



CITY OF INDIANOLA COUNCIL MEETING

April 15, 2024

6:00 PM

City Council Chambers

110 N 1st Street, Indianola, IA

Agenda

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Public Comment**
- 5. Consent Agenda**
 - A. Approval of Agenda
 - B. Approval of Claims
 - C. Resolution approving monthly transfers.
 - D. Approval of Minutes of the prior meetings
 - E. Setting dates for future public hearings
 1. Resolution setting a public hearing on May 20, 2024, at 7:00 PM regarding a second budget amendment to the Fiscal Year 24 budget.
 - F. Approval of Applications
 1. Consideration of the approval of a noise permit for the Warren County Speedway, contingent upon the payment of prior services and a signed 2024 contract with the Indianola Fire Department.
 2. Consideration of the approval of a new tobacco permit for AJs Health and Wellness LLC DBA American Shaman.
 3. Consideration of the approval of a renewal liquor license for Danlee Corp, dba Indy 66 #928.
 - G. Third consideration of an ordinance vacating right-of-way for an alley located east of the 100 block of South 1st Street and west of the 100 block of South Jefferson Way, Indianola, Warren County, Iowa.
 - H. Second consideration of an ordinance for a modification to the Village, a Wesley Life Community, Planned Unit Development (PUD).
 - I. Resolution approving benefit renewal rates for Fiscal Year 25.

- J. Resolution suspending enforcement of Indianola Code 47.01(11) regarding the sale and consumption of alcohol in city parks for the Disc Golf Tournament at Pickard Park on July 5-7, 2024 as requested by Hy-Vee Food Store
- K. Resolution approving an agreement with Snyder and Associates for storm repairs in the 600 and 700 blocks of North N Street.
- L. Resolution approving a plat of survey request for Chad Daniels, for property addressed as 600 South K Street.
- M. Approval of Urban Revitalization Designations.
- N. Resolution approving salaries.

6. Council Reports

- A. Receive and file the February 2024 Treasurer's Report.
- B. Discussion and direction regarding automatic sprinkler systems in Group S (storage) occupancies.

7. Mayor's Report

- A. Arbor Day Proclamation

8. Public Consideration

- A. Old Business
 - 1. Fairacres Addition
 - a. Second consideration of an ordinance to rezone property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition, from the A-1, Agricultural/Open Space Zoning District to the R-1, Single-family Residential Zoning District.
 - b. Consideration of waiving the third consideration of an ordinance to rezone property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition, from the A-1, Agricultural/Open Space Zoning District to the R-1, Single-family Residential Zoning District.
 - c. Resolution approving the final plat of Fairacres Second Addition.

9. Other Business

- A. City Manager's Report - Ben Reeves

10. Adjourn



MEMORANDUM

To: Mayor and City Council

From:

Date: April 15, 2024

Subject: Approval of Claims

Recommendation: Roll call is in order.

Attachments: 1. Vendor Report 4152024

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
ACCO UNLIMITED CORP.				
ACCO UNLIMITED CORP.	POOL MAINTENANCE	03/28/2024	900.00	WELLNESS CAMP
ACCO UNLIMITED CORP.	DIVING BOARD	03/27/2024	6,075.00	POOL (MEMORIAL)
ACCO UNLIMITED CORP.	POOL SUPPLIES	03/27/2024	1,108.90	WELLNESS CAMP
ACCO UNLIMITED CORP.	POOL REPAIRS	03/28/2024	1,868.49	WELLNESS CAMP
Total ACCO UNLIMITED CORP.:			9,952.39	
ACE HARDWARE				
ACE HARDWARE	PARKS	03/22/2024	50.98	MAINTENANCE
ACE HARDWARE	PARKS	03/22/2024	5.59	MAINTENANCE
ACE HARDWARE	PARKS	03/22/2024	36.99	MAINTENANCE
ACE HARDWARE	IWC CONTACTR	03/25/2024	22.99	MAINTENANCE
ACE HARDWARE	IWC LIGHT SOCKETS	03/26/2024	9.18	MAINTENANCE
ACE HARDWARE	CUP BRUSHES	03/27/2024	39.98	PARK & RECREATI
ACE HARDWARE	T8 4' LIGHT BULBS	04/01/2024	42.99	PARK & RECREATI
ACE HARDWARE	COPPER FITTINGS	04/02/2024	1.98	PARK & RECREATI
ACE HARDWARE	CITY HALL	04/05/2024	21.98	MAINTENANCE
Total ACE HARDWARE:			232.66	
ADVANCED DATA PROCESSING INC				
ADVANCED DATA PROCESSING	EMS FEBRUARY DIGITECH INVOICE	03/22/2024	2,571.44	AMBULANCE FUN
Total ADVANCED DATA PROCESSING INC:			2,571.44	
AGSOURCE COOPERATIVE SERVICES				
AGSOURCE COOPERATIVE SE	POOL WATER TESTING	01/16/2024	42.00	WELLNESS CAMP
Total AGSOURCE COOPERATIVE SERVICES:			42.00	
AHLERS & COONEY P.C.				
AHLERS & COONEY P.C.	URBAN RENEWAL LEGAL SERVICES	03/27/2024	210.00	GENERAL FUND
Total AHLERS & COONEY P.C.:			210.00	
AM PM PLUMBING LLC				
AM PM PLUMBING LLC	REFUND ON PLUMBING PERMIT FEES	04/03/2024	100.00	GENERAL FUND
Total AM PM PLUMBING LLC:			100.00	
AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	PICKLEBALL EQUIPMENT	04/01/2024	114.97	WELLNESS CAMP
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	04/06/2024	41.26	ROAD USE TAX FU
AMAZON CAPITAL SERVICES	RETURN OF SCOOPS- FRIENDS TRIVIA	03/01/2024	19.99	LIBRARY SPECIAL
AMAZON CAPITAL SERVICES	LIBRARY LOT DISPLAY	03/31/2024	593.26	LIBRARY FUND
AMAZON CAPITAL SERVICES	FIRE GEOCOM DISPLAYS	03/31/2024	1,862.21	FIRE FUND
AMAZON CAPITAL SERVICES	WIN7 REPLACEMENTS	03/31/2024	1,009.63	VEHICLE AND EQU
AMAZON CAPITAL SERVICES	KEYBOARD FOR MARKETING IPAD	04/01/2024	45.20	LIBRARY FUND
AMAZON CAPITAL SERVICES	COLLECTION ITEMS	04/01/2024	1,567.36	LIBRARY FUND
AMAZON CAPITAL SERVICES	SPECIAL COLLECTION ITEMS	04/01/2024	279.42	LIBRARY FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	04/01/2024	82.12	LIBRARY FUND
AMAZON CAPITAL SERVICES	MATERIALS AND SUPPLIES	04/01/2024	106.20	LIBRARY FUND
AMAZON CAPITAL SERVICES	PROGRAM SUPPLIES	04/01/2024	1,159.38	LIBRARY FUND
AMAZON CAPITAL SERVICES	COMPUTER HARDWARE	04/01/2024	449.98	LIBRARY FUND
AMAZON CAPITAL SERVICES	RETURNED RUGGED LAPTOP DOCK	03/29/2024	79.09	POLICE FUND
AMAZON CAPITAL SERVICES	EXTERNAL HARD DRIVE	03/29/2024	431.94	POLICE FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	04/07/2024	18.98	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	03/29/2024	151.93	POLICE FUND
AMAZON CAPITAL SERVICES	SUPPLIES	04/03/2024	5.86	GENERAL FUND
AMAZON CAPITAL SERVICES	CAMERA BATTERIES FOR FIRE MARSHAL	04/01/2024	33.08	FIRE FUND
AMAZON CAPITAL SERVICES	MOBILE CART- LES MILL VIRTUAL	04/03/2024	8.99	WELLNESS CAMP
AMAZON CAPITAL SERVICES	TV MOUNT	03/20/2024	39.99	GENERAL FUND
AMAZON CAPITAL SERVICES	IPAC TENTS	04/02/2024	622.35	GENERAL FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	03/28/2024	43.49	POLICE FUND
AMAZON CAPITAL SERVICES	BOOKSHELF RETURN	03/01/2024	59.99	LIBRARY SPECIAL
AMAZON CAPITAL SERVICES	STREETS AIR FILTERS	04/05/2024	49.47	MAINTENANCE
AMAZON CAPITAL SERVICES	COUNCIL CHAMBER IT DESK	03/24/2024	488.92	GENERAL FUND
AMAZON CAPITAL SERVICES	IWC HVAC REPAIR	03/26/2024	20.15	MAINTENANCE
AMAZON CAPITAL SERVICES	VIDEOGAME RETURN	04/01/2024	53.96	LIBRARY FUND
AMAZON CAPITAL SERVICES	IWC SHOWER	04/03/2024	193.98	MAINTENANCE
Total AMAZON CAPITAL SERVICES:			9,207.09	
AMERICAN RED CROSS				
AMERICAN RED CROSS	LIFEGUARDING RECERTIFICATION	03/20/2024	414.00	WELLNESS CAMP
Total AMERICAN RED CROSS:			414.00	
APPLICANTPRO				
APPLICANTPRO	ONBOARDING ANNUAL FEE 5/24-5/25	04/02/2024	2,310.00	GENERAL FUND
Total APPLICANTPRO:			2,310.00	
ATLANTIC BOTTLING CO.				
ATLANTIC BOTTLING CO.	PICKARD CONCESSIONS	04/03/2024	1,945.55	PARK & RECREATI
Total ATLANTIC BOTTLING CO.:			1,945.55	
AVESIS THIRD PARTY ADMINISTRATORS INC				
AVESIS THIRD PARTY ADMINIS	VISION - CITY MGR	04/01/2024	10.89	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - HR	04/01/2024	21.78	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - IT	04/01/2024	22.45	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - FINANCE/CLERK	04/01/2024	22.45	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - COMM DEV	04/01/2024	30.53	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION - STREETS	04/01/2024	49.62	ROAD USE TAX FU
AVESIS THIRD PARTY ADMINIS	VISION - POLICE	04/01/2024	191.70	POLICE FUND
AVESIS THIRD PARTY ADMINIS	VISION - FIRE	04/01/2024	19.86	FIRE FUND
AVESIS THIRD PARTY ADMINIS	VISION - AMBULANCE	04/01/2024	112.53	AMBULANCE FUN
AVESIS THIRD PARTY ADMINIS	VISION - P&R	04/01/2024	32.27	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION - PARKS	04/01/2024	22.45	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION - LIBRARY	04/01/2024	28.43	LIBRARY FUND
AVESIS THIRD PARTY ADMINIS	VISION - SEWER	04/01/2024	56.86	SEWER FUND
AVESIS THIRD PARTY ADMINIS	VISION - COBRA	04/01/2024	32.94	HEALTH INSURAN
AVESIS THIRD PARTY ADMINIS	VISION - IWC	04/01/2024	23.62	WELLNESS CAMP
AVESIS THIRD PARTY ADMINIS	VISION - EE LIABILITY	04/01/2024	357.00	GENERAL FUND
Total AVESIS THIRD PARTY ADMINISTRATORS INC:			1,035.38	
BAKER & TAYLOR ENTERTAINMENT				
BAKER & TAYLOR ENTERTAINM	DVDS	03/13/2024	83.96	LIBRARY FUND
Total BAKER & TAYLOR ENTERTAINMENT:			83.96	
BAKER AND TAYLOR				
BAKER AND TAYLOR	BOOKS	03/12/2024	1,467.27	LIBRARY FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
BAKER AND TAYLOR	BOOKS - FRIENDS	03/12/2024	115.43	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	03/14/2024	681.00	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL	03/14/2024	15.96	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	03/19/2024	489.83	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL	03/19/2024	10.80	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	03/21/2024	316.77	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - FRIENDS	03/21/2024	63.86	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS - MEMORIAL	03/21/2024	14.79	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	03/25/2024	436.26	LIBRARY FUND
Total BAKER AND TAYLOR:			3,611.97	
BAKER AND TAYLOR SPOKEN WORD				
BAKER AND TAYLOR SPOKEN	BOOKS ON CD	03/19/2024	77.09	LIBRARY FUND
BAKER AND TAYLOR SPOKEN	BOOKS ON CD - MEMORIAL	03/19/2024	26.98	LIBRARY SPECIAL
Total BAKER AND TAYLOR SPOKEN WORD:			104.07	
BANDY, AARON				
BANDY, AARON	AWAY MEET COACH MEALS AND MILES REI	03/28/2024	473.18	WELLNESS CAMP
Total BANDY, AARON:			473.18	
BISHOP, DOUG				
BISHOP, DOUG	RECREATION POOL CONSULT	03/20/2024	100.00	WELLNESS CAMP
Total BISHOP, DOUG:			100.00	
BOB'S CUSTOM TROPHIES				
BOB'S CUSTOM TROPHIES	MEMORIAL PLAQUES	04/02/2024	430.00	LIBRARY SPECIAL
BOB'S CUSTOM TROPHIES	2023-2024 EMPLOYEE OF THE YEAR PLAQU	04/09/2024	64.50	GENERAL FUND
Total BOB'S CUSTOM TROPHIES:			494.50	
BOUND TREE MEDICAL LLC				
BOUND TREE MEDICAL LLC	EMS SUPPLIES SHARPS CONTAINERS	04/02/2024	268.48	AMBULANCE FUN
BOUND TREE MEDICAL LLC	EMS SUPPLIES	04/04/2024	135.74	AMBULANCE FUN
BOUND TREE MEDICAL LLC	EMS SUPPLIES	04/04/2024	58.00	AMBULANCE FUN
BOUND TREE MEDICAL LLC	EMS SUPPLIES	04/08/2024	69.00	AMBULANCE FUN
Total BOUND TREE MEDICAL LLC:			531.22	
BRICK GENTRY P.C.				
BRICK GENTRY P.C.	REVIEW OF VIDEO SURVEILLANCE POLICY	02/25/2024	120.00	LIBRARY FUND
BRICK GENTRY P.C.	CODE ENFORCEMENT LEGAL SERVICE FEE	03/25/2024	1,029.26	GENERAL FUND
BRICK GENTRY P.C.	TOBACCO PROSECUTIONS	03/25/2024	420.00	GENERAL FUND
BRICK GENTRY P.C.	COM DEV LEGAL SERVICE FEES	03/25/2024	285.00	GENERAL FUND
BRICK GENTRY P.C.	MULTIPLE DOCUMENTS FROM BRINK GENT	03/25/2024	1,365.00	FIRE FUND
BRICK GENTRY P.C.	GENERAL LEGAL SERVICE	03/25/2024	2,730.00	GENERAL FUND
BRICK GENTRY P.C.	PROSECUTIONS	03/25/2024	750.00	GENERAL FUND
BRICK GENTRY P.C.	LEGAL REVIEW OF PROCEEDINGS FOR SO	03/25/2024	705.00	HILLCREST AVENU
BRICK GENTRY P.C.	LEGAL SERVICE FEES	03/25/2024	150.00	SEWER FUND
Total BRICK GENTRY P.C.:			7,554.26	
BRUENING ROCK PRODUCTS				
BRUENING ROCK PRODUCTS	ROAD STONE	03/26/2024	483.54	ROAD USE TAX FU
BRUENING ROCK PRODUCTS	ROCK FOR 17TH ST	03/26/2024	3,088.09	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
BRUENING ROCK PRODUCTS	ROCK FOR 1ST ST.	03/26/2024	507.66	ROAD USE TAX FU
BRUENING ROCK PRODUCTS	ROCK FOR COUNTRY CLUB	03/26/2024	995.33	ROAD USE TAX FU
BRUENING ROCK PRODUCTS	ROCK FOR E. IOWA ST.	03/26/2024	537.23	ROAD USE TAX FU
BRUENING ROCK PRODUCTS	ROCK FOR K ST.	03/26/2024	2,540.12	ROAD USE TAX FU
BRUENING ROCK PRODUCTS	ROCK FOR S. 3RD ST.	03/26/2024	296.53	ROAD USE TAX FU
BRUENING ROCK PRODUCTS	ROCK FOR S. Y ST.	03/26/2024	1,070.00	ROAD USE TAX FU
BRUENING ROCK PRODUCTS	ROAD STONE	03/31/2024	980.96	ROAD USE TAX FU
Total BRUENING ROCK PRODUCTS:			10,499.46	

