



CITY OF INDIANOLA COUNCIL MEETING

January 22, 2019

6:00 p.m.

City Council Chambers

Agenda

1. Call to order
2. Pledge of allegiance
3. Roll call
4. Public Comment
5. Consent
 - A. Approval of agenda
 - B. **Page 3** January 7, 2019 Minutes
 - C. **Page 7** Final consideration of a request from Tim Davison for the vacation and conveyance of the North/South alley between Lot 9 and Lot 10 in Block 10 East Indianola, also known as Steele and Grantham's Addition (P&Z unanimously recommended approval on November 13, 2018)
 - D. **Page 17** Final consideration of a request from Tim Davison to rezone the property located at 308 E. 1st Avenue from R-2 (single and two family residential) to C-2 (highway commercial) P&Z unanimously recommended approval November 13, 2018
 - E. **Page 22** Resolution authorizing the certification of liens to the Warren County Treasurer for purposes of assessing the cost of nuisance abatement against property
 - F. **Page 25** Resolution approving salaries
 - G. **Page 27** Annual spring clean-up dates and spring leaf & organic yard waste disposal for 2019-2023
* Recommended weeks for curbside are April 29, 2019, April 27, 2020, April 26, 2021, April 25, 2022 and April 24, 2023. April 27, 2019 and April 25, 2020 (from 9-1) at the Brush Facility for appliances, April 4-April 20, 2019 for free leaf and organic yard waste disposal
 - H. **Page 31** Prior and final approval applications for urban revitalization designation
 - I. **Page 32** Claims on the computer printout for January 22, 2019

6. Council Reports
 - A. **Page 46** Consider nomination to the Planning and Zoning Commission
 - B. Greater Des Moines Convention Report - John Parker
7. Mayor's Report - Kelly B. Shaw
 - A. Metro Advisory - Mayor Kelly B. Shaw
 - B. Community Update
 1. **Page 51** IDOT project notification regarding Highway 92 from "N" Street in Indianola to West Jct IA5
8. Public Consideration
 - A. Old Business
 1. **Page 54** Public hearing and first consideration for a vacation and conveyance of the north and south alley lying between 203 and 209 W. 2nd Avenue (P&Z unanimously recommended approval on January 8, 2019)
 2. **Page 62** Resolution making final determination on sale of interest in real property at 203 W. 2nd to Gilbert and Becky Wigeland
 3. **Page 65** Discussion and direction regarding the Hometown Pride By-Laws
 - B. New Business
 1. **Page 71** Consider a request to extend a payment plan agreement due to excessive usage
 2. **Page 72** Resolution approving the preliminary plat of McConnell Subdivision (P&Z unanimously recommended approval on January 8, 2019)
 3. **Page 82** Resolution approving the preliminary plat and site plan of Quail Meadows Townhomes (P&Z unanimously recommended approval on January 8, 2019)
9. Other Business
 - A. **Page 100** City Manager's Report - Ryan Waller
* Receipt and file correspondence from January 4 and 11, 2019
10. Adjourn

Information

Subject

January 7, 2019 Minutes

Information

Fiscal Impact

Attachments

Minutes

REGULAR SESSION – JANUARY 7, 2019

The City Council met in regular session at 6:00 p.m. on January 7, 2019 in the City Hall Council Chambers. Mayor Kelly B. Shaw called the meeting to order and on roll call the following members were present: Shirley Clark, Joe Gezel, Bob Kling, Greg Marchant, John Parker and Greta Southall.

Council member Clark moved to approve the consent agenda as follows and Southall seconded the motion. On roll call the vote was, AYES: Marchant, Gezel, Southall, Parker, Kling and Clark. NAYS: None. Whereupon the Mayor declared the motion carried unanimously.

Approval of agenda

December 18, 2018 minutes

Application – A renewal Class “C” liquor, outdoor Area and Sunday Sales Privilege for the Indianola Country Club – 1610 Country Club Road

Resolution No. 2019-01 fixing January 22, 2019 for a public hearing and first consideration to approve and authorize the sale of real property (alley) – the complete resolution may be viewed at the City Clerk’s Office

Resolution No. 2019-02 fixing January 22, 2019 for a public hearing and consideration to approve and authorize the sale of real property for development (203 W. 2nd) - the complete resolution may be viewed at the City Clerk’s Office

Resolution No. 2019-03 approving salaries (the complete resolution may be viewed at the City Clerk’s Office)

Resolution No. 2019-04 adopting a Procurement Policy For Federal Program Funding Purpose (the complete resolution may be viewed at the City Clerk’s Office)

Resolution No. 2019-05 amending the Purchasing Policy for the procurement policy for federal program funding purposes (the complete resolution may be viewed at the City Clerk’s Office)

Resolution No. 2019-06 approving Supplemental Agreement #15 to the professional services agreement for East Hillcrest Trail Connection (North 4th Street to Summerset Trail) with Snyder and Associates (the complete resolution may be viewed at the City Clerk’s Office)

Resolution No. 2019-07 approving a professional service agreement with Elder Corporation for the Concrete Crushing at the Brush Facility (the complete resolution may be viewed at the City Clerk’s Office)

Resolution No. 2019-08 approving a professional service agreement with J Pettiecord Inc. for the annual City Brush Grinding at the Brush Facility (the complete resolution may be viewed at the City Clerk’s Office)

Resolution No. 2019-09 approving a professional service agreement with J Pettiecord Inc. for the Storm Brush Grinding at the Brush Facility (the complete resolution may be viewed at the City Clerk’s Office)

Second consideration of a request from Tim Davison for the vacation and conveyance of the North/South alley between Lot 9 and Lot 10 in Block 10 East Indianola, also known as Steele and Grantham's Addition

Second consideration of a request Tim Davison to rezone the property located at 308 E. 1st

Claims on the computer printout for January 7, 2019

The re-nomination of Al Farris to the Planning and Zoning Commission – a term to begin February 1, 2019 and expire February 1, 2024 – was approved on a motion by Clark and seconded by Southall. On roll call the vote was, AYES: Marchant, Gezel, Southall, Parker, Kling and Clark. NAYS: Whereupon the Mayor declared the motion carried unanimously.

The following items were discussed regarding the draft Rules of Procedure:

- The wording of the last two paragraphs on page 14 of the document “elected officials including the Mayor, exercise no power over city employees. It is not the duty of the elected officials to involve themselves in employee matters. Should elected official be contacted regarding an employee matter, he/she shall refer the concern to the City Manager.” Mayor Shaw stated this contradicts Chapter 15.02(1) of the Code of Ordinances and the Iowa Code.

Also the following, “When contacted by a constituent regarding any city concern/complaint, elected officials must contact the City Manager so that appropriate staff can be involved in the process. If a personal visit is requested by the constituent, no elected official should make this visit without a staff person from the appropriate department.

Council member Gezel and Clark requested the word “must” to be removed

- The length of any meeting shall be limited to one and one-half hours – page 4
- Citizens shall be limited to three minutes speaking time per item – page 9 – (requested it be three to five minutes)
- Processing of the Mayor and City Council mail – page 10 – Mayor Shaw will send the letter from the General Post Master to the City Attorney
- Page 5 – Special meetings should state “Special meetings will be set by the Mayor, ~~City Manager~~, or at least four (4) Council Members
- Page 11 – Special Committees – adding language that the special committees would not have a quorum
- Page 7 – Clarification on who defines the following: “avoiding all indecorous language and references to personalities and abiding by the following rules of civil debate: We may disagree, but we will be respectful of one another, All comments will be directed to the issue at hand, Personal attacks will not be tolerated.” Any councilperson may raise the issue of indecorous language but typically the Presiding Officer is the person who determines whether such language has been used.
- Page 3 – who approves the Council Agenda prior to it being distributed to the Mayor and City Council. The same procedure will apply – the City Manager and City Clerk shall compile the agenda, it will then be e-mailed to the Mayor for his review and approval.

The City Council Policy and Administrative Committee will re-word the policy as stated above and bring it back to a future council meeting for discussion.

A public hearing was held to consider the sale of 400 E. Euclid to A.J. Nelson. There were no objections either oral or written. A motion was made by Marchant and seconded by Gezel to adopt the following resolution entitled, “RESOLUTION MAKING FINAL DETERMINATION ON SALE OF INTEREST IN REAL PROPERTY TO A. J. NELSON.” On roll call the vote was, AYES: Gezel, Southall, Parker, Kling, Clark and Marchant. NAYS: None. Whereupon the Mayor declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2019-10
RESOLUTION MAKING FINAL DETERMINATION ON SALE OF INTEREST IN REAL
PROPERTY TO A. J. NELSON

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

Mayor Shaw discussed the Memorial Rock to Honor & Heal all Veterans, anchored by the Warren County Freedom Rock and which is placed at Warrior Run in Norwalk, Iowa. It was the consensus of the Council to have Michael Foss attend a Council Meeting to present additional information regarding their donation request.

It was moved by Marchant and seconded by Parker to postpone the Indianola Hometown Pride Committee By-Laws for discussion at the January 22, 2019 City Council meeting. On roll call the vote was, AYES: Gezel, Southall, Parker, Kling and Marchant. NAYS: Clark. Whereupon the Mayor declared the motion carried.

Finance Director Andy Lent updated the Mayor and Council on the FY 20 Budget process.

A motion was made by Marchant and seconded by Parker to receive and file correspondence of the weekly updates dated December 14, 21 and 28, 2018 from Ryan Waller, City Manager. On roll call the vote was, AYES: Gezel, Southall, Parker, Kling, Clark and Marchant. NAYS: None. Whereupon the Mayor declared the motion carried unanimously.

Meeting adjourned at 7:42 p.m. on a motion by Marchant and seconded by Parker.

Kelly B. Shaw, Mayor

Diana Bowlin, City Clerk

Meeting Date: 01/22/2019

Information

Subject

Final consideration of a request from Tim Davison for the vacation and conveyance of the North/South alley between Lot 9 and Lot 10 in Block 10 East Indianola, also known as Steele and Grantham's Addition (P&Z unanimously recommended approval on November 13, 2018)

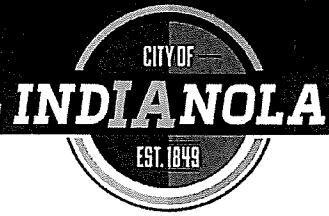
Information

Council will need to hold the final consideration of a request to purchase an alley. Staff recommends approval of this request to purchase the alley (packet) between the listed properties, as all the neighbors and property owners conjoined to this alley have signed their approval of a transfer in ownership to Tim Davison. P&Z unanimously recommended approval.

Fiscal Impact

Attachments

P&Z Memo
P&Z Minutes
Alley Information
Resolution to Sell
Ordinance
Deed



COMMUNITY DEVELOPMENT

To: Planning and Zoning Commission
From: David Churchill, Interim Building Official of Community Development
Subject: November 13, 2018 Meeting

Item # 4 Consider Request from Tim Davison for approval of the vacation and conveyance of the South ½ of the North/South alley between E. 1st Street and E. Salem Avenue. The alley lays between 110 S Jefferson Way and 308 E 1st Street.

Staff recommends approval for this request to purchase the alley way between the listed properties, as all neighbors and property owners conjoined to this alley way have signed their approval of such a transfer in ownership to Tim Davison.

Item # 5 Consider Request from Tim Davison to rezone the property located at 308 E 1st Ave, legally described as EAST INDIANOLA Lot 10 & W ½ Lot 11, Block 10, from R-2 (Single-and-two Family Residential) to C-2 (Highway Commercial).

Staff recommends approval as the zoning change, as it is consistent with the Comprehensive Master Plan for future development (change to Commercial zoning).

Neither a site development or building plan has been submitted for review at this time.

INDIANOLA PLANNING AND ZONING COMMISSION
REGULAR MEETING
November 13, 2018
6:00 P.M.

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

Joe Butler
Al Farris
Ron Fridley
Becky Needles
Bob Ormsby
Josh Rabe
Misty Soldwisch
Jeromy Pribil
Erin Freeberg

Also present: Jerry Felton Terrell, Brent Terrell, Sharon Crabb, Tim Davison, Terry Pauling, David Churchill, Jason Etnyre, Kristin Brekelmans.

Members of the Commission absent: Sarah Ritchie

The minutes of the October 9th, 2018 meeting were approved on a motion made by Al Farris and seconded by Becky Needles. Question was called for and on voice vote Chairperson Butler declared the motion carried unanimously.

Consider Request from Tim Davison for approval of the vacation and conveyance of the South 1/2 of the alley between E. 1st Street and E. Salem Avenue. (Legal description pending)

David Churchill spoke to the Commission regarding the application to vacate the alley.

Joe Butler asked if anyone had comments they would like to discuss, or if David has received any feedback regarding the alley being vacated. Hearing none, Joe requested a motion.

Motion was made by Josh Rabe to approve the vacation and conveyance of the South 1/2 alley between East 1st Street and East Salem Avenue, to Tim Davison. Seconded by Misty Soldwisch. All ayes, the motion to approve was unanimous, 9 ayes - 0 nays.

Consider Request from Tim Davison to rezone the property located at 308 E 1st Ave, from R-2 (Single and Two Family Residential) to C-2 (Highway Commercial).

David Churchill spoke to the commission regarding this application and reported this zoning change does fall within the Comprehensive Plan for future land use, and that staff recommended approval.

Sharon Crabb at 404 E Salem, stood to speak, asking the applicant, Tim Davison, what the intended future purpose of the lot would be used for, if it is approved for rezoning.

Tim Davison of 100 Orchard Circle, stood to reply, stating he would like to create more parking to his existing facility and add more shop space. Tim reported his intentions were to "bridge the gap" to allow more bay space, since current vehicles are being parked over the right-of-way. He added he would like to create green space in the front and corner of the lot of the existing neighboring property allowing the rezoned portion to be fenced in.

Jerry Ferrell at 310 E 1st Ave, stood to speak, stating that he purchased his home, not being aware that the homes around him were planned for future commercial use in the Comprehensive Plan. Jerry inquired about green space and buffering that was mentioned in conversations related to this. Joe Butler explained the terms to Jerry to his understanding. Jerry mentioned that he has a list of items he is concerned about that the buffering concept would be take care of.

Misty Soldwisch asked for a map showing the future zoning in the Comprehensive Plan. Al Farris gave history on his knowledge regarding the intentions of the commercial development along Hwy 65/69.

Sharon Crabb asked how the change in zoning would affect the taxable value of her home. She was directed by the Commission to contact the Warren Co Assessor office.

Jerry Ferrell spoke to the Commission about his experiences with noises from business' presently at 3:00 a.m.. Misty Soldwisch mentioned that there was an update on noise ordinances just this month. Discussions continued.

Motion was made by Becky Needles to approve the request to rezone the property located at 308 E 1st Ave, from R-2 (Single and Two Family Residential) to C-2 (Highway Commercial) made by Tim Davison. Seconded by Bob Ormsby. All ayes, the motion to approve was unanimous, 9 ayes - 0 nays.

Other Items

Dave Churchill provided updates regarding building permits, site plans, and a follow up on previously approved items and any council responses regarding them.

Meeting adjourned on a motion by Al Farris and seconded by Becky Needles. 9 Ayes – 0 Nays. Unanimous.

Joe Butler, Chairperson

David Churchill



COMMUNITY DEVELOPMENT

Agreement to Purchase Alley

DAVISON LLC / Tim DAVISON requests to purchase the alley legally described as:

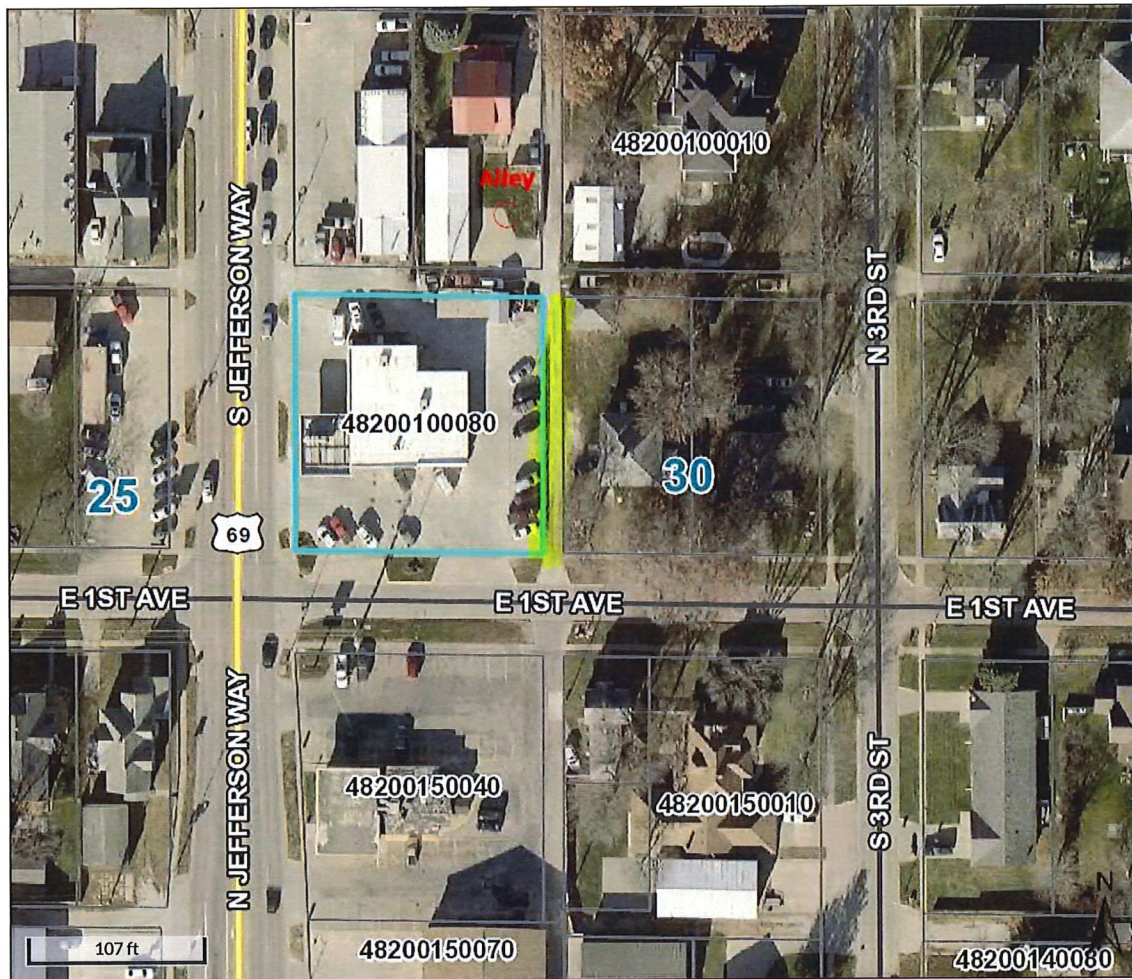
THE South 1/2 of the North/South Alley That CREES BETWEEN
LOT 8 AND 9 - 10 LOT 11 Block 9 Block 10 (Between South Jefferson Way AND North 3rd Street)
w/ Street access off of E 1st Ave .

The undersigned owns the property adjacent to the alley legally described above and agrees to purchase the alley.

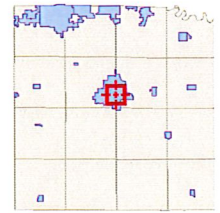
Name	Address	Date
Johnny J. Lee	310 E. 1 st Ave.	10-19-18
Gespenne Glascock	309 E. Salem	10-19-18
Paul Brown	301 E. SALEM	10.19.18
Jimmy D. Quinn	303 East Salem	10.19.18
Tim DAVISON	110 S. Jefferson	10.19.18

\$200.00 Fee

Receipt No#: 23990098 10/8/18



Overview



Legend

Roads

- <all other values>
 - Interstate
 - Highway
 - Ramp
 - County Gravel
 - County Level B
 - County Level C
 - City Gravel
 - City Street
 - Private Street
 - Corporate Limits
 - Parcels
 - Political Township
 - Sections
- ##### Major Roads
- County Hwy
 - State Hwy
 - US Hwy
 - Interstate
 - Water

Parcel ID	48200100080	Alternate ID	n/a	Owner Address	DAVISON, TIM J/LAURAL
Sec/Twp/Rng	n/a	Class	C		110 S JEFFERSON
Property Address	110 S JEFFERSON WAY	Acreage	n/a		INDIANOLA IA 50125
	INDIANOLA				
District	48300				
Brief Tax Description	30-76-23 EAST INDIANOLA LOT 7 EX HWY & LOTS 8 & 9 BLK 10				
	(Note: Not to be used on legal documents)				

Disclaimer:

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GEOSPATIAL

RESOLUTION NO. _____

RESOLUTION APPROVING SALE OF AN ALLEY DESCRIBED AS the North-South alley between Lot 9 and Lot 10 in Block 10 East Indianola, also known as Steele and Grantham's Addition in the City of Indianola, Warren County, Iowa TO ADJACENT PROPERTY OWNER TIM DAVISON

WHEREAS, the City of Indianola, Iowa owns property generally described as an alley, located and more particularly described as the North-South alley between Lot 9 and Lot 10 in Block 10 East Indianola, also known as Steele and Grantham's Addition in the City of Indianola, Warren County, Iowa; and

WHEREAS, the City of Indianola, Iowa, recently received an offer by an adjacent property owners to vacate and sell said alley in accordance with law and city policy on transfer of unused alleys within the City; and

WHEREAS, the required application has been made, notice and consent of adjacent property owners secured, and Planning and Zoning recommended Council approval of the proposal on November 13, 2018; and

WHEREAS, in accordance with the Code of Iowa Section 364.7, notice and hearing as provided by law was held on December 17, 2018; and

WHEREAS, the City Council now deems it in the best interest of the City of Indianola, Iowa, to sell the vacated alley to the adjoining property owners as proposed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the sale of the alley to Tim Davison is hereby approved.

NOW THEREOFRE BE IT FURTHER RESOLVED that the Mayor and City staff are authorized to do all things necessary to effectuate the sale.

Dated this ____ day of _____, 201__.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

ORDINANCE NO. _____

ORDINANCE VACATING A PORTION OF REAL ESTATE DESCRIBED AS the North-South alley between Lot 9 and Lot 10 in Block 10 East Indianola, also known as Steele and Grantham's Addition in the City of Indianola, Warren County, Iowa AND RETAINING EASEMENT RIGHTS

WHEREAS, on the 17th day of December 2018, pursuant to published notice as required by law, the City Council of the City of Indianola, Iowa held a public hearing on a proposal to vacate a portion of real estate owned by the City generally described as an alley and more specifically described as:

The North-South alley between Lot 9 and Lot 10 in Block 10 East Indianola, also known as Steele and Grantham's Addition in the City of Indianola, Warren County, Iowa; and

WHEREAS, the City Council of the City of Indianola, Iowa, has determined that it is in the best interests of the City to vacate said alley but retain any easement rights needed by the City.

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

Section 1. The City of Indianola, Iowa, hereby vacates the following described real estate while retaining any easement rights needed by the City:

The North-South alley between Lot 9 and Lot 10 in Block 10 East Indianola, also known as Steele and Grantham's Addition in the City of Indianola, Warren County, Iowa

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

Section 3. This Ordinance shall be in effect upon its passage, approval and publication as provided by law.

PASSED AND APPROVED this ____ day of _____ 201__.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

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

Prepared by: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266 515-274-1450
Return to: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266
Address Tax Statement: Tim Davison, 308 E 1st Street, Indianola, Iowa

QUIT CLAIM DEED

For the consideration of One Dollar(s) and other valuable consideration, the City of Indianola, Iowa does hereby Quit Claim to Tim Davison, a _____ person, all its right, title, interest, estate, claim and demand in the following described real estate in Warren County, Iowa:

The North-South alley between Lot 9 and Lot 10 in Block 10 East Indianola, also known as Steele and Grantham's Addition in the City of Indianola, Warren County, Iowa.

Subject to all easements, covenants, and restrictions of record and subject to easement rights to the City of Indianola for public utilities.

This deed is exempt according to Iowa Code section 428A.2(6).

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: _____

City of Indianola, Iowa

By: _____
Kelly B. Shaw, Mayor

By: _____
Diana Bowlin, City Clerk

STATE OF IOWA, WARREN COUNTY

On the ____ day of _____, 201__, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kelly B. Shaw and Diana Bowlin, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk of the City of Indianola, Iowa, a municipal corporation; that the seal affixed to the above and foregoing instrument is the corporate seal of said municipal corporation, and that said instrument was signed and contained in the Resolution adopted by the City Council of Indianola on the 17th day of December 2018, and the said Kelly B. Shaw and Diana Bowlin acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it san d by them voluntarily executed.

Notary Public in and for the State of Iowa

Meeting Date: 01/22/2019

Information

Subject

Final consideration of a request from Tim Davison to rezone the property located at 308 E. 1st Avenue from R-2 (single and two family residential) to C-2 (highway commercial) P&Z unanimously recommended approval November 13, 2018

Information

Council needs to hold the final consideration of the rezoning request from Tim Davison. Staff recommends approval of this zoning change (packet), as it is consistent with the Comprehensive Master Plan for the future development (change to Commercial zoning). P&Z unanimously recommended approval.

Fiscal Impact

Attachments

Rezoning Information
Ordinance



— COMMUNITY DEVELOPMENT —

Rezoning Application

Local Address: 308 E. 1st Ave.

Legal Description: 30-76 - 23 East Indianola LOT 10 E W 1/2
Lot 11 B1K 10

Present Zoning: R-2

Zoning Requested: C-2

Existing Use: Residential Home - being demolished

Proposed Use: Commercial Service

*Names and address of all property owners within 200 feet of the property for which the change is requested. (Attach to form.)

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

This follows the city Comprehensive Plan for future land
zoning - and future business growth in the area.

