheisenS #21COVID 19 Expense Face Masks	11/05/2020	149.95	AMBULANCE FUN
WELLS FARGO CCER	Wm Supercenter #149165079-supplies for craft	11/05/2020	6.34	LIBRARY FUND
WELLS FARGO CCER	Sq A+ Cpr TrainersCPR instructor recertificatio	11/10/2020	65.00	AMBULANCE FUN
WELLS FARGO CCER	Facebk Hj9ktve322Teen programming	10/31/2020	29.96	LIBRARY FUND
WELLS FARGO CCER	Adobe 800-833-6687monthly software subscri	10/31/2020	52.99	PARK & RECREATI
WELLS FARGO CCER	Medednow Online ContinInfection Control Office	11/25/2020	698.00	FIRE FUND
WELLS FARGO CCER	Amazon.Com Amzn.Com/Bill65020- refund for	11/11/2020	20.00-	LIBRARY FUND
WELLS FARGO CCER	Wm Supercenter #1491office supplies	11/02/2020	57.82	POLICE FUND
WELLS FARGO CCER	Iowa Secretary Of StateMichelle notary renewal	11/02/2020	30.00	POLICE FUND
WELLS FARGO CCER	The Ups Store #6682return postage for outdoor	11/02/2020	11.98	PARK & RECREATI
WELLS FARGO CCER	Wal-Mart #149165079-supplies for crafts-to-go	11/02/2020	5.36	LIBRARY FUND
WELLS FARGO CCER	Sp Primal WearRefund of original order of staff	11/23/2020	472.00-	LIBRARY FUND
WELLS FARGO CCER	Bound Tree Medical LlcCOVID 19 Supply Surgi	11/12/2020	719.60	AMBULANCE FUN
WELLS FARGO CCER	Sp Primal WearCOVID -- Staff PPE. Face mas	11/12/2020	472.00	LIBRARY FUND
WELLS FARGO CCER	Vispronetlogo - flag-tablecloth-banner	11/11/2020	260.91	POLICE FUND
WELLS FARGO CCER	Matsmatsmats.Comlogo mat	11/11/2020	149.19	POLICE FUND
WELLS FARGO CCER	Wm Supercenter #1491Keyboard and Mouse	11/11/2020	42.97	SEWER FUND
WELLS FARGO CCER	Graphic Controls AcquisitAmbulance Medical S	11/11/2020	592.94	AMBULANCE FUN
WELLS FARGO CCER	Caseys Gen Store 1908accidental use of card -	11/16/2020	20.10	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total WELLS FARGO CCER:			9,412.71	
WIEGERT DISPOSAL CO.				
WIEGERT DISPOSAL CO.	TOILET AT BRUSH FACILITY	12/01/2020	195.00	GENERAL FUND
Total WIEGERT DISPOSAL CO.:			195.00	
Grand Totals:			230,793.20	

City Council: _____

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
IMU - UTILITIES				
IMU - UTILITIES	DECEMBER 2020 PHONE	12/01/2020	741.94	GENERAL FUND
IMU - UTILITIES	DECEMBER 2020 INTERNET	12/01/2020	142.00	GENERAL FUND
Total IMU - UTILITIES:			883.94	
Grand Totals:			883.94	

City Council: _____

Meeting Date: 01/04/2021

Subject

December 21, 2020 Minutes.

Information

Fiscal Impact

Attachments

Minutes

City of Indianola - Regular Session – December 21, 2020

The Indianola City Council met in regular session at 6:00 p.m. on December 21, 2020, in the City Hall Council Chambers. Mayor Pam Pepper called the meeting to order and on roll call the following members were present: Heather Hulen, John Parker, Bob Kling, Gwen Schroder, Greg Marchant (via Zoom), and Mayor Pepper. Absent: Greta Southall.

Council Member Hulen pulled the claims from the consent agenda. Council Member Kling moved to approve the consent agenda and Schroder seconded the motion. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. The consent agenda was as follows:

- Approval of agenda
- Resolution 2020-293 approving monthly transfers.
- Approval of December 7, 2020 Minutes.
- Resolution 2020-294 setting a Public Hearing for February 1, 2021 to review an application for a State Revolving Fund loan and to make available to the public the contents of an environmental information document and the City of Indianola project plan.
- Approval of Pay Application No 6 to Williams Brothers Construction for the Water Resource Recovery Facility Project in the amount of \$2,127,521.96.
- Resolution 2020-295 approving Change Order No 2 for the Water Resource Recovery Facility in the amount of \$474.
- Resolution 2020-296 approving a change order to the professional services agreement with Municipal Pipe Tool for the Sewer Main Lining Project in the amount of \$1,725.
- Resolution 2020-297 approving amended terms to the Municipal Engineering Services agreement with Snyder and Associates.
- Final consideration of an ordinance rezoning land generally located at 506 and 508 West 2nd Avenue from the C-2, Highway Commercial Zoning District to the R-2 or R-3 Residential Zoning District.
- Final consideration of an Ordinance amending the recycling fees to account for the increase being implemented by Waste Management.
- Resolution 2020-298 approving a request for a Plat of Survey for Chester Onstot, located within two miles of the City of Indianola.
- Prior and final approval on Urban Revitalization Designations.
- Resolution 2020-299 approving a Memorandum of Understanding with the General Union regarding vacation carryover amounts.
- Resolution 2020-300 approving salaries.

Claims on the computer printout for December 21, 2020 was introduced on a motion by Parker and seconded by Schroder. On roll call, the vote was AYES: Parker, Kling, Schroder, and Marchant. NAYS: None. ABSTAIN: Hulen. Whereas the Mayor declared the motion passed.

Council Member Kling provided the Metro advisory report which included discussions about Highway 5 possibly becoming an interstate.

Resolution 2020-301 appointing the City of Indianola representation to the Des Moines Metropolitan Planning Organization (DMMPO) and Central Iowa Regional Transportation Planning

Alliance (CIRPTA) was introduced on a motion by Kling and seconded by Parker. Mayor Pepper read the list of representatives. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

The appointment of Kimberly Guilford to serve on the Fine Art and Beautification Commission for a term beginning immediately and ending July 1, 2022, was introduced on a motion by Schroder and seconded by Parker. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

Kling moved and Parker seconded to approve the nomination of Dan Anderson to serve on the Fine Arts and Beautification Commission for a term beginning immediately and ending July 1, 2023. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

Mayor Pepper reported the ward meetings have concluded and the information provided at those meetings may be found on the City's website. She also attended the Mayor's Youth Council meeting.

The re-appointment of Kerry Koonce to serve on the Parks and Recreation Commission for a term beginning January 1, 2021 and ending July 1, 2021 was introduced on a motion by Hulen and seconded by Parker. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

Kling moved and Parker seconded the re-appointment of Kerry Koonce to serve on the Parks and Recreation Commission for a term beginning July 1, 2021 and ending July 1, 2024. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

Council Member Hulen moved to re-appoint Kate Walton to serve on the Parks and Recreation Commission for a term beginning January 1, 2021 and ending July 1, 2021 and Parker seconded the motion. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

It was moved by Schroder and seconded by Parker to re-appoint Kate Walton to serve on the Parks and Recreation Commission for a term beginning July 1, 2021 and ending July 1, 2024. Question was called for and on voice vote, the Mayor declared the motion carried unanimously.