CASUAL RAGS

CASUAL RAGS	LONGEVITY AWARD - CHUCK CROSS	03/26/2024	57.00	AMBULANCE FUN
CASUAL RAGS	LONGEVITY AWARD - DOUG BYLUND	03/26/2024	47.00	PARK & RECREATI
CASUAL RAGS	LONGEVITY AWARD - RICK LARGESSE	03/26/2024	55.00	POLICE FUND
CASUAL RAGS	LONGEVITY AWARD - MARTY CHITTENDEN	03/26/2024	45.00	PARK & RECREATI
CASUAL RAGS	LONGEVITY AWARD - KELLY HEINKEL	03/26/2024	59.00	PARK & RECREATI
CASUAL RAGS	LONGEVITY AWARD - TAMMY BRUCE	03/26/2024	33.00	POLICE FUND
CASUAL RAGS	LONGEVITY AWARD - ERIC WALLACE	03/26/2024	63.00	AMBULANCE FUN
CASUAL RAGS	LONGEVITY AWARD - JANIS COMER	03/26/2024	46.00	LIBRARY FUND
CASUAL RAGS	LONGEVITY AWARD - AFTON BRADLEY	03/26/2024	53.00	PARK & RECREATI
CASUAL RAGS	LONGEVITY AWARD - BRANDON DE COOK	03/26/2024	55.00	PARK & RECREATI
CASUAL RAGS	LONGEVITY AWARD - CHARLIE DISSELL	03/26/2024	45.00	GENERAL FUND
CASUAL RAGS	LONGEVITY AWARD - TIM LITTLE	03/26/2024	114.00	GENERAL FUND
CASUAL RAGS	LONGEVITY AWARD - SEAN LUNDE	03/26/2024	53.00	AMBULANCE FUN
CASUAL RAGS	LONGEVITY AWARD - TYE SPARKS	03/26/2024	57.00	AMBULANCE FUN
CASUAL RAGS	LONGEVITY AWARD - ROB WALKER	03/26/2024	53.00	AMBULANCE FUN
Total CASUAL RAGS:			835.00	

CDW GOVERNMENT INC

CDW GOVERNMENT INC	UPS BACKUPS	03/04/2024	205.00	GENERAL FUND
CDW GOVERNMENT INC	M365 RENEWAL	03/15/2024	65,241.97	GENERAL FUND
CDW GOVERNMENT INC	CRADLEPOINT RENEWAL	03/16/2024	159.75	GENERAL FUND
CDW GOVERNMENT INC	MOBILE CART- LES MILLS VIRTUAL	03/19/2024	1,199.49	WELLNESS CAMP
CDW GOVERNMENT INC	CRADLEPOINT	03/20/2024	902.99	POLICE FUND
CDW GOVERNMENT INC	CRADLEPOINTS	03/20/2024	902.99	POLICE FUND
CDW GOVERNMENT INC	MOBILE CART- LES MILLS VIRTUAL	03/20/2024	982.86	WELLNESS CAMP
CDW GOVERNMENT INC	MOBILE CART- LES MILLS VIRTUAL	03/20/2024	87.64	WELLNESS CAMP
CDW GOVERNMENT INC	MOBILE CART- LES MILLS VIRTUAL	03/21/2024	745.84	WELLNESS CAMP
CDW GOVERNMENT INC	LAPTOP POWER SUPPLY	03/25/2024	90.94	GENERAL FUND
CDW GOVERNMENT INC	LAPTOP POWER SUPPLY	03/26/2024	121.26	GENERAL FUND
Total CDW GOVERNMENT INC:			70,640.73	

CENTURYLINK

CENTURYLINK	MONTHLY SERVICE	03/22/2024	65.18	GENERAL FUND
CENTURYLINK	MONTHLY SERVICE	03/22/2024	67.98	GENERAL FUND

Total CENTURYLINK:

133.16

CINTAS CORPORATION

CINTAS CORPORATION	FIRST AID SUPPLIES - PARKS SHOP	04/04/2024	3.56	PARK & RECREATI
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Total CINTAS CORPORATION:

3.56

CIRCLE B CASHWAY

CIRCLE B CASHWAY	TRAINING MATERIALS FIRE SIDE	03/28/2024	163.07	FIRE FUND
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Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total CIRCLE B CASHWAY:			163.07	
CORE-MARK MIDCONTINENT INC				
CORE-MARK MIDCONTINENT I	PICKARD CONCESSIONS	04/02/2024	3,487.61	PARK & RECREATI
Total CORE-MARK MIDCONTINENT INC:			3,487.61	
CRAIG'S TRUCK & CAR REPAIR				
CRAIG'S TRUCK & CAR REPAIR	OIL SERVICE PATROL CARS	03/26/2024	1,210.00	POLICE FUND
Total CRAIG'S TRUCK & CAR REPAIR:			1,210.00	
DAKOTA SUPPLY GROUP				
DAKOTA SUPPLY GROUP	MANHOLE REBUILD MATERIALS	03/20/2024	3,862.53	SEWER CAPITAL P
DAKOTA SUPPLY GROUP	MANHOLE REBUILD MATERIALS	03/25/2024	398.45	SEWER CAPITAL P
DAKOTA SUPPLY GROUP	MANHOLE REPAIR MATERIALS	03/26/2024	61.38	SEWER CAPITAL P
DAKOTA SUPPLY GROUP	MANHOLE REPAIR MATERIALS	03/26/2024	4,294.20	SEWER CAPITAL P
Total DAKOTA SUPPLY GROUP:			8,616.56	
DEFORD PIANO TUNING				
DEFORD PIANO TUNING	PIANO TUNE - ARTS COMMISSION	04/05/2024	100.00	GENERAL FUND
Total DEFORD PIANO TUNING:			100.00	
DES MOINES STAMP MFG				
DES MOINES STAMP MFG	NAME PLATES UNIFORMS	02/29/2024	225.00	AMBULANCE FUN
Total DES MOINES STAMP MFG:			225.00	
DIAM PEST CONTROL				
DIAM PEST CONTROL	PEST CONTROL	04/02/2024	89.00	WELLNESS CAMP
Total DIAM PEST CONTROL:			89.00	
DUNCAN CONSTRUCTION LLC				
DUNCAN CONSTRUCTION LLC	STRUCTURAL REVIEW OF LIBRARY	04/09/2024	9,950.00	CAPITAL PROJECT
Total DUNCAN CONSTRUCTION LLC:			9,950.00	
DUST PROS JANITORIAL				
DUST PROS JANITORIAL	LED CONVERSION - DETECTIVE OFFICE	03/31/2024	165.00	GENERAL FUND
DUST PROS JANITORIAL	JANITORIAL SUPPLIES	03/31/2024	388.50	GENERAL FUND
DUST PROS JANITORIAL	ACTIVITY CENTER JANITORIAL SUPPLIES	03/31/2024	132.50	PARK & RECREATI
DUST PROS JANITORIAL	JANITORIAL SERVICES	04/01/2024	1,450.00	LIBRARY FUND
DUST PROS JANITORIAL	JANITORIAL SUPPLIES	04/01/2024	22.50	LIBRARY FUND
Total DUST PROS JANITORIAL:			2,158.50	
ELECTRONIC ENGINEERING CO				
ELECTRONIC ENGINEERING C	RADIO EQUIPMENT FOR THE CONCERT (CO	03/29/2024	775.67	FIRE FUND
ELECTRONIC ENGINEERING C	RADIO EQUIPMENT FOR CONCERT (COUNT	03/29/2024	977.26	FIRE FUND
Total ELECTRONIC ENGINEERING CO:			1,752.93	
ELIVATE FITNESS				
ELIVATE FITNESS	IWC EQUIPMENT	03/21/2024	4,143.25	WELLNESS CAMP

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total ELIVATE FITNESS:			4,143.25	
EMBLEM ENTERPRISES INC				
EMBLEM ENTERPRISES INC	PATCHES/UNIFORMS	03/25/2024	461.50	POLICE FUND
Total EMBLEM ENTERPRISES INC:			461.50	
ENVISIONWARE INC.				
ENVISIONWARE INC.	PRINT RESERVATION SOFTWARE	04/01/2024	1,212.78	LIBRARY FUND
Total ENVISIONWARE INC.:			1,212.78	
FERGUSON				
FERGUSON	SEAL KIT FOR MORLOCK PUMP	03/29/2024	1,476.93	SEWER FUND
FERGUSON	RETURN OF BATHROOM REMODEL MATERI	03/13/2024	133.32-	CAPITAL PROJECT
Total FERGUSON:			1,343.61	
FUGATE, DONNA				
FUGATE, DONNA	SHELTER RENTAL REFUND	03/28/2024	28.00	PARK & RECREATI
Total FUGATE, DONNA:			28.00	
GRAINGER INC				
GRAINGER INC	MORLOCK SUMP PUMP	02/15/2024	315.66	SEWER FUND
GRAINGER INC	MORLOCK SUMP PUMP	02/15/2024	633.90	SEWER FUND
GRAINGER INC	MAINTENANCE	03/29/2024	70.87	SEWER FUND
GRAINGER INC	FIRE EXTINGUISHER BRACKET	03/29/2024	64.47	SEWER FUND
GRAINGER INC	MAINTENANCE MATERIALS	04/03/2024	294.18	SEWER FUND
GRAINGER INC	OIL	11/10/2023	109.71	SEWER FUND
Total GRAINGER INC:			1,488.79	
HACH COMPANY				
HACH COMPANY	PH SENSOR	04/01/2024	3,176.00	SEWER FUND
HACH COMPANY	LDO SENSOR CAP	04/01/2024	730.00	SEWER FUND
HACH COMPANY	LAB SUPPLIES	04/02/2024	102.24	SEWER FUND
Total HACH COMPANY:			4,008.24	
HODGES FARMS & DREDGING LLC				
HODGES FARMS & DREDGING	WPC SLUDGE HAULING	03/28/2024	235,000.00	SEWER FUND
Total HODGES FARMS & DREDGING LLC:			235,000.00	
HUTCHINSON SALT CO. INC.				
HUTCHINSON SALT CO. INC.	SALT	03/30/2024	1,764.40	ROAD USE TAX FU
HUTCHINSON SALT CO. INC.	SALT	03/30/2024	1,876.31	ROAD USE TAX FU
HUTCHINSON SALT CO. INC.	SALT	04/07/2024	1,855.67	ROAD USE TAX FU
Total HUTCHINSON SALT CO. INC.:			5,496.38	
IMU - UTILITIES				
IMU - UTILITIES	TELEPHONE	04/01/2024	516.00	GENERAL FUND
IMU - UTILITIES	FIBER	04/01/2024	584.10	GENERAL FUND
IMU - UTILITIES	N HOWARD FIBER	04/01/2024	53.39	CH BUILDING PRO
IMU - UTILITIES	UTILITIES	04/01/2024	11,825.36	WELLNESS CAMP