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

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

n/a

Tim Davison LLC

Signature of Applicant

\$200.00 Fee

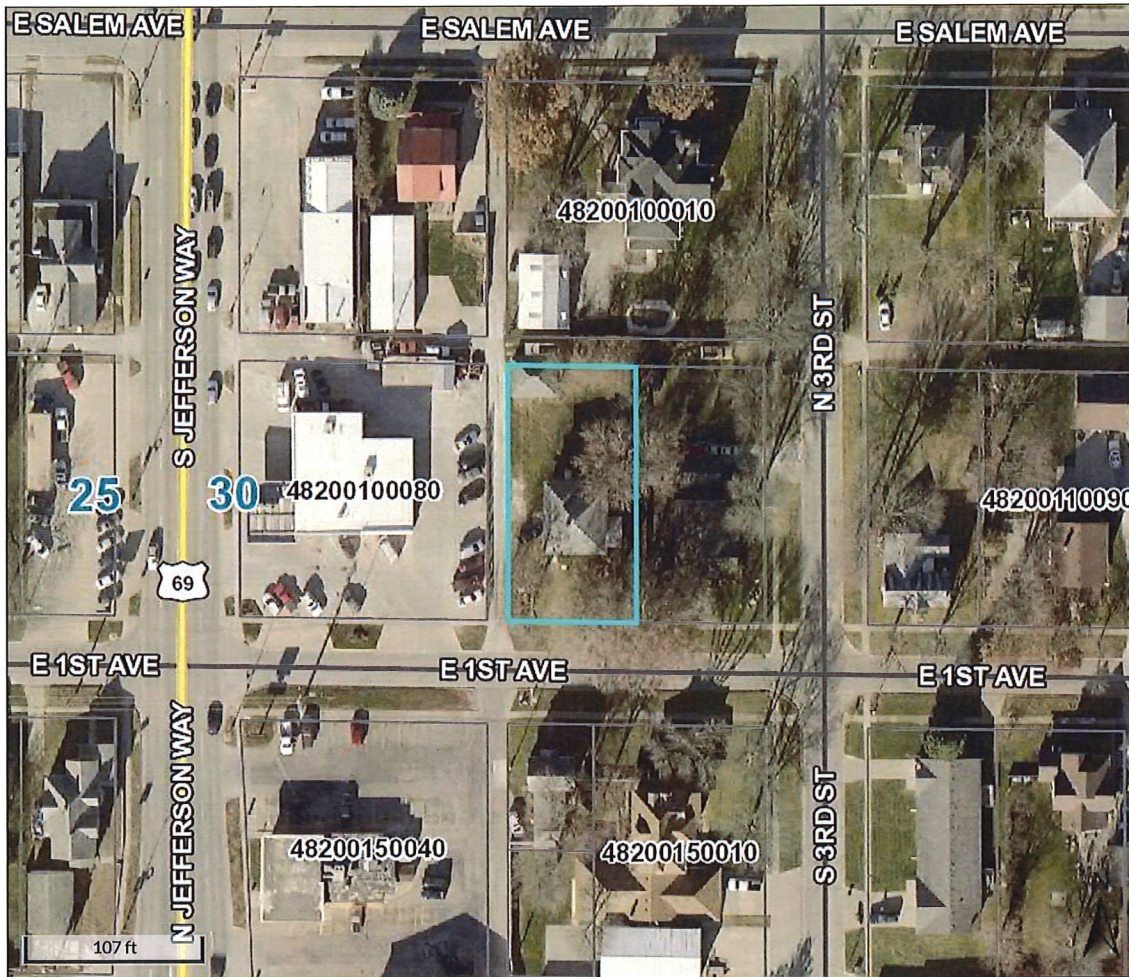
Receipt No. 1,184327

Applicant Full Name Printed: DAVISON LLC / TIM DAVISON

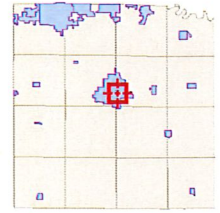
Applicant Mailing Address: 110 S. Jefferson

Email Address: tim@chumpleysautocare.com

Contact Number: 515-961-2594



Overview



Legend

Roads

- <all other values>
- Interstate
- Highway
- Ramp
- County Gravel
- County Level B
- County Level C
- City Gravel
- City Street
- Private Street
- Corporate Limits
- Parcels
- Political Township
- Sections
- Major Roads
- County Hwy
- State Hwy
- US Hwy
- Interstate
- Water

Parcel ID	48200100100	Alternate ID	n/a	Owner Address	DAVISON LLC
Sec/Twp/Rng	n/a	Class	R		110 S JEFFERSON WAY
Property Address	308 E 1ST AVE	Acreage	n/a		INDIANOLA IA 50125
	INDIANOLA				
District	48300				
Brief Tax Description	30-76-23 EAST INDIANOLA LOT 10 & W 1/2 LOT 11 BLK 10				
	(Note: Not to be used on legal documents)				

Disclaimer:

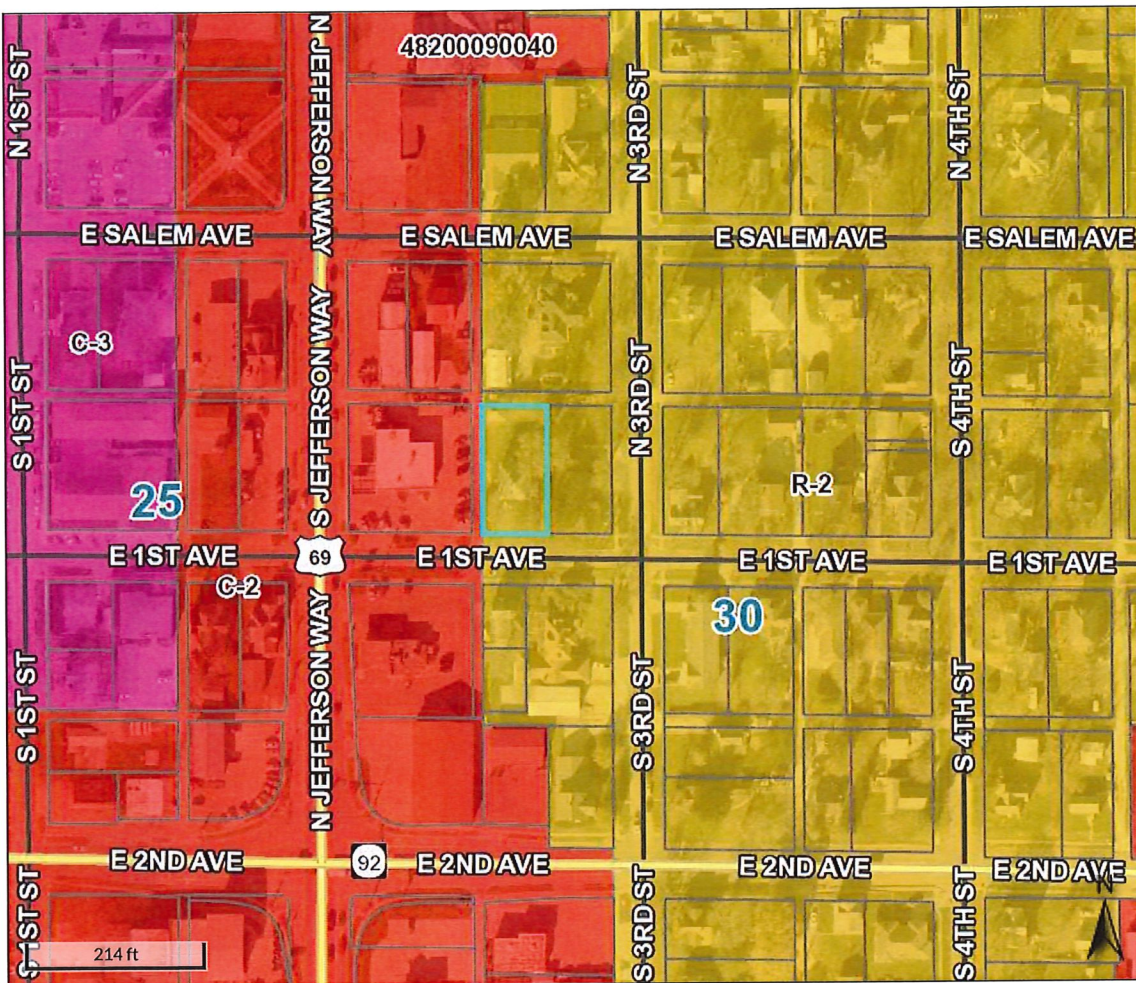
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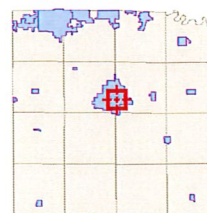
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Overview



ORDINANCE NO. 2018-_____

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION AT 308 E 1ST STREET FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO C-2 (HIGHWAY COMMERCIAL)

WHEREAS, the Planning and Zoning Commission, after notice and a hearing in accordance with the law, have recommended to the City Council that the below described property located at 308 E 1st Street from R-1 (Single Family Residential) to C-2 (Highway Commercial); and

WHEREAS, on the 17th day of December 2018, after due notice and hearing as provided by law, the City Council now deems it reasonable and appropriate to rezone said property.

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

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

Lot 10 and the W ½ of Lot 11 in Block 10, and the South ½ of the North/South Alley adjacent to Lots 8 and 9 in Lot 10 in Block 11 and Lot 9 in Block 10 in the City of Indianola, Warren County, Iowa.

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

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

PASSED AND APPROVED this ____ day of _____, 201__.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

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

Meeting Date: 01/22/2019

Information

Subject

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

Information

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

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

Roll call is in order.

Per Iowa Code, property owners have the option to pay them (or any portion) within 30 days after the first publication (January 30, 2019) at the Clerk's Office

Fiscal Impact

Attachments

Resolution

List of Nuisance

RESOLUTION NO. 2019-____

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

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

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

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

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

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

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

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

Passed and approved the 22nd day of January, 2019.

Kelly B. Shaw, Mayor

Attest:

Diana Bowlin, City Clerk

**NOTICE OF FILING OF
ASSESSMENTS FOR NUISANCE ABATEMENT**

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

Parcel #	Legal Description	Property Owner	Property Address	Amount	Admin Fee 001-1700-47100	Street 321-2100-47100	Reason
48770000040	26-76-24 Western Heights Add Lot 4	Larry & Donna Littlefield	500 North “N”	2,225.00	\$25.00	\$2,200.00	Debris removal, mowing, trimming trees

Meeting Date: 01/22/2019

Information

Subject

Resolution approving salaries

Information

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

Prince Krah, Seasonal Gym Supervisor, \$8.00/hour effective January 15, 2019

Sam Adeniyi, Seasonal Gym Supervisor, \$8.00/hour effective January 15, 2019

Nicole Pontier, from Probational Part-Time FF/EMT \$10.00/hour to Part-Time FF/EMS \$14.89/hour effective January 20, 2019

Todd Pollard, from Part-Time FF/EMT \$14.89/hour to Part-Time FF/Paramedic \$18.76/hour effective January 20, 2019

Christopher Moffett, Light Equipment Operator, Range 19-1 \$43,681.07/year effective February 13, 2019

Fiscal Impact

Attachments

Resolution

RESOLUTION 2019-____
APPROVING SALARIES

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

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

Prince Krah, Seasonal Gym Supervisor, \$8.00/hour effective January 15, 2019

Sam Adeniyi, Seasonal Gym Supervisor, \$8.00/hour effective January 15, 2019

Nicole Pontier, from Probational Part-Time FF/EMT \$10.00/hour to Part-Time FF/EMS \$14.89/hour effective January 20, 2019

Todd Pollard, from Part-Time FF/EMT \$14.89/hour to Part-Time FF/Paramedic \$18.76/hour effective January 20, 2019

Christopher Moffett, Light Equipment Operator, Range 19-1 \$43,681.07/year effective February 13, 2019

Passed and approved on the 22nd day of January, 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

Meeting Date: 01/22/2019

Information

Subject

Annual spring clean-up dates and spring leaf & organic yard waste disposal for 2019-2023

* Recommended weeks for curbside are April 29, 2019, April 27, 2020, April 26, 2021, April 25, 2022 and April 24, 2023. April 27, 2019 and April 25, 2020 (from 9-1) at the Brush Facility for appliances, April 4-April 20, 2019 for free leaf and organic yard waste disposal

Information

Diana Bowlin, recommends (see memo) the city's annual cleanup be held on the following dates for the next five years:

- 2019 – April 29 – May 3, 2019
- 2020 – April 27 – May 1, 2020
- 2021 – April 26 – April 30, 2021
- 2022 – April 25 – April 29, 2022
- 2023 – April 24 – April 28, 2023

The cost for the one-week of curbside solid waste pickup will be as follows (approved by City Council on December 17, 2018):

- 2019 - \$18,650 – disposal fee of \$30
- 2020 - \$19,303 – City will pay the disposal fee
- 2021 - \$19,978 – City will pay the disposal fee
- 2022 - \$20,678 – City will pay the disposal fee
- 2023 - \$21,401 – City will pay the disposal fee

On April 27, 2019 and April 25, 2020, H&W Recycling, will be at the Brush Facility (free of charge) from 9:00 a.m. - 1:00 p.m. for residents to take their appliances (such as stoves, refrigerators, furnaces, etc).

Fees for television and monitors will be as follow:

Console/projections - \$30

Televisions/monitors - \$15

Also the free spring leaf and organic yard waste disposal will be at the Brush Facility on the following days:

April 4 - Thursday (noon to 7:00 p.m.)

April 6 - Saturday (9:00 a.m. to 4:00 p.m.)

April 7 - Sunday (noon to 4:00 p.m.)

April 11- Thursday (noon to 7:00 p.m.)

April 13 - Saturday (9:00 a.m. to 4:00 p.m.)

April 14 - Sunday (noon to 4:00 p.m.)

April 18 - Thursday (noon to 7:00 p.m.)

April 20 - Saturday (9:00 a.m. - 4:00 p.m.)

The event will be advertised in the monthly utility bill and Record Herald.

Fiscal Impact

Attachments

Memo



— CLERK'S OFFICE —

TO: Mayor and City Council
CC: Ryan Waller, City Manager
FROM: Diana Bowlin, City Clerk
SUBJECT: Spring Cleanup Dates
DATE: January 14, 2019

In working with Waste Management, and to plan for the City's spring cleanup, we would like to set the schedule for the next five years. The dates are as follows:

- 2019 – April 29 – May 3, 2019
- 2020 – April 27 – May 1, 2020
- 2021 – April 26 – April 30, 2021
- 2022 – April 25 – April 29, 2022
- 2023 – April 24 – April 28, 2023

Consistent with last year, residents will get one opportunity to have items picked up at their curb.

Cleanup guidelines include:

- The hauler will pick up refuse the same day as your recycling materials.
- All items need to be on the curb at 7:00 a.m.
- Only large items not hauled through weekly service will be picked up.
- No construction materials or railroad ties.
- Items that are bulky and difficult to handle, such as swing sets, must be cut up or dismantled into smaller pieces no longer than four feet.

The cost for the one-week of curbside solid waste pickup will be as follows (approved by City Council on December 17, 2018):

- 2019 - \$18,650 – disposal fee of \$30
- 2020 - \$19,303 – City will pay the disposal fee
- 2021 - \$19,978 – City will pay the disposal fee
- 2022 - \$20,678 – City will pay the disposal fee
- 2023 - \$21,401 – City will pay the disposal fee

On **Saturday April 27, 2019 and April 25, 2020 at the Brush Facility from 9:00 a.m. – 1:00 p.m.** H&W Recycling will be taking appliances (i.e. stoves, refrigerators, furnaces, water heaters, etc.). There will be no charge to residents.

The spring leaf and organic yard waste disposal program will be available free of charge on:

April 4 - Thursday (noon to 7:00 p.m.) – opening day of the Brush Facility

April 6 - Saturday (9:00 a.m. - 4:00 p.m.)

April 7 – Sunday (noon to 4:00 p.m.)

April 11 - Thursday (noon to 7:00 p.m.)

April 13 - Saturday (9:00 a.m. - 4:00 p.m.)

April 14 – Sunday (noon to 4:00 p.m.)

April 18 – Thursday (9:00 a.m. – 7:00 p.m.)

April 20 – Saturday (9:00 to 4:00 p.m.)

Charging of leaves and organic yard waste disposal will begin April 21

***The Brush Facility will be closed on all holidays. It will close for the season on November 24, 2019**

Fees still apply for brush which is anything that is 1/2 inches or more in diameter.

Meeting Date: 01/22/2019

Information**Subject**

Prior and final approval applications for urban revitalization designation

Information

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

Prior

Jerry's Homes - 1707 E. Clinton Avenue - SFD - \$143,800

Final

Jerry's Homes - 1707 E. Clinton Avenue - SFD - \$143,800

Orton Homes - 1306 N. 9th Street - SFD - \$255,000 - 3 year tax abatement

Autumn Ridge Development - 1502 W. Kentucky Avenue - SFD - \$158,000 - 3 year tax abatement

Vance & Ruth Overton - 206/208 South "H" Street - Duplex - \$296,000 - 5 year tax abatement

Jeremiah Segar - 506 W. 19th Place - SFD - \$124,500 - 5 year tax abatement

Below is a list of permits issued through December 31, 2018 and previous years.

	2018		2017		2016		2015		2014	
SFD	30	\$5,811,106 \$193,704	39	\$6,760,380 \$173,343	40	\$7,250,532 \$181,263	40	\$7,040,310 \$176,008	29	\$5,330,909 \$183,824
Duplexes	5	\$1,335,000	10	\$2,882,475	7	\$1,997,100	4	\$975,095	4	\$985,500
MFD	0	-0-	1	\$375,900	3	\$11,744,453	2	\$852,700	4	\$1,646,350
Add/Alt	44	\$556,800	51	\$394,088	56	\$456,089	43	\$386,655	38	\$475,127
Non-Residential	58	\$1,497,871.00	48	\$5,259,689	49	\$9,008,958	41	\$11,680,537	38	\$12,692,612
Total	146	\$9,200,777	149	\$15,672,532	155	\$30,456,132	130	\$20,935,297	113	\$21,130,498

Fiscal Impact**Attachments**

No file(s) attached.

Meeting Date: 01/22/2019

Information

Subject

Claims on the computer printout for January 22, 2019

Information

Fiscal Impact

Attachments

Vendor Report

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
A-CHECK GLOBAL				
A-CHECK GLOBAL	DRIVING RECORDS	12/28/2018	12.75	PARK & RECREATI
Total A-CHECK GLOBAL:			12.75	
ACME TOOLS				
ACME TOOLS	HONDA PROTABLE GENERATOR AND GAS	01/07/2019	1,198.99	VEHICLE RESERV
Total ACME TOOLS:			1,198.99	
ACTIVE NETWORK LLC				
ACTIVE NETWORK LLC	6 DEBIT PIN PADS	12/20/2018	1,840.00	PARK & RECREATI
ACTIVE NETWORK LLC	6 DEBIT PIN PADS	12/20/2018	920.00	POOL (MEMORIAL)
Total ACTIVE NETWORK LLC:			2,760.00	
AIR-CON MECHANICAL CORP.				
AIR-CON MECHANICAL CORP.	LOCATE & REPAIR PNEUMATIC CONTROLS	12/28/2018	950.20	GENERAL FUND
Total AIR-CON MECHANICAL CORP.:			950.20	
AMERICAN SOCIETY OF COMPOSERS				
AMERICAN SOCIETY OF COMP	LICENSE AGREEMENT	01/02/2019	357.00	GENERAL FUND
Total AMERICAN SOCIETY OF COMPOSERS:			357.00	
AUBERT'S TOWING				
AUBERT'S TOWING	TOW - ABANDONED	11/25/2018	170.00	POLICE FUND
AUBERT'S TOWING	TOW	11/30/2018	100.00	POLICE FUND
Total AUBERT'S TOWING:			270.00	
BAKER & TAYLOR ENTERTAINMENT				
BAKER & TAYLOR ENTERTAIN	CD	11/30/2018	9.69	LIBRARY FUND
Total BAKER & TAYLOR ENTERTAINMENT:			9.69	
BAKER AND TAYLOR				
BAKER AND TAYLOR	CREDIT	12/12/2018	118.82-	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	11/28/2018	56.79	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	11/30/2018	185.07	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	11/30/2018	213.41	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	12/06/2018	402.28	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	12/14/2018	131.65	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	12/17/2018	83.54	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	12/19/2018	136.88	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	12/20/2018	449.04	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	12/21/2018	119.20	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	12/27/2018	128.35	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	12/27/2018	126.59	LIBRARY FUND
BAKER AND TAYLOR	CREDIT	12/04/2018	334.08-	LIBRARY FUND
BAKER AND TAYLOR	CREDIT	12/04/2018	326.57-	LIBRARY FUND
Total BAKER AND TAYLOR:			1,253.33	
BAKER, SHIRLEY U.				
BAKER, SHIRLEY U.	EASEMENT PAYMENT N 15TH & E 2ND SEW	01/16/2019	1,213.50	SEWER CAPITAL P

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total BAKER, SHIRLEY U.:			1,213.50	
BOUND TREE MEDICAL LLC				
BOUND TREE MEDICAL LLC	NEBULIZER KIT	01/09/2019	61.90	AMBULANCE FUN
Total BOUND TREE MEDICAL LLC:			61.90	
BRANGERS, GREG				
BRANGERS, GREG	REFUND DOUBLE CHARGE	01/08/2019	96.00	STORMWATER UTI
Total BRANGERS, GREG:			96.00	
BRICK GENTRY P.C.				
BRICK GENTRY P.C.	UNION NEGOTIATIONS	12/25/2018	120.00	SEWER FUND
Total BRICK GENTRY P.C.:			120.00	
BRUENING ROCK PRODUCTS				
BRUENING ROCK PRODUCTS	RIP RAP K STREET	12/31/2018	1,085.23	ROAD USE TAX FU
Total BRUENING ROCK PRODUCTS:			1,085.23	
CENGAGE LEARNING				
CENGAGE LEARNING	BOOKS	12/06/2018	103.16	LIBRARY SPECIAL
Total CENGAGE LEARNING:			103.16	
CENTURYLINK				
CENTURYLINK	PHONE	12/22/2018	56.47	GENERAL FUND
Total CENTURYLINK:			56.47	
CHUMBLEY & JONES OIL				
CHUMBLEY & JONES OIL	KEROSENE	12/29/2018	47.50	SEWER FUND
CHUMBLEY & JONES OIL	KEROSENE	12/31/2018	71.25	SEWER FUND
CHUMBLEY & JONES OIL	KEROSENE	12/28/2018	71.25	SEWER FUND
CHUMBLEY & JONES OIL	KEROSENE	01/02/2019	47.50	SEWER FUND
CHUMBLEY & JONES OIL	KEROSENE	01/04/2019	47.50	SEWER FUND
CHUMBLEY & JONES OIL	KEROSENE	01/09/2019	71.25	SEWER FUND
CHUMBLEY & JONES OIL	KEROSENE	01/11/2019	66.50	SEWER FUND
CHUMBLEY & JONES OIL	KEROSENE	01/14/2019	71.25	SEWER FUND
CHUMBLEY & JONES OIL	KEROSENE	01/15/2019	71.25	SEWER FUND
Total CHUMBLEY & JONES OIL:			565.25	
CINTAS CORPORATION				
CINTAS CORPORATION	RESTOCK MEDICINE CABINET	01/08/2019	32.03	SEWER FUND
Total CINTAS CORPORATION:			32.03	
CITY OF INDIANOLA - UTILITY				
CITY OF INDIANOLA - UTILITY	UTILITIES - MEMORIAL	12/31/2018	65.16	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - BARKER	12/31/2018	30.57	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES	12/31/2018	48.00	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - PICKARD	12/31/2018	147.43	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - MCCORD	12/31/2018	40.95	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	ACTIVITY CENTER UTILITIES	12/31/2018	705.42	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
CITY OF INDIANOLA - UTILITY	UTILITIES - DOWNEY	12/31/2018	24.00	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - 206 N 1ST	12/31/2018	48.70	FIRE FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	12/31/2018	3,074.44	GENERAL FUND
CITY OF INDIANOLA - UTILITY	STREETLIGHTS	12/31/2018	18,689.98	GENERAL FUND
CITY OF INDIANOLA - UTILITY	RENEWABLE	12/31/2018	231.00	FIRE FUND
CITY OF INDIANOLA - UTILITY	UTILITIES, TOTAL N SEWER PLANT, DEMAN	12/31/2018	12,208.09	SEWER FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	12/31/2018	4,400.44	SEWER FUND
CITY OF INDIANOLA - UTILITY	UTILITIES - SHOP	12/31/2018	327.97	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES	12/31/2018	581.77	ROAD USE TAX FU
CITY OF INDIANOLA - UTILITY	UTILITIES - TRAIL	12/31/2018	28.61	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - 410 N JEFFERSON	12/31/2018	84.10	FIRE FUND
CITY OF INDIANOLA - UTILITY	UTILITIES - YOUTH SOFTBALL	12/31/2018	161.20	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - PICKARD	12/31/2018	126.14	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - MOATS	12/31/2018	33.90	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	11/5 - 12/5 ELECTRIC, FIBER CIRC, WATER	12/31/2018	369.55	POOL (MEMORIAL)
CITY OF INDIANOLA - UTILITY	UTILITIES - BUXTON	12/31/2018	147.97	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES	12/31/2018	943.48	LIBRARY FUND
Total CITY OF INDIANOLA - UTILITY:			42,518.87	
CITY SUPPLY CORPORATION				
CITY SUPPLY CORPORATION	TOILET	12/26/2018	142.00	POOL (MEMORIAL)
Total CITY SUPPLY CORPORATION:			142.00	
CIVIC SYSTEMS LLC				
CIVIC SYSTEMS LLC	JAN 1 - JUNE 30 ANNUAL SUPPORT FEES	12/28/2018	6,556.00	GENERAL FUND
Total CIVIC SYSTEMS LLC:			6,556.00	
CNM OUTDOOR EQUIPMENT				
CNM OUTDOOR EQUIPMENT	BAR OIL	12/13/2018	11.95	ROAD USE TAX FU
CNM OUTDOOR EQUIPMENT	POLE SAW REPAIR	12/13/2018	35.08	ROAD USE TAX FU
Total CNM OUTDOOR EQUIPMENT:			47.03	
CORE & MAIN				
CORE & MAIN	PRO RINGS	01/04/2019	744.00	SEWER FUND
Total CORE & MAIN:			744.00	
CRAIG'S AUTOMOTIVE				
CRAIG'S AUTOMOTIVE	VEHICLE REPAIR	01/08/2019	167.00	POLICE FUND
CRAIG'S AUTOMOTIVE	VEHICLE REPAIR	11/14/2018	179.95	POLICE FUND
CRAIG'S AUTOMOTIVE	VEHICLE REPAIR	11/02/2018	20.00	POLICE FUND
CRAIG'S AUTOMOTIVE	VEHICLE REPAIR	12/28/2018	899.00	POLICE FUND
CRAIG'S AUTOMOTIVE	VEHICLE SERVICE	11/27/2018	156.00	POLICE FUND
Total CRAIG'S AUTOMOTIVE:			1,421.95	
CUSTOM ELECTRICAL SERVICES LLC				
CUSTOM ELECTRICAL SERVIC	REIMBURSEMENT - RETURN PAYMENT - ST	01/16/2019	39.00	GENERAL FUND
Total CUSTOM ELECTRICAL SERVICES LLC:			39.00	
DAVIS, HANNAH				
DAVIS, HANNAH	TRAINING EVALUATOR	01/07/2019	90.00	AMBULANCE FUN