Parks and Recreation Director Bylund said the Trail Master Plan was an update from 2008 and includes input from various stakeholders. Parker moved and Kling seconded to approve Resolution 2020-302 adopting the Trail Master Plan. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Community and Economic Development Director Dissell explained the City does property maintenance on nuisance properties and charges those fees to the property owner. If the fees are not paid, Council is asked to place an assessment on property taxes. Resolution 2020-303 authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against property was introduced on a motion by Schroder and seconded by Parker. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Schroder moved to approve Resolution 2020-304 directing the City Attorney to petition the court for title to 1009 East Salem Avenue. Council Member Parker seconded the motion. In discussion, Dissell stated the home has been abandoned and deemed unsafe. Upon acquiring the property, the City would sell to a developer with a Development Agreement. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

City Manager Waller provided background on the building assessment study and noted staff was directed to pursue pre-architectural services in October 2019. OPN Architects met all criteria in the RFP and was under budget. They can also offer bond referendum support services and have good methods to engage the community. It was moved by Parker and seconded by Hulen to approve Resolution 2020-305 approving a Professional Services Agreement with OPN Architects for Architectural Pre-Design Services. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Resolution 2020-306 authorizing a Professional Services Agreement with Formation Group for \$15,000 was introduced on a motion by Kling and seconded by Parker. In discussion, Waller noted that approval of the resolution will allow Formation Group to continue as the owner's representative during the next steps of the building project. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Dissell explained the right-of-way around the Square is from 1849. In working with Bolten and Menk, a new concept has been created. The Warren County Board of Supervisors approves of the new right-of-way concept. Council directed Dissell to finalize the Square right-of-way.

Dissell reviewed the request for a possible zoning code text amendment and asked if Council would refer this issue to Planning and Zoning Commission. Council directed it back to the Commission.

City Manager Waller gave the history on the sewer rate billing by IMU issue. He stated staff is not recommending applying back-billing to the affected customers. Council Member Hulen stated she would abstain from all discussion because the YMCA was impacted by this issue. Council agrees with staff recommendation and thanked the Mayor for helping with the IMU issues.

Parker moved and Kling seconded to receive and file correspondence from December 4 and 11, 2020, weekly updates provided by City Manager, Ryan Waller. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Kling at 6:34 p.m. to enter 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. Hulen seconded the motion. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

At 6:40 p.m. Parker moved to come out of closed session and Kling seconded the motion. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Parker at 6:41 p.m. to enter into closed session in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government. Kling seconded the motion. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

At 6:44 p.m., Parker moved to come out of closed session and Kling seconded the motion. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

No action was taken during or after either of the closed sessions on matters discussed in the closed sessions.

Meeting adjourned at 6:44 pm on a motion by Parker and seconded by Kling.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

Meeting Date: 01/04/2021

Subject

Resolution fixing a date of meeting at which it is proposed to approve and authorize the sale of real property and approval of a development agreement at 506 West 2nd Avenue.

Information

Fiscal Impact

Attachments

506 W 2nd Sale Memorandum
Notice - Development Agreement
Notice - Sale
Resolution Setting Hearing



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: December 23, 2020
Re: Resolution to fix a date of meeting on January 19th, 2021, at which it is proposed to approve and authorize the sale of real property and approval of a development agreement at 506 West 2nd Avenue.

At its meeting on January 4th, 2021, the City Council will be asked to set a public hearing at which it is proposed to approve and authorize the sale of real property and approval of a development agreement at 506 West 2nd Avenue. As Council is aware, an offer has been made on the last remaining lot in the City's Dangerous and Dilapidated (D&D) Program. This public hearing is proposed for January 19th, 2021 and will be when Council is asked to decide on the proposed sale and approve an associated development agreement. I will attend the January 4th Council meeting if you have any questions.



**NOTICE OF PUBLIC HEARING TO CONSIDER A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT
AT 506 WEST 2nd AVENUE**

Notice is Hereby Given: That at 6:00 P.M., at the Council Chambers, City Hall, 110 N. 1st Street, Indianola, IA 50125 on January 19, 2021, the City Council of the City of Indianola, Iowa will hold a public hearing to consider a resolution approving a development agreement for property located generally at 506 West 2nd Avenue and described as the South ½ of North-South Alley and South 6' of the East 50' of the West 150' of the East-West Alley and Lot 9 of Block 18 of the Jones & Windles Addition, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa.

A copy of the proposed resolution is on file for public inspection in the office of the City Clerk. At said hearing any interested person may file written objections or present oral comments with respect to the subject matter of the hearing.

For those who do not wish to attend the meeting in person, the City of Indianola is currently hosting its meetings virtually at https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw

You may also view the meeting via a zoom webinar (Password: 157641):

<https://us02web.zoom.us/j/86219854839?pwd=SDkyOENnK29vZklvMHllcVpPZ24vdz09>

Webinar ID: 862 1985 4839 Passcode: 157641

Or iPhone: 1-301-715-8592, 86219854839#, 0#, 157641#

Or Telephone Dial: 1-646-558-8656 or 1-301-715-8592

\s\Andrew J. Lent , City Clerk/CFO

**NOTICE OF PUBLIC HEARING TO CONSIDER A RESOLUTION MAKING FINAL DETERMINATION
ON POTENTIAL SALE OF INTEREST IN REAL PROPERTY LOCATED GENERALLY AT 506 WEST 2ND
AVENUE**

Notice is Hereby Given: That at 6:00 P.M., at the Council Chambers, City Hall, 110 N. 1st Street, Indianola, IA 50125 on January 19, 2021, the City Council of the City of Indianola, Iowa will hold a public hearing to consider a resolution making final determination on potential sale of interest in real property located generally at 506 West 2nd Avenue and described as the South ½ of North-South Alley and South 6' of the East 50' of the West 150' of the East-West Alley and Lot 9 of Block 18 of the Jones & Windles Addition, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa.

A copy of the proposed resolution is on file for public inspection in the office of the City Clerk. At said hearing any interested person may file written objections or present oral comments with respect to the subject matter of the hearing.

For those who do not wish to attend the meeting in person, the City of Indianola is currently hosting its meetings virtually at https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw

You may also view the meeting via a zoom webinar (Password: 157641):
<https://us02web.zoom.us/j/86219854839?pwd=SDkyOENnK29vZklvMHllcVpPZ24vdz09>

Webinar ID: 862 1985 4839 Passcode: 157641

Or iPhone: 1-301-715-8592, 86219854839#, 0#, 157641#

Or Telephone Dial: 1-646-558-8656 or 1-301-715-8592

\s\Andrew J. Lent
City Clerk

MINUTES TO SET DATE FOR HEARING
ON SALE OF REAL PROPERTY AND
APPROVAL OF DEVELOPMENT AGREEMENT

Indianola, Iowa

January 4, 2021

The City Council of the City of Indianola, Iowa, met on January 4, 2021, at 6 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 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 and to approve an associated development agreement located at 506 West 2nd Avenue to Sandquist Investments, LLC.

Council Member _____ introduced a resolution hereinafter next set out and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the Council, the Mayor put the question upon the adoption of the said resolution and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____

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

City of Indianola
RESOLUTION NO. 2021-_____

RESOLUTION FIXING DATE OF MEETING AT WHICH IT IS PROPOSED TO APPROVE AND AUTHORIZE THE SALE OF REAL PROPERTY AND APPROVAL OF A DEVELOPMENT AGREEMENT AT 506 WEST 2nd AVENUE

WHEREAS, the City of Indianola, Iowa (the "City") owns certain real property (the "Property") which is located in Indianola and which is legally described as follows:

The South ½ of North-South Alley and South 6' of the East 50' of the West 150' of the East-West Alley and Lot 9 of Block 18 of the Jones & Windles Addition, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa, and locally known as 506 West Second Avenue, Indianola, Iowa; and

WHEREAS, Sandquist Investments LLC has presented a proposal which asks for the City to sell the Property for the purpose of constructing a duplex; and

WHEREAS, the Code of Iowa requires that, before a city may dispose of an interest in real property by sale, the city must set forth its proposal in a resolution and publish notice as provided in Section 362.3, of the resolution and of a date, time and place of a public hearing on the proposal; and

WHEREAS, the Code of Iowa also requires that, before a city may enter into a development agreement for the property that a public hearing must be held on the proposed agreement.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Indianola, Iowa, as follows:

Section 1. The City Council will hold a public hearing on the proposal to sell the Property and to enter into a Development Agreement concerning the Property as set out in the preamble hereof at 6 o'clock p.m., on the 19th day of January 2021, at the City Hall, in the City.