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
IMU - UTILITIES	WRRF/WPC - FIBER/ELECTRIC	04/01/2024	1,757.48	SEWER FUND
IMU - UTILITIES	LIFT STATION ELECTRIC/FIBER	04/01/2024	6,051.77	SEWER FUND
IMU - UTILITIES	IMU UTILITIES - ADULT SOFTBALL	04/01/2024	125.78	PARK & RECREATI
IMU - UTILITIES	IMU UTILITIES - AQUATIC CENTER	04/01/2024	258.52	POOL (MEMORIAL)
IMU - UTILITIES	UTILITIES - PICKARD YOUTH	04/01/2024	98.76	PARK & RECREATI
IMU - UTILITIES	UTILITIES - DOWNEY (DOG PARK)	04/01/2024	29.66	PARK & RECREATI
IMU - UTILITIES	UTILITIES	04/01/2024	861.43	LIBRARY FUND
IMU - UTILITIES	UTILITIES - MCCORD	04/01/2024	24.00	PARK & RECREATI
IMU - UTILITIES	UTILITIES	04/01/2024	428.18	ROAD USE TAX FU
IMU - UTILITIES	IMU UTILITIES - ACTIVITY CENTER	04/01/2024	694.71	PARK & RECREATI
IMU - UTILITIES	UTILITIES - SHOP	04/01/2024	284.28	PARK & RECREATI
IMU - UTILITIES	UTILITIES - MEMORIAL	04/01/2024	36.82	PARK & RECREATI
IMU - UTILITIES	UTILITIES 110 N HOWARD	04/01/2024	97.79	CH BUILDING PRO
IMU - UTILITIES	UTILITIES - 114 N HOWARD	04/01/2024	925.90	CH BUILDING PRO
IMU - UTILITIES	UTILITIES - BUXTON	04/01/2024	108.37	PARK & RECREATI
IMU - UTILITIES	UTILITIES 410 N JEFFERSON WAY	04/01/2024	153.69	FIRE FUND
IMU - UTILITIES	UTILITIES - MOATS	04/01/2024	30.51	PARK & RECREATI
IMU - UTILITIES	UTILITIES 206 N 1ST STREET	04/01/2024	50.59	FIRE FUND
IMU - UTILITIES	BUXTON OFFICES - WATER LEAK	04/01/2024	82.50	GENERAL FUND
IMU - UTILITIES	BUXTON OFFICES	04/01/2024	114.45	GENERAL FUND
IMU - UTILITIES	UTILITIES	04/01/2024	4,332.07	GENERAL FUND
IMU - UTILITIES	RENEWABLE ENERGY	04/01/2024	53.00	FIRE FUND
IMU - UTILITIES	STREETLIGHTS	04/01/2024	12,888.10	ROAD USE TAX FU
IMU - UTILITIES	UTILITIES - TRAILHEAD	04/01/2024	28.27	PARK & RECREATI
IMU - UTILITIES	UTILITIES - BARKER	04/01/2024	30.19	PARK & RECREATI
IMU - UTILITIES	UTILITIES - PICKARD CAMPGROUND	04/01/2024	120.83	PARK & RECREATI
Total IMU - UTILITIES:			42,646.50	
INDEPENDENT ADVOCATE				
INDEPENDENT ADVOCATE	PH NOTICE FAIRACRES REZONING	03/27/2024	19.66	GENERAL FUND
INDEPENDENT ADVOCATE	PH NOTICE WESLEY PUD	03/27/2024	15.49	GENERAL FUND
INDEPENDENT ADVOCATE	ORD 1731	03/27/2024	40.62	GENERAL FUND
INDEPENDENT ADVOCATE	20240318 CC MINUTES	03/27/2024	322.33	GENERAL FUND
INDEPENDENT ADVOCATE	ORD 1730	03/27/2024	16.07	GENERAL FUND
Total INDEPENDENT ADVOCATE:			414.17	
INDIANOLA MUNICIPAL UTILITIES				
INDIANOLA MUNICIPAL UTILITIE	CC PROCESSING FEE APRIL - SEWER	04/03/2024	2,086.38	SEWER FUND
INDIANOLA MUNICIPAL UTILITIE	CC PROCESSING FEE APRIL - STORM WATE	04/03/2024	118.54	STORMWATER UTI
INDIANOLA MUNICIPAL UTILITIE	CC PROCESSING FEE APRIL - RECYCLING	04/03/2024	165.96	RECYCLING FUND
INDIANOLA MUNICIPAL UTILITIE	BUXTON GAS, TRASH & RECYCLING	04/03/2024	135.50	GENERAL FUND
Total INDIANOLA MUNICIPAL UTILITIES:			2,506.38	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	DEVICE PAYMENT WITH PAPER CUT & CONN	03/13/2024	4,293.36	GENERAL FUND
Total INFOMAX OFFICE SYSTEMS INC.:			4,293.36	
INNOVATIVE SYSTEMS				
INNOVATIVE SYSTEMS	SPRING CLEAN UP FLYERS	04/04/2024	865.33	GENERAL FUND
Total INNOVATIVE SYSTEMS:			865.33	
IOWA MUN FINANCE ASSOC				
IOWA MUN FINANCE ASSOC	2024 IMFOA MEMBERSHIP MOSHER	04/05/2024	50.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total IOWA MUN FINANCE ASSOC:			50.00	
IOWA PRISON INDUSTRIES				
IOWA PRISON INDUSTRIES	TRAFFIC SIGNS	03/27/2024	1,165.00	ROAD USE TAX FU
Total IOWA PRISON INDUSTRIES:			1,165.00	
IOWA STATE UNIVERSITY				
IOWA STATE UNIVERSITY	IMFOA CLERK SCHOOL - MOSHER	04/09/2024	496.00	GENERAL FUND
Total IOWA STATE UNIVERSITY:			496.00	
IOWA WATER MANAGEMENT CO.				
IOWA WATER MANAGEMENT C	WTR MGMT & FUEL CHG-LIBRARY	04/01/2024	49.50	LIBRARY FUND
IOWA WATER MANAGEMENT C	WTR MGMT & FUEL CHG-MUNICIPAL	04/01/2024	165.00	GENERAL FUND
Total IOWA WATER MANAGEMENT CO.:			214.50	
JETCO INC				
JETCO INC	LIFT STATION SCADA	03/29/2024	52,460.00	WWTP FACILITY C
Total JETCO INC:			52,460.00	
KARL EMERGENCY VEHICLES				
KARL EMERGENCY VEHICLES	69503 SPECIALIZED EQUIPMENT	03/27/2024	20,297.20	POLICE FUND
Total KARL EMERGENCY VEHICLES:			20,297.20	
KEYSTONE LABORATORIES INC				
KEYSTONE LABORATORIES IN	KEYSTONE TESTING	03/31/2024	2,220.00	SEWER FUND
Total KEYSTONE LABORATORIES INC:			2,220.00	
KIESLER POLICE SUPPLY INC				
KIESLER POLICE SUPPLY INC	PD FIREARMS	03/25/2024	18,976.40	POLICE FUND
Total KIESLER POLICE SUPPLY INC:			18,976.40	
LAMONI PUBLIC LIBRARY				
LAMONI PUBLIC LIBRARY	DAMAGED BOOK	03/06/2024	8.15	LIBRARY FUND
Total LAMONI PUBLIC LIBRARY:			8.15	
LOYAL 9 MANUFACTURING				
LOYAL 9 MANUFACTURING	PD RIFLES	04/09/2024	15,987.50	POLICE FUND
Total LOYAL 9 MANUFACTURING:			15,987.50	
L-TRON CORPORATION				
L-TRON CORPORATION	SCANNER/PRINTERS	03/18/2024	3,107.56	POLICE FUND
Total L-TRON CORPORATION:			3,107.56	
MACQUEEN EQUIPMENT LLC				
MACQUEEN EQUIPMENT LLC	AIR FILL STATION ANALYSIS	03/28/2024	386.92	FIRE FUND
MACQUEEN EQUIPMENT LLC	SCBA REPAIR WORK	03/28/2024	611.00	FIRE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total MACQUEEN EQUIPMENT LLC:			997.92	
MAPLE CREEK CONSTRUCTION				
MAPLE CREEK CONSTRUCTIO	BATHROOM REMODEL	03/11/2024	1,574.00	CAPITAL PROJECT
Total MAPLE CREEK CONSTRUCTION:			1,574.00	
MATHESON TRI-GAS INC				
MATHESON TRI-GAS INC	EMS OXYGEN	03/31/2024	154.40	AMBULANCE FUN
Total MATHESON TRI-GAS INC:			154.40	
McCALL MONUMENT WORKS INC				
McCALL MONUMENT WORKS I	MEMORIAL BRICKS ENGRAVED	11/29/2023	60.00	PARK & RECREATI
Total McCALL MONUMENT WORKS INC:			60.00	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	PLUMBING SUPPLIES	03/25/2024	8.99	PARK & RECREATI
MCCOY HARDWARE INC	OFFICE SUPPLIES	03/28/2024	11.18	POLICE FUND
MCCOY HARDWARE INC	OFFICE EQUIPMENT	03/28/2024	4.92	POLICE FUND
MCCOY HARDWARE INC	O'RINGS FOR FAUCET	04/03/2024	2.12	PARK & RECREATI
MCCOY HARDWARE INC	IWC POOL	04/03/2024	17.04	MAINTENANCE
MCCOY HARDWARE INC	SPRAY PAINT FOR TRASH CANS AND LIDS	04/03/2024	12.39	PARK & RECREATI
MCCOY HARDWARE INC	ZIP TIES, BOLTS, WASHERS, NUTS	04/04/2024	62.61	PARK & RECREATI
MCCOY HARDWARE INC	SUPPLIES	04/05/2024	3.86	MAINTENANCE
MCCOY HARDWARE INC	STUMP GRINDER RENTAL	04/05/2024	405.00	PARK & RECREATI
Total MCCOY HARDWARE INC:			528.11	
MECHANICAL SALES PARTS IOWA INC				
MECHANICAL SALES PARTS IO	GRIT/HEADWORKS SENSORS	04/09/2024	2,555.70	SEWER FUND
Total MECHANICAL SALES PARTS IOWA INC:			2,555.70	
MENARDS				
MENARDS	6 GALLON WATER HEATER - YOUTH CONCE	04/02/2024	249.00	PARK & RECREATI
MENARDS	HD SHELF BRACKETS, COPPER FITTINGS	04/02/2024	44.54	PARK & RECREATI
Total MENARDS:			293.54	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	NATURAL GAS	03/21/2024	174.56	LIBRARY FUND
MID AMERICAN ENERGY CO.	UTILITIES N HOWARD 114	03/21/2024	346.79	CH BUILDING PRO
Total MID AMERICAN ENERGY CO.:			521.35	
MID-IOWA ENVIRONMENTAL				
MID-IOWA ENVIRONMENTAL	N HOWARD ASBESTOS TEST	03/27/2024	450.00	CH BUILDING PRO
Total MID-IOWA ENVIRONMENTAL:			450.00	
MID-IOWA OCCUPATIONAL TESTING				
MID-IOWA OCCUPATIONAL TES	POST ACCIDENT UA/BAT - FOREMAN_BELV	03/18/2024	760.00	AMBULANCE FUN
MID-IOWA OCCUPATIONAL TES	POST ACCIDENT UA/BAT GREENER	04/08/2024	480.00	AMBULANCE FUN