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total DAVIS, HANNAH:			90.00	
DEMCO EDUCATIONAL CORP				
DEMCO EDUCATIONAL CORP	DISPLAY MATERIALS	12/27/2018	2,280.77	LIBRARY SPECIAL
Total DEMCO EDUCATIONAL CORP:			2,280.77	
DES MOINES REGISTER MEDIA				
DES MOINES REGISTER MEDIA	CC MIN-11	12/05/2018	352.07	GENERAL FUND
DES MOINES REGISTER MEDIA	ORD 1606	12/05/2018	34.61	GENERAL FUND
DES MOINES REGISTER MEDIA	PH NUISANCE	12/05/2018	64.65	GENERAL FUND
DES MOINES REGISTER MEDIA	PH	12/05/2018	39.64	GENERAL FUND
DES MOINES REGISTER MEDIA	AFR	12/05/2018	90.09	GENERAL FUND
DES MOINES REGISTER MEDIA	CC MIN-12	12/05/2018	201.38	GENERAL FUND
DES MOINES REGISTER MEDIA	PH	12/05/2018	122.52	GENERAL FUND
DES MOINES REGISTER MEDIA	PH	12/05/2018	26.07	GENERAL FUND
DES MOINES REGISTER MEDIA	PH REZONING	12/05/2018	35.62	GENERAL FUND
Total DES MOINES REGISTER MEDIA:			966.65	
DLH GRAFX				
DLH GRAFX	MYC T-SHIRTS	11/20/2018	167.82	PARK & RECREATI
DLH GRAFX	YOUTH BASKETBALL SHIRTS	01/02/2019	523.64	PARK & RECREATI
Total DLH GRAFX:			691.46	
DOWNEY TIRE PROS				
DOWNEY TIRE PROS	BOBCAT FLAT TIRE	01/08/2019	16.36	ROAD USE TAX FU
Total DOWNEY TIRE PROS:			16.36	
DUST PROS JANITORIAL				
DUST PROS JANITORIAL	MONTHLY CLEANING FEE	12/03/2018	1,462.00	PARK & RECREATI
Total DUST PROS JANITORIAL:			1,462.00	
ELECTRICAL ENG & EQUIP				
ELECTRICAL ENG & EQUIP	SERVICE GENERATORS	01/03/2019	625.00	GENERAL FUND
Total ELECTRICAL ENG & EQUIP:			625.00	
ENERGAGE LLC				
ENERGAGE LLC	BASIC SURVEY RESULTS PACKAGE	12/12/2018	2,100.00	GENERAL FUND
Total ENERGAGE LLC:			2,100.00	
EXTINGUISHER COMPANY, THE				
EXTINGUISHER COMPANY, TH	ANNUAL INSPECTION	01/10/2019	58.00	GENERAL FUND
EXTINGUISHER COMPANY, TH	FIRE EXTINGUISHER	01/10/2019	45.00	FIRE FUND
EXTINGUISHER COMPANY, TH	INSPECT FIRE EXT, PURCHASE 4 NEW FIRE	01/03/2019	294.00	PARK & RECREATI
EXTINGUISHER COMPANY, TH	RECREATION FIRE EXTINGUISHER INSPEC	01/09/2019	38.00	PARK & RECREATI
EXTINGUISHER COMPANY, TH	ANNUAL EXTINGUISHER INSPECTION	01/03/2019	202.00	ROAD USE TAX FU
EXTINGUISHER COMPANY, TH	ANNUAL FIRE EXTINGUISHER INSPECTION	01/04/2019	145.00	SEWER FUND
Total EXTINGUISHER COMPANY, THE:			782.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
FRERICKS, BRANDON				
FRERICKS, BRANDON	REIMB. FOR ELECTRICAL - STATE ONLY	01/03/2019	102.00	GENERAL FUND
Total FRERICKS, BRANDON:			102.00	
GALLS LLC				
GALLS LLC	UNIFORMS	12/27/2018	379.66	AMBULANCE FUN
GALLS LLC	UNIFORMS	12/27/2018	77.30	FIRE FUND
GALLS LLC	UNIFORMS	12/28/2018	379.66	FIRE FUND
Total GALLS LLC:			836.62	
GOVERNMENT FINANCE OFFICERS ASSOC.				
GOVERNMENT FINANCE OFFIC	BUILD A BETTER BUDGET DOC BOOK	12/20/2018	45.00	GENERAL FUND
Total GOVERNMENT FINANCE OFFICERS ASSOC.:			45.00	
HENDERSON, GABRIEL				
HENDERSON, GABRIEL	OVERPAYMENT - PARKING TICKET	12/31/2018	10.00	POLICE FUND
Total HENDERSON, GABRIEL:			10.00	
HOA SOLUTIONS INC				
HOA SOLUTIONS INC	SCREEN CONNECT HOSTING	12/28/2018	400.00	SEWER FUND
Total HOA SOLUTIONS INC:			400.00	
HOLMES MURPHY AND ASSOCIATES LLC				
HOLMES MURPHY AND ASSOC	FY17-18 NET COMMISSION FEE	01/15/2019	6,565.59	HEALTH INSURAN
Total HOLMES MURPHY AND ASSOCIATES LLC:			6,565.59	
HR GREEN INC				
HR GREEN INC	WWTP CONCEPT DESIGN	12/27/2018	7,425.00	SEWER CAPITAL P
HR GREEN INC	WWTP CONSULTING	12/27/2018	83.00	SEWER CAPITAL P
HR GREEN INC	PLAINVIEW/MCCORD LIFT CONTROLS	12/27/2018	3,965.90	SEWER CAPITAL P
HR GREEN INC	COLLECTION SYSTEM ANALYSIS	12/27/2018	1,404.07	SEWER CAPITAL P
HR GREEN INC	15TH STREET SEWER IMPROVEMENTS	12/27/2018	13,272.28	SEWER CAPITAL P
Total HR GREEN INC:			26,150.25	
IMWCA				
IMWCA	INSTALLMENT #7	01/01/2019	1,425.63	ROAD USE TAX FU
IMWCA	INSTALLMENT #7	01/01/2019	22.62	GENERAL FUND
IMWCA	INSTALLMENT #7	01/01/2019	336.53	SEWER FUND
IMWCA	INSTALLMENT #7	01/01/2019	2,129.01	AMBULANCE FUN
IMWCA	INSTALLMENT #7	01/01/2019	3,888.42	FIRE FUND
IMWCA	INSTALLMENT #7	01/01/2019	10.37	GENERAL FUND
IMWCA	INSTALLMENT #7	01/01/2019	458.47	PARK & RECREATI
IMWCA	INSTALLMENT #7	01/01/2019	196.85	GENERAL FUND
IMWCA	INSTALLMENT #7	01/01/2019	24.98	LIBRARY FUND
IMWCA	INSTALLMENT #7	01/01/2019	155.14	POOL (MEMORIAL)
IMWCA	INSTALLMENT #7	01/01/2019	22.56	GENERAL FUND
IMWCA	INSTALLMENT #7	01/01/2019	501.54	PARK & RECREATI
IMWCA	INSTALLMENT #7	01/01/2019	1.61	GENERAL FUND
IMWCA	INSTALLMENT #7	01/01/2019	7.26	GENERAL FUND
IMWCA	INSTALLMENT #7	01/01/2019	16.92	GENERAL FUND
IMWCA	INSTALLMENT #7	01/01/2019	2,841.44	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
IMWCA	INSTALLMENT #7	01/01/2019	171.32	GENERAL FUND
Total IMWCA:			12,210.67	
INTEGRIVAULT				
INTEGRIVAULT	MONTHLY BACKUP FEE	01/01/2019	500.00	GENERAL FUND
Total INTEGRIVAULT:			500.00	
IOWA PROF. FIRE CHIEFS				
IOWA PROF. FIRE CHIEFS	MEMBERSHIP DUES	01/14/2019	120.00	FIRE FUND
Total IOWA PROF. FIRE CHIEFS:			120.00	
IOWA STATE UNIVERSITY				
IOWA STATE UNIVERSITY	HAZ-MAT 5TH EDITION	10/10/2018	96.00	FIRE FUND
Total IOWA STATE UNIVERSITY:			96.00	
IOWA WATER MANAGEMENT CO.				
IOWA WATER MANAGEMENT C	WATER MGR - LIBRARY	01/01/2019	40.00	LIBRARY FUND
IOWA WATER MANAGEMENT C	WATER MGR - MUN BLDG	01/01/2019	150.00	GENERAL FUND
Total IOWA WATER MANAGEMENT CO.:			190.00	
JAKES LAWN & LANDSCAPING LLC				
JAKES LAWN & LANDSCAPING	YMCA SNOW REMOVAL LOT MAINTENANCE	01/02/2019	513.00	YMCA MAINTENAN
Total JAKES LAWN & LANDSCAPING LLC:			513.00	
KEYSTONE LABORATORIES INC				
KEYSTONE LABORATORIES IN	WEEKLY TESTING	01/07/2019	230.00	SEWER FUND
KEYSTONE LABORATORIES IN	WEEKLY TESTING	01/08/2019	230.00	SEWER FUND
KEYSTONE LABORATORIES IN	WEEKLY TESTING	01/08/2019	230.00	SEWER FUND
Total KEYSTONE LABORATORIES INC:			690.00	
LARGESSE, RICK				
LARGESSE, RICK	TRAINING	12/05/2018	174.00	POLICE FUND
Total LARGESSE, RICK:			174.00	
MAHASKA COMMUNICATION GROUP				
MAHASKA COMMUNICATION G	MONTHLY PHONE SERVICES	01/01/2019	28.80	GENERAL FUND
MAHASKA COMMUNICATION G	MONTHLY INTERNET SERVICES	01/01/2019	7.60	GENERAL FUND
MAHASKA COMMUNICATION G	MONTHLY PHONE SERVICES	01/01/2019	95.15	GENERAL FUND
MAHASKA COMMUNICATION G	MONTHLY INTERNET SERVICES	01/01/2019	250.00	GENERAL FUND
MAHASKA COMMUNICATION G	MONTHLY PHONE SERVICES	01/01/2019	832.36	GENERAL FUND
MAHASKA COMMUNICATION G	MONTHLY PHONE SERVICES	01/01/2019	28.80	GENERAL FUND
Total MAHASKA COMMUNICATION GROUP:			1,242.71	
MATHESON TRI-GAS INC				
MATHESON TRI-GAS INC	OXYGEN	10/31/2018	25.53	AMBULANCE FUN
MATHESON TRI-GAS INC	OXYGEN	12/31/2018	52.54	AMBULANCE FUN
MATHESON TRI-GAS INC	OXYGEN	12/31/2018	57.04	AMBULANCE FUN

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total MATHESON TRI-GAS INC:			135.11	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	HARDWARE	01/02/2019	.77	PARK & RECREATI
MCCOY HARDWARE INC	SUPPLIES	01/07/2019	2.95	SEWER FUND
MCCOY HARDWARE INC	GFI OUTLET	01/11/2019	15.29	SEWER FUND
MCCOY HARDWARE INC	DUST MASKS	01/15/2019	6.29	SEWER FUND
MCCOY HARDWARE INC	BATTERIES	01/16/2019	11.69	GENERAL FUND
MCCOY HARDWARE INC	SOFTENER SALT	01/14/2019	10.42	SEWER FUND
Total MCCOY HARDWARE INC:			47.41	
MCCOY, MELISSA				
MCCOY, MELISSA	WELLNESS - DEC	01/10/2019	21.10	GENERAL FUND
Total MCCOY, MELISSA:			21.10	
MEDTRAK SERVICES				
MEDTRAK SERVICES	411 RX	12/15/2018	84.65	POLICE FUND
MEDTRAK SERVICES	411 RX	12/31/2018	20.85	POLICE FUND
Total MEDTRAK SERVICES:			105.50	
MENARDS				
MENARDS	PAINT THINNER & RAIN COAT WATER PRO	01/02/2019	53.84	PARK & RECREATI
Total MENARDS:			53.84	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	HEAT - BUILDING	12/17/2018	139.93	POLICE FUND
MID AMERICAN ENERGY CO.	NATURAL GAS	12/17/2018	724.94	LIBRARY FUND
Total MID AMERICAN ENERGY CO.:			864.87	
MID-STATES ORGANIZED CRIME				
MID-STATES ORGANIZED CRIM	MEMBERSHIP	12/19/2018	150.00	POLICE FUND
Total MID-STATES ORGANIZED CRIME:			150.00	
MIDWEST ALARM SERVICES				
MIDWEST ALARM SERVICES	SERVICE CALL - INDIANOLA CITY HALL	12/27/2018	221.49	GENERAL FUND
MIDWEST ALARM SERVICES	FIRE ALARM INSPECTION - CITY HALL	01/09/2019	149.00	GENERAL FUND
MIDWEST ALARM SERVICES	FIRE ALARM INSPECTION - ACTIVITY CENT	01/09/2019	300.00	PARK & RECREATI
MIDWEST ALARM SERVICES	FIRE ALARM INSPECTION - BRUSH FACILIT	01/09/2019	150.00	GENERAL FUND
MIDWEST ALARM SERVICES	FIRE ALARM BATTERIES & INSTALLATION	12/21/2018	409.86	PARK & RECREATI
Total MIDWEST ALARM SERVICES:			1,230.35	
MILLER ELECTRIC SERVICES				
MILLER ELECTRIC SERVICES	OUTLET INSTALLATION	12/20/2018	151.51	LIBRARY SPECIAL
Total MILLER ELECTRIC SERVICES:			151.51	
MILLER, SCOTT & JULIE				
MILLER, SCOTT & JULIE	EASEMENT PAYMENT - N 15TH & E 2ND SE	01/16/2019	807.45	SEWER CAPITAL P

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total MILLER, SCOTT & JULIE:			807.45	
MOFFITT TRENCHING LLC				
MOFFITT TRENCHING LLC	ST RESTORATION REFUND 905 E EUCLID	01/03/2019	1,320.00	GENERAL FUND
Total MOFFITT TRENCHING LLC:			1,320.00	
MUNICIPAL SUPPLY INC				
MUNICIPAL SUPPLY INC	PRO RINGS	01/08/2019	355.75	SEWER FUND
Total MUNICIPAL SUPPLY INC:			355.75	
NATIONAL FIRE CODES				
NATIONAL FIRE CODES	NFPA MEMBERSHIP	11/27/2018	445.00	FIRE FUND
Total NATIONAL FIRE CODES:			445.00	
NITE OWL PRINTING				
NITE OWL PRINTING	EMS PRINTING	01/04/2019	1,045.83	AMBULANCE FUN
Total NITE OWL PRINTING:			1,045.83	
NORWALK READY-MIXED CONCRETE				
NORWALK READY-MIXED CON	5TH & CLINTON STORM	12/17/2018	176.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	6TH & TRAIL RIDGE MANHOLES	12/19/2018	460.25	ROAD USE TAX FU
Total NORWALK READY-MIXED CONCRETE:			636.25	
OMNISITE				
OMNISITE	WESLEY LIFT STATION YEARLY WIRELESS	01/01/2019	276.00	SEWER FUND
Total OMNISITE:			276.00	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	HOSE	12/18/2018	38.95	ROAD USE TAX FU
O'REILLY AUTO PARTS	SHOP SUPPLIES	12/27/2018	13.99	SEWER FUND
O'REILLY AUTO PARTS	SUPPLIES	01/07/2019	39.96	POLICE FUND
O'REILLY AUTO PARTS	FUSIBLE LINK, BATTERY CLEANER	01/10/2019	25.98	SEWER FUND
Total O'REILLY AUTO PARTS:			118.88	
PARK SEED WHOLESALE				
PARK SEED WHOLESALE	SEEDS	10/16/2018	28.08	PARK & RECREATI
Total PARK SEED WHOLESALE:			28.08	
PELLA PRINTING				
PELLA PRINTING	W-2 FORMS	11/28/2018	147.86	GENERAL FUND
PELLA PRINTING	PRINTING	11/30/2018	305.00	POLICE FUND
PELLA PRINTING	BUSINESS CARDS	12/10/2018	151.81	GENERAL FUND
PELLA PRINTING	ENVELOPES	12/13/2018	171.48	GENERAL FUND
PELLA PRINTING	WINTER 2019 MAGAZINE	12/27/2018	5,747.50	GENERAL FUND
PELLA PRINTING	WINTER 2019 MAGAZINE	12/27/2018	5,747.50	PARK & RECREATI
Total PELLA PRINTING:			12,271.15	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
PENGUIN RANDOM HOUSE LLC				
PENGUIN RANDOM HOUSE LLC	BOOKS ON CD	10/19/2018	33.75	LIBRARY FUND
PENGUIN RANDOM HOUSE LLC	BOOKS ON CD	12/06/2018	30.00	LIBRARY FUND
PENGUIN RANDOM HOUSE LLC	BOOKS ON CD	12/27/2018	26.25	LIBRARY FUND
Total PENGUIN RANDOM HOUSE LLC:			90.00	
PEOPLES BANK				
PEOPLES BANK	HOLMES LOAN INTEREST	01/02/2019	304.17	DOWNTOWN BIZ I
Total PEOPLES BANK:			304.17	
PER MAR SECURITY				
PER MAR SECURITY	FIRE ALARM MONITORING JAN-MAR 2019	12/10/2018	139.50	PARK & RECREATI
Total PER MAR SECURITY:			139.50	
PHILIPS MEDICAL CAPITAL				
PHILIPS MEDICAL CAPITAL	CARDIAC MONITOR LEASE	01/06/2019	1,348.11	AMBULANCE FUN
Total PHILIPS MEDICAL CAPITAL:			1,348.11	
PIERCE BROTHERS REPAIR				
PIERCE BROTHERS REPAIR	BACKHOE THUMB WELD	12/27/2018	108.00	ROAD USE TAX FU
Total PIERCE BROTHERS REPAIR:			108.00	
PREMIER SERVICES				
PREMIER SERVICES	POWER WASHER COIL	01/07/2019	675.08	SEWER FUND
Total PREMIER SERVICES:			675.08	
PRO HYDRO-TESTING				
PRO HYDRO-TESTING	HYDRO-TESTING O2 CYLINDERS	10/31/2018	736.00	AMBULANCE FUN
Total PRO HYDRO-TESTING:			736.00	
PROTECT YOUTH SPORTS				
PROTECT YOUTH SPORTS	COACHES BACKGROUND CHECK	01/01/2019	106.80	PARK & RECREATI
Total PROTECT YOUTH SPORTS:			106.80	
QUALITY STRIPING INC				
QUALITY STRIPING INC	STRIPING TAPE @ HELPING HAND	12/19/2018	315.00	ROAD USE TAX FU
Total QUALITY STRIPING INC:			315.00	
RECORDED BOOKS INC				
RECORDED BOOKS INC	BOOKS ON CD	11/28/2018	36.00	LIBRARY FUND
RECORDED BOOKS INC	BOOKS ON CD	12/04/2018	31.50	LIBRARY FUND
RECORDED BOOKS INC	E-BOOKS	12/06/2018	197.00	LIBRARY FUND
RECORDED BOOKS INC	E-AUDIO	12/06/2018	152.00	LIBRARY FUND
RECORDED BOOKS INC	BOOKS ON CD	12/13/2018	35.99	LIBRARY FUND
Total RECORDED BOOKS INC:			452.49	
ROOSE, INGRID L.				
ROOSE, INGRID L.	EASEMENT PAYMENT - N 15TH & E 2ND SE	01/16/2019	9,460.50	SEWER CAPITAL P

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total ROOSE, INGRID L.:			9,460.50	
SAFE BUILDING COMPLIANCE & TECHNOLOGY				
SAFE BUILDING COMPLIANCE	BUILDING INSPECTIONS OUTSOURCED	12/31/2018	3,175.00	GENERAL FUND
Total SAFE BUILDING COMPLIANCE & TECHNOLOGY:			3,175.00	
SANDRY FIRE SUPPLY LLC				
SANDRY FIRE SUPPLY LLC	PPE - CLAIMING PRO.	12/30/2018	68.02	FIRE FUND
Total SANDRY FIRE SUPPLY LLC:			68.02	
SHER, BRIAN				
SHER, BRIAN	CELL PHONE 11/23/18 - 12/22/18	12/31/2018	50.00	POLICE FUND
Total SHER, BRIAN:			50.00	
SHI INTERNATIONAL CORP				
SHI INTERNATIONAL CORP	SURFACE, SURFACE TYPE COVER	12/03/2018	988.77	VEHICLE RESERV
Total SHI INTERNATIONAL CORP:			988.77	
SHOTTENKIRK FORD OF INDIANOLA				
SHOTTENKIRK FORD OF INDIA	VEHICLE REPAIR	11/28/2018	571.02	POLICE FUND
SHOTTENKIRK FORD OF INDIA	VEHICLE REPAIR	01/03/2019	99.95	POLICE FUND
Total SHOTTENKIRK FORD OF INDIANOLA:			670.97	
SNYDER & ASSOCIATES INC				
SNYDER & ASSOCIATES INC	DRAINAGE SYSTEM MASTERPLAN	01/10/2019	2,200.00	STORMWATER UTI
SNYDER & ASSOCIATES INC	STREET ISSUES	01/10/2019	694.88	ROAD USE TAX FU
SNYDER & ASSOCIATES INC	SITE PLAN REVIEW	01/10/2019	980.00	GENERAL FUND
SNYDER & ASSOCIATES INC	MISC. SERVICE	01/10/2019	720.00	GENERAL FUND
SNYDER & ASSOCIATES INC	AUTUMN RIDGE PLAT REVIEW (REIMBURSA	01/10/2019	516.00	GENERAL FUND
SNYDER & ASSOCIATES INC	2018 CAPITAL STREET IMPROVEMENTS	01/10/2019	1,395.00	STREET CAPITAL
SNYDER & ASSOCIATES INC	SPONSORED PROJECTS	01/10/2019	750.00	STORMWATER UTI
Total SNYDER & ASSOCIATES INC:			7,255.88	
SPRINGER PEST SOLUTIONS DSM				
SPRINGER PEST SOLUTIONS D	REGULAR INSPECTION	12/11/2018	79.00	LIBRARY FUND
SPRINGER PEST SOLUTIONS D	ACTIVITY CENTER PEST CONTROL	01/08/2019	61.00	PARK & RECREATI
Total SPRINGER PEST SOLUTIONS DSM:			140.00	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	ACCT 1506	12/24/2018	85.00	GENERAL FUND
T.R.M. DISPOSAL LLC	GARBAGE - BUILDING ACCT #159	12/24/2018	17.00	POLICE FUND
T.R.M. DISPOSAL LLC	TRASH REMOVAL ACCT #506	12/24/2018	97.00	LIBRARY FUND
T.R.M. DISPOSAL LLC	ACCT #583 - TRASH - NORTH PLANT	01/02/2019	82.00	SEWER FUND
T.R.M. DISPOSAL LLC	ACCT #583 - TRASH - SOUTH PLANT	01/02/2019	54.00	SEWER FUND
Total T.R.M. DISPOSAL LLC:			335.00	
THEISEN'S				
THEISEN'S	HACKSAW/DRILL BITS	01/08/2019	47.96	ROAD USE TAX FU
THEISEN'S	SPACE HEATER FOR OFFICE	01/10/2019	14.99	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total THEISEN'S:			62.95	
TODD, JONATHAN WILLIAM				
TODD, JONATHAN WILLIAM	PROP MAINT ABATEMENT	01/02/2019	460.00	GENERAL FUND
Total TODD, JONATHAN WILLIAM:			460.00	
TRANS-IOWA EQUIPMENT INC				
TRANS-IOWA EQUIPMENT INC	ENVIROSIGHT CAMERA TRUCK	01/08/2019	204,327.48	VEHICLE RESERV
Total TRANS-IOWA EQUIPMENT INC:			204,327.48	
TREASURER STATE OF IOWA				
TREASURER STATE OF IOWA	4TH QTR 2018 USE TAX	12/27/2018	368.13	SEWER FUND
Total TREASURER STATE OF IOWA:			368.13	
TRUBANK				
TRUBANK	DOWNTOWN BIZ INTEREST - DANLEE	01/02/2019	322.92	DOWNTOWN BIZ I
TRUBANK	DOWNTOWN BIZ INTEREST - HALL	01/02/2019	234.76	DOWNTOWN BIZ I
TRUBANK	DOWNTOWN BIZ INTEREST - TLCD	01/02/2019	162.40	DOWNTOWN BIZ I
Total TRUBANK:			720.08	
TRUENORTH COMPANIES LC				
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING - DEC 2018	12/27/2018	20.83	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING - DEC 2018	12/27/2018	20.83	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING - DEC 2018	12/27/2018	20.83	FIRE FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING - DEC 2018	12/27/2018	20.83	POLICE FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING - DEC 2018	12/27/2018	20.84	PARK & RECREATI
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING - DEC 2018	12/27/2018	20.84	LIBRARY FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING - DEC 2018	12/27/2018	20.83	SEWER FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING - DEC 2018	12/27/2018	20.83	ROAD USE TAX FU
Total TRUENORTH COMPANIES LC:			166.66	
TWO RIVERS MARTIAL ARTS				
TWO RIVERS MARTIAL ARTS	REFUND FOR BUXTON ROOM RENTAL	01/14/2019	150.00	PARK & RECREATI
Total TWO RIVERS MARTIAL ARTS:			150.00	
UNIQUE MANAGEMENT SERVICES				
UNIQUE MANAGEMENT SERVI	COLLECTION SERVICES	12/01/2018	50.00	LIBRARY FUND
Total UNIQUE MANAGEMENT SERVICES:			50.00	
UPHDM OCCUPATIONAL HEALTH & WELLNESS				
UPHDM OCCUPATIONAL HEAL	OCC. MED PHYSICAL	12/31/2018	1,470.00	AMBULANCE FUN
UPHDM OCCUPATIONAL HEAL	OCCUPATIONAL SCREENINGS	12/31/2018	180.00	PARK & RECREATI
Total UPHDM OCCUPATIONAL HEALTH & WELLNESS:			1,650.00	
U-SELECT-IT				
U-SELECT-IT	VENDO - PHARMACY SOFTWARE	01/07/2019	1,200.00	AMBULANCE FUN
Total U-SELECT-IT:			1,200.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
VAN WALL EQUIPMENT				
VAN WALL EQUIPMENT	MIRROR 7 TAIL LAMP FOR JD TRACTOR, GR	01/07/2019	139.24	PARK & RECREATI
Total VAN WALL EQUIPMENT:			139.24	
VERIZON WIRELESS				
VERIZON WIRELESS	DATA	12/15/2018	358.64	POLICE FUND
VERIZON WIRELESS	CARDIAC MONITOR CELL PHONES	12/22/2018	21.06	AMBULANCE FUN
VERIZON WIRELESS	330 LAPTOP/330 CELL	12/26/2018	40.01	FIRE FUND
VERIZON WIRELESS	CELL PHONE	12/26/2018	42.46	GENERAL FUND
VERIZON WIRELESS	WIRELESS FOR LAPTOP	12/26/2018	30.02	SEWER FUND
VERIZON WIRELESS	EMS CELL PHONES	12/26/2018	277.28	AMBULANCE FUN
Total VERIZON WIRELESS:			769.47	
WALLER, RYAN				
WALLER, RYAN	CELL PHONE 12/9/18 - 01/08/19	01/08/2019	75.00	GENERAL FUND
Total WALLER, RYAN:			75.00	
WARREN CO ECONOMIC DEV CORP				
WARREN CO ECONOMIC DEV	'19 WCLI TUITION	01/04/2019	350.00	GENERAL FUND
Total WARREN CO ECONOMIC DEV CORP:			350.00	
WARREN COUNTY ENGINEER				
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	01/04/2019	508.63	SEWER FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	01/04/2019	1,494.61	ROAD USE TAX FU
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	01/04/2019	39.22	GENERAL FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	01/04/2019	1,458.47	POLICE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - VANS	01/04/2019	14.46	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	01/04/2019	136.46	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	01/04/2019	1,112.82	FIRE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	01/04/2019	305.39	AMBULANCE FUN
Total WARREN COUNTY ENGINEER:			5,070.06	
WARREN COUNTY RECORDER				
WARREN COUNTY RECORDER	REC FEE	12/31/2018	46.00	GENERAL FUND
Total WARREN COUNTY RECORDER:			46.00	
WARREN COUNTY SHERIFF				
WARREN COUNTY SHERIFF	PRISONER TRANSPORTS 12/18	01/02/2019	1,710.00	POLICE FUND
WARREN COUNTY SHERIFF	1ST HALF 18/19 - DISPATCH	01/02/2019	39,800.00	POLICE FUND
WARREN COUNTY SHERIFF	OCT TRANSPORTS	12/12/2018	1,350.00	POLICE FUND
WARREN COUNTY SHERIFF	DEC TRANSPORTS	12/12/2018	900.00	POLICE FUND
WARREN COUNTY SHERIFF	SEPT TRANSPORTS	12/12/2018	1,440.00	POLICE FUND
Total WARREN COUNTY SHERIFF:			45,200.00	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	RECYCLING RES 10-13011-73004	01/01/2019	18,911.71	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING APT 10-13031-73000	01/01/2019	2,636.53	RECYCLING FUND
WASTE MANAGEMENT OF IOW	DUMPSTER	12/27/2018	39.24	ROAD USE TAX FU
WASTE MANAGEMENT OF IOW	RECYCLING TOTES 10-13076-93002	01/01/2019	41.02	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES 10-13079-23004	01/01/2019	6.02	RECYCLING FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total WASTE MANAGEMENT OF IOWA:			21,634.52	
WASTE SOLUTIONS OF IA				
WASTE SOLUTIONS OF IA	PORTA JOHN	12/30/2018	40.00	PARK & RECREATI
Total WASTE SOLUTIONS OF IA:			40.00	
WT. COX SUBSCRIPTIONS				
WT. COX SUBSCRIPTIONS	MAGAZINE SUBSCRIPTION RENEWALS	12/18/2018	2,861.39	LIBRARY FUND
Total WT. COX SUBSCRIPTIONS:			2,861.39	
ZAP LASER TAG LLC				
ZAP LASER TAG LLC	LASER TAG - MOTHER SON	12/03/2018	450.00	PARK & RECREATI
Total ZAP LASER TAG LLC:			450.00	
Grand Totals:			452,748.78	

City Council: _____

Meeting Date: 01/22/2019

Information

Subject

Consider nomination to the Planning and Zoning Commission

Information

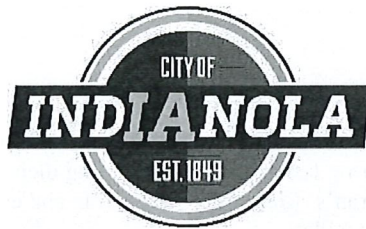
Council will need to consider the re-nomination of Misty Soldwisch (packet) to the Planning and Zoning Commission. A term to begin February 1, 2019 and expire February 1, 2024.