Section 2. The City Clerk is hereby authorized and directed to give notice of this resolution and of the public hearing on the proposal to sell the Property and to enter into a Development Agreement, by publication, at least once, not less than four nor more than twenty days before the date of the hearing, in a newspaper of general circulation in the City. Such notice shall be substantially in the form which is attached to this Resolution.

Section 3. All resolutions or parts thereof which are in conflict herewith are hereby repealed.

APPROVED this 4th day of January 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

Meeting Date: 01/04/2021

Subject

Resolution approving salaries.

Information

Fiscal Impact

Attachments

Resolution Approving Salaries

City of Indianola
RESOLUTION NO 2021-

RESOLUTION APPROVING SALARIES

This action sets salaries in accordance with the personnel management guide, union contract and seasonal salaries.

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

Nina Wilson, Library Assistant, CE1-1 \$13.49/hour, effective January 4, 2021; and

Jackie Raffety, Deputy City Clerk, from CE7-1 \$53,095.90/year to CE7-2 \$55,396.70/year, effective January 3, 2021.

Passed and approved this 4th day of January 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent , City Clerk/CFO

Meeting Date: 01/04/2021

Subject

Presentation and direction regarding participation in an Economic Development District in Central Iowa.

Information

City Staff participated in a meeting with other Warren County communities hosted by the Des Moines Metropolitan Planning Organization regarding the formation of an Economic Development District (EDD) for Central Iowa. An EDD is a designation by the U.S. Economic Development Administration given to regions that have experienced economic distress. These regions form multi-jurisdictional entities to plan for the economic resiliency of a region and provide support for member communities. Central Iowa is the State's only region without an EDD designation from U.S. EDA and has now qualified for an EDD designation due to a national emergency declaration for the COVID-19 pandemic. This is the first time the region has qualified since the 2008 floods.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 01/04/2021

Subject

Approval of the listing of current Board and Commission members.

Information

Fiscal Impact

Attachments

Listing Memorandum
Citizen Committees Member List
Vacancies in 2021
Council Committees



— Clerk's Office —

To: Mayor and City Council
From: Jackie Raffety, Deputy City Clerk
CC: Ryan Waller, City Manager
Andrew J. Lent, City Clerk/CFO
Date: January 4, 2021
Re: Boards and Commissions

Pursuant to City Council Policy, please find attached, as Exhibit A, a listing of current Boards and Commissions members, including the expiration date of their appointments. Exhibit B is a list of upcoming vacancies. The list is also available on the City's website.

The last attachment, Exhibit C, is a list of miscellaneous appointments for elected and appointed officials. This is provided for the City Council's information. If Council wishes to amend or change any of these appointments (for Exhibit C), direction would be required. If no changes are requested, it is recommended that City Council receive and file the listings.



Board/ Commission	Appointed by/ first appt on	Name	Term Begin Date	Term End Date	Term Length
Board of Adjustment/ Board of Appeals	Council		July 1 per City Ordinance	July 1 per City Ordinance	5 years
	9/9/2020	Amy Mitchell	9/9/2020	7/1/2025	
	2/2/2016	James Sullivan	2/2/2016	12/31/2020	
	12/31/2016	Wes Sharp	12/31/2016	12/31/2021	
	2/20/2018	Rene Soldwisch	2/20/2018	12/31/2022	
	4/1/2019	Bill Mettee	4/1/2019	12/31/2023	
Civil Service Commission	Mayor w/ Council approval		April 1 per Iowa Code	April 1 per Iowa Code	4 years
	4/1/2018	Stephen Stark	4/1/2018	4/1/2022	
	7/2/2018	Kerri Przbylski	7/2/2018	4/1/2023	
	7/2/2018	Jason Trotter	4/1/2019	4/1/2023	partial term until 2019 then began first full term
Hometown Pride Committee	Council		July 1 per City Ordinance	July 1 per City Ordinance	2 years - Agreement ends December 2022
	7/6/2020	Jessica Schneider	7/6/2020	7/1/2022	
	7/1/2019	Amy Duncan	1/21/2020	12/31/2022	
	7/6/2020	Josh Weitzel	7/6/2020	7/1/2022	
	6/17/2019	Taylor Litchkey	1/21/2020	12/31/2022	
	7/6/2020	Emily Roush-Bobolz	7/6/2020	7/1/2022	

	3/5/2018	Jenn Pfeifer-Malaney	3/5/2018	12/31/2020	
	2/4/2019	Steve Armstrong	2/4/2019	12/31/2020	
	2/4/2019	Monica Thompson	2/4/2019	12/31/2020	
	7/1/2020	Heidi Levine	7/1/2020	7/1/2022	
	8/3/2020	Staci Scheurenbrand	8/3/2020	7/1/2022	
	9/9/2020	Jo Reynolds	9/9/2020	7/1/2022	
Indianola Fine Arts & Beautification Commission					
	Council		July 1 per City Ordinance	July 1 per City Ordinance	3 years
	12/7/2020	Grant Darrah	12/7/2020	7/1/2022	
	12/7/2020	Laurel Halstead	12/7/2020	7/1/2022	
	12/21/2020	Kim Guilford	12/21/2020	7/1/2022	
	12/21/2020	Dan Anderson	12/21/2020	7/1/2023	
IMU Board of Trustees					6 years; can serve for two terms plus any partial term
	Mayor w/ Council approval		July 1 per City Ordinance	July 1 per City Ordinance	

	2/16/2016	Lesley Forbush	2/16/2016	1/2/2022	1st term
	8/17/2015	Adam Voigts	1/1/2018	1/2/2023	Council approved a partial term from 8/17/2015 to 1/1/2018 and then a full term 1/1/2018 to 1/2/2023
	7/20/2015	Mike Rozga	1/1/2019	1/2/2024	Council approved a partial term from 7/20/2015 to 1/1/2019 and then a full term from 1/1/2019 to 1/1/2024
	7/20/2020	Deb Richardson	7/1/2020	7/1/2026	
	7/20/2020	Lori Smith	1/1/2021	7/1/2027	Council approved partial term from 1/1/2021 to 7/1/2021 and then a full term from 7/1/2021 to 7/1/2027
Library Board	Mayor w/ Council approval				
			July 1 per City Ordinance	July 1 per City Ordinance	6 years
	7/1/2016	Betsy Freese	7/1/2016	7/1/2022	
	12/18/2017	Thomas Smith	12/18/2017	7/1/2021	
	7/1/2016	Andrew Brittingham	7/1/2016	7/1/2022	
	7/2/2018	Colleen Willmott	7/2/2018	7/1/2024	
	7/2/2018	Cyd Dyer	7/2/2018	7/1/2024	
	7/1/2020	Sally Van Dorin	7/1/2020	7/1/2026	

	7/1/2020	Emmet Konrad	7/1/2020	7/1/2026	
Memorial Bldg Commission	Mayor w/ Council approval		July 1 per City Ordinance	July 1 per City Ordinance	3 years
	6/20/2016	Don Babcock	7/1/2019	7/1/2022	2nd term
	2/7/2011	Bob Greener	7/1/2019	7/1/2022	3rd term (plus a partial term)
	5/15/2017	Don Sandy	7/1/2019	7/1/2022	Council approved a partial term from 5/15/17 to 7/1/2019 and a full term from 7/1/2019 to 7/1/2022
	9/5/2017	Jessica Credidio	7/1/2020	6/30/2023	second term
	10/1/2018	Roy Shanks	10/1/2018	7/1/2021	
Park & Recreation Commission	Mayor w/ Council approval		July 1 per City Ordinance	July 1 per City Ordinance	3 years; can serve for two terms plus any partial term
	1/1/2017	Joel Hoger	1/1/2020	1/1/2023	second term
	1/1/2017	Drew Brazie	7/1/2020	7/1/2023	second term
	8/7/2017	Kate Walton	1/1/2021	7/1/2024	second term
	10/15/2018	Kerry Koonce	1/1/2021	7/1/2024	partial term from 10/15/18 to 1/1/2021; first full term from 1/1/2021 to 7/1/2024
	10/15/2018	Kathy Turnball	1/1/2019	1/1/2022	partial term from 10/15/18 to 1/1/2019; first full term from 1/1/2019 to 1/1/2022