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total MID-IOWA OCCUPATIONAL TESTING:			1,240.00	
MMC CONTRACTORS				
MMC CONTRACTORS	MMC CONTRACTORS	04/01/2024	4,747.50	SEWER FUND
Total MMC CONTRACTORS:			4,747.50	
MOSHER, BETH				
MOSHER, BETH	BUXTON ROOM DEPOSIT RETURN	04/01/2024	200.00	PARK & RECREATI
Total MOSHER, BETH:			200.00	
MPH INDUSTRIES INC				
MPH INDUSTRIES INC	RADAR/GTSB	03/20/2024	2,239.00	POLICE FUND
Total MPH INDUSTRIES INC:			2,239.00	
MURPHY TRACTOR & EQUIPMENT				
MURPHY TRACTOR & EQUIPME	NEW WHEEL LOADER	11/02/2023	222,436.00	VEHICLE RESERV
MURPHY TRACTOR & EQUIPME	ROAD GRADER REPAIR	04/01/2024	238.86	ROAD USE TAX FU
Total MURPHY TRACTOR & EQUIPMENT:			222,674.86	
MUTUAL OF OMAHA				
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - CITY MGR	03/11/2024	94.00	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - HR	03/11/2024	163.88	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - IT	03/11/2024	309.30	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - FINANCE/CLERK	03/11/2024	211.25	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - COMM DEV	03/11/2024	362.82	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - STREETS	03/11/2024	563.79	ROAD USE TAX FU
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - POLICE	03/11/2024	1,975.49	POLICE FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - FIRE	03/11/2024	216.67	FIRE FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - AMBULANCE	03/11/2024	1,227.79	AMBULANCE FUN
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - P&R	03/11/2024	350.54	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - PARKS	03/11/2024	262.40	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - LIBRARY	03/11/2024	343.10	LIBRARY FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - SEWER	03/11/2024	436.16	SEWER FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - IWC	03/11/2024	230.09	WELLNESS CAMP
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD - EE LIABILITY	03/11/2024	1,431.68	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - CITY MGR	03/21/2024	91.21	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - HR	03/21/2024	182.42	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - IT	03/21/2024	153.26	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - FINANCE/CLERK	03/21/2024	153.26	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - COMM DEV	03/21/2024	178.45	GENERAL FUND
MUTUAL OF OMAHA	DENTAL - STREETS	03/21/2024	437.97	ROAD USE TAX FU
MUTUAL OF OMAHA	DENTAL - POLICE	03/21/2024	1,247.42	POLICE FUND
MUTUAL OF OMAHA	DENTAL - FIRE	03/21/2024	134.14	FIRE FUND
MUTUAL OF OMAHA	DENTAL - AMBULANCE	03/21/2024	760.13	AMBULANCE FUN
MUTUAL OF OMAHA	DENTAL - P&R	03/21/2024	266.28	PARK & RECREATI
MUTUAL OF OMAHA	DENTAL - PARKS	03/21/2024	131.45	PARK & RECREATI
MUTUAL OF OMAHA	DENTAL - LIBRARY	03/21/2024	222.66	LIBRARY FUND
MUTUAL OF OMAHA	DENTAL - SEWER	03/21/2024	445.32	SEWER FUND
MUTUAL OF OMAHA	DENTAL - IWC	03/21/2024	164.83	WELLNESS CAMP
MUTUAL OF OMAHA	DENTAL - EE LIABILITY	03/21/2024	1,565.72	GENERAL FUND
Total MUTUAL OF OMAHA:			14,313.48	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
NAPA AUTO PARTS				
NAPA AUTO PARTS	FUEL MIX FOR HAND TOOLS	04/01/2024	331.80	FIRE FUND
Total NAPA AUTO PARTS:			331.80	
NETWRIX CORPORATION				
NETWRIX CORPORATION	ANNUAL SUPPORT	01/29/2024	360.00	GENERAL FUND
Total NETWRIX CORPORATION:			360.00	
OLDS, CHRISTOPHER				
OLDS, CHRISTOPHER	AWAY MEET- COACH MEAL REIMBURSEMENT	03/25/2024	37.40	WELLNESS CAMP
OLDS, CHRISTOPHER	AWAY MEET- COACH MEAL REIMBURSEMENT	03/25/2024	13.42	WELLNESS CAMP
Total OLDS, CHRISTOPHER:			50.82	
OPN ARCHITECTS INC				
OPN ARCHITECTS INC	PUBLIC BUILDING ARCH SERVICES	03/31/2024	6,661.80	CH BUILDING PRO
Total OPN ARCHITECTS INC:			6,661.80	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	EQUIPMENT REPAIRS	03/26/2024	6.27	ROAD USE TAX FU
O'REILLY AUTO PARTS	TOOL RENTAL	03/26/2024	49.99	ROAD USE TAX FU
Total O'REILLY AUTO PARTS:			56.26	
OXFORD TREE SERVICE				
OXFORD TREE SERVICE	TREE REMOVAL AND STUMP GRIND 606 S. F	04/01/2024	2,000.00	PARK & RECREATI
OXFORD TREE SERVICE	TREE REMOVAL AND STUMP GRIND 800 E.	04/01/2024	786.25	PARK & RECREATI
OXFORD TREE SERVICE	TREE REMOVAL AND STUMP GRIND 802 E.	04/01/2024	740.00	PARK & RECREATI
OXFORD TREE SERVICE	TREE REMOVAL AND STUMP GRIND - 200 W.	04/01/2024	925.00	PARK & RECREATI
Total OXFORD TREE SERVICE:			4,451.25	
PARKER SIGNS & GRAPHICS				
PARKER SIGNS & GRAPHICS	MONUMENT SIGN	04/05/2024	3,890.00	WELLNESS CAMP
Total PARKER SIGNS & GRAPHICS:			3,890.00	
PATRICK, MICHELE				
PATRICK, MICHELE	MILEAGE TO MTG - DM METRO DIRECTOR'S	03/29/2024	38.86	LIBRARY FUND
PATRICK, MICHELE	TRAINING - DM METRO DIRECTOR'S	03/29/2024	11.99	LIBRARY FUND
Total PATRICK, MICHELE:			50.85	
PELLA PRINTING				
PELLA PRINTING	FALL MAGAZINE	03/26/2024	8,288.98	PARK & RECREATI
PELLA PRINTING	FALL MAGAZINE	03/26/2024	8,288.97	GENERAL FUND
PELLA PRINTING	BUSINESS CARDS - MELLISA SONES	03/26/2024	65.00	GENERAL FUND
Total PELLA PRINTING:			16,642.95	
PLAYAWAY PRODUCTS LLC				
PLAYAWAY PRODUCTS LLC	BOOKS	03/27/2024	611.69	LIBRARY FUND
Total PLAYAWAY PRODUCTS LLC:			611.69	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
POWER WELLNESS MGMT LLC				
POWER WELLNESS MGMT LLC	OPERATIONS ASSESSMENT	04/10/2024	12,250.00	WELLNESS CAMP
Total POWER WELLNESS MGMT LLC:			12,250.00	
PRESTIGE CLEAN LLC				
PRESTIGE CLEAN LLC	N HOWARD DEMO	03/19/2024	12,687.00	CH BUILDING PRO
Total PRESTIGE CLEAN LLC:			12,687.00	
PROIMAGE SIGN & LIGHTING				
PROIMAGE SIGN & LIGHTING	METAL PLANT STAKES/SIGNS	03/27/2024	182.50	PARK & RECREATI
PROIMAGE SIGN & LIGHTING	DECALS FOR 2024 RAM 2500 2WD TRUCK	04/05/2024	134.50	PARK & RECREATI
Total PROIMAGE SIGN & LIGHTING:			317.00	
PROTECT YOUTH SPORTS				
PROTECT YOUTH SPORTS	BACKGROUND CHECKS - POOL	03/31/2024	148.50	POOL (MEMORIAL)
PROTECT YOUTH SPORTS	BACKGROUND CHECKS - RECREATION	03/31/2024	209.00	PARK & RECREATI
Total PROTECT YOUTH SPORTS:			357.50	
PROVISIO LLC				
PROVISIO LLC	KIOSK MAINTENANCE	03/18/2024	54.00	LIBRARY FUND
Total PROVISIO LLC:			54.00	
RILCO INC				
RILCO INC	CLARIFIER OIL	04/09/2024	163.70	SEWER FUND
Total RILCO INC:			163.70	
RT'S LAWN & LANDSCAPE LLC				
RT'S LAWN & LANDSCAPE LLC	TRASH ABATEMENT- 307 N HOWARD	04/02/2024	670.00	GENERAL FUND
Total RT'S LAWN & LANDSCAPE LLC:			670.00	
SILLIMAN, COURTNEY				
SILLIMAN, COURTNEY	MILEAGE TO LEAGUE OF CITIES DES MOIN	03/26/2024	22.24	GENERAL FUND
Total SILLIMAN, COURTNEY:			22.24	
SITEONE LANDSCAPE SUPPLY LLC				
SITEONE LANDSCAPE SUPPLY	LESCO FERTILIZER SPREADER, HOPPER C	03/26/2024	660.45	PARK & RECREATI
SITEONE LANDSCAPE SUPPLY	FALCON SPRINKLER HEADS FOR PICKARD	03/26/2024	742.53	PARK & RECREATI
Total SITEONE LANDSCAPE SUPPLY LLC:			1,402.98	
SMITH, KATELYN				
SMITH, KATELYN	AWAY MEET -COACH MILEAGE & MEAL	03/26/2024	465.55	WELLNESS CAMP
Total SMITH, KATELYN:			465.55	
SNYDER & ASSOCIATES INC				
SNYDER & ASSOCIATES INC	SOUTH K STREET PAVING	03/29/2024	18,000.00	SOUTH K STREET
SNYDER & ASSOCIATES INC	HILLCREST AVE ENGINEERING`	03/29/2024	6,418.00	HILLCREST AVENU
SNYDER & ASSOCIATES INC	WILLOWCREST AVE LOCATION/ ALIGNMENT	03/28/2024	15,709.23	GENERAL FUND
SNYDER & ASSOCIATES INC	STREET ISSUES	03/29/2024	1,822.29	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
SNYDER & ASSOCIATES INC	DRAINAGE ISSUES	03/29/2024	300.87	STORMWATER UTI
Total SNYDER & ASSOCIATES INC:			42,250.39	
STRYKER SALES LLC				
STRYKER SALES LLC	FINGER TIP PULSE-OX FOR LP-15	03/26/2024	670.02	AMBULANCE FUN
Total STRYKER SALES LLC:			670.02	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	N HOWARD TRASH SERVICE	03/24/2024	92.00	CH BUILDING PRO
T.R.M. DISPOSAL LLC	ACCT #1506 TRASH	03/24/2024	104.00	GENERAL FUND
T.R.M. DISPOSAL LLC	GARBAGE BILL	03/24/2024	21.00	POLICE FUND
T.R.M. DISPOSAL LLC	TRASH REMOVAL	03/24/2024	118.00	LIBRARY FUND
T.R.M. DISPOSAL LLC	TRASH REMOVAL	03/24/2024	117.00	WELLNESS CAMP
T.R.M. DISPOSAL LLC	TRASH REMOVAL	03/24/2024	135.00	SEWER FUND
T.R.M. DISPOSAL LLC	N HOWARD DEMO TRASH	03/25/2024	1,677.90	CH BUILDING PRO
Total T.R.M. DISPOSAL LLC:			2,264.90	
THEISEN'S				
THEISEN'S	TOOLS	03/29/2024	36.99	ROAD USE TAX FU
THEISEN'S	75' HOSE FOR SHOP, SELF DRILLING SCRE	04/03/2024	78.98	PARK & RECREATI
THEISEN'S	SMV SIGN FOR FERRIS MOWER	04/03/2024	11.99	PARK & RECREATI
Total THEISEN'S:			127.96	
TOMETICH ENGINEERING INC				
TOMETICH ENGINEERING INC	STRUCTURAL REVIEW OF LIBRARY	03/31/2024	1,584.00	CAPITAL PROJECT
Total TOMETICH ENGINEERING INC:			1,584.00	
TRANSUNION RISK AND ALTERNATIVE				
TRANSUNION RISK AND ALTER	TRANSUNION CONTRACT	04/01/2024	100.00	POLICE FUND
Total TRANSUNION RISK AND ALTERNATIVE:			100.00	
TRINITY CONSULTANTS INC				
TRINITY CONSULTANTS INC	TITLE V AIR QUALITY PERMIT	03/28/2024	1,500.83	SEWER FUND
Total TRINITY CONSULTANTS INC:			1,500.83	
TRUCK CENTER COMPANIES - DES MOINES				
TRUCK CENTER COMPANIES -	REPAIRS TO DUMP TRUCK #9	03/28/2024	2,179.65	ROAD USE TAX FU
TRUCK CENTER COMPANIES -	REPAIRS TO DUMP TRUCK #9	04/08/2024	1,316.83	ROAD USE TAX FU
TRUCK CENTER COMPANIES -	REPAIR DUMPTRUCK UNIT#7	04/08/2024	3,238.93	ROAD USE TAX FU
Total TRUCK CENTER COMPANIES - DES MOINES:			6,735.41	
TRUENORTH COMPANIES LC				
TRUENORTH COMPANIES LC	SAFETY MTG MARCH 2024	03/27/2024	36.54	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY MTG MARCH 2024	03/27/2024	36.54	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY MTG MARCH 2024	03/27/2024	36.54	ROAD USE TAX FU
TRUENORTH COMPANIES LC	SAFETY MTG MARCH 2024	03/27/2024	486.53	SEWER FUND
TRUENORTH COMPANIES LC	SAFETY MTG MARCH 2024	03/27/2024	36.54	POLICE FUND
TRUENORTH COMPANIES LC	SAFETY MTG MARCH 2024	03/27/2024	36.54	FIRE FUND
TRUENORTH COMPANIES LC	SAFETY MTG MARCH 2024	03/27/2024	36.54	WELLNESS CAMP
TRUENORTH COMPANIES LC	SAFETY MTG MARCH 2024	03/27/2024	36.54	LIBRARY FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
TRUENORTH COMPANIES LC	SAFETY MTG MARCH 2024	03/27/2024	36.54	PARK & RECREATI
Total TRUENORTH COMPANIES LC:			778.85	
U.S. CELLULAR				
U.S. CELLULAR	CELL PHONE STREET	03/10/2024	185.37	ROAD USE TAX FU
U.S. CELLULAR	CELL PHONE SEWER	03/10/2024	138.61	SEWER FUND
U.S. CELLULAR	CELL PHONE FIRE	03/10/2024	739.77	AMBULANCE FUN
U.S. CELLULAR	CELL PHONE COM DEV	03/10/2024	93.54	GENERAL FUND
U.S. CELLULAR	CELL PHONE - COMMUNICATIONS	03/10/2024	46.77	GENERAL FUND
U.S. CELLULAR	CELL PHONE -FACILITIES	03/10/2024	46.76	MAINTENANCE
Total U.S. CELLULAR:			1,250.82	
UPHDM OCCUPATIONAL MEDICINE				
UPHDM OCCUPATIONAL MEDIC	PRE EMPLOYMENT SCREENING - BECKER,	03/29/2024	692.00	ROAD USE TAX FU
UPHDM OCCUPATIONAL MEDIC	FITNESS FOR DUTY - COLBY, CROSS	03/29/2024	433.00	FIRE FUND
UPHDM OCCUPATIONAL MEDIC	PRE EMPLOYMENT SCREENING - PATTERS	03/29/2024	616.54	AMBULANCE FUN
Total UPHDM OCCUPATIONAL MEDICINE:			1,741.54	
VELAN SOLUTIONS LLC				
VELAN SOLUTIONS LLC	PEER SUPPORT TRAINING	04/03/2024	500.00	FIRE FUND
Total VELAN SOLUTIONS LLC:			500.00	
VERIZON WIRELESS				
VERIZON WIRELESS	VERIZON WRRF - LOCATE LAPTOP	03/26/2024	40.03	SEWER FUND
Total VERIZON WIRELESS:			40.03	
VISSER, MICHAEL				
VISSER, MICHAEL	MARCH 2024 WELLNESS	04/02/2024	25.00	GENERAL FUND
Total VISSER, MICHAEL:			25.00	
WARDELL, PAIGE				
WARDELL, PAIGE	REFUND HOMETOWN PRIDE	04/08/2024	29.97	PARK & REC SPEC
Total WARDELL, PAIGE:			29.97	
WARREN COUNTY RECORDER				
WARREN COUNTY RECORDER	WICKETT ALLEY VACATION	03/31/2024	233.00	GENERAL FUND
Total WARREN COUNTY RECORDER:			233.00	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	RECYCLING	03/05/2024	8.99	LIBRARY FUND
WASTE MANAGEMENT OF IOW	RECYCLING RES	04/03/2024	24,017.40	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING APT	04/03/2024	4,526.20	RECYCLING FUND
WASTE MANAGEMENT OF IOW	UTILITIES - GARBAGE	04/03/2024	47.45	ROAD USE TAX FU
WASTE MANAGEMENT OF IOW	1305 N 6TH DUMPSTER RECYCLING	04/03/2024	72.56	RECYCLING FUND
Total WASTE MANAGEMENT OF IOWA:			28,672.60	
WEEKS, TIM				
WEEKS, TIM	LOAD OF ROCK FOR DOWNEY PARK	04/05/2024	565.69	PARK & RECREATI
WEEKS, TIM	LOAD OF ROCK FOR PICKARD CAMPGROU	04/05/2024	558.36	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total WEEKS, TIM:			1,124.05	
WHITE CAP LP				
WHITE CAP LP	EXPANSION BOARD	03/07/2024	175.17	ROAD USE TAX FU
Total WHITE CAP LP:			175.17	
WIEGERT DISPOSAL CO.				
WIEGERT DISPOSAL CO.	JANITORIAL SERVICES - PARKS	04/01/2024	125.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	JANITORIAL SERVICES - RECREATION	04/01/2024	25.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	TOILET AT BRUSH FACILITY	04/01/2024	65.00	GENERAL FUND
Total WIEGERT DISPOSAL CO.:			215.00	
WORKSPACE INC.				
WORKSPACE INC.	OFFICE CHAIR	03/14/2024	539.41	LIBRARY FUND
Total WORKSPACE INC.:			539.41	
Grand Totals:			974,335.05	