Roll call is in order.

Fiscal Impact

Attachments

Application



OFFICE OF CITY CLERK

JAN 03 2019

INDIANOLA, IOWA

CITY OF INDIANOLA
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. Interested residents must complete this form and submit it to the City Clerk at 110 N. 1st Street.

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.

Name: Misty Soldwisch			
Street Address: 1901 Fairway Dr	City: Indianola	State: IA	Zip: 50125
E-Mail: misty@mistysold.com			
Phone Home: 515-864-6186	Cell:	Work: 515-962-5555	
Gender: F	Age (Optional): 46	Race (Optional): Caucasian	

Please attach a Resume or Bio

☐ - **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.

☐ - **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.

☐ - **Park and 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.

☐ - **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.

☐ - **Library Board of Trustees** – meets the first 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.

☒ - **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 10 members who serve 5-year terms. This Commission is appointed by the City Council.

☐ - **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.

☐ - **Sustainability Committee** – This committee reviews options to become a more “green” community and reduce the city’s carbon footprint.

☐ - **Hometown Pride Committee** – meets once a month. This committee helps rural Iowa communities restore pride by improving their local image and appearance resulting in enhanced economic and cultural vitality of the community. It is a long term (up to five years) program of consistent technical and leadership assistance to citizens in building stronger and more sustainable places to live.

☐ - **Transportation Advisory Group (TAG)** – meets a minimum of twice a year. This committee meets with a larger group to discuss opportunities where HIRTA can best serve the transportation needs of the community.

Inactive Boards and Commissions:

Indianola Fine Arts & Community Beautification Commission
Indianola Commission on Substance Abuse & Risk Behavior
Indianola Senior Citizen Commission
Indianola Non-Judicial Human Relations Commission
Cable & Communications Commission
Indianola Commission on Youth Affairs

Please submit this form along with your resume or bio to:

Email: dbowlin@indianolaiowa.gov

or

Mail:
Indianola City Hall
Attn: Diana Bowlin, City Clerk
110 N. 1st Street
Indianola, Iowa 50125

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"MY GOAL IS TO TAKE EVERY INDIVIDUAL STEP OF THE REAL ESTATE PROCESS AND MAKE IT BETTER THAN WHAT EVERYONE ELSE DOES—TO PROVIDE THE BEST SERVICE, PREPARATION, OPTIONS AND ADVICE FOR OUR CLIENTS!"

Licensed to sell real estate since 2000, I have been a Broker/Owner since 2007. I enjoy the challenge and the honor of helping buyers and sellers achieve their real estate goals with my team of dedicated agents who all have specialized roles for their part of the real estate process. I also love the opportunity to work with my husband Keith as Chief Operations Officer for our business—we have been married since 1995, and have 4 kids together. While I had great success with my prior brand affiliations (I was the No.1 Team Leader for 4 years), I jumped at the opportunity to partner in 2017 with Better Homes and Gardens Real Estate. It is an incredible combination of a trusted, quality brand backed by a media powerhouse – great technology, grounded in the traditions of home!



CLIENT TESTIMONIALS

OUR CLIENTS SAY IT BEST

See Real Time Client Testimonials:



<https://www.zillow.com/profile/Misty-SOLDwisch-Team>



<https://web.facebook.com/pg/MistySOLDTeam/reviews>



<https://goo.gl/jRniWp>

“ We tried to sell our home ourselves at first, but once we decided to go with The Misty SOLDwisch Team, they made the process stress free and took care of everything. They were professional and returned my phone calls the same day. Highly recommend them!

Brittany Rose

“ Excellent team i would recommend them to anyone. They sold 4 properties in Warren County for me.

Ted Leanhart

“ Very responsive and pro-active selling agent! My house was on the market for only 39 days and I received and negotiated an excellent offer and closed 30 days later. The process was very smooth and I'm extremely happy with the sale of my home from start to finish.

Andrea Michelle Long

Meeting Date: 01/22/2019

Information

Subject

IDOT project notification regarding Highway 92 from "N" Street in Indianola to West Jct IA5

Information

In your packet is the notification letter from IDOT regarding the Highway 92 from "N" Street in Indianola to West Jct IA5. IDOT requested this notification be included on our next agenda as a matter of information for the City Council members.

Fiscal Impact

Attachments

IDOT Letter

Jim Armstrong

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

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

Email: james.armstrong@iowadot.us

January 10, 2019

County: Warren

Project Number: NHSN-092-5(63)-2R-91

Type of Work: HMA Resurfacing/Cold-in-Place Recycling
and ADA Pedestrian Ramps

Project Number: HSIPX-092-5(68)—3L-91

Location: Highway 92 from N St in Indianola to W Jct IA5

Type of Work: HMA Paved Shoulder - New

Proposed Project Letting: 2/19/19

Notification Letter: 2019-M-098

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

Dear Mayor:

This is official notification to your City Council that the Iowa Department of Transportation (DOT) proposes to let a project as referenced above. This project, or a portion thereof, lies within your city. The project is proposed for construction during 2019. The Resident Construction Engineer, Liz Finarty of Chariton, Iowa, 641-774-5056, will advise you of the contractor's proposed schedule when the information is available.

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

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

We would appreciate this project notification being included on your next City Council meeting agenda as a matter of information for the Council members. If you have any questions concerning the work involved, please contact this office as soon as possible to expedite any possible changes.

Sincerely,

A handwritten signature in green ink that reads "Jim Armstrong, P.E.".

Jim Armstrong, P.E.
District 5 Engineer

Cc: Deanne Popp
Office of Local Systems- DOT
Liz Finarty, Chariton RCE

Meeting Date: 01/22/2019

Information

Subject

Public hearing and first consideration for a vacation and conveyance of the north and south alley lying between 203 and 209 W. 2nd Avenue (P&Z unanimously recommended approval on January 8, 2019)

Information

Council will need hold the public hearing and first consideration to vacate and sale an alley to Gilbert & Becky Wigeland. This alley (packet) is located next to the D&D lot they are purchasing from the City (203 W. 2nd).

Roll call is in order.

Fiscal Impact

Attachments

Ordinance
Resolution
Deed
P&Z Memo
Map Alley

ORDINANCE NO. _____

ORDINANCE VACATING A PORTION OF REAL ESTATE DESCRIBED AS The North Ninety-five (95) feet of Lots One (1) and Two (2) in Block Four (4), Crosthwait and Company's Addition to Indianola, Iowa; and Lot 3 in Block 4 in Crosthwait and Company's Addition to Indianola, Iowa and the East and West Alley lying South of Lot 3, Block 4 Crosthwait and Company's Addition to Indianola, Iowa AND RETAINING EASEMENT RIGHTS

WHEREAS, on the 22nd day of January, 2019, pursuant to published notice as required by law, the City Council of the City of Indianola, Iowa held a public hearing on a proposal to vacate a portion of real estate owned by the City generally described as an alley and more specifically described as:

The North-South alley between Lot 9 and Lot 10 in Block 10 East Indianola, also known as Steele and Grantham's Addition in the City of Indianola, Warren County, Iowa; and

WHEREAS, the City Council of the City of Indianola, Iowa, has determined that it is in the best interests of the City to vacate said alley but retain any easement rights needed by the City.

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

Section 1. The City of Indianola, Iowa, hereby vacates the following described real estate while retaining any easement rights needed by the City:

The North Ninety-five (95) feet of Lots One (1) and Two (2) in Block Four (4), Crosthwait and Company's Addition to Indianola, Iowa; and Lot 3 in Block 4 in Crosthwait and Company's Addition to Indianola, Iowa and the East and West Alley lying South of Lot 3, Block 4 Crosthwait and Company's Addition to Indianola, Iowa subject to retaining easement rights

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

Section 3. This Ordinance shall be in effect upon its passage, approval and publication as provided by law.

PASSED AND APPROVED this ____ day of _____ 201__.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

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

RESOLUTION NO. _____

**RESOLUTION APPROVING SALE OF AN ALLEY DESCRIBED AS The North
Ninety-five (95) feet of Lots One (1) and Two (2) in Block Four (4), Crosthwait and
Company's Addition to Indianola, Iowa; and Lot 3 in Block 4 in Crosthwait and
Company's Addition to Indianola, Iowa and the East and West Alley lying South of Lot 3,
Block 4 Crosthwait and Company's Addition to Indianola, Iowa TO ADJACENT
PROPERTY OWNER Gil and Becky Wigeland**

WHEREAS, the City of Indianola, Iowa owns property generally described as an alley, located and more particularly described as the North Ninety-five (95) feet of Lots One (1) and Two (2) in Block Four (4), Crosthwait and Company's Addition to Indianola, Iowa; and Lot 3 in Block 4 in Crosthwait and Company's Addition to Indianola, Iowa and the East and West Alley lying South of Lot 3, Block 4 Crosthwait and Company's Addition to Indianola, Iowa; and

WHEREAS, the City of Indianola, Iowa, recently received an offer by an adjacent property owners to vacate and sell said alley in accordance with law and city policy on transfer of unused alleys within the City; and

WHEREAS, the required application has been made, notice and consent of adjacent property owners secured, and Planning and Zoning recommended Council approval of the proposal on January 8, 2019; and

WHEREAS, in accordance with the Code of Iowa Section 364.7, notice and hearing as provided by law was held on January 22, 2019; and

WHEREAS, the City Council now deems it in the best interest of the City of Indianola, Iowa, to sell the vacated alley to the adjoining property owners as proposed.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the sale of the alley to Gil and Becky Wigeland is hereby approved.

NOW THEREOFRE BE IT FURTHER RESOLVED that the Mayor and City staff are authorized to do all things necessary to effectuate the sale.

Dated this ____ day of _____, 201__.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

Prepared by: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266 515-274-1450
Return to: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, IA 50266
Address Tax Statement: Tim Davison, 308 E 1st Street, Indianola, Iowa

QUIT CLAIM DEED

For the consideration of _____ and other valuable consideration, the City of Indianola, Iowa does hereby Quit Claim to Gil and Becky Wigeland, a _____ person, all its right, title, interest, estate, claim and demand in the following described real estate in Warren County, Iowa:

The North Ninety-five (95) feet of Lots One (1) and Two (2) in Block Four (4), Crosthwait and Company's Addition to Indianola, Iowa; and Lot 3 in Block 4 in Crosthwait and Company's Addition to Indianola, Iowa and the East and West Alley lying South of Lot 3, Block 4 Crosthwait and Company's Addition to Indianola, Iowa Subject to all easements, covenants, and restrictions of record and subject to easement rights to the City of Indianola for public utilities.

This deed is exempt according to Iowa Code section 428A.2(6).

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: _____

City of Indianola, Iowa

By: _____
Kelly B. Shaw, Mayor

By: _____
Diana Bowlin, City Clerk

STATE OF IOWA, WARREN COUNTY

On the ____ day of _____, 201__, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kelly B. Shaw and Diana Bowlin, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk of the City of Indianola, Iowa, a municipal corporation; that the seal affixed to the above and foregoing instrument is the corporate seal of said municipal corporation, and that said instrument was signed and contained in the Resolution adopted by the City Council of Indianola on the 17th day of December 2018, and the said Kelly B. Shaw and Diana Bowlin acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa



COMMUNITY DEVELOPMENT

To: Planning and Zoning Commission
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Subject: January 8, 2019 Meeting
Re: Item # 6: Consider request from the Gilbert Johan Wigeland and Becky Sue Wigeland Trust and the City of Indianola for a vacation and conveyance of the north and south alley lying between 203 and 209 West Second Avenue.

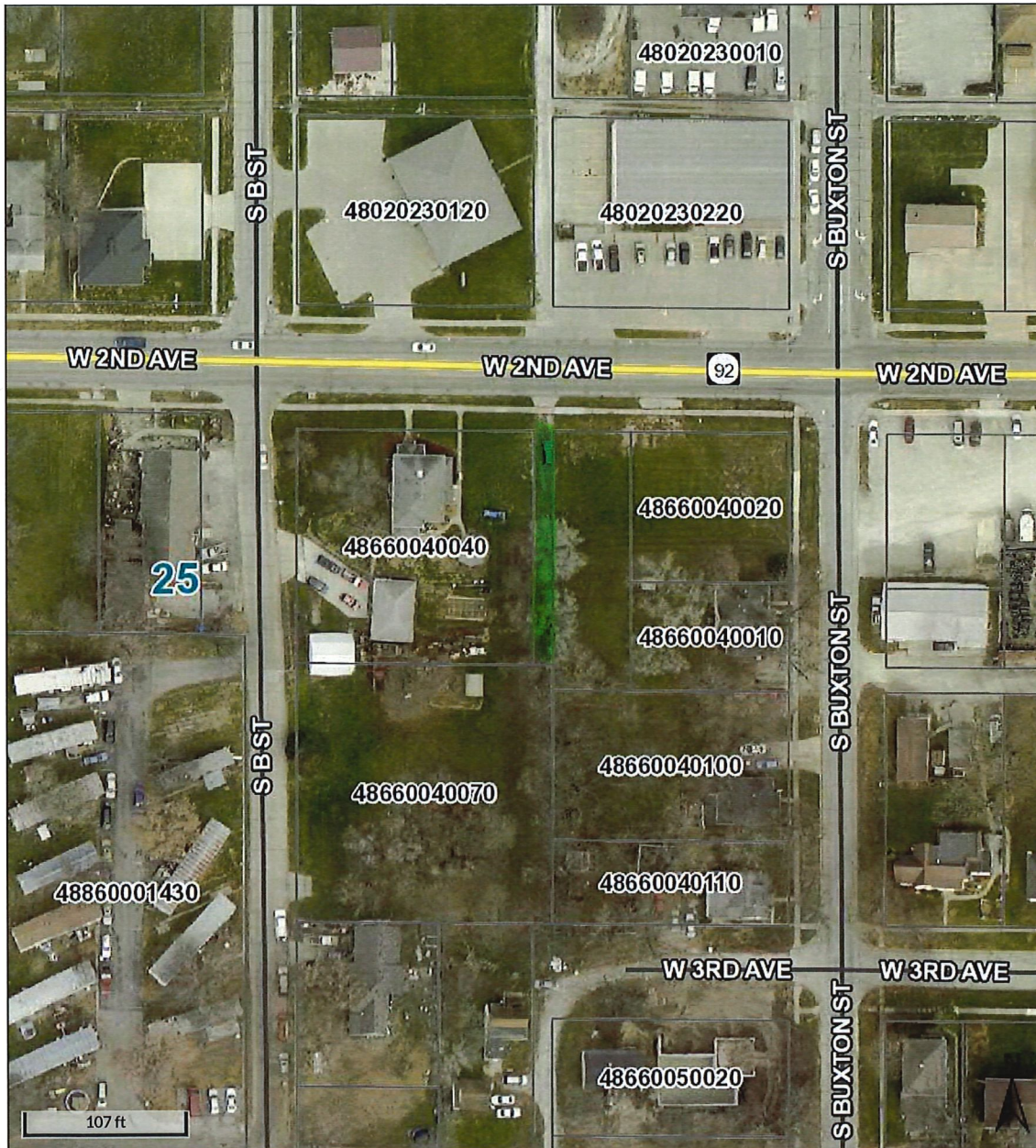
The City is in the process of selling the Dangerous and Dilapidated (D&D) property located at 203 West Second Avenue. As part of the purchase, the City has agreed to vacate the north/south alley located between 203 and 209 West Second Avenue.

Prior to the vacation of an alley, the proposal shall be referred by the Council to the Planning and Zoning Commission for its study and recommendation prior to further consideration by the Council. When reviewing a vacation request, the Council shall determine if:

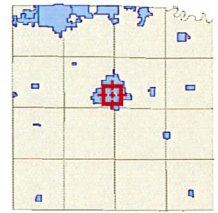
1. The street, alley, portion thereof or any public ground proposed to be vacated is not needed for the use of the public, and therefore, its maintenance at public expense is no longer justified. 2.
2. The proposed vacation will not deny owners of property abutting on the street or alley reasonable access to their property.

As the subject alley is vacant and unused, and is not used by the public or any abutting property owners for access, staff recommends approval of the alley vacation request.

INDIANOLA



Overview



Legend

- Roads**
 - <all other values>
 - Interstate
 - Highway
 - Ramp
 - County Gravel
 - County Level B
 - County Level C
 - City Gravel
 - City Street
 - Private Street
- Corporate Limits**
- Parcels**
- Political Township**
- Sections**
- Major Roads**
 - County Hwy
 - State Hwy
 - US Hwy
 - Interstate
 - Water

Disclaimer:

The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation. Warren County assumes no responsibility for use or interpretation of the data. Any person that relies on any information obtained from this site does so at his or her own risk. All critical information should be independently verified.

The 2,000 Foot Buffers layer is for law enforcement guidance only, and is based on the best information available at the time it was prepared. This layer should not be considered to be a complete and accurate representation of the locations of every school or child care facility, and will be changed as new information is available. The registered offender is responsible for ensuring that proposed residence is in compliance with the law, and may not rely solely on this layer. The registered offender should seek legal advice from a licensed attorney if needed.

Date created: 12/17/2018
Last Data Uploaded: 12/17/2018 7:43:36 AM

Developed by **Schneider GEOSPATIAL**

Meeting Date: 01/22/2019

Information

Subject

Resolution making final determination on sale of interest in real property at 203 W. 2nd to Gilbert and Becky Wigeland

Information

In your packet is the resolution to sell 203 W. 2nd to Gilbert and Becky Wigeland.

The Mayor will open the public hearing for comments, then close the public hearing.

Council will need to consider approval of the resolution to sell 203 W. 2nd to Gilbert and Becky Wigeland.

Roll call is in order.

Fiscal Impact

Attachments

Resolution

RESOLUTION NO. _____

RESOLUTION MAKING FINAL DETERMINATION
ON SALE OF INTEREST IN REAL PROPERTY TO GIL
AND BECKY WIGELAND

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 North Ninety-five (95) feet of Lots One (1) and Two (2) in Block Four (4), Crosthwait and Company’s Addition to Indianola, Iowa; and Lot 3 in Block 4 in Crosthwait and Company’s Addition to Indianola, Iowa and the East and West Alley lying South of Lot 3, Block 4 Crosthwait and Company’s Addition to Indianola, Iowa

WHEREAS, the City has reached an agreement with Gil and Becky Wigeland in accordance with the offer presented by them; and

WHEREAS, in compliance with Iowa Code 364.7, the Council has set forth its proposal to dispose of interests in the Property by publication of notice of a public hearing on the Agreement; and

WHEREAS, pursuant to said notice published as required by law, this Council has held a public meeting and hearing upon the proposal to transfer the Property and, accordingly the following action is now considered to be in the best interests of the City and residents thereof.

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

Section 1. The Council finds that sale of the Property to Gil and Becky Wigeland is in the best interests of the residents of the City. The agreement to sell the Property to them is hereby approved.

Section 2. The Mayor and the City Clerk be and they hereby are authorized, empowered and directed to execute, attest, seal and deliver the Warranty Deed for and on behalf of the City in substantially the form and content now before this meeting, and that the Mayor and the City Clerk are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with this Resolution.

PASSED AND APPROVED this 22nd day of January 2019.

Mayor

ATTEST:

City Clerk

Meeting Date: 01/22/2019

Information

Subject

Discussion and direction regarding the Hometown Pride By-Laws

Information

In your packet are the Indianola Hometown Committee By-Laws. Highlights of the By-Laws include:

- The committee shall have 13 committee members (The committee currently has 10 members)
 - Members will be appointed by the Indianola City Council and will serve two-year terms and may be re-appointed to future terms
 - Officers of the Committee will be a Chair, Vice Chair, Secretary and Treasurer
 - Subcommittees shall consist of Committee Formation, Executive Committee and Finance Committee
-

Fiscal Impact

Attachments

Hometown Pride ByLaws

INDIANOLA HOMETOWN PRIDE

COMMITTEE BYLAWS

ARTICLE I: NAME

This committee shall be named Indianola Hometown Pride Committee (hereinafter the “Committee”).

ARTICLE II. PURPOSE

The primary purpose of Committee is to identify projects they can undertake to make our town a better place to call home, and then mobilize the community to complete those projects.

ARTICLE III. MEMBERS

The Committee shall have 13 committee members (hereinafter “Members”) and a City of Indianola staff member as a non-voting representative.

Members will be appointed by the Indianola City Council. Members will serve two-year terms and may be re-appointed to future terms.

Members commit to: 1) “regularly attend” monthly Committee meetings as defined in Article VI, 2) participate in community projects initiated by the Committee, and 3) be a vocal advocate for our community and the Hometown Pride program.

ARTICLE IV. OFFICERS

The officers of the Committee will be a Chair, Vice Chair, Secretary, and Treasurer. These Officers together will comprise the Executive Committee. The Chair(s) will facilitate each Hometown Pride Committee Meeting and provide strategic direction for the group. The Secretary will record and send out the meeting minutes to the Members and the Warren County Hometown Pride “Community Coach”. The Treasurer will track and manage all committee funds, with oversight from the Executive Committee.

Section 1. Chair

The Chair shall have the following duties:

- The Chair shall preside at all meetings of the committee.
- The Chair shall have general and active management of the business of this committee.
- The Chair shall have general superintendence and direction of all other officers of this committee and see that their duties are properly performed.

Section 2. Vice-Chair

The Vice-Chair shall be vested with all the powers and shall perform all the duties of the Chair during the absence of the latter. The Vice Chair will also provide leadership and direction for committee efforts. Such other duties as may, from time to time, be determined by the committee.

Section 3. Secretary

The Secretary shall act as a clerk of all meetings of the Committee. The Secretary's duties shall consist of:

- The Secretary shall record all votes and minutes of all proceedings in a book or electronically to be kept for that purpose.
- The Secretary in concert with the Chair(s) shall make the arrangements for all meetings of the Committee.
- The Secretary shall send notices of all meetings to the members of the Committee.
- The Secretary shall perform all official correspondence from the Committee as may be prescribed by the Committee or the Chair.

Section 4. Treasurer

The Treasures duties shall be:

- The Treasurer will manage the Committee bank account including making deposits.
- The Treasurer will disburse funds with approval from the Committee. All disbursements will require a signature of the Treasurer and one additional officer.
- The Treasurer shall submit to the Committee approval of all expenditures of funds.
- The Treasurer shall present a complete and accurate monthly report of the finances of the Committee.
- The Treasurer shall have the right of inspection of the funds, including budgets and subsequent audit reports.
- It shall be the duty of the Treasurer to assist in direct audits of the funds of the program according to funding source guidelines and generally accepted accounting principles.
- The Treasurer shall perform such other duties as may be prescribed by the Committee or the Chair under whose supervision The Treasurer shall be.

Section 5. Election of Officers

Officer elections shall be held at the December meeting of the committee. Any member of the Committee may submit names for new Officers. Those Officers elected shall serve a term of one (1) year, commencing at the January meeting.

Officers of the Committee shall be eligible to succeed themselves in their respective offices for two (2) consecutive terms. An individual may hold an officer position for additional terms after a break of at least (1) year.

Section 6. Removal of Officer

The Committee with the concurrence of three quarters (3/4) of the Members voting at the meeting may remove any Officer of the Committee and elect a successor for the unexpired term. No Officer of the committee shall be expelled without an opportunity to be heard and notice of such motion of expulsion shall be given to the Officer in writing twenty (20) days prior to the

meeting at which motion shall be presented, setting forth the reasons of the Committee for such expulsion.

Section 7. Vacancies

Vacancies which occur mid-year may be filled by receiving nominations from any member of the Committee, and being elected by a majority of Members at the next meeting. Nominations shall be sent in writing to Members of the Committee at least two (2) weeks prior to the next meeting at which the election will be held. The Members so elected shall hold membership or office for the unexpired term in respect of which such vacancy occurred.

ARTICLE V. SUBCOMMITTEES

Section 1. Committee Formation

The Committee may create subcommittees as needed for special projects, fundraising, or other purposes. All Committees will have a chair person. A subcommittee chair may be appointed with approval of the majority of the Members during any meeting of the Committee.

Section 2. Executive Committee

The four Officers serve as the members of the Executive Committee. Except for the power to amend the Bylaws, the Executive Committee shall have all the powers and authority of the Committee in the intervals between meetings of the Committee.