	2/19/2019	Christopher Goodale	2/19/2019	1/1/2022	
Planning & Zoning Commission	Council		July 1 per City Ordinance	July 1 per City Ordinance	5 years
	9/17/2018	Jeromy Pribil	7/1/2020	7/1/2025	partial term from 9/17/2018 to 2/1/2020; first term from 7/1/2020 to 7/1/2025
	9/17/2018	Erin Freeberg	7/1/2020	7/1/2025	partial term from 9/17/2018 to 2/1/2020; first term from 7/1/2020 to 7/1/2025
	2/1/2016	Becky Needles	2/1/2016	2/1/2021	
	2/18/2014	Josh Rabe	2/1/2017	2/1/2022	partial term from 2/18/2014 to 2/1/2017; first term from 2/1/2017 to 2/1/2022
	4/3/2017	Sarah Ritchie	4/3/2017	2/1/2022	
	1/18/2011	Bob Ormsby	2/1/2018	2/1/2023	
	2/1/2013	Joe Butler	2/1/2018	2/1/2023	
	2/1/2014	Al Farris	2/1/2019	2/1/2024	2nd term
	2/1/2014	Misty Soldwisch	2/1/2019	2/1/2024	2nd term
Sustainability Committee	No Appointment		None	None	

		Al & Kathy Farris			
		Anita Christiansen			
		Art Sathoff			
		David Sholes			
		Deb Downey			
		Esther Hoffa			
		Jess Guthrie			
		Jim Mikulanec			
		Joe Weinman			
		Jon Vernon			
		Kathy Magruder			
		Margaret Vernon			
		Mike May			
		Rachel Gocken			
		Ron Lorenz			
		Ron Warnet			
		Steve Gray			

Upcoming Vacancies for 2021	
Board of Adjustments	One effective July 1, 2021
Fine Art and Beautification Commission	Five effective immediately
Hometown Pride Committee	Three effective July 1, 2021-December 31, 2022*
Library Board	One effective July 1, 2021
Memorial Board Commission	One effective July 1, 2021
Planning and Zoning Commission	One effective July 1, 2021
*Hometown Pride Agreement expires on December 31, 2022	

Board	Current Member
BRAVO	
	Bob Kling
City Council Admin & Policy Committee	
	Greg Marchant
	Greta Southall
	John Parker
CIRTPA	
Policy Committee	Heather Hulen
	Ryan Waller
Tech Committee	Akhliesh Pal
	Charlie Dissell
Des Moines MPO	
Policy Committee	Pam Pepper
	Ryan Waller
Tech Committee	Charlie Dissell
	Akhliesh Pal
E-911 Board	
	Greg Chia
	Rob Hawkins
Greater DM Convention Center	
	John Parker
Landfill Board	
	Gwen Schroder
	Heather Hulen
Mayor Pro Tem	
	Greta Southall
Metro Advisory	
	Bob Kling
WCEDC	
	Ryan Waller
	Greg Marchant (alternate)
WCEMA	
	Mayor Pepper
	John Parker
YMCA Steering Committee	
	Greta Southall
	Doug Bylund
	Greg Marchant

Meeting Date: 01/04/2021

Subject

Consideration of the appointment of Monica Weinman to serve on the Indianola Fine Arts and Beautification Commission for a term beginning immediately and ending July 1, 2023.

Information

Simple motion is in order.

Fiscal Impact

Attachments

Weinman Application and Resume



OFFICE OF CITY CLERK

DEC 23 2020

INDIANOLA, IOWA

City Clerk / Finance Office

PO Box 299, Indianola, IA 50125-0299 • www.indianolaiowa.gov

515-961-9410 phone • 515.961.9402 fax

VOLUNTEER APPLICATION FORM TO SERVE ON A CITY BOARD AND COMMISSION

There are numerous Boards and Commissions to advise the City Council. Appointments are approved at a Council meeting when terms have expired or vacancies occur.

To be considered, interested individuals must be Indianola residents. Terms for the Boards and Commissions vary and are established by Municipal Code. These boards and commissions are vital to the success of the community and are comprised of interest citizens. The City of Indianola desires to have diverse representation on the Boards and Commissions to reflect the age, race/ethnicity and gender of the Indianola community. All appointments are made during the City Council meetings that take place on the first and third Monday.

*Interested residents must complete and submit this form along with a resume or bio to the City Clerk Office:
via email to CityClerk@indianolaiowa.gov or by mail at 110 N. 1st Street, Indianola, IA 50125*

PERSONAL INFORMATION

NAME:	Monica Weinman				
STREET ADDRESS:	902 Sunset Dr.				
CITY:	Indianola	STATE:	Iowa	ZIP:	50125
EMAIL:	monica.weinman@gmail.com				
HOME PHONE:		CELL PHONE:	515-339-2063	WORK PHONE:	515-961-9540 Ext. 4127
GENDER:	F	AGE (OPTIONAL):	37	RACE (OPTIONAL):	Caucasian

☐ BOARD OF ADJUSTMENT / APPEALS

meets the first Wednesday of the Month at 6:00 p.m. in the City Hall Council Chambers. This Board reviews applications for variances (zoning setbacks, lot area, off street parking, etc.), rules on special uses and structures listed, and listens to/decides upon appeals or administrative decisions. The Board consists of five members who serve 5-year terms. This Commission is appointed by the City Council.

☐ CIVIL SERVICE COMMISSION

meets on call. The commission administers the civil service procedure and is involved in the hiring process for the Fire and Police Department as specified by code. The commission consists of three members that serve 4-year terms.

☐ HOMETOWN PRIDE COMMITTEE

meets once a month. The committee's mission is to bring neighbors together to build a sense of community, create and improve public amenities, and celebrate what makes our hometown great. The board consists of 11 members who serve 2 year terms.

☐ IMU BOARD OF TRUSTEES

meets the second and fourth Monday of the month at 5:30 p.m. in the City Hall Council Chambers. This Board manages and controls the city's waterworks, electric, light and power plant and also provides telecommunication services. The Board consists of five members serving 6-year terms.

☐ LIBRARY BOARD OF TRUSTEES

meets the second Tuesday of the month at 5:30 p.m. in the Library meeting room. This Board has charge, control and supervision of the Library, its appurtenances, fixtures and rooms and personnel. The Board consists of seven members serving 6-year terms.

☐ MEMORIAL AQUATIC CENTER COMMISSION

meets quarterly at 5:30 p.m. at the Activity Center. The commission consists of honorably discharged soldiers, marines, airmen or coast guard members who manage and control the Veteran's Memorial Aquatic Center and establish rules and regulations for management. The Commission consists of five members serving 3-year terms.

☐ PARK & RECREATION COMMISSION

meets the second Wednesday of the month at 5:00 p.m. at the Activity Center. This commission advises City Council on the needed facilities to provide open spaces such as parks, playgrounds and community facilities for other forms of recreation. It oversees city programs and encourages other programs for the leisure time of the City residents of all ages. The commission consist of six members serving 3-year terms.