City Council: _____



MEMORANDUM

To: Mayor and City Council
From:
Date: April 15, 2024
Subject: Resolution approving monthly transfers.

Recommendation: Roll call is in order.

Attachments:

1. Res 2024- Monthly Transfers
2. April 2024 Monthly Transfers

City of Indianola
RESOLUTION 2024-

RESOLUTION TO APPROVE MONTHLY TRANSFERS

WHEREAS, Iowa Administrative Code ("IAC") Sections 545-2.1 through 2.5 address City Finance budget amendments and fund transfers; and

WHEREAS, IAC Section 545-2.5 requires that all transfers of money between funds in the City budget forms must be approved by a fund transfer resolution of the City Council as defined in the IAC Section 545-2.1 to allow for transfers between funds; and

WHEREAS, the attached list shows each transfer to be completed in the current month of Fiscal Year 2024 on the Exhibit A, incorporated herein, which includes a clear statement of the reason or purpose for transfer, the name of the fund from which the transfer is originating, the name of the fund into which the transfer is to be received, and the dollar amount to be transferred; and

WHEREAS, the transfers must be approved and completed in accordance with IAC 545-2.5;

WHEREAS, the City of Indianola transfers money between funds to meet certain fiduciary obligations, and

WHEREAS, the transfers described on the attached form need to be accomplished prior to the month end of April 2024.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa that the April 2024 transfers as described on the attached form are approved.

Passed and approved this 15th day of April 2024.

Stephanie Erickson
Mayor

ATTEST:

Jackie Raffety
City Clerk

FY 2024 Monthly Recurring Transfers

Period End Date

April 2024

	DEBIT	(CREDIT)		
610-8300-69101	\$ 7,083.33		Transfer Out to General Fund	
001-9100-49102		\$ 7,083.33	Transfer In from Sewer PILOT	
610-8300-69101	\$ 8,333.33		Transfer Out to Police Fund	
011-1100-49101		\$ 8,333.33	Transfer In from Sewer PILOT	
610-8300-69615	\$ 8,333.33		Transfer Out to City Manager	\$ 100,000.00
001-6150-49615		\$ 8,333.33	Transfer In from Sewer	
110-2100-69615	\$ 8,333.33		Transfer Out to City Manager	\$ 100,000.00
001-6150-49615		\$ 8,333.33	Transfer In from Streets/RUT	
610-8300-69625	\$ 3,804.58		Transfer Out to Human Resources	\$ 45,655.00
001-6250-49625		\$ 3,804.58	Transfer In from Sewer	
110-2100-69625	\$ 3,804.58		Transfer Out to Human Resources	\$ 45,655.00
001-6250-49625		\$ 3,804.58	Transfer In from Streets/RUT	
610-8300-69170	\$ 8,333.33		Transfer Out to Community Development	\$ 100,000.00
001-1700-49170		\$ 8,333.33	Transfer In from Sewer	
110-2100-69170	\$ 8,333.33		Transfer Out to Community Development	\$ 100,000.00
001-1700-49170		\$ 8,333.33	Transfer In from Streets	
110-2100-69621	\$ 3,118.92	RUT	Transfer Out Info & Tech	\$ 37,427.00
610-8300-69621	\$ 3,150.33	Sewer	Transfer Out Info & Tech	\$ 37,804.00
001-6210-49621		\$ 6,269.25	Transfer In--Info & Tech	
650-9000-69620	\$ 1,250.00	Storm Sewer	Transfer Out Clerk	\$ 15,000.00
610-8300-69620	\$ 5,833.33	Sewer	Transfer Out Clerk	\$ 70,000.00
670-8400-69620	\$ 833.33	Recycling	Transfer Out Clerk	\$ 10,000.00
001-6200-49620		\$ 7,916.66	Transfer In City Clerk	
710-8300-69610	\$ 187,500.00		Transfer Out for Sewer Operations	\$ 2,250,000.00
610-8300-49610		\$ 187,500.00	Transfer In from Sewer Fee Revenue	
	\$ 258,045.08	\$ 258,045.08		

Prepared By: _____

Date: _____

April 30 2024	<u>Sewer (5%)</u>		
	Revenue		
	PILOT Payment	\$	185,000.00
	Transfer to GF		85,000
	Transfer to PD		100,000
	GF Percentage		46%
	PD Percentage		54%
YTD	\$	-	
		<u>City Manager Transfer</u>	200,000
YTD	\$	-	
YTD	\$	-	
		<u>Human Resources Transfer</u>	91,310
YTD	\$	-	
YTD	\$	-	
		<u>Community Development Transfer</u>	200,000
YTD	\$	-	
YTD	\$	-	
		<u>Info & Tech Budget</u>	75,231
YTD	\$	-	
		<u>Transfer</u>	
			<u>Clerk/Finance Transfer</u>
			95,000
			IMU Portion through eLation
YTD	\$	-	



MEMORANDUM

To: Mayor and City Council
From:
Date: April 15, 2024
Subject: Approval of Minutes of the prior meetings

Recommendation: Simple motion is in order.

Attachments:

1. 20240401 CC Tax Levy Minutes
2. 20240401 CC Minutes



CITY OF INDIANOLA COUNCIL MEETING

Property Tax Levy Hearing

April 1, 2024

7:00 PM

City Council Chambers
110 N 1st Street, Indianola, IA
Minutes

Call to Order

The Indianola City Council met in special session at 7:00 PM on April 1, 2024 in the City Hall Council Chambers. Mayor Stephanie Erickson called the meeting to order. The following members were present: Mellisa Sones, Josh Rabe, Ron Dalby, Steve Armstrong, Christina Beach, Steve Richardson. Absent: None.

Public Hearing regarding the proposed Property Tax Levy

Mayor Erickson noted that the council directed staff to reduce the tax levy during the study session. She then opened the public hearing.

Lois Taber, 2510 W 10th Ave, spoke regarding employee wages and the way homes are assessed. Wanda Lydon, 311 W Salem Ave, spoke in opposition to a tax increase. Cindy Sones, 1314 South R St., spoke regarding employee wages.

Adjourn

The meeting adjourned at 7:15 on a motion by Rabe and seconded by Sones. Question was called for and on voice vote, the Mayor declared the meeting adjourned.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



CITY OF INDIANOLA COUNCIL MEETING

April 1, 2024

7:15 PM

City Council Chambers
110 N 1st Street, Indianola, IA
Minutes

Call to Order

The Indianola City Council met in regular session at 07:15 PM on April 1, 2024, in the City Hall Council Chambers. Mayor Stephanie Erickson called the meeting to order and on roll call the following members were present: Mellisa Sones, Josh Rabe, Ron Dalby, Steve Armstrong, Christina Beach, Steve Richardson. Absent: None.

Public Comment

No comments were offered.

Consent Agenda

Council Member Richardson moved to approve the Consent Agenda and Rabe seconded it. In discussion, City Manager Ben Reeves noted that the public hearing notice and notice to bidders for the Buxton Avenue Traffic Signal Project will only be published if the City receives the easements required to proceed with the project. Deputy City Manager Charlie Dissell explained code enforcement procedures regarding snow removal and nuisance abatement. Tim Wilson and Bob Kling, IPAC, answered questions regarding the Bravo grant application. On roll call, the vote was AYES: Sones, Rabe, Dalby, Armstrong, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously. The consent agenda was as follows:

- Approval of Agenda
- Approval of Claims
- Approval of Minutes of the prior meetings
- Resolution 2024-059 setting the bid letting date for April 30, 2024, and a public hearing on May 6, 2024 at 7:00 PM regarding the final plans, specifications, form of contract and estimate of costs for the South K Street Paving Project.
- Resolution 2024-060 setting the bid letting date for April 30, 2024, and a public hearing on May 6, 2024 at 7:00 PM regarding the final plans, specifications, form of contract and estimate of costs for the Buxton Avenue Traffic Signal Project.
- Resolution 2024-061 setting a hearing for May 6, 2024 at 7:00 PM for complaints filed on tobacco sales permit violations at Hy-Vee Fast & Fresh, 912 N Jefferson Way
- Resolution 2024-062 setting a hearing for May 6, 2024 at 7:00 PM for complaints filed on tobacco sales permit violations at Indy West 929, 2001 W 2nd Avenue.
- Consideration of the issuance of a special event and noise permit for the Spring Market Kickoff on May 4, 2024.
- Approval of Payment Application Number One in the amount of \$19,902.73 to Indianola Municipal Utilities for electrical work for the Hillcrest Avenue Reconstruction Project.
- Consideration of the approval of a renewal refuse hauling permit for Waste Connections, Inc.
- Consideration of the approval of a renewal refuse hauling permit for Waste Management of Iowa, Inc.