Section 3. Finance Committee

The Treasurer is the chair of the Finance Committee, which includes at least two other Members (one of which must be another Officer). The Finance Committee is responsible for developing and reviewing fiscal procedures, fundraising plans, and the annual budget with staff and other Members. The Committee must approve the budget and all expenditures must be within budget. Any major change in the budget must be approved by the Committee or the Executive Committee. The fiscal year shall be the City of Indianola's fiscal year (July 1st through June 30th). Annual reports are required to be submitted to the Committee showing income, expenditures, and pending income.

The Committee is responsible for securing funding for all projects, either through fundraising, grants, sponsorship, or other means. The City of Indianola will serve as the fiscal agent for Indianola Hometown Pride.

ARTICLE VI. MEETINGS

Section 4. Meetings & Attendance

The Committee will meet monthly, with a minimum of ten (10) meetings to be held annually. Meeting notices will be provided at least forty-eight (48) hours in advance by e-mail. Subcommittees may be formed to meet as needed.

A Member shall be deemed to "regularly attend" monthly Committee meetings if said Member misses no more than three (3) meetings in a year. In the event a Member anticipates missing a

meeting, advance notice to either the Chair or Vice Chair is preferred to the extent possible. Upon missing a third meeting in any given year, the Chair or Vice Chair may issue a verbal or written warning to said Member; however, the issuance or non-issuance of this verbal or written warning shall not nullify the Chair or Vice Chair's authority in the following paragraph.

In the event a Member fails to attend four (4) or more meetings in a given calendar year, the Chair and Vice Chair shall have the right to examine the circumstances of said failure(s) and either 1) excuse said failure(s), or 2) request said Member's resignation from the Committee.

Section 5. Quorum

The presence, in person, of a majority of current Members of the Committee shall be necessary at any meeting to constitute a quorum to transact official business. If a quorum is not present, the group may still meet, but the meeting will be for discussion purposes only.

ARTICLE VII. ACCOUNTING

The Memorandum of Understanding attached hereto as "Schedule A" is hereby incorporated by reference. This Memorandum of Understanding may be updated by the City of Indianola as deemed necessary by the City Council and the contents of any such updated Memorandum of Understanding will be deemed incorporated by reference at the time approved by the City Council.

ARTICLE VIII. AMENDMENTS TO BYLAWS

The Committee may amend these Bylaws by majority vote at any regular or special meeting. Written notice setting forth the proposed amendment or summary of the changes to be effected thereby shall be given to each Member within the time and the manner provided for the giving of notice of meetings of Committee.

ADOPTION OF BYLAWS

We, the undersigned, following a majority vote of the Members of this Committee at the meeting dated [DATE], at which a quorum was present, consent to and do hereby adopt the foregoing Bylaws, consisting of the four (4) preceding pages, as the Bylaws of this Committee.

ADOPTED AND APPROVED by the Committee on this ____ day of _____, 20__.

Emmett Konrad, Chair

Brianna Vaughn, Secretary

Meeting Date: 01/22/2019

Information

Subject

Consider a request to extend a payment plan agreement due to excessive usage

Information

Council will need to consider a request from Todd Sanders, 909 N. "J" Street, to extend his payment plan agreement from 12 months to 18 months.

On the October 2018 utility bill, Mr. Sanders used excessive water due to a leaky toilet for a total of \$770.08 (\$301.43=water and \$468.65=sewer), average is approximately \$40.00 per month. Mr. Sanders filled out an excessive usage form for water and sewer but they were denied.

The City does not have a policy that addresses this situation. If council wishes staff will amend the sewer policy and bring back to a future meeting for your consideration.

FYI - General Manager Tom Gaffigan approved the 18 month agreement for the water portion.

Roll call is in order.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 01/22/2019

Information

Subject

Resolution approving the preliminary plat of McConnell Subdivision (P&Z unanimously recommended approval on January 8, 2019)

Information

Council will need to consider approval of the request from Snyder and Associates for the preliminary plat of McConnell Subdivision (packet). This plat is located to the north of Highway 92 Storage located at 2008 East 2nd Avenue, and west of the 1900 block of East 1st Avenue. Mitch Holtz, P.E. of Fox Engineering Associates, Inc. has provided professional assistance to the Commission in review of this proposed plat, and those review comments are attached.

Fox Engineering recommends approval of the McConnell Subdivision Preliminary Plat, subject to the comment letter attached and discussion by the Commission regarding the future alignment of East 1st Avenue and the placement of sanitary sewer below the dry detention basin. The following comments in the letter have been addressed:

1. It is anticipated that Lot 9 will be an expansion of the mini storage to the east and will be combined with that lot, eliminating the need to have public right of way and utilities expanded to Lot 9.
2. As this proposed subdivision will stub in a road to the west, Snyder and Associates has provided a conceptual drawing of a roadway alignment that is possible to the west.
3. The Preliminary Plat shows sanitary sewer being installed below the proposed dry detention basin on the north side of the development. City staff would prefer that sewer not be rounded under detention basins where possible.

Upon review by Staff, one additional comment was noted:

1. The gravel cul-de-sac at the end of this street is marked as 45' in diameter. City code states that 85' is the minimum for a cul-de-sac and the International Fire Code says 96'. Due to the length of the street they will need to provide a turnaround more suitable for a fire apparatus, meeting at minimum the city code for a cul-de-sac, or they could provide a 60' Y or 120' Hammerhead.

Staff recommends approval of the McConnell Subdivision Preliminary Plat, with the following conditions

1. Staff and the developer work together to tie the future Lot 9 together with the existing Lot, prior to final plat approval, so they can never be sold separately.
2. The proposed sanitary sewer line be routed around the dry detention basin, and the preliminary plat be updated prior to review by the Council.
3. A minimum 85' diameter temporary cul-de-sac be installed at the west end of East 1st Avenue, and the preliminary plat be updated prior to review by the Council.

Roll call is in order.

Fiscal Impact

Attachments

Fox Engineering Info

P&Z Memo

Resolution

Plat



December 12, 2018

Att: Matthew Steding, E.I.
Snyder & Associates, Inc.
2727 SW Snyder Blvd
Ankeny, IA 50023

McConnell Subdivision – Preliminary Plat
FOX Ref No: 8691-18A.210

FOX Engineering has completed the third review for the McConnell Subdivision Preliminary Plat dated December 7, 2018. Please address the following comments:

1. The Developer has stated that a geotechnical report will be included with the construction documents.
2. 170.11, 170.12, 170.13, 170.14 - FOX Engineering has reviewed the proposed streets, Blocks, Lots & Easements within this development in relation to the Comprehensive Plan:
 - a. The Developer is proposing a 26-ft street width which will connect to an existing 25-ft street width to the east. FOX recommends allowing the proposed 26-ft cross section to match the SUDAS design standard width. Note that SUDAS guidelines allows for parking on one side of the street on a 26-ft wide roadway, although the Developer has stated that no parking is intended along the streets at this time. Note that Indianola Code (170.11) states that residential streets shall be 25 feet or 31 feet within the discretion of the Council.
 - b. The Developer has stated that Lot 9 will be an expansion of the mini storage to the east and will be combined. This will eliminate the need to have public right of way and utilities be extended to Lot 9. FOX recommends that prior to final plat approval, the city should work with their legal counsel to determine the proper way to "tie" the future Lot 9 together with an existing lot so that they can never be sold separately.
 - c. **Discussion is necessary** regarding the proposed future alignment of E 1st Avenue (West Roadway Extension Exhibit). Snyder & Associates has provided a conceptual drawing of a roadway alignment that is possible with the currently proposed preliminary plat. The roadway is open for discussion as the Future Land Use Plan and Master Transportation Plan do not address the future street alignments in this area.
3. 170.21, FOX Engineering has reviewed the proposed storm sewer within this development in relation to the Comprehensive Plan and have no further comments. Further Storm Water Management Plan comments may be necessary after a review of the Construction Drawings.
4. 170.25, FOX Engineering has reviewed the proposed grading within this development and have no further comments.
5. 170.19, FOX Engineering has reviewed the proposed sanitary sewer within this development in relation to the Comprehensive Plan:
 - a. The plan shows sanitary sewer being installed below the dry detention basin. City staff has stated they prefer the sewer NOT be routed under the detention basin if possible. **Discussion is necessary** what the city would allow for the routing of the sanitary sewer at the detention basin. Please be prepared to discuss.

-
6. 170.22, FOX Engineering has reviewed the proposed water main within this development in relation to the Comprehensive Plan and have no further comments.
 7. 170.15, 170.16, FOX Engineering has reviewed the proposed Parks & Public Areas, Natural Drainage Courses, within this development in relation to the Comprehensive Plan:
 - a. The Comprehensive Plan shows no future parklands within this development. No parkland is being proposed for this development.

FOX Engineering recommends approval of the McConnell Subdivision Preliminary Plat subject to this comment letter and discussion by the P&Z Commission and Council regarding the future alignment of E 1st Avenue (west of the proposed McConnell Subdivision) and placement of sanitary sewer below the dry detention basin.

PRELIMINARY PLAT SCHEDULE:

PLANNING & ZONING: January 8, 2019 at 6:00 at the Indianola City Hall

COUNCIL MEETING: January 24, 2019 at 6:00 at the Indianola City Hall

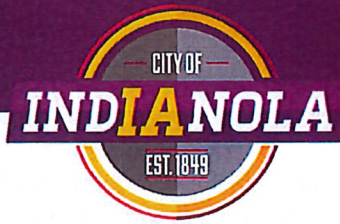
If you have any questions or concerns, please contact John Gade or Mitch Holtz at (515) 233-0000.

FOX ENGINEERING ASSOCIATES, INC.



Mitch Holtz, P.E.

Copy to: Charlie Dissel, City of Indianola



COMMUNITY DEVELOPMENT

To: Planning and Zoning Commission
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Subject: January 8, 2019 Meeting
Re: Item # 4: Consider request from Snyder and Associates for Preliminary Plat approval of the McConnell Subdivision.

Snyder and Associates, on behalf of Highway 92 Storage, LLC, have requested approval of the Preliminary Plat of the McConnell Subdivision, located to the north of Highway 92 Storage located at 2008 East 2nd Avenue, and west of the 1900 block of East 1st Avenue. Mitch Holtz, P.E. of FOX Engineering Associates, Inc. has provided professional assistance to the Commission in review of this proposed plat, and those review comments are attached.

FOX Engineering recommends approval of the McConnell Subdivision Preliminary Plat, subject to the comment letter attached and discussion by the Commission regarding the future alignment of E 1st Avenue and the placement of sanitary sewer below the dry detention basin. The following comments in the letter shall be addressed:

1. It is anticipated that Lot 9 will be an expansion of the mini storage to the east and will be combined with that lot, eliminating the need to have public right of way and utilities expanded to Lot 9.
2. As this proposed subdivision will stub in a road to the west, Snyder and Associates has provided a conceptual drawing of a roadway alignment that is possible to the west.
3. The Preliminary Plat shows sanitary sewer being installed below the proposed dry detention basin on the north side of the development. City staff would prefer that sewer not be rounded under detention basins where possible.

Upon review by Staff, one additional comment was noted:

1. The gravel cul-de-sac at the end of this street is marked as 45' in diameter. City code states that 85' is the minimum for a cul-de-sac and the International Fire Code says 96'. Due to the length of the street they will need to provide a turnaround more suitable for a fire apparatus, meeting at minimum the city code for a cul-de-sac, or they could provide a 60' Y or 120' Hammerhead.

The Planning and Zoning Commission shall examine the plat as to its compliance with this Code of Ordinances, and the Comprehensive Plan and within thirty (30) days, submit a recommendation to the Council.

Staff recommends approval of the McConnell Subdivision Preliminary Plat, with the following conditions

1. Staff and the developer work together to tie the future Lot 9 together with the existing lot, prior to final plat approval, so they can never be sold separately.
2. The proposed sanitary sewer line be routed around the dry detention basin, and the preliminary plat be updated prior to review by the Council.
3. A minimum 85' diameter temporary cul-de-sac be installed at the west end of East 1st Avenue, and the preliminary plat be updated prior to review by the Council.

Preparer Information: City of Indianola, PO Box 299, Indianola, Iowa 50125

Return Address: City of Indianola, PO Box 299, Indianola, Iowa 50125

RESOLUTION NO. 2019-_____

WHEREAS, Snyder and Associates, has submitted a preliminary plat for McConnell Subdivision to the City of Indianola, and

WHEREAS, the City of Indianola has jurisdiction of such plats pursuant to the Subdivision Regulations of Chapter 170, Indianola Code of Ordinances, and

WHEREAS, the Indianola Planning and Zoning Commission has submitted a recommendation to the City Council which approves the plat with the following conditions:

- Staff and the developer work together to tie the future Lot 9 together with the existing Jot, prior to final plat approval, so they can never be sold separately.
- The proposed sanitary sewer line be routed around the dry detention basin, and the preliminary plat be updated prior to review by the Council.
- A minimum 85' diameter temporary cul-de-sac be installed at the west end of East 1st Avenue, and the preliminary plat be updated prior to review by the Council.

WHEREAS, pursuant to Indianola Code of Ordinance Section 170.05(5), the Council must pass a resolution approving or rejecting the preliminary plat, and

WHEREAS, the Council finds that all the requirements of the Indianola Code of Ordinances regarding subdivision regulations and the preliminary plat for McConnell Subdivision have been met.

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

The preliminary plat for McConnell Subdivision submitted to the City of Indianola by Snyder and Associates is hereby approved subject to the conditions listed above.

Passed and approved at Indianola, Iowa this 22nd day of January, 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

STATE OF IOWA, WARREN COUNTY, SS:

On this 22nd day of January 2019 before me, the undersigned, a Notary Public in the State of Iowa personally appeared Kelly B. Shaw and Diana Bowlin, to me personally know, who being by my duly sworn, did say that they are the Mayor and City Clerk respectively of the City of Indianola, which executed the foregoing instrument to which this is attached, that the seal affixed to it is the seal of the City; that the instrument was signed and sealed on behalf of the City by authority of its Council; and that Kelly B. Shaw and Diana Bowlin as such officers acknowledged the execution of the instrument to be the voluntary act of the City.

Notary Public In And For The State of Iowa

MSTEDING
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McCONNELL ESTATES

PRELIMINARY PLAT

INDIANOLA, IOWA

SNYDER & ASSOCIATES, INC.

2727 S.W. SNYDER BLVD.
ANKENY, IOWA 50023
515-964-2020 | www.snyder-associates.com



Information

Subject

Resolution approving the preliminary plat and site plan of Quail Meadows Townhomes (P&Z unanimously recommended approval on January 8, 2019)

Information

Council will need to consider approval of the preliminary plat and site plan of Quail Meadows Town Homes as requested by Civil Engineering Consultants on behalf of Doering Properties, LLC (packet). This plat is located on the north side of East Hillcrest Avenue between North 9th Street and the Summerset Trail.

After review of the Preliminary Plat and Site Plan, staff offered the following comments and the plat has been changed prior to council approval:

1. Plans for lowering the air release manhole at the entrance drive shall be clarified.
2. The development proposes two fire hydrants, one at each dead-end of proposed Summit Court. Staff requests that one of the hydrants be located at the intersection of N 10th Street and Summit Court instead of having the two hydrants at the very ends of Summit Court.
3. The developer has stated the roads proposed with this development will be private; however, the plans refer to this as a public road. Plans should be updated to reflect private roads.
4. The City requests an additional easement for the trail along Hillcrest, which can match the 20' Public Utility Easement.
5. The City requests more information about the timing of the closing of Summerset Trail for the sewer installation. The City would prefer this work to be done away from peak trail days as there may not be an adequate detour and will also want to post signs as well as notification on the City, Police and Parks and Recreation Facebook pages. Developer also needs to work with Warren County on this issue.
6. Summit Court shall be renamed. The street name should start with an 'S' and should use the suffix of "Place".
7. The plat proposes a 50' easement for North 10th Street where the Code of Ordinances requires 60' of right-of-way for residential streets. Since this is a private road, 50' is acceptable, but it should be noted that if at any point in the distant future this development wants to have the private roads become public, the 50' easement may be an issue.
8. The depth to width ratio on lots shall not exceed 2.5 to 1 and will with this development. The applicant is requesting a waiver of this requirement.
9. Downspouts shall be shown on the proposed Site Plan.
10. Since this is a permitted use within a residential zoning classification that requires off-street parking for the new improvement exceeding and each dwelling unit does not have its own independent vehicle access to the City right-of-way, a buffer complying with section 166.04(2)(J) shall be installed adjacent to the single-family dwellings on the west side. The options for the buffer yard include:
 1. A buffer yard of twenty (20) feet or less in width with a five-foot high earth berm for the entire length of the lot; and three (3) overstory trees, six (6) understory trees and fifteen (15) shrubs per one hundred (100) lineal feet; or
 2. A buffer yard more than twenty (20) feet in width with five (5) overstory trees, ten (10) understory trees and ten (10) shrubs per one hundred (100) lineal feet; or
 3. A six-foot high double-face opaque wooden fence; or a six-foot high masonry wall, to be constructed with face brick, stucco or a similar finished surface toward the single-family dwellings. One of these options shall be added to the west side of this development. where the develop meets the single-family lots of the Quail Meadows Subdivision and reflected on the site plan.

Staff recommends approval of the Quail Meadows Townhomes Preliminary Plat and Site Plan, with the condition that a variance be granted for the design standards of Section 170.13(5) regarding the required depth to width ratio of lots, and that the other items noted above are resolved prior to Council reviewing the preliminary plat and

site plan.

Roll call is in order.

Fiscal Impact

Attachments

P&Z Memo
Resolution
CEC Letter
Plat



COMMUNITY DEVELOPMENT

To: Planning and Zoning Commission
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Subject: January 8, 2019 Meeting
Re: Item # 5: Consider request from Civil Engineering Consultants, Inc., on behalf of Doering Properties, LLC for Preliminary Plat and Site Plan approval of the Quail Meadows Townhomes.

Civil Engineering Consultants, Inc., on behalf of Doering Properties, LLC, have requested approval of the Preliminary Plat and Site Plan of the Quail Meadows Townhomes, located on the north side of East Hilcrest Avenue between North 9th Street and the Summerset Trail.

After review of the Preliminary Plat and Site Plan, staff offers the following comments:

1. Plans for lowering the air release manhole at the entrance drive shall be clarified.
2. The development proposes two fire hydrants, one at each dead-end of proposed Summit Ct. Staff requests that one of the hydrants be located at the intersection of N 10th ST and Summit CT instead of having the two hydrants at the very ends of Summit CT.
3. The developer has stated the roads proposed with this development will be private; however, the plans refer to this as a public road. Plans should be updated to reflect private roads.
4. The City requests an additional easement for the trail along Hillcrest, which can match the 20' Public Utility Easement.
5. The City requests more information about the timing of the closing of Summerset Trail for the sewer installation. The City would prefer this work to be done away from peak trail days as there may not be an adequate detour and will also want to post signs as well as notification on the City, Police and Parks and Recreation Facebook pages. Developer also needs to work with Warren County on this issue.
6. Summit Ct shall be renamed. The street name should start with an 'S' and should use the suffix of "Place".
7. The plat proposes a 50' easement for N 10th St, where the Code of Ordinances requires 60' of right-of-way for residential streets. Since this is a private road, 50' is acceptable, but it should be noted that if at any point in the distance future this development wants to have the private roads become public, the 50' easement may be an issue.

8. The depth to width ratio on lots shall not exceed 2.5 to 1 and will with this development. The applicant is requesting a waiver of this requirement.
9. Downspouts shall be shown on the proposed Site Plan.
10. Since this is a permitted use within a residential zoning classification that requires off-street parking for the new improvement exceeding and each dwelling unit does not have its own independent vehicle access to the City right-of-way, a buffer complying with section 166.04(2)(J) shall be installed adjacent to the single-family dwellings on the west side. The options for the buffer yard include:
 1. A buffer yard of twenty (20) feet or less in width with a five-foot high earth berm for the entire length of the lot; and three (3) overstory trees, six (6) understory trees and fifteen (15) shrubs per one hundred (100) lineal feet; or
 2. A buffer yard more than twenty (20) feet in width with five (5) overstory trees, ten (10) understory trees and ten (10) shrubs per one hundred (100) lineal feet; or
 3. A six-foot high double-face opaque wooden fence; or a six-foot high masonry wall, to be constructed with face brick, stucco or a similar finished surface toward the single-family dwellings.

One of these options shall be added to the west side of this development, where the develop meets the single-family lots of the Quail Meadows Subdivision and reflected on the site plan.

The Planning and Zoning Commission shall examine the plat as to its compliance with this Code of Ordinances, and the Comprehensive Plan and within thirty (30) days, submit a recommendation to the Council. The Planning Commission shall also review the proposed site plan and shall make a recommendation to Council for action.

Staff recommends approval of the Quail Meadows Townhomes Preliminary Plat and Site Plan, with the condition that a variance be granted for the design standards of Section 170.13(5) regarding the required depth to width ratio of lots, and that the other items noted above are resolved prior to Council reviewing the preliminary plat and site plan.

Preparer Information: City of Indianola, PO Box 299, Indianola, Iowa 50125

Return Address: City of Indianola, PO Box 299, Indianola, Iowa 50125

RESOLUTION NO. 2019-_____

WHEREAS, Civil Engineering Consultants on behalf of Doering Properties LLC, has submitted a preliminary plat and site plan for Quail Meadows Town Homes to the City of Indianola, and

WHEREAS, the City of Indianola has jurisdiction of such plats and site plans pursuant to the Subdivision Regulations of Chapter 170, Indianola Code of Ordinances, and

WHEREAS, the Indianola Planning and Zoning Commission has submitted a recommendation to the City Council which approves the plat and site plan with the following conditions:

- A variance be granted for the design standards of Section 170.13(5) regarding the required depth to width ratio of lots

WHEREAS, pursuant to Indianola Code of Ordinance Section 170.05(5), the Council must pass a resolution approving or rejecting the preliminary plat and site plan, and

WHEREAS, the Council finds that all the requirements of the Indianola Code of Ordinances regarding subdivision regulations and the preliminary plat and site plan for Quail Meadows Town Homes have been met.

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

The preliminary plat and site plan for Quail Meadows Town Homes submitted to the City of Indianola by Civil Engineering Consultants on behalf of Doering Properties LLD is hereby approved subject to the conditions listed above.

Passed and approved at Indianola, Iowa this 22nd day of January, 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

STATE OF IOWA, WARREN COUNTY, SS:

On this 22nd day of January 2019 before me, the undersigned, a Notary Public in the State of Iowa personally appeared Kelly B. Shaw and Diana Bowlin, to me personally know, who being by my duly sworn, did say that they are the Mayor and City Clerk respectively of the City of Indianola, which executed the foregoing instrument to which this is attached, that the seal affixed to it is the seal of the City; that the instrument was signed and sealed on behalf of the City by authority of its Council; and that Kelly B. Shaw and Diana Bowlin as such officers acknowledged the execution of the instrument to be the voluntary act of the City.

Notary Public In And For The State of Iowa



Civil Engineering Consultants, Inc.

December 19, 2018

City of Indianola

Attn: Mr. Charlie Dissell, AICP

RE: Quail Meadows Townhomes, Site Plan and Preliminary Plat

Dear Charlie:

On behalf of Doering Properties, L.L.C., we are submitting the Preliminary Plat and Site Plan for Quail Meadows Townhomes. Attached for your review are the following documents:

- (2) 34 x 22 Preliminary Plat and Site Plan drawings
- (2) sets of Preliminary Architectural Plans one set for each building type
- (2) Stormwater Management Plans (please note detention was previously provided in the existing pond north of this site)
- PDF's (sent Via Email)
- Signed DNR Forms for water and wastewater permitting
- A check for submittal fees (\$100 for the site plan + $\{ \$150 + \$10 \times 6 \text{ lots} = \$210 \}$ for the preliminary plat = \$310 total)

Doering Properties is proposing to build four, four-unit, multi-family, rowhouse buildings on Lot 21 of Quail Meadows plat 1. This lot was originally zoned for M-1 Industrial and has recently been rezoned to R-3 to allow for this proposed use. As a part of this development process we are requesting the vacation of the existing 60 foot buffer easements that were platted on the west and north sides of this lot. The buffers are no longer necessary because the zoning has been modified.

A preliminary "not for construction" set of architectural plans have been enclosed for the two building styles being proposed. All buildings will include four two story units. The buildings shown north of Summit Court will have basements and the buildings to the south of the drive will be slab on grade. The units will have a mix of two and three bedrooms with the north buildings having the ability to have a fourth bedroom in the basement.

The site also has some challenges due to the shallow depth of the sewer located at the southwest corner of the site. Both sanitary and water were extended to the southwest corner of the site but the site would need be raised significantly in order to utilize the onsite sanitary sewer. We are proposing to extend a new sewer line from the northwest corner of the Norwalk Ready Mix site to serve this piece to avoid having to haul in dirt to raise the site. The new sewer line would be extended west across the Summerset Bike Trail and Laramy K Optical site and then north across E Hillcrest. We will utilize the existing 20.00 foot sanitary sewer easements on both of the private properties south of the street. We would like to request that the City pothole the 12" water main at the proposed pipe crossing on E Hillcrest so we



Civil Engineering Consultants, Inc.

can determine the depth of the main and what will be required at the crossing of the existing main and proposed sanitary sewer. Our surveyors can field locate the crossing prior to potholing the main.

Public Sanitary Sewer and Water Main plans have been incorporated into our drawing set for review and signed DNR permits for water and wastewater permitting have been enclosed. The notice for stormwater discharge has been sent for publishing and we will copy you on our NPDES permit upon DNR approval.

Please let me know if you need anything additional for your review. Feel free to call or email me if you have questions or comments. 515-276-4884 Ext. 225 hills@ceclac.com

Sincerely,

CIVIL ENGINEERING CONSULTANTS, INC.

Melissa Hills, P.E.