☐ PLANNING & ZONING COMMISSION

meets the second Tuesday of the month at 6:00 p.m. in the City Hall Council Chambers. This commission is qualified by knowledge or experience to act in matters pertaining to the development of the City Plan. The commission consists of 9 members who serve 5-year terms. This Commission is appointed by the City Council.

☐ SUSTAINABILITY COMMITTEE

This committee reviews options to become a more "green" community and reduce the city's carbon footprint.

☒ Fine Art & Beautification Commission

This committee is comprised of 9 residents who shall encourage the cooperation and coordination of projects in the field of arts that will enhance the cultural level of the arts in the community.

Monica Weinman

902 Sunset Dr.
Indianola, Iowa 50125
(515)-339-2063
monica.weinman@gmail.com
monica.weinman@indianola.k12.ia.us

OFFICE OF CITY CLERK

DEC 23 2020

INDIANOLA, IOWA

SKILLS

- Organization
- Management of Students and Staff
- Leadership Role
- Problem Solving
- Patience
- Adaptable
- Flexible
- Attention to Detail
- Computer and Social Media
- Knowledge of 2D and 3D Arts

EXPERIENCE

Indianola Community School District -IHS, Indianola - HS 2D Art

August 2017 - PRESENT

- Plan and prepare art lessons for 9-12th graders.
- Maintain a formal art gallery and host many art shows!
- Manage students and staff on a daily basis.
- Clean, organize and take inventory of art supplies.
- Manage art club and art club budget.
- Communicate with students, parents and staff.

Indianola Community School District-MS, Indianola - 8th Grade Art

August 2015-June 2018

- Planned and completed art lessons for 8th grade students.
- Held many art shows!
- Balanced traveling between Wilder Elementary and IMS for teaching art.
- Communicated with students, parents and staff.
- Completed tasks as listed above.

Wilder Elementary, Indianola - K-5 Grade Art

August 2008-Spring 2017

- Planned and completed art lessons for K-5th grade students.
- Held many art shows!
- Balanced a tight art budget
- Communicated with students, parents and staff.
- Completed tasks as listed above.

Meeting Date: 01/04/2021

Subject

Resolution appointing members to the Warren County Revolving Loan Fund Loan Review Committee.

Information

Roll call is in order.

Fiscal Impact

Attachments

Memorandum

2019 Resolution

Resolution Appointing Members



To: Mayor and City Council
From: Ryan Waller, City Manager
Date: December 28, 2020
Re: Resolution appointing members to the Warren County Revolving Loan Fund
Loan Review Committee.

On June 17th, 2019, the Indianola City Council approved Resolution Number 2019-118, approving an agreement between the City of Indianola and Warren County Economic Development Corporation (WCEDC) for Transfer of Revolving Loan Funds. This resolution outlined the transfer of \$50,000 of Rural Business Enterprise Grant funding that was held by the City from the United States Department of Agriculture. In the agreement, WCEDC was to administer these funds and two (2) additional members were to be appointed by the Indianola City Council to the WCEDC Loan Review Committee. It should be noted that the WCEDC Loan Review Committee does not make the final decision, they only make a recommendation on the use of these funds to the WCEDC Board of Directors.

On November 23, an e-mail was sent to the City Council asking for suggestions of appointees to this Committee, and then staff would reach out to each possible appointee to gauge their interest. Two names were suggested, and both have agreed to be appointed. It is my recommendation those two be appointed to the Warren County Revolving Loan Fund Loan Review Committee for indefinite terms. They are:

1. Jane Whalen, Citizen, 511 R63 Highway
2. Charlie Dissell, City of Indianola Community and Economic Development Director

I will attend the January 4th Council meeting if you have any questions.



RESOLUTION NO. 2019-118

**RESOLUTION APPROVING AN AGREEMENT BETWEEN THE CITY
OF INDIANOLA AND WARREN COUNTY ECONOMIC
DEVELOPMENT FOR TRANSFER OF REVOLVING LOAN FUND**

WHEREAS, the City of Indianola has held Rural Business Enterprise Grant (RBEG) funds in the amount of \$50,000 received from the United States Department of Agriculture (USDA) for the construction and redevelopment of commercial properties within the city; and

WHEREAS, the City of Indianola feels that is in the best interest of the city to transfer said funds to the Warren County Economic Development Corporation (WCEDC) to administer these funds, and

WHEREAS, in agreeing with the transfer, WCEDC has agreed to the following:

- two additional members on the revolving loan committee to be appointed by the Indianola City Council
- any loans made with said money will be lent at interest between zero and 3 percent interest
- any loans made with said money will have a repay period not to exceed 10 years; and

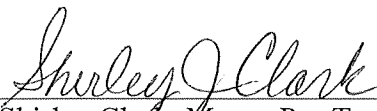
WHEREAS, USDA has agreed with the transfer of said funds.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the transfer of Rural Business Enterprise Grant funds in the amount of \$50,000 be transferred to the Warren County Economic Development Corporation according to the terms above and included in the attached WCEDC Revolving Loan Fund Plan and Policy guidelines.

IT IS FURTHER RESOLVED by the City Council of the City of Indianola, Iowa that the funds are intended for Indianola businesses only and may be used for startup costs, capital expenses and infrastructure related expenses. Funds may not be allocated for operational costs.

IT IS FURTHER RESOLVED by the City Council of the City of Indianola, Iowa that the Mayor is hereby authorized and directed to sign the attached transfer letter on behalf of the City.

PASSED this 17th day of June 2019.


Shirley Clark, Mayor Pro Tem

ATTEST:


Diana Bowlin, City Clerk

City of Indianola
RESOLUTION NO. 2021-_____

**RESOLUTION APPOINTING MEMBERS TO THE WARREN COUNTY REVOLVING LOAN FUND LOAN
REVIEW COMMITTEE**

WHEREAS, on June 17th, 2019, the Indianola City Council approved Resolution Number 2019-118, approving an agreement between the City of Indianola and Warren County Economic Development Corporation (WCEDC) for Transfer of Revolving Loan Funds; and,

WHEREAS, in the agreement with WCEDC, WCEDC was to administer the revolving loans funds and two additional members were to be appointed by the Indianola City Council to the WCEDC Loan Review Committee.

NOW, THEREFORE, BE IT RESOLVED by the Indianola City Council that the following members be appointed to the Warren County Revolving Loan Fund Loan Review Committee:

1. Jane Whalen, Citizen, 511 R63 Highway
2. Charlie Dissell, City of Indianola Community and Economic Development Director

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Indianola City Council that the terms of these appointments are indefinite, and action to remove these appointments and make new appointments shall be done by resolution of the Indianola City Council.

APPROVED this 4th day of January 2021.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk

Meeting Date: 01/04/2021

Subject

Resolution authorizing the City of Indianola to enter into a marketing agreement with Utility Service Partners Private Label, Inc (DBA Service Line Warranties of America) for advertisement to the City's residents of warranty plans on residential property.

Information

Roll call is in order.

Fiscal Impact

Attachments

Warranty Memorandum
Agreement
Resolution Authorizing Agreement

RECOMMENDATION: It is recommended that the City Council authorize Administration, or their designee, to enter into the royalty Marketing agreement with Utility Service Partners, Inc. (USP) for an initial term of three (3) years, subject to City Attorney review with an additional (1) year renewal.

BACKGROUND: The National League of Cities (NLC) Service Line Warranty Program, offered by Utility Service Partners, a HomeServe Company, was conceived in partnership with the National League of Cities to educate property owners about their service line responsibilities and to help residents avoid the out-of-pocket expense for unanticipated and potentially costly service line repairs and replacements. Our program, the only one of its kind endorsed by the NLC and the Iowa League of Cities, will help the City of Indianola to achieve its goals by:

- Providing homeowners affordable protection against significant and unexpected costs to remedy leaking/broken/ clogged water lines, sewer lines, and in-home plumbing lines
- Ensuring the delivery of timely, high-quality repair services in adherence to all applicable codes
- Providing exemplary service that reflects positively on the City
- The program generates an ongoing, sustainable source of revenue for partner municipalities and stimulates the local economy by using fully vetted local contractors to complete the repairs.
- The City will receive a royalty of \$0.50 per product per month for the duration of the program.