- Second consideration of an ordinance vacating right-of-way for an alley located east of the 100 block of South 1st Street and west of the 100 block of South Jefferson Way, Indianola, Warren County, Iowa.
- Resolution 2024-063 regarding a Bravo grant application.
- Resolution 2024-064 regarding the filing of assessments for nuisance abatements.
- Resolution 2024-065 approving a plat of survey request for Axel Johnston, for property addressed as 510 E Euclid Avenue.
- Resolution 2024-066 approving a Waiver of Sidewalk Requirement and Installation Covenant for natural/physical conditions or limitations at 1305 West 2nd Avenue.
- Resolution 2024-067 approving a Record of Lot Tie Agreement for Lots 7, 8, and 9, the South ½ of the East/West alley north of Lots 7, 8 and 9, and the South ½ of the North/South alley, all in of Block 18 of the Jones & Windles Addition, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa.
- Resolution 2024-068 approving an amendment to the agreement with HR Green for general wastewater engineering services.
- Approval of Urban Revitalization Designations
- Resolution 2024-069 approving salaries.

Council Reports

Council Member Dalby moved to receive and file the EMS Billing Activity Report for February 2024, and Sones seconded it. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

The council directed staff to work with the Planning and Zoning Commission on an ordinance allowing animal raising within city limits. Nicole Duncan Lutheran, 306 N 17th St., spoke in favor of an ordinance allowing chickens.

Council Member Richardson gave a legislative policy update.

Mayor's Report

Mayor Erickson reported the EMA coordinator interviews would be held April 5 and she thanked the fire department for their work on numerous calls over the weekend.

Old Business

Council Member Sones moved to open the public hearing regarding an application for a modification to the Village, a Wesley Life Community, Planned Unit Development (PUD) and Armstrong seconded it. On roll call, the vote was AYES: Sones, Rabe, Dalby, Armstrong, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Deputy City Manager Dissell gave an overview of the application and recommended its approval. David Bence, applicant's engineer, discussed the project timeline and some construction details.

It was moved by Dalby and seconded by Rabe to close the public hearing. On roll call, the vote was AYES: Sones, Rabe, Dalby, Armstrong, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Dalby moved to approve the first consideration of an ordinance for a modification to the Village, a Wesley Life Community, Planned Unit Development (PUD) and Sones seconded it. On roll call, the vote was AYES: Sones, Rabe, Dalby, Armstrong, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Dalby moved to open the public hearing regarding an application to rezone property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition, from the A-1, Agricultural/Open Space Zoning District to the R-1, Single-family Residential Zoning District and Beach seconded it. On

roll call, the vote was AYES: Sones, Rabe, Dalby, Armstrong, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Dissell provided an overview of the application and recommended approval. No other comments were offered.

It was moved by Rabe and seconded by Armstrong to close the public hearing. On roll call, the vote was AYES: Sones, Rabe, Dalby, Armstrong, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Richardson moved to approve the first consideration of an ordinance to rezone property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition, from the A- 1, Agricultural/Open Space Zoning District to the R-1, Single-family Residential Zoning District. Armstrong seconded it. On roll call, the vote was AYES: Sones, Rabe, Dalby, Armstrong, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Beach moved to approve waiving the second and third considerations of an ordinance to rezone property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition, from the A-1, Agricultural/Open Space Zoning District to the R-1, Single-family Residential Zoning District. Armstrong seconded it. In discussion, Dissell noted the applicant has requested waiver of the readings to allow construction to start sooner. Council members stated they wanted the public to have another opportunity to speak on the matter. On roll call, the vote was AYES: None. NAYS: Sones, Rabe, Dalby, Armstrong, Beach, Richardson. Whereas the Mayor declared the motion failed unanimously.

Council Member Richardson moved to continue the resolution approving the final plat of Fairacres Second Addition to the April 15, 2024 meeting and Beach seconded it. On roll call, the vote was AYES: Sones, Rabe, Dalby, Armstrong, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

New Business

Council Member Dalby moved to approve Resolution 2024-071 approving a plat of survey request for Schoolyard Development LLC, for property addressed as 1602 E 2nd Avenue and Rabe seconded it. Dissell reviewed the plat of survey and recommended its approval. On roll call, the vote was AYES: Sones, Rabe, Dalby, Armstrong, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Dalby moved to approve Resolution 2024-072 approving a major site plan application for townhouse dwellings at 1602 E 2nd Avenue and Richardson seconded it. In discussion, Dissell provided an overview of the major site plan and recommended its approval on the condition that any remaining issues with the stormwater management plan be addressed before construction begins. Doug Mandernach, applicant's designer, answered questions on open spaces and water main connections. The council discussed the need for a play area for children. Abby Gilroy, member of the development group for the project, provided information on the unit designs. On roll call, the vote was AYES: Sones, Rabe, Dalby, Armstrong, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Public Works Director Akhilesh Pal provided the results of a traffic study at the intersection of North 9th St and E Iowa Avenue, noting that the intersection does not meet the criteria for an all-way stop, but due to the construction, a temporary all-way stop could be placed if council directs it. Alternately, a flashing light for pedestrians could be placed at the intersection. Dave Moeller, Snyder and Associates, discussed permanent stop sign alternatives.

Lyle Kolosik, 1103 E Henderson, spoke in favor of an all-way stop.

A majority of council members directed staff to install a temporary stop sign and continue traffic studies.

Other Business

City Manager Ben Reeves addressed questions raised during the property tax hearing held earlier in the evening. The council directed staff to not include vehicle borrowing in the budget, proceed with the proposed wages and to adjust expenses to have 30% reserves at the end of Fiscal Year 25.

Council Member Richardson moved to approve Resolution 2024-073 setting a public hearing for April 22, 2024, at 6:00 PM regarding the Fiscal Year 25 budget and Dalby seconded it. On roll call, the vote was AYES: Sones, Rabe, Dalby, Armstrong, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Dalby moved to enter into closed session at 9:40 PM in accordance with Iowa Code Section 21.5 (1)(c) to discuss strategy with legal counsel in matters that are presently in litigation or where litigation is imminent and where its disclosure would be likely to prejudice or disadvantage the government. Beach seconded it. On roll call, the vote was AYES: Sones, Rabe, Dalby, Armstrong, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Richardson and seconded by Beach at 9:54 PM to exit the closed session. On roll call, the vote was AYES: Sones, Rabe, Dalby, Armstrong, Beach, Richardson. NAYS: None. Whereas the Mayor declared the motion carried unanimously. No action was taken on items discussed in the closed session.

Adjourn

The meeting was adjourned at 9:55 PM on a motion by Armstrong and seconded by Richardson. Question was called for and on voice vote the Mayor declared the motion carried unanimously.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From:

Date: April 15, 2024

Subject: Resolution setting a public hearing on May 20, 2024, at 7:00 PM regarding a second budget amendment to the Fiscal Year 24 budget.

Recommendation: Roll call is in order.

Attachments: 1. Res 2024- set PH for second FY24 budget amendment

City of Indianola
RESOLUTION NO. 2024-

**RESOLUTION SETTING TIME AND PLACE FOR A PUBLIC HEARING
TO AMEND THE FISCAL YEAR 24 BUDGET**

WHEREAS, the City is required to hold a public hearing concerning the second amendment of the City's budget for Fiscal Year 24.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA, that a public hearing will be held May 20, 2024, beginning at 7:00 p.m. in the City Hall Council Chambers, 110 N. 1st Street, concerning amending the City's budget for Fiscal Year 2024, and the City Clerk is directed to publish notice of said meeting in the Indianola Record Herald and Tribune.

PASSED AND APPROVED this 15th day of April 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council

From: Cassandra Mosher, Deputy City Clerk

Date: April 15, 2024

Subject: Consideration of the approval of a noise permit for the Warren County Speedway, contingent upon the payment of prior services and a signed 2024 contract with the Indianola Fire Department.

Introduction: The Warren County Speedway has submitted a noise permit application for their 2024 race season.

Background: The noise ordinance requires that "the sound made by a motor vehicle or recreational vehicle on private or public property during any racing event shall end at 10:30 PM." Council approval is required for events that include multiple days.

Discussion: The 2024 Race Dates are April 20, May 18, June 1, June 13, June 29, July 6, August 3, August 17, August 30, August 31. All races start at 5:45 PM, with warmups beginning at 4:00 PM. All races will conclude by 10:30 PM.

Budget Impact:

Recommendation: All paperwork is in order for approval. The applicant has open invoices from the 2023 season and has not signed a 2024 agreement with the Indianola Fire Department for stand-by services. Legal counsel recommends the noise permit be issued only after payment is received for open invoices and a contract for the 2024 season has been signed with the Fire Department for stand-by services. The council is asked to approve this permit, contingent upon payment and a new contract at this meeting, so as not to delay the start of the race season if the conditions are met prior to April 20.

Attachments: 1. Noise Application- 2024



City of Indianola

Noise Permit Application

Dear Event Organizer:

From time to time residents and visitors to our community wish to hold events that would normally be in violation of laws and ordinances pertaining to noise. In an effort to allow such events and still maintain quality of life issues for our residents, the City developed this process to allow outdoor events that have music or extraordinary noise.

This application provides the information to petition the Police Chief for a noise permit. Please read the application thoroughly and contact City Hall with any questions at 515-961-9410 or email cityclerk@indianolaiowa.gov.

Rules and Regulations:

- The City Manager and Police Department shall review all applications.
- All applications will be approved or denied by the Police Chief.
- Events that have received prior complaints, or are multiple days in length shall have City Council approval.
- The City Clerk's Office reserves the right to reject any applications that have not been timely submitted to the City Clerk's Office.
- Multiple events may be requested on one application, i.e. 6 events in a single year.
- The Indianola Police Department reserves the right to order noise reduction or to cancel any permit, dependent upon the activity or complaints related to the event.
- In the event that the Police Department discovers an outdoor music event without a permit, the Department shall cause the source of the noise to cease.
- The application must include a cell phone number for the contact person.
- Bands, DJs and any source of loud noise should be directed away from residential areas to every extent possible.
- For information regarding City Code, please click [here](#). Or visit <http://indianolaiowa.gov/151/City-Code-and-Policies>

Return completed noise application to:

City of Indianola
Attn: Noise Permit Application
110 N 1st Street
PO Box 299
Indianola, Iowa 50125
Email: cityclerk@indianolaiowa.gov
Phone: 515-961-9410



City of Indianola

Noise Permit Application

Today's Date: _____

Event Name: _____

Date/Time/ Location of Event: _____

Event Sponsor(s): _____

Contact Information

Organization: _____

Contact Name: _____

Address: _____

Telephone Number: _____ Cell Phone: _____

Email Address: _____

Anticipated Attendance: _____ Per Day _____ Total

Event Information:

Event Starts: Date: _____ Time: _____ Day of Week: _____

Event Ends: Date: _____ Time: _____ Day of Week: _____

Previous Event Information:

Date of Event: _____ Time of Event: _____

Please provide a map showing the event location and location of band/music, please specify:

_____ Band _____ DJ _____ Other (please specify)

Applicant Signature: _____

Office Use Only:

Received By: _____

Date Received in office: _____

Return completed noise application to:

City of Indianola
Attn: Noise Permit Application

110 N 1st Street

PO Box 299

Indianola, Iowa 50125

Email: cityclerk@indianolaiowa.gov



MEMORANDUM

To: Mayor and City Council
From: Cassandra Mosher, Deputy City Clerk
Date: April 15, 2024
Subject: Consideration of the approval of a new tobacco permit for AJs Health and Wellness LLC DBA American Shaman.

Introduction: American Shaman, located at 1709 N Jefferson Way Ste #300, plans to add tobacco products to their retail store.

Background:

Discussion: American Shaman plans to sell tobacco, alternative nicotine products and vapor products.

Budget Impact:

Recommendation: Simple motion is in order.

Attachments: None



MEMORANDUM

To: Mayor and City Council

From: Jackie Raffety, City Clerk/Asst. to City Manager/Asst. Finance Director

Date: April 15, 2024

Subject: Consideration of the approval of a renewal liquor license for Danlee Corp, dba Indy 66 #928.

Introduction: This is a renewal of their Class E retail alcohol license. Indy 66 #928 is located at 1201 North Jefferson Way.

Background: Their current license expires April 30, 2024.

Discussion: Danlee is a corporation. Individual owners as listed on the application are Lee Adams, Christine Adams, and Daniel Moellers. Staff has reviewed the application and inspected the premises.

Budget Impact:

Recommendation: Approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council

From:

Date: April 15, 2024

Subject: Third consideration of an ordinance vacating right-of-way for an alley located east of the 100 block of South 1st Street and west of the 100 block of South Jefferson Way, Indianola, Warren County, Iowa.

Recommendation: Roll call is in order.

Attachments: 1. ORDINANCE_Alley Vacation

ORDINANCE NO. _____

AN ORDINANCE VACATING RIGHT-OF-WAY FOR AN ALLEY LOCATED EAST OF THE 100 BLOCK OF SOUTH 1ST STREET AND WEST OF THE 100 BLOCK OF SOUTH JEFFERSON WAY, INDIANOLA, WARREN COUNTY, IOWA

WHEREAS, on the 18th day of March 2024, 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 12-foot-wide alley, lying adjacent and between Lots 16 and 17 in Block 19 in the Original Town Plat of Indianola, Warren County Iowa, containing 1800 sq.ft., more or less.; and

WHEREAS, the City Council of the City of Indianola, Iowa, has determined that the vacation will not deny owners of property abutting on the alley reasonable access to their property and the alley is not needed for the use of the public, and therefore, its maintenance at public expense is no longer justified.