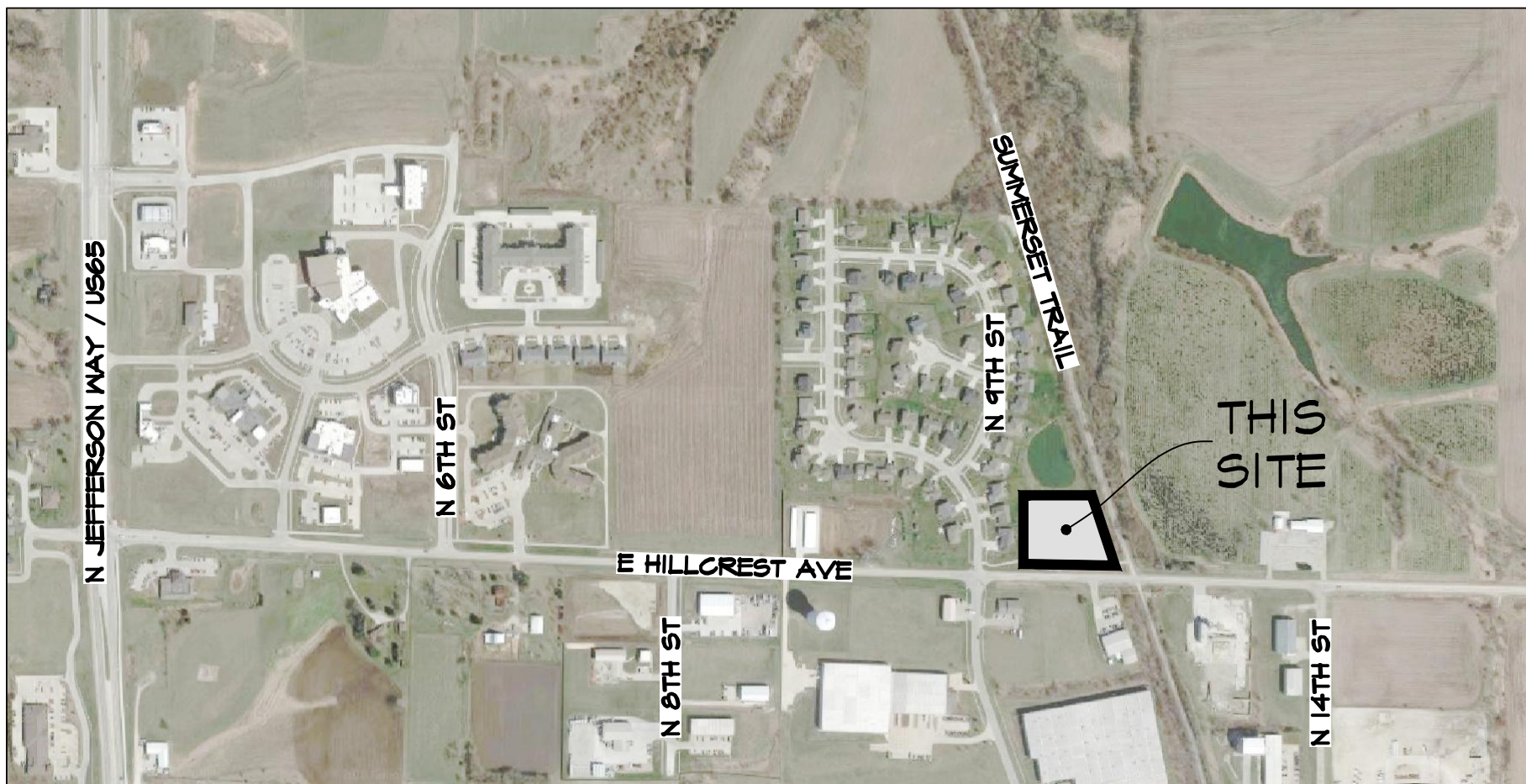
Cc: Jake Doering, Doering Properties, L.L.C.
Tim Hogan, Hogan Law Office
Rod Curtis, AIA, Curtis Architecture and Design, P.C.

PRELIMINARY PLAT - SITE PLAN

QUAIL MEADOWS TOWNHOMES

INDIANOLA, IOWA

DOERING PROPERTIES, L.L.C., 9028 HARDING STREET, INDIANOLA, IA 50125



VICINITY SKETCH

NORTH
1" = 400'

QUANTITIES:

SANITARY SEWER

626 LF. 8-INCH SANITARY SEWER
4 EA. TYPE 'SN-301' MANHOLE
16 EA. SANITARY SERVICES

STORM SEWER

38 LF. 12-INCH CLASS III RCP
245 LF. 15-INCH CLASS III RCP
1 EA. TYPE 'SN-401' MANHOLE
1 EA. TYPE 'SN-501' INTAKE
2 EA. 12-INCH RCP FES
3 EA. 15-INCH RCP FES
1 EA. A-1 CLEANOUT
8 EA. SUMP SERVICES

WATER MAIN

342 LF. 8-INCH WATER MAIN
1 EA. 8-INCH VALVE
1 EA. 8"x8"x8" TEE
2 EA. HYDRANT, TEE & 6-INCH VALVE
(1 RELOCATED)
1 EA. HYDRANT, REDUCER & 6-INCH VALVE
16 EA. WATER SERVICES

PAVING

1256 S.Y. 6-INCH NON-REINFORCED P.C.C.
1542 S.Y. SUBGRADE PREP
263 S.Y. 4" SIDEWALK

130 S.Y. 8' P.C.C. TRAIL REMOVAL
104 S.Y. 8' P.C.C. TRAIL REPLACE
40 S.Y. 10' A.C.C. TRAIL REMOVE & REPLACE
83 S.Y. P.C.C. ROADWAY REMOVE & REPLACE
(E. HILLCREST AVE.)

GRADING & EROSION CONTROL:

- ALL GRADING & EROSION CONTROL NOTES & QUANTITIES SHOWN ON GRADING / SWPPP PLANS

OWNER / DEVELOPER:

DOERING PROPERTIES, L.L.C.
9028 HARDING STREET
INDIANOLA, IA 50125
ATTN: JAKE DOERING
PH: 515-205-4115
EMAIL: JAKE@JAKESLANDSCAPE.COM

LEGAL DESCRIPTION

LOT 21, QUAIL MEADOWS PLAT I, AN OFFICIAL PLAT, RECORDED IN BOOK 2004, PAGE 11611, CITY OF INDIANOLA, WARREN COUNTY, IOWA, CONTAINING 1.70 ACRES MORE OR LESS.

BUILDING FOOTPRINT

4-FLEX SQ. FT. NO. TOTAL
4,160 x4 16,640 S.F.

PARKING

REQUIRED SPACES: 2 SPACES/UNIT
16 UNITS = 32 SPACES
PROVIDED SPACES: 32 GARAGE SPACES
32 SURFACE STALLS
64 TOTAL SPACES

AREAS:

BUILDINGS = 17,320 S.F. 23.3%
IMPERVIOUS = 26,905 S.F. 36.3%
OPEN SPACE = 24,982 S.F. 40.4% (30% REQ.)
DEVELOPED TOTAL = 14,201 S.F. 100%

UTILITIES

WATER: INDIANOLA MUNICIPAL SERVICES
SANITARY: CITY OF INDIANOLA

LIST OF DRAWINGS

SHEET #	SHEET TITLE
1	COVER
2	DEMOLITION PLAN
3	GEOMETRIC PLAN
4	UTILITY PLAN
5	SANITARY SEWER PLAN
6	SANITARY SEWER PLAN
7	WATER MAIN PLAN
8	GRADING PLAN-SWPPP
9	SWPPP NOTES
10	LANDSCAPE PLAN

DENSITY

PROPOSED 16 UNITS / 1.70 ACRES = 9.41 DU/AC

ZONING

EXISTING: R-3 MIXED RESIDENTIAL
PROPOSED: R-3 MIXED RESIDENTIAL

LAND USE

RESIDENTIAL

BULK REQUIREMENTS

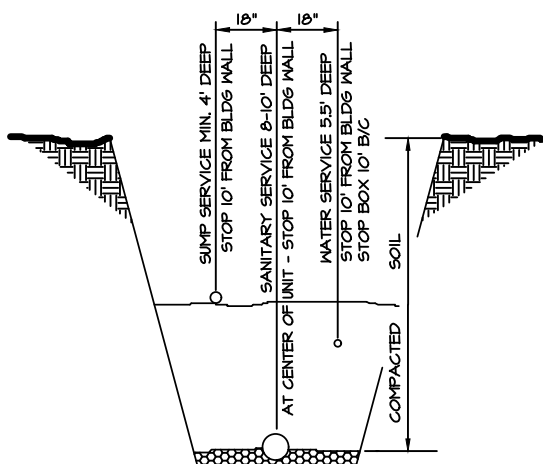
25' FRONT YARD SETBACK
10' SIDE YARD SETBACK
30' REAR YARD SETBACK

FEMA MAP

FIRM DESIGNATION: PANEL #14181C0168E
MARCH 02, 2009
ZONE 'X' AREA DETERMINED TO BE OUTSIDE OF 500-YR. FLOOD PLAIN.

GENERAL NOTES

- ONE WEEK PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL CONTACT:
 - CITY OF INDIANOLA (961-9410)
 - DOERING PROPERTIES, L.L.C., ATTN: JAKE DOERING PH: 515-205-4115
 - CIVIL ENGINEERING CONSULTANTS INC. (276-4884)
 - ALL PUBLIC AND PRIVATE UTILITY COMPANIES
- LOCATION OF EXISTING FACILITIES AND APPURTENANCES SHOWN ON PLAN ARE BASED ON AVAILABLE INFORMATION WITHOUT UNCOVERING AND MEASURING TO DETERMINE EXACT FACILITIES LOCATIONS. CIVIL ENGINEERING CONSULTANTS, INC. DOES NOT GUARANTEE LOCATION OF EXISTING FACILITIES AS SHOWN, OR THAT ALL EXISTING FACILITIES ARE SHOWN. IT IS CONTRACTOR'S RESPONSIBILITY TO CONTACT ALL PUBLIC AND PRIVATE UTILITY PROVIDERS SERVING THIS AREA, AND IOWA ONE CALL, TO DETERMINE EXTENT AND PRECISE LOCATION OF EXISTING FACILITIES AND APPURTENANCES BEFORE CONSTRUCTION BEGINS.
- IF DISCREPANCY EXISTS BETWEEN DETAILED PLANS AND QUANTITIES, DETAILED PLANS SHALL GOVERN.
- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH CURRENT EDITION OF SDAS IN EFFECT AT TIME OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF ALL UTILITIES AND STRUCTURES. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND STRUCTURES. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY CONTRACTOR AT CONTRACTOR'S EXPENSE TO SATISFACTION OF OWNER.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT LOCATIONS OF UTILITY SERVICES.
- CONTRACTOR SHALL EITHER RECONNECT OR CONNECT ALL FIELD TILE INTERCEPTED DURING CONSTRUCTION TO STORM SEWER. CONTRACTOR SHALL PROMPTLY NOTIFY CITY OF INDIANOLA IF FIELD TILE IS ENCOUNTERED.
- ALL STATIONING IS BASED ON STREET CENTERLINE MEASUREMENT AND SPECIFICATIONS.
- CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- OWNER TO OBTAIN ALL APPLICABLE PERMITS FOR RECORDING WORK.
- ALL FILL AREAS - TRENCH, BACKFILL, AND PAVING SUBGRADE SHALL BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR WITH A MOISTURE CONTENT BETWEEN OPTIMUM AND +4%.
- CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL DEBRIS SPILLED ON PUBLIC STREETS AND ADJACENT PROPERTIES.
- NOTIFY INDIANOLA POLICE DEPARTMENT A MINIMUM OF 48 HOURS PRIOR TO ANY STREET OR LANE CLOSURE.
- CONTRACTOR SHALL SUPPLY A FOUR YEAR MAINTENANCE BONDS FOR ALL PUBLIC WATER, STORM SEWER, SANITARY SEWER, AND PAVING IMPROVEMENTS.
- ALL SERVICES SHALL BE EXTENDED TO WITHIN 10 FEET OF BUILDING WALL.
- STEEL FENCE POSTS ON END OF ALL UTILITY SERVICES REQUIRED. GREEN FOR SANITARY, BLUE FOR WATER, & WHITE FOR STORM SEWER.
- ALL UTILITIES INDICATED ON PLAT ARE PUBLIC UNLESS OTHERWISE NOTED.
- ALL WORK SHALL BE IN COMPLIANCE WITH O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE PLANS SHALL RELIEVE CONTRACTOR FROM FOLLOWING THESE SAFETY STANDARDS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING 'AS-BUILT' INFORMATION FOR ALL NEW CONSTRUCTION. CONTRACTOR SHALL MAINTAIN AND KEEP DRAWINGS UP-TO-DATE AS WORK PROGRESSES. CONTRACTOR SHALL PROVIDE ENGINEER WITH ORIGINAL RECORD DRAWINGS ONCE CONSTRUCTION IS COMPLETED.
- THE SOUTH BUILDINGS (UNITS 1-16) ARE TO BE SLAB ON GRADE CONSTRUCTION. THE NORTH BUILDINGS (UNITS 1-8) WILL HAVE BASEMENTS & WILL REQUIRE SUMP SERVICES.



STEEL FENCE POSTS SHALL MARK THE END OF ALL UTILITY SERVICES REQUIRED. GREEN FOR SANITARY, BLUE FOR WATER, & WHITE FOR STORM SEWER.

SERVICE LOCATION DETAIL

NO SCALE

GENERAL LEGEND

PROPOSED

---	PLAT BOUNDARY
---	SECTION LINE
---	LOT LINE
---	CENTERLINE
---	EASEMENT LINE
---	FLARED END SECTION
---	TYPE SW-501 STORM INTAKE
---	TYPE SW-502 STORM INTAKE
---	TYPE SW-503 STORM INTAKE
---	TYPE SW-504 STORM INTAKE
---	TYPE SW-505 STORM INTAKE
---	TYPE SW-506 STORM INTAKE
---	TYPE SW-511 STORM INTAKE
---	TYPE SW-512 STORM INTAKE
---	TYPE SW-513 STORM INTAKE
---	TYPE SW-401 STORM MANHOLE
---	TYPE SW-402 STORM MANHOLE
---	TYPE SW-403 STORM MANHOLE
---	TYPE SW-403 STORM MANHOLE
---	TYPE SW-301 SANITARY MANHOLE
---	TYPE SW-302 SANITARY MANHOLE
---	TYPE SW-304 SANITARY MANHOLE
---	STORM/SANITARY CLEANOUT
---	WATER VALVE
---	FIRE HYDRANT ASSEMBLY
---	BLOW-OFF HYDRANT
---	DETECTABLE WARNING PANEL
---	SANITARY SEWER WITH SIZE
---	SANITARY SERVICE
---	STORM SEWER WITH SIZE
---	STORM SERVICE
---	WATER SEWER WITH SIZE
---	WATER SERVICE
---	PROPOSED CONTOUR
---	SILT FENCE
---	RIP RAP
---	ADDRESS
---	PAVEMENT REMOVAL AREAS FOR OPEN CUT CONSTRUCTION
---	CLEARING & GRUBBING OF VEGETATION AREAS FOR CONSTRUCTION
---	TREES TO BE REMOVED

EXISTING

---	LOT LINE
---	SANITARY/STORM MANHOLE
---	WATER VALVE
---	FIRE HYDRANT
---	STORM SEWER SINGLE INTAKE
---	STORM SEWER DOUBLE INTAKE
---	FLARED END SECTION
---	DECIDUOUS TREE
---	CONIFEROUS TREE
---	SHRUB
---	POWER POLE
---	STREET LIGHT
---	GUY ANCHOR
---	ELECTRIC TRANSFORMER
---	GAS METER
---	TELEPHONE RISER
---	SIGN
---	UNDERGROUND TELEVISION
---	UNDERGROUND ELECTRIC
---	UNDERGROUND GAS
---	UNDERGROUND FIBER OPTIC
---	UNDERGROUND TELEPHONE
---	OVERHEAD ELECTRIC
---	SANITARY SEWER WITH SIZE
---	STORM SEWER WITH SIZE
---	WATER MAIN WITH SIZE
---	3-INCH SANITARY SEWER FORCE MAIN
---	EXISTING CONTOUR
---	TREELINE
---	BUILDING SETBACK LINE
---	PUBLIC UTILITY EASEMENT
---	MINIMUM OPENING ELEVATION
---	CRITICAL CROSSING NUMBER

BENCHMARKS

ARROW ON HYDRANT AT SOUTH END OF NORTH 9TH STREET AND NORTH OF DRIVE TO DOCKS AT DEFLECTA-SHIELDS.
ELEVATION ----- 961.77

ARROW ON 2ND HYDRANT SOUTH OF INTERSECTION OF NORTH 9TH STREET AND HIGHWAY 636.
ELEVATION ----- 960.13

CONSTRUCTION SCHEDULE

04/01/2019 TO 04/14/2019 - CLEARING, ROUGH GRADING, SILT FENCE, SEDIMENT BASINS & TEMPORARY SEEDING
04/15/2019 TO 05/07/2019 - UTILITY CONSTRUCTION
05/07/2019 TO 05/21/2019 - PAVING
05/21/2019 TO 05/2019 - FINAL GRADING/SEEDING

CERTIFICATIONS

JEFFREY A. GADDIS 18381	I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. JEFFREY A. GADDIS, IOWA LICENSE NO. 18381 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2020 PAGES OR SHEETS COVERED BY THIS SEAL: 1 - 2
MELISSA M. HILLS 16023	I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA. MELISSA M. HILLS, IOWA REG. NO. 16023 DATE MY LICENSE RENEWAL DATE IS DECEMBER 31, 2019 PAGES OR SHEETS COVERED BY THIS SEAL: 1 - 10



Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@cecinc.com



DATE:	01/04/2019	01/04/2019	12/18/2019	...	...	...	...	...	...
DATE OF SURVEY:	01/04/2019	01/04/2019	12/18/2019	...	...	...	...	...	...
DESIGNED BY:	...	...	...	...	...	...	...	...	...
DRAWN BY:	...	...	...	...	...	...	...	...	...

QUAIL MEADOWS TOWNHOMES

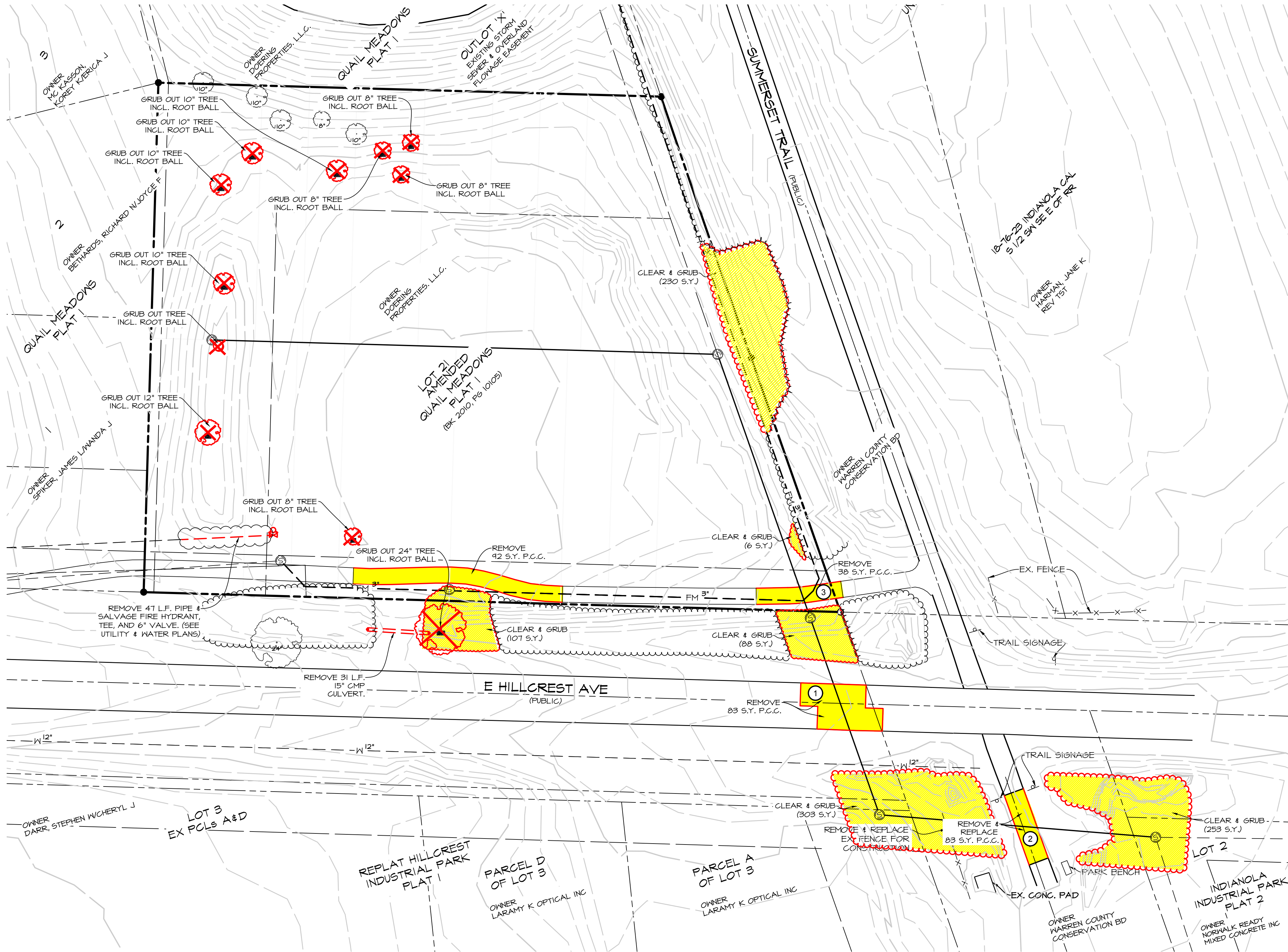
INDIANOLA, IOWA

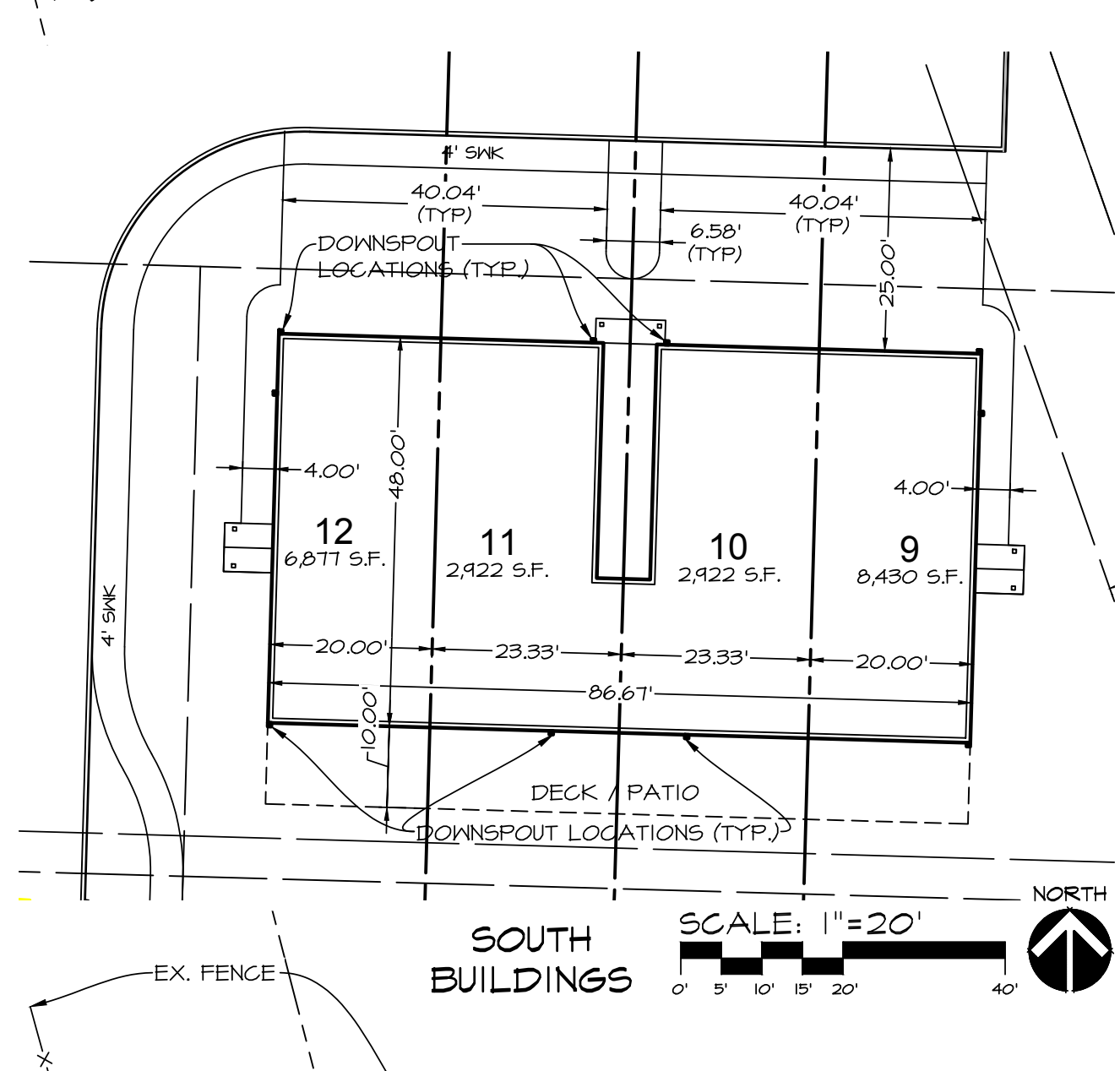
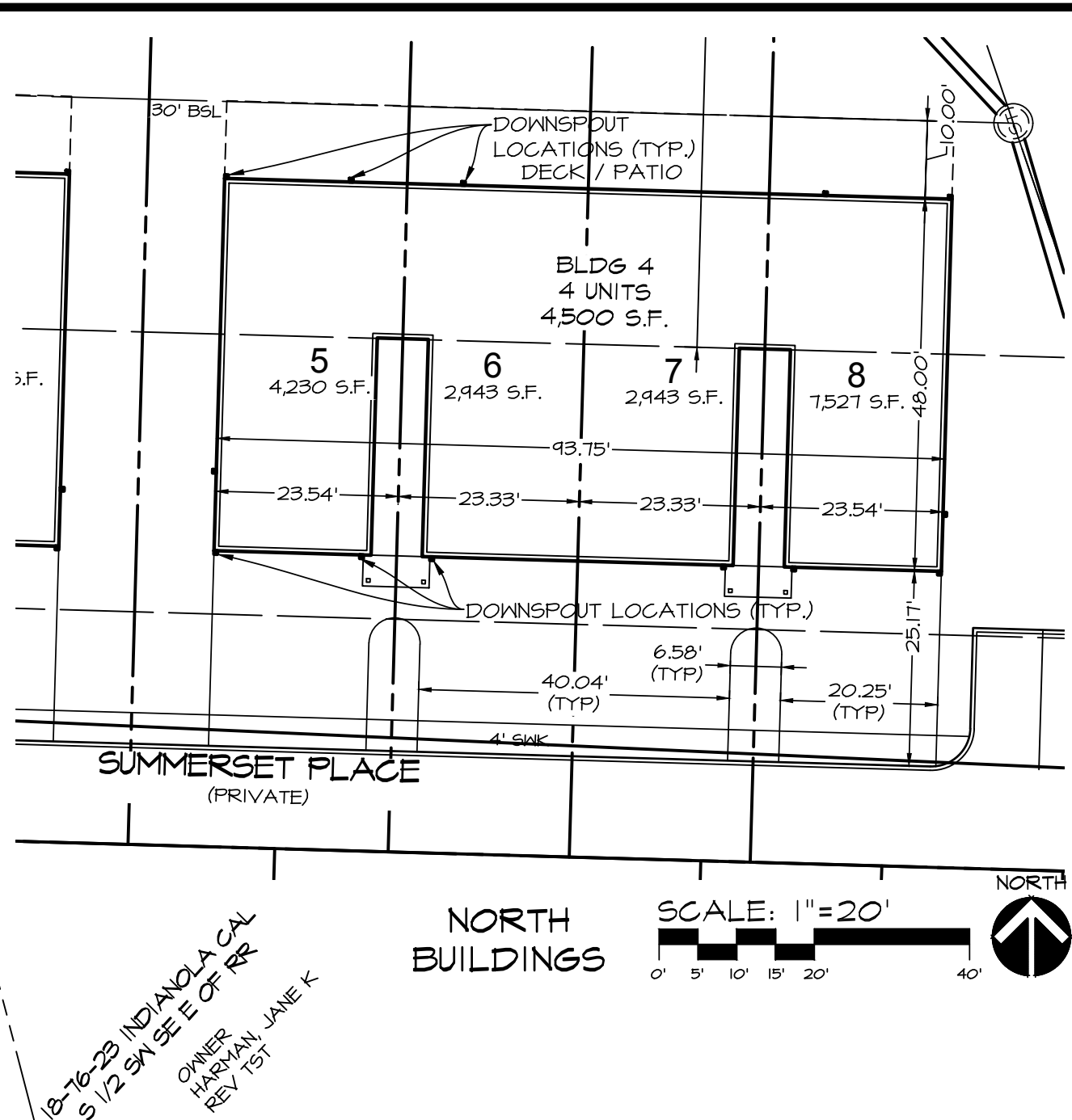
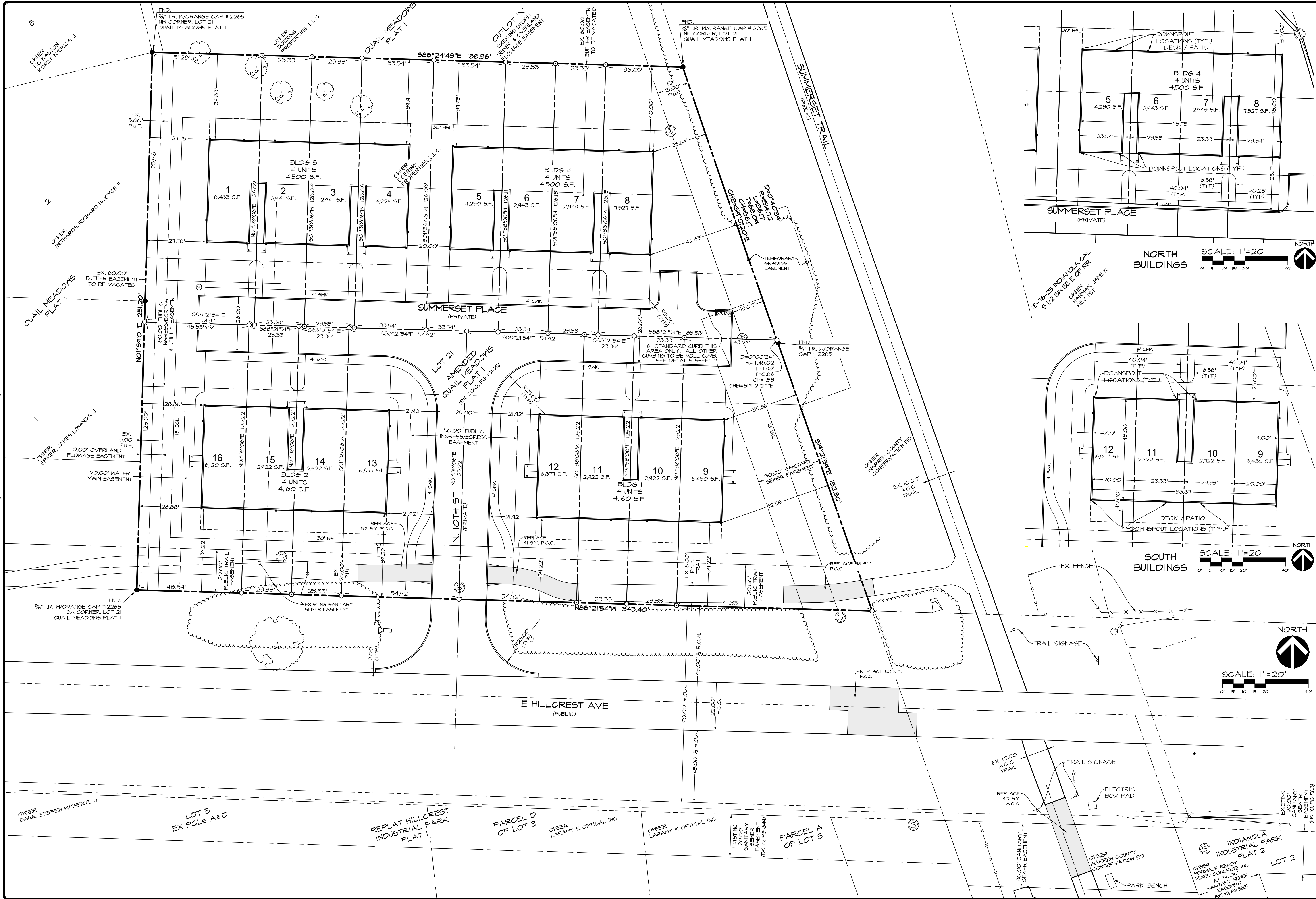
COVER