COVERAGE: NLC Service Line Warranty Program offers three complete and separate voluntary programs. There is never a service fee/deductible or annual or lifetime limit. Residents can cancel the warranties at any time.

Exterior Water Service Line: Includes service to locate, excavate and repair/replace a leaking exterior water service line. Covered repairs include, but are not limited to leaks, breaks, corrosion, blockages, root intrusion, and other types of damage (such as from freezing) that impair or limit the intended function of the system. Includes thawing of frozen water lines. Includes restoration of ground surface features after excavation for service line repair, including filling, raking, reseeding, reinstallation of existing soft landscaping and shrubbery, and patching of paved surfaces.

Exterior Sewer Service Line: Includes services to locate, excavate and repair/replace a leaking exterior sewer service line. Covered repairs include, but are not limited to leaks, breaks, corrosion, blockages (due to fats, oils and grease), root intrusion, and other types of damage (such as from freezing) that impair or limit the intended function of the system. Includes restoration of ground surface features after excavation for service line repair, including filling, raking, reseeding, reinstallation of existing soft landscaping and shrubbery, and patching of paved surfaces.

Internal Plumbing and Drainage: Coverage includes the emergency breakdown costs of repairing or replacing interior water, sewer, and drainage pipe materials, valves and other plumbing-related material, including unblocking, repair and replacement. Repair of clogged toilets.

Product	Monthly	Annual Coverage Limit	Annual Service Calls/Per Call Coverage	Royalty for the City
External Water Line	\$6.75	Unlimited	Unlimited Calls \$8,500 Per Call	\$0.50 per contract per month
External Sewer Line	\$7.75	Unlimited	Unlimited Calls \$8,500 Per Call	\$0.50 per contract per month
In-Home Plumbing	\$9.99	Unlimited	Unlimited Calls \$3,000 Per Call	\$0.50 per contract per month

IMPLEMENTATION: The NLC Service Line Program will utilize the City logo to brand the materials used to educate City customers about our repair service plans. Program marketing literature clearly discloses that the Program and the City are separate entities and that the program is voluntary for residents. The NLC Service Line Warranty Program will create all marketing materials with input from the City and will submit all marketing/communications materials to the City for final approval.

FINANCIAL IMPACT: No cost to the city to participate and the city would receive \$0.50 per product per month royalty.

MARKETING AGREEMENT

This MARKETING AGREEMENT (“**Agreement**”) is entered into as of [_____, 20__] (“**Effective Date**”), by and between the City of Indianola, Iowa (“**City**”), and Utility Service Partners Private Label, Inc. d/b/a Service Line Warranties of America (“**Company**”), herein collectively referred to singularly as “**Party**” and collectively as the “**Parties**”.

RECITALS:

WHEREAS, sewer and water line laterals between the mainlines and the connection on residential private property are owned by individual residential property owners residing in the City (“**Property Owner**”); and

WHEREAS, City desires to offer Property Owners the opportunity, but not the obligation, to purchase a service plan and other similar products set forth in Exhibit A or as otherwise agreed in writing from time-to-time by the Parties (each, a “**Product**” and collectively, the “**Products**”); and

WHEREAS, Company, a subsidiary of HomeServe USA Corp., is the administrator of the National League of Cities Service Line Warranty Program and has agreed to make the Products available to Property Owners subject to the terms and conditions contained herein; and

NOW, THEREFORE, in consideration of the foregoing recitals, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, and with the intent to be legally bound hereby, the Parties agree as follows:

1. **Purpose.** City hereby grants to Company the right to offer and market the Products to Property Owners subject to the terms and conditions herein.

2. **City Obligations.**

A. Grant of License. City hereby grants to Company a non-exclusive license (“**License**”) to use City's name and logo or other branding (“**Marks**”), on letters, bills and marketing materials to be sent to Property Owners from time to time, and to be used in advertising (including on the Company's website), all at Company's sole cost and expense and subject to City's prior review and approval, which will not be unreasonably conditioned, delayed, or withheld. Company's use of the Marks in accordance with this Agreement will not infringe any other party's rights. City agrees that it will not extend a similar license to any competitor of Company during the Term (as defined in Section 3 below).

B. Property Owner Data. If City elects to do so, City may provide Company with Property Owner Data for use by Company in furtherance of the advertisement, marketing, and sale of the

Products. Any name, service address, postal address, and any other appropriate or necessary data for Property Owners in City is defined as “**Property Owner Data**”. Property Owners Data shall be and remain City’s property. For any Property Owner Data provided by City to Company, City warrants that Property Owner Data has been and will be collected in compliance with all laws, statutes, treaties, rules, codes, ordinances, regulations, permits, official guidelines, judgments, orders and interpretations (“**Applicable Laws**”); and City is permitted by Applicable Laws and by any applicable privacy policy to provide Property Owner Data to Company and to permit Company to use Property Owner Data for the purposes of this Agreement. A Property Owner who has purchased a Product is a member (“**Member**”) and, following such purchase, all data in Company’s control or possession relating to Members is Company’s property.

3. **Term.** The term of this Agreement (“**Initial Term**”) shall be for three (3) years from the Effective Date. The Agreement will automatically renew for additional one (1) year terms (each a “**Renewal Term**”, and collectively with the Initial Term, the “**Term**”) unless one of the Parties gives the other written notice at least ninety (90) days prior to end of the Initial Term or of a Renewal Term that the Party does not intend to renew this Agreement. In the event that Company is in material breach of this Agreement, the City may terminate this Agreement thirty (30) days after giving written notice to Company of such breach, if said breach is not cured during said thirty (30) day period. Company will be permitted to complete any marketing initiative initiated or planned prior to termination of this Agreement after which time, neither Party will have any further obligations to the other and this Agreement will terminate.

4. **Consideration.** As consideration for such license, Company will pay to City a License Fee of as set forth in Exhibit A (“**License Fee**”) during the Term of this Agreement. The first payment shall be due by January 30th of the year following the conclusion of the first year of the Term. Succeeding License Fee payments shall be made on an annual basis throughout the Term, due and payable on January 30th of the succeeding year. City agrees to provide a completed Form W-9 to Company in order to facilitate proper payment of the License Fee. City will have the right, at its sole expense, to conduct an audit, upon reasonable notice and during normal business hours, of Company’s books and records pertaining to any fees due under this Agreement while this Agreement is in effect and for one (1) year after any termination of this Agreement.

5. **Confidentiality.** Each party will treat all non-public, confidential and trade secret information received from the other party as confidential, and such party shall not disclose or use such information in a manner contrary to the purposes of this Agreement. Notwithstanding the foregoing, the City shall not be liable for any disclosure of confidential information that is required to be disclosed under any applicable public records act or under court order. City shall provide notice to Company prior to any such disclosure.

6. **Code Change.** The Parties understand that the pricing of the Products and compensation provided for in this Agreement are based upon the currently applicable City, municipal or similar codes. In the event Company discovers a code change, Company shall have the ability to reassess the pricing of this Agreement.

7. **Indemnification.** Each Party (the “**Indemnifying Party**”) hereby agrees to protect, indemnify, and hold the other Party, its officers, employees, contractors, subcontractors, and agents (collectively or individually, “**Indemnatee**”) harmless from and against any and all third party claims, damages, losses, expenses, suits, actions, decrees, judgments, awards, reasonable attorneys' fees and court costs (individually or collectively, “**Claim**”), which an Indemnatee may suffer or which may be sought against or are recovered or obtainable from an Indemnatee, as a result of or arising out of any breach of this Agreement by the Indemnifying Party, or any negligent or fraudulent act or omission of the Indemnifying Party or its officers, employees, contractors, subcontractors, or agents in the performance of this Agreement; provided that the applicable Indemnatee notifies the Indemnifying Party of any such Claim within a time that does not prejudice the ability of the Indemnifying Party to defend against such Claim. Any Indemnatee hereunder may participate in its, his, or her own defense, but will be responsible for all costs incurred, including reasonable attorneys' fees, in connection with such participation in such defense.