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:

The 12-foot-wide alley, lying adjacent and between Lots 16 and 17 in Block 19 in the Original Town Plat of Indianola, Warren County Iowa, containing 1800 sq.ft., more or less.

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 _____, 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk

First reading: _____

Second reading: _____

Third reading: _____

Publication Date: _____



MEMORANDUM

To: Mayor and City Council

From:

Date: April 15, 2024

Subject: Second consideration of an ordinance for a modification to the Village, a Wesley Life Community, Planned Unit Development (PUD).

Recommendation: Roll call is in order.

Attachments: 1. Wesley PUD ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE VILLAGE, A WESLEY LIFE COMMUNITY PLANNED UNIT DEVELOPMENT (PUD)

WHEREAS, the City Council of the City of Indianola, Iowa, deems it necessary and proper to amend the Planned Unit Development (PUD) for The Village, A Wesley Life Community for real property located at 1203 North E Street and legally described as:

LOT 1 OF PARCEL "P" AND LOT 2 OF PARCEL "P", AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2008 AT PAGE 10102, ALL IN SECTION 24, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA. PARCEL CONTAINING 1,438,143 SQUARE FEET, (33.01 ACRES)

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

Section 1: That The Village, A Wesley Life Community Planned Unit Development (PUD) is amended for real property located at 1203 North E Street and legally described as:

LOT 1 OF PARCEL "P" AND LOT 2 OF PARCEL "P", AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2008 AT PAGE 10102, ALL IN SECTION 24, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA. PARCEL CONTAINING 1,438,143 SQUARE FEET, (33.01 ACRES)

Section 2: The amended Planned Unit Development (PUD) shall be recorded as an attachment to this ordinance.

Section 3: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4: 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 _____ 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk

First reading:

Second reading:

Third reading:

Publication Date:



MEMORANDUM

To: Mayor and City Council
From: Courtney Silliman, Human Resources and Risk Management Director
Date: April 15, 2024
Subject: Resolution approving benefit renewal rates for Fiscal Year 25.

Introduction:

Background: The City of Indianola and IMU run on a fiscal year benefit plan year (July 1 – June 30). We currently have a qualified high deductible health plan with a health savings account (HSA). Our deductibles are \$3,000.00 for single and \$5,400.00 for all other tiers (Employee+Spouse, Employee+Child(ren), Family). Qualified high deductible health plans with an HSA option are governed by the IRS and the plan requires a change to the single deductible for the FY25 plan year, see Exhibit A.

City and IMU administrative staff worked with our broker, Holmes Murphy, on health insurance renewals for FY25. Attached as Exhibit B is the renewal comparison. Overall, a strong renewal because employees have been mindful consumers of the health plan. The fixed costs have increased by 11.1% with a 2.0% decrease to expected claims. The specific stop loss deductible will remain \$100,000. Due to reserves and FY25 projections, the City and IMU administrative staff recommend the City remain with Wellmark for the new benefit plan year with no changes to current employee contribution rates. Total premium rates will decrease in an effort to reduce the funds in reserve. The new rates will be: Single: \$575.02, Employee+Spouse: \$1068.36, Employee +Child(ren): \$954.58, Family: \$1565.69. Due to the decrease in funding rates, employee contributions will be 17% of the total premium as outlined in the Council Policy.

Jointly, City and IMU administrative staff reviewed and recommend the following: One-time increase in the employer HSA contribution from \$1,200.00 to \$2,600.00 per enrolled employee per year, contributed on a per-pay period basis. Keep the funding level at the 25th percentile to reduce the amount being put into the fund by the City and IMU, but employee contributions will remain flat.

Dental

Our current dental plan is with Mutual of Omaha. The City and IMU administrative staff recommend we renew with Mutual of Omaha and enhance the plan to include coverage for white filings and increase the benefit frequency for fluoride, resulting in a 4% rate increase for FY25 plan year, see Exhibit C. No other plan design changes.

Vision

Our current vision plan is through Avesis. Avesis provided a renewal with no increase. Staff is recommending we renew as is with Avesis for the FY25 plan year, see Exhibit D. No plan design changes.

Other

The City and IMU have Mutual of Omaha for life, voluntary life and disability coverage. Mutual of

Omaha provided a two-year rate guarantee with no increase, see Exhibits E & F. In addition, no increase to short-term and long-term disability coverage, see Exhibits G & H. Staff recommends we renew as is with Mutual of Omaha for life, voluntary life, disability, short-term and long-term benefits for the FY25 plan year.

Discussion:

Budget Impact:

Recommendation: Roll call is in order.

Attachments:

1. Resolution_Benefits for 2024-25_City Council
2. 2024 Renewal Spreadsheets

RESOLUTION NO.

**RESOLUTION APPROVING HEALTH INSURANCE BENEFITS FOR
THE EMPLOYEES OF THE CITY OF INDIANOLA**

WHEREAS, the City of Indianola, Iowa, offers a comprehensive benefits package, which includes medical, dental, vision, short-term disability, long-term disability and life insurance; and

WHEREAS, working through its insurance broker, the City and IMU, reviewed different insurance plan options and discussed with the City Council and Board of Trustees; and

WHEREAS, upon direction from the City Council and Board of Trustees, the City of Indianola, Iowa will renew the qualified high deductible health plan with a health savings account plan and appropriate renewals for dental, vision, short term disability, long term disability and life insurance (“Plans”) are recommended; and

WHEREAS, the Plans and costs for each are attached as Exhibit A, Exhibit B, Exhibit C, Exhibit D, Exhibit E, Exhibit F, Exhibit G, and Exhibit H;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that:

1. The City Council of the City of Indianola, Iowa approve the health insurance plans and premiums presented; and
2. The Mayor or City Manager are authorized to execute the necessary documents, as may be required by the insurance companies.

PASSED this 15th day of April 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



City of Indianola
Medical Plan Design
Effective July 1, 2024

Council Directed - SOLD

	Wellmark BCBS \$3,000 QHDHP Current		Wellmark BCBS \$3,200 QHDHP Renewal OBS #274859-34 / #274859-35 (MV1)		Wellmark BCBS \$3,200 QHDHP Alternate OBS #274859-36 / #274859-37 (MV1)	
BENEFIT OVERVIEW	In-Network	Out-of-Network	In-Network	Out-of-Network	In-Network	Out-of-Network
<u>Deductible</u>	Embedded		Embedded		Embedded	
Single	\$3,000	\$3,050	\$3,200	\$3,250	\$3,200	\$3,250
Family	\$5,400	\$5,700	\$5,400	\$5,700	\$6,000	\$6,300
Coinsurance	100% / 0%	80% / 20%	100% / 0%	80% / 20%	100% / 0%	80% / 20%
<u>Out of Pocket Maximum</u>						
Single	\$3,000	\$3,350	\$3,200	\$3,350	\$3,200	\$3,550
Family	\$5,400	\$6,700	\$5,400	\$6,700	\$6,000	\$7,700
<u>Lifetime Maximum</u>	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
BENEFIT HIGHLIGHTS						
<u>Office Visits</u>						
Physician	Deductible	Deductible, 20%	Deductible	Deductible, 20%	Deductible	Deductible, 20%
Specialist	Deductible	Deductible, 20%	Deductible	Deductible, 20%	Deductible	Deductible, 20%
Preventive Services	Paid In Full	Deductible, 20%	Paid In Full	Deductible, 20%	Paid In Full	Deductible, 20%
<u>Hospital Services</u>						
Inpatient/Outpatient	Deductible	Deductible, 20%	Deductible	Deductible, 20%	Deductible	Deductible, 20%
Urgent Care	Deductible	Deductible, 20%	Deductible	Deductible, 20%	Deductible	Deductible, 20%
Emergency Room	Deductible	Deductible	Deductible	Deductible	Deductible	Deductible
<u>Mental Health / Substance Abuse</u>						
Inpatient/Outpatient	Deductible	Deductible, 20%	Deductible	Deductible, 20%	Deductible	Deductible, 20%
<u>Prescription Drugs</u>	Blue Rx Value Plus		Blue Rx Value Plus		Blue Rx Value Plus	
Retail	Deductible		Deductible		Deductible	
Mail Order	Deductible		Deductible		Deductible	

Note: This is a summary of benefits provided by the plans. Refer to the carrier's descriptive material for a full discussion of benefits and rates.

Signature

Date



City of Indianola
Medical & Rx Insurance Renewal / Comparison
Effective July 1, 2024

Council Directed - SOLD			
Admin Stop Loss	Wellmark Wellmark Current \$3,000 HDHP	Wellmark Wellmark Renewal \$3,200 QHDHP	Wellmark Wellmark Alternate 3 (3200/6000 Plan Design) \$3,200 QHDHP
ADMINISTRATION (fixed) COSTS		OBS #274859-34 / #274859-35 (MV1)	OBS #274859-36 / #274859-37 (MV1)
- Medical & PBM Fee 124	\$48.20	\$50.75	\$51.85
- PBM Fee 124	\$1.10	\$1.10	
- Network Access Fee 124	\$6.95	\$6.95	\$6.95
- Broker Fee 124	\$20.00	\$20.00	\$20.00
Administrative Total Per Person	\$76.25	\$78.80	\$78.80
Monthly Administrative Costs	\$9,455	\$9,771	\$9,771
Annual Administrative Costs	\$113,460	\$117,254	\$117,254
SPECIFIC STOP LOSS			
Specific Deductible	\$100,000	\$100,000	\$100,000
Contract Type	72/12	84/12	84/12
SPECIFIC PREMIUM			
- Single 43	\$183.37	\$210.67	\$210.67
- Employee + Spouse 47	\$183.37	\$210.67	\$210.67
- Employee + Child(ren) 18	\$183.37	\$210.67	\$210.67
- Family 16	\$183.37	\$210.67	\$210.67
Monthly Specific Premium 124	\$22,738	\$26,123	\$26,123
Annual Specific Premium 124	\$272,855	\$313,477	\$313,477
AGGREGATE STOP LOSS			
AGGREGATE PREMIUM			
Risk Corridor	125%	125%	125%
Per employee per month 124	\$8.39	\$8.39	\$8.39
Monthly Aggregate Premium	\$1,040	\$1,040	\$1,040
Annual Aggregate Premium	\$12,484	\$12,484	\$12,484
Total Annual Stop Loss Costs	\$285,339	\$325,961	\$325,961
Total Annual Fixed Costs	\$398,799	\$443,216	\$443,216
VARIABLE COSTS			
AGGREGATE FACTORS			
Contract Type	72/12	84/12	84/12
EXPECTED CLAIMS			
- Single 43	\$496.71	\$496.70	\$486.93
- Employee + Spouse 47	\$1,017.26	\$1,017.24	\$997.23
- Employee + Child(ren) 18	\$940.26	\$940.26	\$921.75
- Family 16	\$1,524.40	\$1,524.37	\$1,494.39
MAXIMUM CLAIMS			
- Single 43	\$620.89	\$620.88	\$608.67
- Employee + Spouse 47	\$1,271.58	\$1,271.56	\$1,246.56
- Employee + Child(ren) 18	\$1,175.34	\$1,175.33	\$1,152.21
- Family 16	\$1,905.51	\$1,905.48	\$1,868.01
Annual Expected Claims	\$1,325,818	\$1,325,796	\$1,299,714
Est. Aggregate Attachment Point	\$1,657,282	\$1,657,257	\$1,624,669
TOTAL COSTS			
ACCRUAL RATES			
EXPECTED COSTS			
- Single 43	\$622.22	\$641.89	\$632.12
- Employee + Spouse 47	\$1,274.31	\$1,314.59	\$1,294.58
- Employee + Child(ren) 18	\$1,177.86	\$1,215.10	\$1,196.60
- Family 16	\$1,909.59	\$1,969.96	\$1,939.98
MAXIMUM COSTS			
- Single 43	\$746.40	\$766.07	\$753.86
- Employee + Spouse 47	\$1,528.63	\$1,568.91	\$1,543.10
- Employee + Child(ren) 18	\$1,412.94	\$1,450.17	\$1,427.06
- Family 16	\$2,290.70	\$2,351.07	\$2,313.60
TOTALS	Current	Renewal	Alternate
Total Annualized Expected Costs	\$1,724,617	\$1,769,011	\$1,742,930
Total Annualized Maximum Costs	\$2,056,081	\$2,100,473	\$2,067,885
Percent Change to Current			
Reinsurance		14.2%	14.2%
Fixed Costs		11.1%	11.1%
Expected Claims		0.0%	-2.0%
Expected Costs		2.6%	1.1%
Maximum Costs		2.2%	0.6%

The above analysis is for illustrative purposes only. Please refer to contract and/or proposal for details. Final rates are determined by many variables. See Disclosures Page for further details. Confidential & Proprietary

Signature

Date



Exhibit C

City of Indianola
Voluntary Dental Insurance Renewal
Effective July 1, 2024

		Council Directed - SOLD			
		Mutual of Omaha Current/Renewal A+		Mutual of Omaha Alternate 1 A+	
AM Best Rating					
PROVISIONS		In-Network	Out-of-Network	In-Network	Out-of-Network
Deductible		95th U&C		95th U&C	
- Individual		\$50	\$75	\$50	\$75
- Family		\$150	\$225	\$150	\$225
Annual Maximum		\$1,500		\$1,500	
Orthodontia Lifetime Maximum 6000		\$1,500		\$1,500	
BENEFITS					
Preventive (deductible waived)		100%	80%	100%	80%
Exams, cleanings, x-rays				Additional fluoride application	
Fluoride (19), space maintainers (15)					
Basic Services		80%	50%	80%	50%
Cavity repair, extractions, general anesthesia				Includes posterior composites	
Restoration, general surgery					
Major Services		50%	50%	50%	50%
Endodontic services, periodontal services					
High cost restorations (crowns)					
Orthodontic Services		50%	50%	50%	50%
ELIGIBILITY/ENROLLMENT PROVISIONS					
- Annual Open Enrollment		Included		Included	
- Timely Entrant Waiting Period		12 Months		12 Months	
- Carryover		None		None	
- Dependent Age Limit		26		26	
- Orthodontia Age Limit		19		19	
RATES		Current	Renewal	Proposed	
Employee Only	38	\$28.81	\$28.81	\$29.96	
Employee + Spouse	19	\$60.24	\$60.24	\$62.65	
Employee + Child(ren)	15	\$71.81	\$71.81	\$74.68	
Family	48	\$111.21	\$111.21	\$115.66	
Monthly	120	\$8,655	\$8,655	\$9,001	
Annual		\$103,855	\$103,855	\$108,009	
Rate Change		0.0%		4.0%	
Rate Guarantee		7/1/2025		7/1/2025	

Note: This is a summary of benefits provided by the plans. Refer to the carrier's descriptive material for a full discussion of benefits and rates.