SHEET

OF 10

E-7986





Civil Engineering Consultants, Inc.

2400 86th Street, Unit 12

Des Moines, Iowa 50322

515.276.4884

mail@cecinc.com

CEC

INDIANOLA, IOWA

DATE:	01/04/2019
DATE OF SURVEY:	01/04/2019
DESIGNED BY:	AUGUST 2018
DRAWN BY:	MMH
	CM

QUAIL MEADOWS TOWNHOMES

INDIANOLA, IOWA

GEOMETRIC PLAN

SHEET

9 of 10

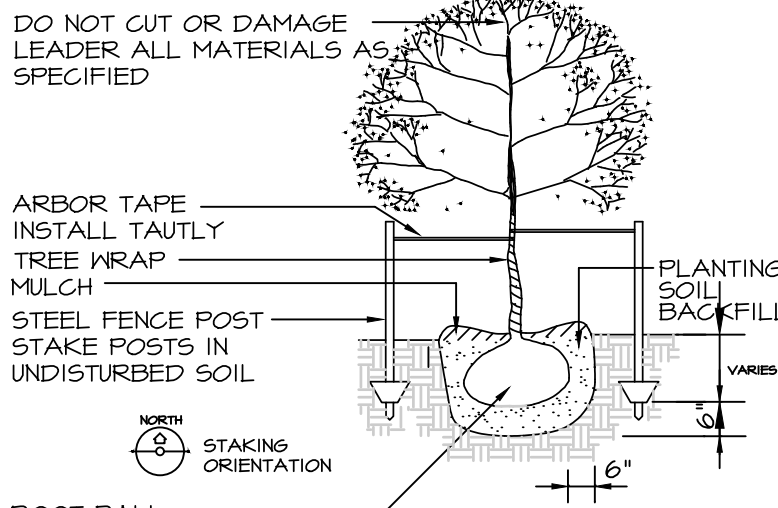
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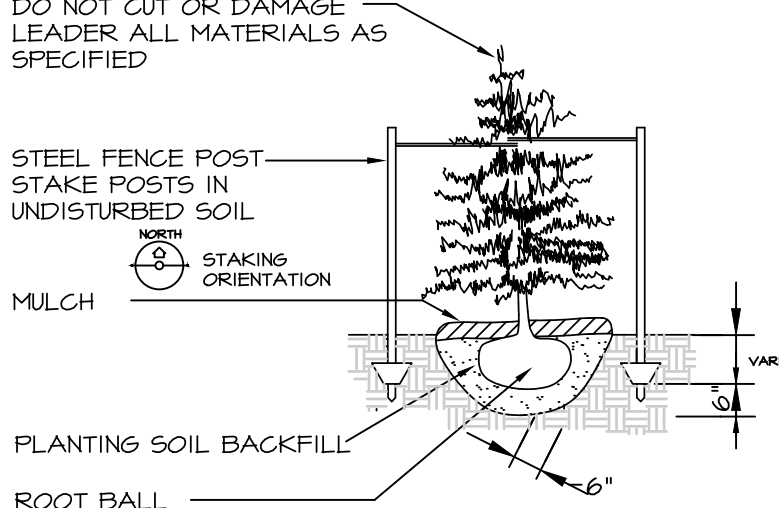
PLOT BY: CARL MCCANN ANSI FULL BLEED D (84.00 X 22.00 INCHES) 2018-01-01 11:11 AUTOCAD PDF (GENERAL DOCUMENTATION)P33 G:\E-FILES\70607886\L3D Drawings\Constructive Documents\99LANDSCAPE.dwg

PLANT SCHEDULE

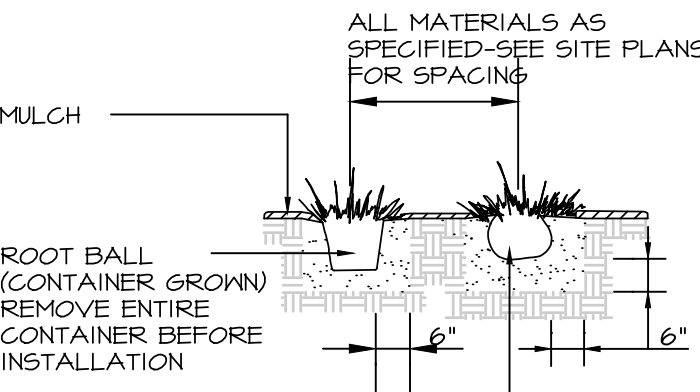
HK	QUANT.	COMMON NAME / Botanical name	SIZE	CONDITION	REMARKS
AC	2	SERVICEBERRY <i>Amelanchier canadensis</i>	10 Gal.	Cont.	SPECIMEN, MATCHED
AS	3	GREEN COLUMN MAPLE <i>Acer saccharum subsp. nigrum 'Green Column'</i>	1-1/2" Gal.	B&B/Cont.	SPECIMEN, MATCHED
GT	6	SKYLINE HONEYLOCUST <i>Gleditsia triacanthos inermis 'Skyline'</i>	1-1/2" Gal.	B&B/Cont.	40' ac. SPECIMEN, MATCHED
HH	96	HAPPY RETURNS DAYLILY <i>Heimerocallis 'Happy Returns'</i>	1 Gal.	Cont.	MULCH BED
LT	2	TULIPTREE <i>Liriodendron tulipifera</i>	1-1/2" Gal.	B&B/Cont.	MATCHED SPECIMEN
MS	13	SUGAR TYNE CRABAPPLE <i>Malus 'Sugar Tine'</i>	1-1/2" Gal.	B&B/Cont.	10' ac. MATCHED SPECIMEN
PF	30	ABBOTSMOOD POTENTILLA <i>Potentilla fruticosa 'Abbotsmoor'</i>	3 Gal.	Cont.	MULCH BED, 15' FROM WALK
PS	3	WHITE SPRUCE <i>Picea glauca</i>	6" Hr.	B&B/Cont.	10' ac. MATCHED SPECIMEN
PSD	4	BLACK HILLS SPRUCE <i>Picea glauca 'Densata'</i>	6" Hr.	B&B/Cont.	MATCHED SPECIMEN
QR	2	CRIMSON SPIRE OAK <i>Quercus robur x Q. alba 'Crimschmidt'</i>	1-1/2" Gal.	B&B/Cont.	MATCHED SPECIMEN
SH	155	PRAIRIE DROPSEED <i>Sporobolus heterolepis</i>	QT.	Cont.	2' FROM BACK OF CURB UNLESS NOTED OTHERWISE
SJ	30	JAPANESE SPIREA <i>Spiraea japonica 'Crispa'</i>	3 Gal.	Cont.	MULCH BED
SR	6	IVORY SILK JAPANESE TREE LILAC <i>Syringa reticulata 'Ivory Silk'</i>	1-1/2" Gal.	B&B/Cont.	12' ac. MATCHED SPECIMEN
VL	4	MORIGAN VAYFARING TREE VIBURNUM <i>Viburnum lentana 'Morigan'</i>	7 Gal.	Cont.	MATCHED SPECIMEN
VO	3	AMERICAN CRANBERRYBUSH VIBURNUM <i>Viburnum opulus var. americanum</i>	7 Gal.	Cont.	MATCHED SPECIMEN
VP	3	BLACK HAW VIBURNUM <i>Viburnum prunifolium</i>	7 Gal.	Cont.	MATCHED SPECIMEN
XX	2	EXISTING TREES	10"		



DECIDUOUS TREE
PLANTING AND STAKING DETAIL
NO SCALE



EVERGREEN TREE
PLANTING AND STAKING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE

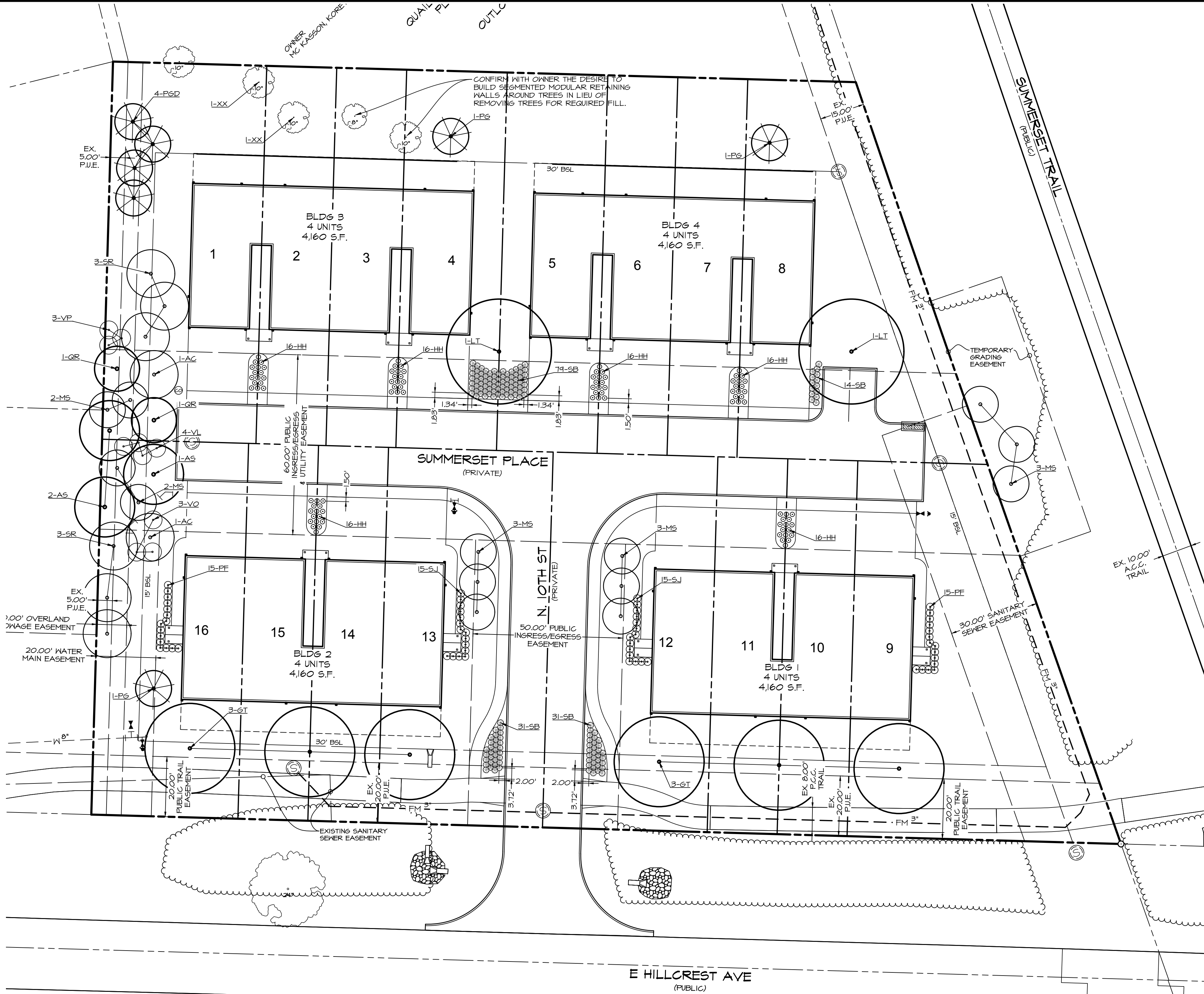
LANDSCAPING CALCULATION:

SITE AREA: 14,215 S.F.
REQUIRED GREEN SPACE: 10% - 14,215' x .1 = 1,422 S.F.
REQUIRED LANDSCAPING: 1,422 / 3000 = 2.41 PLANT UNITS
REQUIRED LANDSCAPING: 2.41*2 TREES=5 TREES
2.41*3 SHRUBS=8 SHRUBS
PROPOSED LANDSCAPING: 30 TREES + 60 SHRUBS

PARKING BUFFER:
16 L.F. AT 5 OVERSTORY TREES, 10 UNDERSTORY TREES, AND 10 SHRUBS PER 100 L.F.

LANDSCAPING REQUIRED: 4 OVERSTORY TREES, 8 UNDERSTORY TREES, AND 8 SHRUBS.

BUFFER LANDSCAPING PROVIDED:
5 OVERSTORY TREES, 8 UNDERSTORY TREES, AND 10 SHRUBS.



Meeting Date: 01/22/2019

Information

Subject

City Manager's Report - Ryan Waller

* Receipt and file correspondence from January 4 and 11, 2019

Information

In your packet are the January 4 and 11, 2019 weekly updates from Ryan Waller, City Manager.

Roll call receiving and filing correspondence from the weekly update reports is in order.

Fiscal Impact

Attachments

Waller's Weekly 010419

Eubanks Letter

Draft 020419 Agenda

Draft 012219 Agenda

EP Thru 010619

PM thru 010619

Waller's Weekly 011119

Memo

Draft 012219 Agenda

Draft 020419 Agenda

Diana Bowlin

From: Ryan Waller
Sent: Friday, January 04, 2019 4:47 PM
To: Alex Fowler; Andy Lent; Charlie Dissell; Dave Button; Diana Bowlin; Doug Bylund; Greg Chia; Jason Etnyre; Melissa McCoy; Michele Patrick; Rick Graves; Ryan Waller; IMU Department Heads
Subject: FW: Waller's Weekly 1.4.19
Attachments: Eubanks.pdf; Draft February 4, 2019 Agenda.pdf; Draft January 22, 2019 Agenda.pdf; EP thru 01062019.pdf; PM thru 01062019.pdf

All,

Happy 2019! I hope everyone enjoyed the holidays. Here is this year's first update email. If there are any items you'd like to be included or have questions about, please let me know.

I hope you all have a great weekend.

Ryan

From: Ryan Waller
Sent: Friday, January 4, 2019 4:44 PM
Subject: Waller's Weekly 1.4.19

Good afternoon, all!

I hope everyone had a great and memorable holiday season. Below, please find this week's update email. As always, please contact me if you have any questions.

Have a great weekend!

See you Monday.

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

Joint Meeting – Please note that the joint meeting with the City Council and the School Board to discuss the topic of a school resource officer will be on Monday, January 14th. It is anticipated that the meeting will take place at 6:00 p.m. at the District's new administrative office building. A separate calendar has been emailed to you all and a formal agenda will be published next week.

IDOT Request - Staff has prepared a brief survey soliciting feedback on IDOT's request/proposal to restripe portions of highway 92 from four lanes to three lanes. The IDOT video on the proposal, as well as our survey are now available on the City's website and advertised via social media. Here is the link to section of the City's website containing this information - <http://indianolaiaowa.gov/CivicAlerts.aspx?AID=1446>.

Chamber Dinner – As you are aware, the City is an investor in the Chamber. Based on the City's investor level, the City is afforded a table of eight to the annual Chamber dinner. This event is scheduled for January 17th at 5:30 to 8:30 p.m. *If you plan on attending, please let me know so that I can make the necessary arrangements with the Chamber. Please let me know if you plan to attend by January 11th.*

Jerry Kelley Trail Letting – The City received word from IDOT that the scheduled letting for the Jerry Kelley Trail project is March 19th. To get to this point has taken some time primarily due to requirements of IDOT. This is a positive step forward with this project.

YMCA Annual Fundraiser – As you may recall, there is an annual fundraiser that takes place to benefit the YMCA. All are invited to attend the official kick-off for this fundraiser, which will take place at the Indianola YMCA on Thursday January 10th at 7:00 a.m.

YMCA Executive Director – The job advertisement for the Indianola YMCA Executive Director position closed on December 30th. As this is a YMCA position, the recruitment is being handled by the Greater Des Moines YMCA. The team at the corporate office is keeping the advisory board apprised of the recruitment process and will be providing an update of next steps after they complete an initial review of the submitted applications.

Zoning Letter – Recently, the City received an inquiry about the ability to run a business in a building they were purchasing. Upon review of the Zoning Code, it was determined that the proposed use is not allowed within the Zoning District. Attached, for your information, please find a letter that was sent as a follow-up to the inquiry.

IMU Customer Service Center – IMU's new customer service facility will be open for business on January 14, 2019. Staff currently stationed at City Hall will move Friday, January 11th. While there will be IMU staff in City Hall to assist customers, walk-in payments will not be able to be taken in that day. IMU has posted signs announcing that the payment drop box on the west side of City Hall is no longer taking payments. The south parking lot payment drop box is still operational and will be relocated on January 14th to IMU's new facility. This information may also be found on social media.

Upcoming City Council Agenda – Attached, please find the draft agendas for the next meetings. As a reminder, these are fluid documents that can change on a regular basis (i.e. some items may get added/rescheduled due to Council direction as well as other factors that may or may not be within the control of the City departments). If there are items that you would like more information on, please let me know.

Community Development Updates - Attached are various updates provided by Community Development. Please note that the property maintenance report does not show those properties that have been provided to legal counsel for the next step in the enforcement proceedings.



COMMUNITY DEVELOPMENT

January 3, 2019

Keith H/Judith L Eubank
2313 N Jefferson Way
Indianola IA 50125

Dear Mr. and Ms. Eubank:

This letter is a follow-up to our conversation yesterday regarding your proposed pet grooming/pet daycare business, which you have proposed for the property at 104 East 1st Avenue. During our discussion, I mentioned that this property is in the C-3, General Retail & Office Zoning District, and that the Code of Ordinances of Indianola, Iowa does not list your proposed use as a permitted use in the Zoning Regulations of Chapter 165. After further research, there are other like animal type uses that are listed, such as animal hospitals, kennels and veterinarian's clinics, however, those other like uses are not allowed in the C-3, General Retail & Office Zoning District.

As your proposed use is not an allowed permitted principal, you may request a text amendment to make this an allowable use. A request for a text amendment may be done in writing to the Planning and Zoning Commission for its consideration. If the Planning and Zoning Commission wishes, it can direct staff to draft a text amendment for its review and recommendation to the City Council. The City Council has the final authority to approve text amendments to the Code of Ordinances of Indianola, Iowa. This process takes a minimum of two to three months to complete.

Also, in response to Ms. Eubank's question regarding enforcement procedures if your proposed business is opened prior to the use being allowed in the C-3, General Retail & Office Zoning District, please note that if any of the provisions of the Zoning Regulations of Chapter 165 of the Code of Ordinances of Indianola, Iowa are being violated, notification is made in writing indicating the nature of the violation and ordering the action necessary to correct it. Any person who continues to violate or fails to comply with that notification may be guilty of a misdemeanor and, upon conviction, shall be subject to the standard penalty for violation of the Code of Ordinances and shall pay all costs and expenses involved in the prosecution of the violation. Each day such violation continues shall constitute a separate offense. If any building or land is used in violation, the City may, in addition to other remedies, institute injunction,



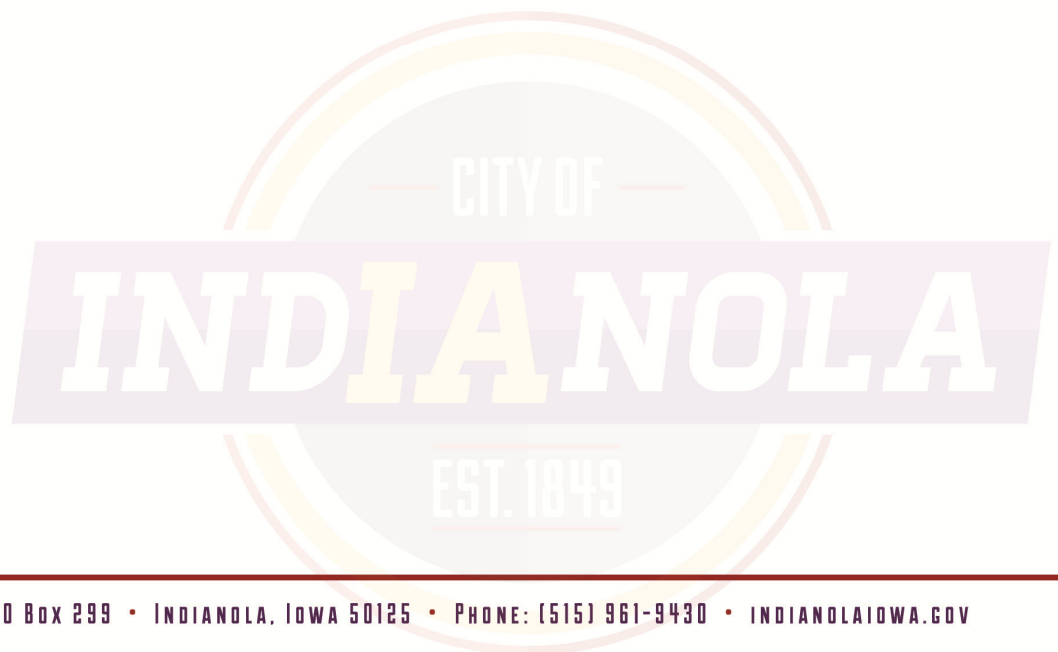
COMMUNITY DEVELOPMENT

mandamus, or other appropriate, lawful action necessary to prevent, correct, or abate such violation. Appeals from any decision on enforcement may be taken to the Board of Adjustment.

If you have any questions, please do not hesitate to contact me at (515) 962-5276 or at cdissell@indianolaiowa.gov.