8. **Notice.** Any notice required to be given hereunder shall be deemed to have been given when notice is (i) received by the Party to whom it is directed by personal service, (ii) sent by electronic mail (provided confirmation of receipt is provided by the receiving Party), or (iii) deposited as registered or certified mail, return receipt requested, with the United States Postal Service, addressed as follows:

To: City:
ATTN: Ryan Waller
City of Indianola
PO Box 299
Indianola, IA 50125
Email: rwaller@indianolaiowa.gov
Phone: (515) 961-9410

To: Company:
ATTN: Chief Sales Officer
Utility Service Partners Private Label, Inc.
4000 Town Center Boulevard, Suite 400
Canonsburg, PA 15317
Phone: (866) 974-4801

9. **Modifications or Amendments/Entire Agreement.** Except for the list of available Products under the Agreement, which may be amended from time to time by the Parties in writing and without signature, any and all of the representations and obligations of the Parties are contained herein, and no modification, waiver or amendment of this Agreement or of any of its conditions or provisions shall be binding upon a Party unless in writing signed by that Party.

10. **Assignment.** Neither Party may assign its rights or delegate its duties under this Agreement without the prior written consent of the other Party unless such assignment or delegation is to an affiliate or to an acquirer of all or substantially all of the assets of the transferor.

11. **Counterparts/Electronic Delivery; No Third Party Beneficiary.** This Agreement may be executed in counterparts, all such counterparts will constitute the same contract and the signature of any Party to any counterpart will be deemed a signature to, and may be appended to, any other counterpart. Executed copies hereof may be delivered by email and upon receipt will be deemed originals and binding upon the Parties hereto, regardless of whether originals are delivered thereafter. Nothing expressed or implied in this Agreement is intended, or should be construed, to confer upon or give any person or entity not a party to this agreement any third- party beneficiary rights, interests, or remedies under or by reason of any term, provision, condition, undertaking, warranty, representation, or agreement contained in this Agreement.

12. **Choice of Law/Attorney Fees.** The Parties shall maintain compliance with all Applicable Laws with respect to its obligations under this Agreement. The governing law shall be the laws of the State of Iowa, without regard to the choice of law principles of the forum state. THE PARTIES HERETO HEREBY KNOWINGLY, VOLUNTARILY, AND INTENTIONALLY WAIVE ANY RIGHT THAT MAY EXIST TO HAVE A TRIAL BY JURY IN RESPECT OF ANY LITIGATION BASED UPON OR ARISING OUT OF, UNDER, OR IN ANY WAY CONNECTED WITH, THIS AGREEMENT.

13. **Incorporation of Recitals and Exhibits.** The above Recitals and Exhibit A attached hereto are incorporated by this reference and expressly made part of this Agreement.

[Signature Page Follows]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the day and year first written above.

CITY OF INDIANOLA

Name:

Title:

UTILITY SERVICE PARTNERS PRIVATE LABEL, INC.

Name: Michael Backus

Title: Chief Sales Officer

Exhibit A
NLC Service Line Warranty Program
City of Indianola
Term Sheet
November 11, 2020

I. Initial Term. Three years

II. License Fee. \$0.50 per Product for each month that a Product is in force for a Property Owner (and for which payment is received by Company), aggregated and paid annually, for:

A. City logo and name on letterhead, advertising, signature line, billing, and marketing materials.

III. Products.

A. External water service line plan (initially, \$6.75 per month)

B. External sewer/septic line plan (initially, \$7.75 per month)

C. Interior plumbing and drainage plan (initially, \$9.99 per month)

Company may adjust the foregoing Product fees; provided, that any such adjustment shall not exceed \$.50 per month in any 12-month period, unless otherwise agreed by the Parties in writing. Pricing does not include taxes.

IV. Scope of Coverage.

A. External water service line plan:

- Property Owner responsibility: from the main to the external wall of the home.
- Covers thawing of frozen external water lines.
- Covers well service lines if applicable.

B. External sewer/septic line plan:

- Property Owner responsibility: From the external wall of the home to the sewer main.
- Covers septic lines if applicable.

C. Interior plumbing and drainage plan:

- Water supply pipes and drainage pipes within the interior of the home.

V. Marketing Campaigns. Company shall have the right to conduct up to three campaigns per year, comprised of up to six mailings and such other channels as may be mutually agreed. Initially, Company anticipates offering the Interior plumbing and drainage plan Product via in-bound channels only.

CITY OF INDIANOLA
RESOLUTION NO 2021-_____

RESOLUTION AUTHORIZING THE CITY OF INDIANOLA TO ENTER INTO A MARKETING AGREEMENT WITH UTILITY SERVICE PARTNERS PRIVATE LABEL, INC., ("USP") D/B/A/ SERVICE LINE WARRANTIES OF AMERICA ("SLWA") FOR ADVERTISEMENT TO THE CITY'S RESIDENTS OF WARRANTY PLANS FOR REPAIRS OF EXTERNAL WATER LINES, EXTERNAL SEWER LINES, AND IN-HOME PLUMBING ON RESIDENTIAL PROPERTY.

WHEREAS, sewer and water line laterals between the mainlines and the connection on residential private property are owned by individual residential property owners residing in the City of Indianola ("CITY"); and

WHEREAS, City desires to offer Property Owners the opportunity, but not the obligation, to purchase a service plan for their external water lines, external sewer lines, and in-home plumbing; and

WHEREAS, Company, a subsidiary of HomeServe USA Corp., is the administrator of the National League of Cities Service Line Warranty Program and has agreed to make the Products available to Property Owners subject to the terms and conditions contained within the marketing agreement.

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Indianola enters into a three (3) year marketing agreement with Utility Service Partners Private Label, Inc., ("USP") D/B/A/ Service Line Warranties of America ("SLWA") to provide the National League of Cities Service Line Warranty Program.

Adopted by the City Council this 4th day of January 2021, by a vote of ____ ayes and ____ nays.

Pam Pepper, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

Meeting Date: 01/04/2021

Subject

Consideration of voluntarily extending the Families First Coronavirus Response Act leave through March 31, 2021 due to the current pandemic.

Information

Fiscal Impact

Attachments

FFCRA Memorandum



— HUMAN RESOURCES DEPARTMENT —

To: Mayor and Council
From: Courtney Silliman, Human Resources Director
CC: Ryan Waller, City Manager
Date: December 30, 2020
Re: FFCRA Extension

A bill was signed into law on March 18, 2020, called the Families First Coronavirus Response Act (FFCRA). This law was in effect from April 1, 2020 through December 31, 2020. This law required certain employers to provide their employees with paid sick leave and expanded family and medical leave for specified reasons related to COVID-19.

No changes were made in the legislation to extend the Families First Coronavirus Response Act (FFCRA) beyond the original end date of December 31, 2020. However, many public employers are voluntarily extending FFCRA leave benefits to employees for a limited time. Voluntarily extending FFCRA benefits would continue to allow full-time and part-time employees paid sick and expanded family and medical leave for COVID related reasons if the employee has not already exhausted their eligibility.

Human Resources recommends the City Council approve extending FFCRA leave through March 31, 2021.



Meeting Date: 01/04/2021

Subject

Receive and file correspondence from December 18 and 23, 2020 weekly updates from City Manager, Ryan Waller.

Information

Simple motion is in order.

Fiscal Impact

Attachments

Waller's Weekly 1218

Waller's Weekly 1223

Jackie Raffety

From: Ryan Waller
Sent: Friday, December 18, 2020 4:36 PM
To: Ryan Waller
Subject: Waller's Weekly 12.18.2020

Good afternoon, all.

I hope everyone had a great week. It's hard to believe that Christmas is next week! If you're still needing to complete your holiday shopping, please be sure to visit the Square and shop local.

Below, please find this week's update email. As always, if there are any questions, please let me know.

Have a great weekend!

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

December 21 City Council Meetings

The City Council will meet on Monday, December 21 for its regular meeting and study session (immediately follows regular meeting). The agendas and comprehensive meeting materials are available on the City's website (linked below). The meetings are aired live via the City's YouTube Channel and a Zoom Webinar (links and login information may be found in the meeting packet).

Agenda Center (LINK)

Additional Grant Funding Awarded

On Wednesday, the City was notified by the Iowa Department of Natural Resources that an additional \$706,000 of funding was awarded to the City for the Streetscape project. This is outstanding news! As you may recall, the City was previously awarded \$1 million for various water quality aspects of the Streetscape project. The additional funding brings the total grant award to more than \$1.7 million.

Streetscape Project Updates

City Staff attended the County Board of Supervisors meeting this week to present right-of-way information involving the County property on the Square. Staff has been working with Bolton

and Menk to better determine where the right-of-way lines should be in relation to the County Justice Center project and the Square Streetscape project. This is required because following extensive research as part of the Streetscape project no evidence was found of a change in right-of-way from the original Square plat, which was created and recorded in the mid-1800's that has different boundaries for the County property (an octogen parcel instead of a square parcel – an image may be found on page 262 of the City Council packet). The County Board of Supervisors agreed to a conceptual proposal, which will be reviewed with the City Council at its meeting on December 21. If/when the County and City officially approve the proposed concept, Staff will work with Bolton and Menk to create necessary legal documents to formalize the concept.

Ward Meetings

Thank you to all who attended the Mayor and City Council ward meetings. Linked below, please find the list of questions and answers from the meetings, as well as the presentation that was reviewed.

[Ward Meetings Q&A \(PDF\)](#)

[Ward Meetings Presentation \(PDF\)](#)

Snow Removal Operations

Last week's snow event required 132 hours of labor, 20 tons of salt-sand mix (8 tons of salt and 12 tons of sand), six plow trucks, one road grader, one snowblower mounted on a front-end loader, and one pickup truck. As a result of our crew's efforts, 309 lane miles of road were plowed, and 50 truckloads of snow were hauled off/away from the Square. Additionally, the City's Police Department impounded seven vehicles, issued 62 tickets, and responded to one weather-related accident.

Economic Development District

City Staff participated in a meeting with other Warren County communities hosted by the Des Moines Metropolitan Planning Organization regarding the formation of an Economic Development District (EDD) for Central Iowa. An EDD is a designation by the U.S. Economic Development Administration given to regions that have experienced economic distress. These regions form multi-jurisdictional entities to plan for the economic resiliency of a region and provide support for member communities. Central Iowa is the State's only region without an EDD designation from U.S. EDA and has now qualified for an EDD designation due to national emergency declaration for the COVID-19 pandemic. This is the first time the region has qualified since the 2008 floods. A presentation on this topic is scheduled for the January 4 City Council meeting.

Community Development Reports

Attached are the following reports provided by the Community Development Department:

Current Projects Update (PDF)

This week, the final subdivision plat for Williams Terrace was submitted. Of the 12 projects listed, two are awaiting a submittal from the developer, two are in review and eight have been approved and are in construction.

2020 Building Permits (PDF)

There are currently eight building permit applications in review and 192 building permits that have been issued year to date.

Code Enforcement (PDF)

There are currently 20 open code enforcement cases (109 code enforcement cases have been opened for the year).

Des Moines Home Builders Association (PDF)

The Des Moines Home Builders Association issued their November 2020 building permit report. The Des Moines Metro area reported 215 more permits for dwellings, and 79 more permits for single-family dwellings, in November 2020 compared to November 2019. Indianola issued 2 more building permits for dwellings in November 2020 compared to November 2019 and has issued 20 more year to date compared to 2019.

City Council Anticipated Agendas

Below please find links to the documents containing anticipated agenda items for upcoming City Council meetings. These are working drafts. Agendas are published on the City's website the Thursday prior to a scheduled City Council meeting.

Anticipated Draft Agenda – January 4, 2021 (PDF)

Anticipated Draft Agenda – January 19, 2021 (PDF)

Jackie Raffety

From: Ryan Waller
Sent: Wednesday, December 23, 2020 2:24 PM
To: Ryan Waller
Subject: Waller's Weekly 12.23.2020 (early edition)

Good afternoon, all.

Below, please find this week's update email (a little early due to the Christmas holiday). As always, if there are any questions, please let me know.

Merry Christmas!

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

Holiday Hours

Non-emergency City offices will be closed on December 24 (Thursday) and 25 (Friday) in observance of the Christmas holiday, as well as on January 1 (Friday) in observance of the New Year holiday.

New Parking Restrictions

The City received concerns from residents regarding traffic safety in the vicinity of the High School, Emerson Elementary School, and on the 1300 block of North 6th Street. In response to these concerns, City Staff studied the areas and determined it is necessary to extend the on-street parking restrictions near the intersection of North 9th Street/Ashland Avenue, North 9th Street/Salem Avenue (near the High School) and

North 9th Street/Euclid Avenue (near the Elementary School). Staff also determined it best to switch the parking restriction from the westside to the eastside along North 6th Street, from Kentucky Avenue to the dead-end north of Norwood Avenue. These decisions were made to improve safety and to avoid traffic bottlenecks, which are caused by the narrow widths of the roadways and on-street parking near the intersections and/or driveways. Linked below are exhibits illustrating the new restrictions. Notification about these changes have been sent to property owners directly impacted by these changes. Signs designating the new restrictions will also be installed within the next few weeks.

[Parking Restrictions \(PDF\)](#)

Quail Meadows Lift Station

Earlier this month, the City's contractors completed construction on a new lift station in the north east quadrant of town (near Theisen's). Lift stations are vital to the City's sanitary sewer system as they help move wastewater from lower to higher elevations. This new lift station replaces an older facility that was not large enough to provide necessary service to current and proposed residential developments in that area of Indianola. While the new lift station is operational, there are minor items the contractor must complete before the project can be accepted by the City.

Study Session Presentations

Linked below are the two presentations reviewed during the City Council's Study Session on Monday, December 21. The first presentation provided:

1. An overview of a proposal for the City to adopt a set of design and specification standards for infrastructure (commonly referred to as SUDAS); and
2. Follow-up information and sought direction regarding the City's pavement indexing data.

The second presentation provided an update regarding the status of the fiscal year 2021-22 budget process.

[SUDAS/Pavement Indexing \(PDF\)](#)

[Budget Process Update \(PDF\)](#)

Community Development Reports

Attached are the following reports provided by the Community Development Department:

[Current Projects Update \(PDF\)](#)

Of the 12 projects listed, two are awaiting a submittal from the developer, two are in review and eight have been approved and are in construction.

[2020 Building Permits \(PDF\)](#)

This week, two building permit applications were submitted and four were issued. There are currently eight building permit applications in review and 197 building permits that have been issued year to date.

[Code Enforcement \(PDF\)](#)

There are currently 20 open code enforcement cases (109 code enforcement cases have been opened for the year).

City Council Anticipated Agendas

Below please find links to the documents containing anticipated agenda items for upcoming City Council meetings. These are working drafts. Agendas are published on the City's website the Thursday prior to a scheduled City Council meeting.

[Anticipated Draft Agenda – January 4, 2021 \(PDF\)](#)

[Anticipated Draft Agenda – January 19, 2021 \(PDF\)](#)