Regards,

Charlie E. Dissell, AICP
Director of Community & Economic Development
City of Indianola



February 4, 2019
Draft Council Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Second consideration for the sale and alley vacation
- Resolution setting public hearing to approve the budget
- Bike Night – Square Lease Agreement, Request to close the square, noise permit
- UR Apps

January 22, 2019
Draft Council Agenda

- Minutes
- Claims
- Applications
- UR Apps
- City Manager's Report
- Final consideration of a rezoning request from Tim Davison
- Final consideration of an alley request from Tim Davison
- Salaries
- Public hearing for the sale and alley vacation
- Resolution making final determination on sale of interest in real property to Gil and Becky Wigeland
- Nomination to the Hometown Pride Committee
- Resolution approving the preliminary plat of McConnell Subdivision
- Resolution approving the preliminary plat of Quail Meadows Townhomes
- Spring Clean Up Dates
- Deck Agreement with The Brickhouse
- Amendment to the Sewer Policy Statement

January 22, 2019
Draft Council Study Agenda

- Budget workshop

Expired Permit #	Permit Date/Year	Permitte	Owner	Address	Project	Last Inspected	Permit Expired	Date Ltr Sent	Re Apply ?	New Permit #	Date RePerm	DATE Re Inspect/ Finaled	Notes
32	4/9/18		Amie Hale	107 South 19th Court	Pool	8/3/2018	1/30/2019	9/27/2018					Warning Letter advising of expiration if no final inspection
28	4/3/18		Sandy Peterson	1020 Scott Felton Rd	Shed	NONE	9/30/2018	9/27/2018					Warning Letter advising of expiration if no final inspection
22	3/27/18		Atlas Masonry	Tom Smith 2104 37th St, Des Moines, IA 50310	Repair Brick Store Front	None	9/23/2018	9/27/2018					Emailed the letter to the address provided on the permit as well. 09/26 dustin@atlasasonry.net
19	3/12/18		Midwest Builders	Ross & Sally Dale 615 E Scenic Valley	Alteration	None	8/30/2018	10/5/2018					Owner called in stating this project was complete. 641-660-2066 Ross Dale
15	2/23/18		Joep Jolliff	701 N 1st St Mail To: 15397 90th Ave	Home Alteration	3/5/2018	9/1/2018	10/5/2018 Returned 10/23 Remailed 10/31					Return notice sent letter back. Recvd 10/23/18. Warren Co shows 15397 90th Ave. Remailed 10/31/18
14	2/22/18		Genesis Development	Attn: Justin Terry 1809 W 2nd Ave	Alteration	NONE	8/21/2018	9/21/2018 10/31/2018					
13	2/21/18		Ann Mahoney	Equity Trust Custodian 1 Equity Way West Lake, OH 44145-2526	Home Restoration/ Alteration	3/5/2018	9/1/2018	9/27/2018					
11	2/14/18		Jonathan Cook	1200 Caroline Terrace	Alteration	NONE	8/13/2018	9/21/2018	No	Ext			Per DC extension granted. "Owner requests final inspection 12/26
10	2/14/18		Steger Construction	Brad Nancy Kotz 807 E Trail Ridge Pl	Alteration	2/22/2018	8/21/2018	9/21/2018 11/26/2018	No				11/23/18 Contacted contractor, P Steger 515-988-6027 states they decided to finish the job on their own. No contact info given for the owners. Will resend letter today 11/26
8	2/1/18		Benjamin Rogers	1000 North O St	Basement Finish	NONE	7/31/2018	10/5/2018					
2	1/17/18		Russ Vanderpool	512 E Euclid Ave	Garage	NONE	7/16/2018	9/21/2018 10/31/2018					Re issued letter regarding Shed on 512 e Euclid. 9/21/18-10/31/18
111	9/12/17		Adam McCarty	2710 N Jefferson Way	Deck	10/20/2017	4/18/2018	9/21/2018	Ext Rqst				Applied for utility shed on 09/21/18. Will inspect both for compliance 09/24- 9/24 inspect deck is not finished. Owner will need to re apply for building permit. Owner called 12/12/18 asking for an extension on his deck permit, he wasn't able to get to it or work to finish it this year. Advised that he will need to re apply and pay for a new building permit next spring 2019
68	2017		Richard Stewart	1209 Lancaster Way	Single Family Dwelling	10/10/2017	4/8/2018	8/28/2018					
10	2016		Thomas Sherly Nicholson	200 West Orchard Ave	Bathroom Remodel	3/21/2016	9/17/2016	10/31/2018					
49	2018		Jerry's Homes	404 North 18th Street	Basement								
42	2016		Jeff Downing	1202 North 9th Street	Sun Shade Structure	NONE	10/29/2016	10/31/2018					
56	2016		Paul Whipple	1801 Fairway Drive	Deck	NONE	11/9/2016	11/12/2018					
60	2016		Brenda Simpson	500 South Buxton	Deck	NONE	11/16/2016	11/12/2018	NO			11/19/18	Final Inspection 11/19/2018
75	2016		James Burgin	103 West Hillcrest Dr	Garage	6/20/2016	12/17/2016						BOA Approval for this project to even happen.
91	2016		Bryon Keeney	505 E Ashland Ave	Deck	NONE	12/28/2016	10/31/2018					
95	2016		LTD Corp	2312 West 2nd Ave	Loading Dock	NONE	1/9/2017	10/31/2018					
99	2016		R & D Precision Builders	1001 E Madison Ave	Basement & Room Addition	NONE	1/11/2017	10/31/2018					
117	2016		Joe Kissner	1003 N O Street	Basement Finish	NONE	2/8/2017	10/31/2018					Note in file from RP stating left message about open permit on 2/27/18 Original Building permit issued 8/12/16
82	2016		Larry Powell	1201 North D Street	Garage	8/16/2016	2/12/2017						BOA Approval for this project to even happen. Letter sent to RP and CB on 8/25/16 regarding electric in the garage being separate rather than upgrading to 200amp. No further info or notes in file.
126	2016		Jeremy King	Anthony Hotz 505 N L Street	Repair of Deck Stairs / Dangerous Non Conforming Structures	NONE	3/6/2017	11/12/2018					
135	2016		Cory Till	1109 South K Street	Garage	NONE	3/28/2017						
93	2016		Rich Piper	1800 Fairway Drive	Covered Patio Attached	10/6/2016	4/4/2017						BOA twice approval for projects. No final. Last inspection was a RI framing
139	2016		Kevin Wood	901 East 1st Ave	Deck	NONE	4/8/2017	10/31/2018					
140	2016		Joe Ripperger	209 N M Street	Deck	NONE	4/11/2017	11/12/2018					
141	2016		Sean Thompson	204 E Kentucky Ave	Deck	NONE	4/12/2017	11/12/2018					
146	2016		Brad Butler	Ross Huff 611 Quail Ridge Rd	Deck	11/7/2016	5/6/2017	11/12/2018	EXT				Owner called in requesting inspection for final. Sent to safebuild 12/27/18 Ross Huff
157	2016		Ronald Fridley	708 E 1st Ave	Alteration	NONE	6/5/2017	11/12/2018					Per DC Send letter instead of inspection only.
133	2016		Stephen Neve	1709 Apple Lane	Basement Finish	6/28/2017	12/25/2017	8/28/2018					Note in file from RP stating left message about open permit on 2/27/18 Original Building permit issued 09/21/2016 RI inspections done. Nothing else
111	2016		Greg Oakes	1001 N O Street	Basement Finish	5/2/2018	10/29/2018	9/21/2018 11/12/2018					RP contacted 2/27/18 regarding no inspections and permit sitting without final. Final inspect scheduled FAILED - 5/02/18 RP writes Sheet rock under stairs, cover all exposed NM cable -Romex
1	2015		Paul Edenburn	102 S Howard	Alteration ADA Restrooms	1/14/2015	7/13/2015	11/8/2018					
3	2015		Bengstrom Construction Inc	1707 North 14th	Alteration Office	2/2/2015	8/1/2015	11/8/2018					
11	2015		horton Robinson Construction	Tim Stacy Darr 2407 W 10th Ave	Garage Addition	4/7/2015	10/4/2015	11/8/2018					
15	2015		Rick & Tamara Stump	307 West 17th Ave	Garage	4/16/2015	10/13/2015	11/8/2018					
22	2015		Schultz Construction	1020 Scott Felton Rd	Demolition Deck	4/17/2015	10/14/2015	11/8/2018					
47	2015		Rebecca McGill	1607 East Boston Ave	Pool	NONE	12/6/2015	11/8/2018					

29	2015		Alley Van Clark		1003 North E Street	Addition BR and Egress Wind	7/2/2015	12/29/2015	11/8/2018					
71	2015		Steger Construction		2209 North 8th St	Addition Covered Porch	NONE	1/16/2016	11/8/2018					
74	2015		Hats Off LLC	Tim McConnell	400 S J Street	Garage for Residence	NONE	1/24/2016	11/8/2018					
42	2015		Adam Smith		1708 Apple Drive	Addition Deck	9/1/2015	2/28/2016	11/8/2018					
87	2015		Chester Crouse		1302 N 6th Street	Storage Building	NONE	3/1/2016	11/8/2018					
95	2015		Jamer & Shannon Aiello		2306 W Henderson Ave	Garage	NONE	3/12/2016	11/8/2018					
79	2015		Kurt Houska		1211 South G Street	Repair Foundation/Garage	9/15/2015	3/13/2016	11/8/2018					
40	2015		TLCD Investments LLC		220/222 W Salem Ave	Alteration	9/16/2015	3/14/2016	11/8/2018					
98	2015		Brad Butler		410 W 1st Ave	Front Porch Repair	NONE	3/19/2016	11/8/2018					
100	2015		Delta Delta Delta Sorority		705 N C Street	Alteration	NONE	3/19/2016	11/8/2018					
85	2015		LMC Pools	Paty Duax Aeillo	2306 W Anderson Ave	Pool	9/22/2015	3/20/2016	11/8/2018					
105	2015		Kevin Robbins		1300 S. O Street	Shed	NONE	4/9/2016	11/8/2018					
104	2015		Michael Bilyeu		1011 N B Street	Deck	10/12/2015	4/9/2016	11/8/2018					
106	2015		Ryan Phipps		111 N G Street	Egress Window	NONE	4/10/2016	11/8/2018					
116	2015		B & S Construction		605 West 2nd Ave	Repair Foundation	10/30/2015	4/27/2016	11/8/2018					
115	2015		Plumb Construction LLC	Dave Dobson	315 South Spruce Street	Alteration Finish Basement	11/12/2015	5/10/2016						
41	2015		James Lavelle		1719 E Boston Ave	Addition	11/15/2016	5/13/2016	11/8/2018					Note on Building permit says RENEW 1 TIME ONLY
26	2015		Dave Morey		1009 W 3rd Ave	Garage	11/16/2015	5/14/2016						
78	2015		Garrett Miller		503 West 18th Place	Garage	NONE	5/17/2016						
128	2015		Dan J Nicholson		607 S Howard	Carport Root Only	12/1/2015	5/29/2016						
133	2015		Jeremy Selvage		3214 W 4th Ave	Garage	NONE	6/8/2016						
37	2018													
135	2015		Scenic Point Mall	Troy Knight	1709 N Jefferson Way #200	Alteration Office	NONE	6/15/2016	11/12/2018					Note in file from RP 2/27/18 left message about open permit and status.
82	2015		Brian Hoxmeier		1308 N 6th Street	Basement Finish	1/6/2016	7/4/2016						
84	2017	7/5	Wayne & Susan Prather		810 N T Ct	Deck	7/27/2017	1/23/2018						
86	2017	7/6	Midwest Builders	Steve Hoover	601 Trail Ridge Rd	Sunroom Addition (Full Screen)	NONE	1/2/2018						
87	2017	7/6	CMC Pools	Bryan Bussanmas	101 S 19th Ct	Pool	NONE	1/2/2018						
89	2017	7/19	Uhnemus Construction	Mark Hines	1206 E Franklin Ave	Pool	7/19/2017	1/15/2018						
90	2017	7/24	Phiopps Properties	Ryan Phipps	111 N G Street	Foundation Repair	NONE	1/20/2018						
93	2015	7/25	Stephen Sparks		410 W Orchard Ave	Shed	NONE	1/20/2016						
97	2017	8/4	Steven Ponzeline		311 South Freeman St	Open Carport	8/17/2017	2/13/2018						
100	2017	8/15	John Adams	Helen Morgan	407 W Lincoln Ave	Garage	9/28/2017	3/27/2018						
104	2017	8/18	Brook Breuklander		908 N Y Street	Pool Deck	NONE	2/14/2018						
105	2017	8/24	Brenda McCoy		1200 E Euclid Ave	Deck	NONE	2/20/2018						
110	2017	9/7	Cross Cut Custom Carpentry	Robert & Deb Elgin	210 N 15th Street	Deck	9/7/2017	3/6/2018						
121	2017	10/4	Custom Specialty Services	The Village (Wesley Life)	707 Robin Glen	Bus Garage / Carport	11/15/2017	5/14/2018						
142	2017	10/27	Stuppy Inc		2205 W 2nd Ave	Greenhouse	10/26/2017	4/24/2018						Labeled as a Greenhouse for Indianola Parks & Rec
143	2017	10/27	Luke Riedmann		1024 Scott Felton Rd	Basement Finish	11/20/2017	5/19/2018						
148	2017	11/3	Iowa Drone	Steve Thompson	204 E Kentucky Ave	Garage	NONE	5/2/2018						
152	2017	12/5	Murphy Tower Service	IMU	111 S Buxton Street	Telecommunications Hut	1/24/2017	6/23/2017						Electric service was approved on 1/24/14 per RP and footings 12/05/17. No final inspection.
153	2017	12/7	Hope Jolliff		608 N Howard Street	Basement Wall Alteration (Crawl Space)	1/8/2017	7/26/2017						Called contractor Santos orellana 515-979-5040, states that after the footing inspection the inspector told him he wouldn't need to come back. No final shown and no CO issued. Will forward to Charlie.
154	2017	12/7	Robert Dale		406 E 2nd Ave	Garage	NONE	6/5/2018						BOA approved 12/06/17 no inspections after approval and building permit issued.
122	2017	10/11	Bern Investments	Bellagio Construction	402 West 1st St	Garage	4/19/2017	10/16/2017						RP rejected and failed the footing inspection on 4/19 and there is no return for inspection in the file. Contractors cards found in file. American Masonry Donnie Doyle 641-990-9236 641-236-6800 and Bellagio Construction & Renovations Nils Norland 515-979-4443 nilsnorland@yahoo.com 3909 NE Bellagio Circle Ankeny, IA 50021
126	2017	10/17	Christopher Lutheran		306 N 17th Street	Basement Finish	11/9/2017	5/8/2018						Electric and Plumbing RI inspection completed by CB on 11/09/17. no other inspections found in file. Number listed as 319-631-2578
138	2017	10/24	Construction by Cambron	Ryan & Juli Cambron	201 E 4th Ave	Garage	2/12/2018	8/1/2018						Per RP 11/14/17 Footing inspection completed - per RP Electric Service insp 2/12/18 ok. No other or final inspection found in file
139	2017	10/25	Jessica Schonert	Keith Smith	412 W Iowa Ave	Garage	NONE	4/23/2017						

<u>Property Address</u>	<u>Owner Information</u>	<u>Issue</u>	<u>QA</u>	<u>Complaint Info, Progress and Actions</u>	<u>Dept Actions</u>	<u>Established Deadline for Abatement</u>	<u>Follow Up by- Date</u>
604 E Ashland	Edward & Vicki Wood	Junk Debris		Junk in driveway reported with portable tent- KM visited site. Legal abate prop. Took updated pics but nothing worse or changes since previously visited. 1/02/2019 KM left door hanger	Certified Letter	01/18/19	01/11/19
1000 E Salem	Scott & Josephine Helgeson 11133 165th Ave	Junk Debris / Vehicles		broke down vehicles RB or food truck in side yard reported. KM visited site. Took pics. Left knocker. Found Junk Camper. 1/02/2019 KM visit. No progress	Certified Letter	01/18/19	01/11/19
701 E 1st Ave	Vale LLC 6416 Mott Ave Windsor Heights IA 50324-1810	Junk Debris		12/10 rcvd complaint of home deteriorating with each tenant that moves. Windows covered with plastic. KM to visit and take pics. Report conditions. KM visited site 12/12 took pics, left door hanger to call office. Reports wood covering most windows and garbage debris. 1/02/2019 Owner of home called Kevin. States they are working to fix and repair the home. Asked for extension. Check in one week	Certified Letter	01/18/19	01/11/19
308 W 1st	Ernest Martens	Junk Debris		Follow up on property 12/21/18 with several junk and debris items in the yard. 12/13 KM states no progress. Took pics. Left hanger. 12/19 same. 1/02/19 same by KM No progress reported	Certified Letter	01/18/19	01/11/19
208 S 4th Street	Karla Gilsalazar	Junk Debris		Caller reports overflowing trash in yard and dumpster at end of street full, no pick up. KM 12/19 progress being made. Still not compliant. 12/26 no change.	Certified Letter	01/18/19	01/11/19
411 W 1st St		Junk Debris		KM visited site took pics. Left hanger			01/11/19

1604 W Detroit Ave		Junk Debris		1/3/19 Called states garbage all over yard after a move from property. Also reported abandoned vehicle in adjacent property/vacant home where owner lives out of town, car not owners.			01/11/19
1213 W Clinton	Chad Cumes, Jennifer Larson	Improper Disposal of Yard Waste		Caller reports improper disposal of yard waste in the creek behind the residence, causing build up and clogging the creek. 11/19 took pics. Door hanger left. Sent to legal. Send letter, may issue municaple infraction. 12/05/2018 burning construction equipment in open pit, pics taken. Forward. 12/17/18 owner of home contacted office. Discussed matter, sent pics taken. Extension 12/28/18. KM visited 12/26 no change. Bid for abate	Certified Letter Transfer to Legal for MI	01/18/19	01/11/19
Parcel 48571020620	Biltmore Properties LLC	Brush / Debris		Progress being made, check back next week. Brush is on property not owned by the neighborhood. However the neighborhood is using the corner of this business property to dispose of trees, branches and brush. They are now notified and have been working on dismantling the hill of debris and brush			01/18/19
604 N Howard Street	Lewis Souer 701 S R Street Unit 1	Junk Debris in Alleyway		Progress being made, however it is not completed. Extension till February 2019			02/01/19
1007 N D Street	Rebel Snodgrass	Tree		Bids received for abatement of tree. Owner contacted office states will have tree removed by spring. Given extension per C Dissell and JE. Unable to abate due to cost per Cdissell			03/20/19
211 S D Street		Brush Pile		KM visited site took pics, left door hanger 1/2. Owner called 1/3/19 out of state, will return in April. Spoke with CD. Ok'd for extension until return in April	Extension		04/01/19
1004 E Iowa	J & R Property Management LLC 1631 Chippewa Trail Maitland, FL 32751	Demo-w/o permit		Report of demolition of home, no permit found. KM to visit site 12/26/18. Letter sent to owners regarding demo cost for permit.			Close

1009 E Salem	Carrie Putney	Junk Debris		garbage bags piled by door for weeks reported. KM visited site 12/19 garbage found on property. Door knocker left will follow up 12/28. 1/03/2019 KM visited site. States that it is completed, however needs to be on reaccuring list due to being a repeat complaint location.			Close
901 E Ashland	Chelsi Charleston(Hommer)	Junk Debris		Both front and side porches full of junk reported. Owner called in. said they will take garbage to curb today and the siding will be. KM visited site 12/19 took pics. States deck failing along with siding not complete. Garbage in yard completed in the spring. Asking for extension. Advised would have code enforment call them back. Owner called in 12/21/18 spoke to Charlie. Advised that garbage in yard gone but does not understand other issues. Charlie looked at photos and advised owners they were in complaince. Ok to close			Close

Closed this Week	3
In progress	11
With Legal	17

Diana Bowlin

From: Ryan Waller
Sent: Friday, January 11, 2019 12:16 PM
To: All Department Heads
Subject: FW: Waller's Weekly 1.11.19
Attachments: Memo on FY20 Budget Prep Schedule.pdf; Draft February 4, 2019 Agenda.pdf; Draft January 22, 2019 Agenda.pdf

Good afternoon, all.

Here is this week's update email. Please let me know if there are items you'd like included or if you have any questions. Also, please feel free to share this with other members of the team.

I hope everyone has a great weekend.

Ryan

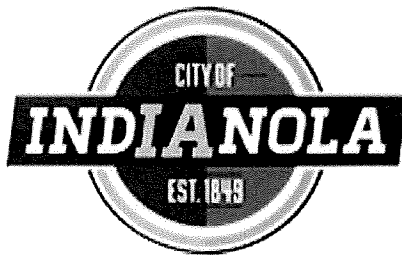
From: Ryan Waller
Sent: Friday, January 11, 2019 12:14 PM
Subject: Waller's Weekly 1.11.19

Good afternoon, all.

I hope this finds everyone well (and getting prepared for the upcoming weather). Below is this week's update email. As always, if there are any questions, please let me know.

I hope everyone has a great weekend.

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

Anticipated Snow Event – At around 11:00 a.m. today crews began pre-applying salt and sand to the roadways. This is being done in anticipation of the upcoming weather that appears to be a drawn-out event. City crews will be monitoring the weather closely on the conditions of the roads and will respond accordingly. As a reminder, the City's snow and ice removal policy stipulates that plowing operations will commence when accumulation reaches two inches.

Budget Process – Attached, please find the memorandum that was in the Council packets on Monday listing the next steps for the FY20 budget process. On Monday, Andy will email a link to a Doodle poll your availability the last week of January for our budget meetings. In order to be respectful of your time, we may include 1-3 people at the meetings if more than one person selects the same slot(s). The meetings should not take longer than one hour. Similar to the last few years, during the meeting we will walk through the detailed information that is to be presented at the upcoming budget meetings.

Fire Department News – Congratulations to the Fire Department. The Department applied for and was awarded a grant from the Firehouse Subs Public Safety Foundation in the amount of \$4,945.00. This grant will be used to purchase equipment that can check oxygen levels and other vitals of patients.

Joint Meeting with School Board – On Thursday, Diana distributed the agenda for the joint meeting with the School Board. As a reminder, the meeting will take place on Monday, January 14th at 6:00 p.m. and will be held in the new administrative offices located just west of the middle school.

Chamber Dinner – Thank you for the responses. All who have rsvp'd have been registered with the Chamber. This event is scheduled for January 17th at 5:30 to 8:30 p.m. and will be held in the Kent Center.

IMU Customer Service Center – IMU's new customer service facility will be open for business on January 14, 2019. IMU Staff stationed at City Hall have completed their move earlier this morning. IMU has posted signs announcing that the payment drop box on the west side of City Hall is no longer taking payments. The south parking lot payment drop box is still operational and will be relocated to IMU's new facility.

City Hall North Entrance – With IMU's transition to their new office building, a temporary employee (Michelle Sims) is staffing the area at the north entrance of City Hall. Staff from IT will use a portion of the work area/stations vacated by IMU. All other staff will remain in their current workstation locations.

Upcoming City Council Agenda – Attached, please find the draft agendas for the next meetings. As a reminder, these are fluid documents that can change on a regular basis (i.e. some items may get added/rescheduled due to Council direction as well as other factors that may or may not be within the control of the City departments). If there are items that you would like more information on, please let me know. ***Please note that the next regular City Council meeting will be on Tuesday, January 22nd.***



— FINANCE DEPARTMENT —

To: Mayor and Council
From: Andrew J. Lent, Director of Finance
CC: Ryan Waller, City Manager
Date: January 7, 2019
Re: FY2020 Budget Preparation Schedule

During the January 7th City Council meeting, staff will provide an overview of the remaining schedule for preparation of the Fiscal Year 2019-2020 budget, which is found below:

January 7: Provide overview of remaining FY2020 Budget Schedule

January 22: Council Study Session/Budget Workshop

- Department Past Accomplishments and FY20 Objectives
- Council Direction on Civic Funding Requests
- Parking Lot and Additional Items Status

January 28-February 1: Individual meetings with Mayor and Council Members to review draft budget

February 4: City Council to set public hearing date for budget. Special Study Session for second Budget Workshop

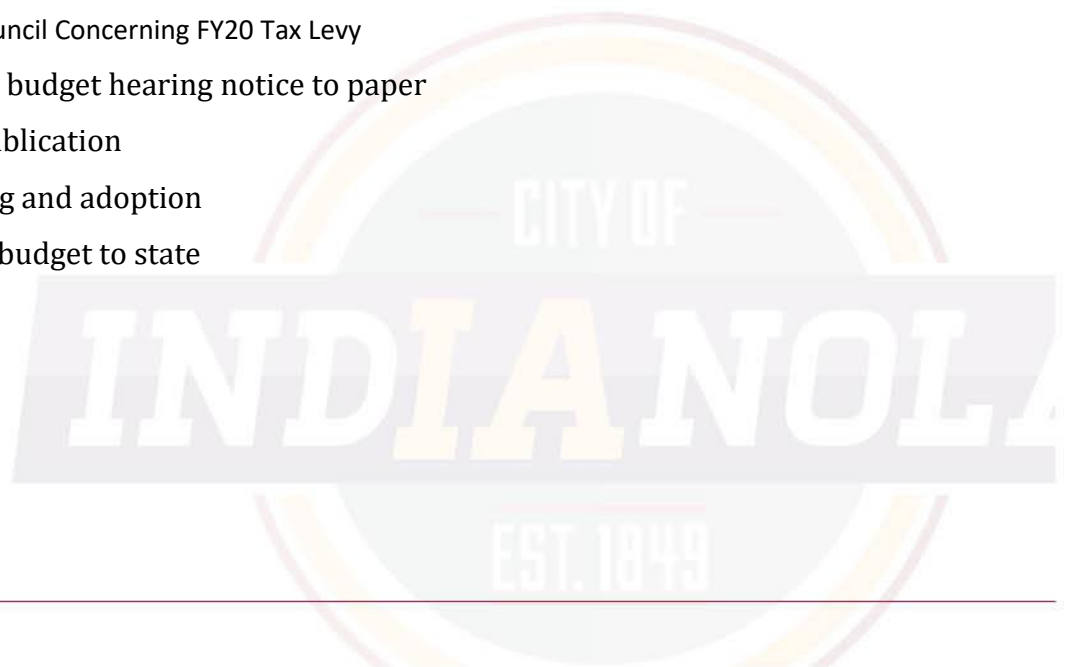
- Final Review of Parking Lot Items Status
- Direction from Council Concerning FY20 Tax Levy

February 18: Deadline to send budget hearing notice to paper

February 20: Budget notice publication

March 4: Budget public hearing and adoption

March 15: Deadline to submit budget to state



January 22, 2019
Draft Council Agenda

- Minutes
- Claims
- Applications
- UR Apps
- City Manager's Report
- Final consideration of a rezoning request from Tim Davison
- Final consideration of an alley request from Tim Davison
- Salaries
- Public hearing for the sale and alley vacation
- Resolution making final determination on sale of interest in real property to Gil and Becky Wigeland
- Nomination to the Hometown Pride Committee
- Spring Clean Up Dates
- Resolution approving the preliminary plat of McConnell Subdivision
- Resolution approving the preliminary plat of Quail Meadows Townhomes and Site Plan
- Deck Agreement with The Brickhouse
- Amendment to the Sewer Policy Statement
- Draft Rules of Procedure
- By-Laws of the Hometown Pride
- Request for an extension on a payment plan agreement due to excessive usage
- Resolution for nuisance abatement

January 22, 2019
Draft Council Study Agenda

- Budget workshop

February 4, 2019
Draft Council Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Second consideration for the sale and alley vacation
- Resolution setting public hearing to approve the budget
- Bike Night – Square Lease Agreement, Request to close the square, noise permit
- UR Apps
- Sewer Main & Lateral Rehab Lining Project
- Manhole Rehab by a Lining Process Project

February 4, 2019
Special City Council Study Committee

- Budget discussion