Signature Date



City of Indianola
Voluntary Vision Insurance Renewal
Effective July 1, 2024

Council Directed - SOLD

AM Best Rating		Avesis Current/Renewal A+	
BENEFITS		In-Network	Out-of-Network
- Exam Copay		\$10 Copay	Up to \$35
- Contact Lens Fitting and Evaluation		\$25 Copay	See Below
- Materials Copay		\$25 Copay	See Below
FRAME ALLOWANCE		\$35 wholesale allowance up to \$100	Up to \$45
LENSE ALLOWANCE 6000			
- Single Vision		100% after copay	Up to \$25
- Bifocal		100% after copay	Up to \$40
- Trifocal		100% after copay	Up to \$50
- Lenticular		100% after copay	Up to \$80
ELECTIVE CONTACT ALLOWANCE		Up to \$110	Up to \$110
FREQUENCY GUIDELINES			
- Examinations		12 Months	
- Frames		24 Months	
- Lenses		12 Months	
- Contacts		12 Months	
PREMIUMS		Current	Renewal
Employee	52	\$6.91	\$6.91
Employee/Spouse	25	\$11.65	\$11.65
Employee/Child(ren)	14	\$12.82	\$12.82
Family	57	\$15.89	\$15.89
Monthly	148	\$1,735.78	\$1,735.78
Annual		\$20,829.36	\$20,829.36
Percent Change		0.0%	
Rate Guarantee		7/1/2025	

Note: This is a summary of benefits provided by the plans. Refer to the carrier's descriptive material for a full discussion of benefits and rates.

Signature

Date



City of Indianola
Life and AD&D Insurance Renewal
Effective July 1, 2024

Exhibit E

Council Directed - SOLD

AM Best Rating	Mutual of Omaha	
	A+	
SCHEDULE OF BENEFITS		
Benefit Amount		
Class 1: Non Union	1x Salary up to \$100,000 (\$25,000 minimum)	
Class 2: Union	\$15,000	
AD&D Benefits	Same as Basic Life Benefit for EE only	
DEPENDENT LIFE BENEFITS	6000	
Class 1		
Spouse	\$22,500	
Child(ren)	Birth to 6 months \$1,000; 6 months to 19 or 26 \$11,250	
Class 2		
Spouse	\$7,500	
Child(ren)	Birth to 6 months \$1,000; 6 months to 19 or 26 \$3,750	
PLAN PROVISIONS		
Age Reduction #1	Reduced to 65% at Age 65	
Age Reduction #2	Reduced to 45% at Age 70	
Portability	Not Included	
Conversion	Included	
Accelerated Death Benefit	Included	
PREMIUMS	Current	Renewal
Covered Employees	134	134
Covered Dependents	84	84
Volume	\$6,544,000	\$6,544,000
Rates (per \$1,000)		
Basic Life	\$0.20	\$0.20
AD&D	\$0.02	\$0.02
Dependent Life Rate (<i>per family unit</i>)	\$3.00	\$3.00
Monthly	\$1,691.68	\$1,691.68
Annual	\$20,300.16	\$20,300.16
Percent Change	0.0%	
Rate Guarantee	7/1/2026	

Note: This is a summary of benefits provided by the plans. Refer to the carrier's descriptive material for a full discussion of benefits and rates.

Signature

Date



Exhibit F

City of Indianola
Voluntary Life/AD&D Benefit / Cost Analysis
Effective July 1, 2024

Council Directed - SOLD

	Mutual of Omaha		
	Current/Renewal		
AM Best Rating	A+		
EMPLOYEE LIFE/AD&D BENEFITS			
Employee Increment	\$10,000		
Employee Maximum	5x Salary up to \$500,000		
Guarantee Issue	5x Salary up to \$150,000		
DEPENDENT LIFE/AD&D BENEFITS			
Spouse Increment	\$5,000		
Spouse Maximum	100% of Employee Benefit up to \$250,000		
Spouse Guarantee Issue	100% of Employee Benefit up to \$50,000		
Child(ren) Increment	\$2,000		
Child(ren) Maximum	\$10,000		
Child(ren) Guarantee Issue	\$10,000		
PROVISIONS			
Age Reduction Schedule	65% at age 70 50% at age 75		
Portability/Conversion	Included		
Waiver of Premium	Included		
Accelerated Death Benefit	Included		
VOLUNTARY LIFE RATES (per \$1,000)	EE-Non Tobacco	EE-Tobacco	Spouse ⁽¹⁾
0-24	\$0.072	\$0.108	\$0.110
25-29	\$0.083	\$0.123	\$0.092
30-34	\$0.102	\$0.153	\$0.100
35-39	\$0.141	\$0.227	\$0.138
40-44	\$0.195	\$0.343	\$0.198
45-49	\$0.312	\$0.545	\$0.310
50-54	\$0.477	\$0.919	\$0.484
55-59	\$0.779	\$1.296	\$0.742
60-64	\$1.244	\$1.937	\$1.268
65-69	\$2.184	\$3.239	\$2.167
70-74	\$3.941	\$5.693	\$3.860
75 +	\$7.980	\$10.297	\$7.732
AD&D Rate (per \$1,000)	\$0.069	\$0.069	\$0.073
Child(ren) Life Rate (per \$1,000)	\$0.337		
Child(ren) AD&D Rate (per \$1,000)	\$0.036		
Rate Guarantee	7/1/2026		
Note: This is a summary of benefits provided by the plans. Refer to the carrier's descriptive material for a full discussion of benefits and rates.			
(1) Spouse rate based on spouse's age.			
Signature		Date	



City of Indianola
Short Term Disability Insurance Renewal
Effective July 1, 2024

Council Directed - SOLD

	Mutual of Omaha	
	Current/Renewal	
AM Best Rating	A+	
SCHEDULE OF BENEFITS		
Class Definition	All full-time employees (30 hr/week)	
Benefit Percentage	70% of weekly earnings	
Weekly Benefit	\$1,000	
Weekly Minimum	\$25	
Elimination Period (Accident/Illness)	6000	
Benefit Duration	25 Weeks	
Pre-Existing Condition Exclusion	None	
PLAN PROVISIONS		
FICA Match	Not Included	
W-2 Preparation	Included	
Partial Disability Coverage	Included	
Definition of Earnings	Annual Salary prior to disability	
PREMIUMS	Current	Renewal
Covered Lives	134	134
Volume	\$120,367	\$120,367
Rate (per \$10/covered benefit)	\$0.46	\$0.46
Monthly	\$5,537	\$5,537
Annual	\$66,443	\$66,443
Percent Change	0.0%	
Rate Guarantee	7/1/2026	

Note: This is a summary of benefits provided by the plans. Refer to the carrier's descriptive material for a full discussion of benefits and rates.

Signature

Date

**Exhibit H**

City of Indianola
Long Term Disability Renewal
Effective July 1, 2024

Council Directed - SOLD

	Mutual of Omaha	
	Current/Renewal	
AM Best Rating	A+	
BENEFITS		
Elimination Period	180 days	
Maximum Benefit Period	RBD to SSNRA	
Benefit Percentage	60% of monthly earnings	
Minimum Benefit Amount	Greater of 10% or \$100	
Maximum Benefit Amount	\$6,000	
Social Security Integration	Primary and Family	
Own Occupation Period	3 Year Own Occ	
Survivor Benefit	3 Months	
Pre-existing Condition Limitation	3/12	
RATES	Current	Renewal
Volume	\$837,858	\$837,858
Rates (per \$100/covered salary)	\$0.26	\$0.26
Monthly	\$2,178	\$2,178
Annual	\$26,141	\$26,141
Percent Change	0.0%	
Rate Guarantee	7/1/2026	
Note: This is a summary of benefits provided by the plans. Refer to the carrier's descriptive material for a full discussion of benefits and rates.		
Signature		Date



MEMORANDUM

To: Mayor and City Council

From:

Date: April 15, 2024

Subject: Resolution suspending enforcement of Indianola Code 47.01(11) regarding the sale and consumption of alcohol in city parks for the Disc Golf Tournament at Pickard Park on July 5-7, 2024 as requested by Hy-Vee Food Store

Introduction:

Background:

Discussion:

Budget Impact:

Recommendation: The Parks and Recreation Commission approved this request unanimously at their April 10, 2024 meeting.

Attachments: 1. Resolution HyVee Sales at Pickard

City of Indianola
RESOLUTION NO. 2024-_____

**RESOLUTION SUSPENDING ENFORCEMENT OF INDIANOLA CODE 47.01(11)
REGARDING THE SALE AND CONSUMPTION OF ALCOHOL IN CITY PARKS
FOR THE DISC GOLF TOURNAMENT AS REQUESTED BY HY-VEE FOOD STORE**

WHEREAS, the Disc Golf Pro Tour intends to hold the TruBank Des Moines Challenge presented by DGA Tournament at Pickard Park; and

WHEREAS, the said event is set to occur July 5, 6, and 7, 2024 at Indianola's Pickard Park, in the City of Indianola; and

WHEREAS, the City has been notified that Hy-Vee will be selling alcoholic beverages to attendees at the event; and

WHEREAS, Hy-Vee has applied for a Class C special liquor license with outdoor and Sunday sales privileges through the State of Iowa to sell alcoholic beverages at Indianola Pickard Park; and

WHEREAS, alcoholic beverages for the event will be served in accordance with the authorization by the State of Iowa; and

WHEREAS, Indianola Code Section 47.01(11) governing alcoholic beverages in parks reads: "No person shall bring within, sell, give away or drink alcoholic beverages except beer, at any time in the park, or be under the influence of intoxicating liquor or controlled substance while in any park"; and

WHEREAS, the City staff have determined that Hy-Vee has applied for a Class C special liquor license with outdoor and Sunday sales privileges; and

WHEREAS, Hy-Vee will be required to comply with all other requirements of the Municipal Code of the City for the event along with the terms of the Class C special liquor license with outdoor Sunday sales privileges issued by the State.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the City of Indianola hereby acknowledges receipt of notification of the Disc Golf Pro Tour Tournament on July 5, 6 and 7, 2024, and confirms that enforcement of Indianola Code Section 47.01(11) will be temporarily suspended and confirms that the Class C special liquor license with outdoor and Sunday sales privileges to be obtained for said event is hereby approved. The permit will be sent to the State of Iowa to be issued to Hy-Vee Food Store.

BE IT FURTHER RESOLVED that all participants and sponsors of said event shall be required to comply with all other requirements of the Municipal Code of the City, but that enforcement of the prohibition on the sale, use and consumption of alcohol in the park is hereby waived.

Passed and adopted this 15th day of April 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Akhilesh Pal, Public Works Director
Date: April 15, 2024
Subject: Resolution approving an agreement with Snyder and Associates for storm repairs in the 600 and 700 blocks of North N Street.

Introduction: Staff is presenting a critical matter regarding the failing storm sewer infrastructure on the 600 and 700 blocks of North N Street that requires immediate attention. Staff requests City Council to review and consider this urgent repair project.

Background: In recent weeks, our office has received complaints from residents, the 600 and 700 blocks of North N Street, regarding several sinkholes in the public right-of-way, specifically between the curb and gutter and sidewalk. Additionally, the concrete pavement in the area is failing due to the compromised storm sewer infrastructure. These unforeseen issues have become a significant concern for city staff and residents, which necessitates urgent action.

Discussion: To address these pressing infrastructure challenges, it is important that we engage the services of a professional engineering consultant, Snyder & Associates, Inc., for engineering design and bidding assistance services. Additionally, it's essential to highlight that this contract with Snyder & Associates, Inc. does not encompass construction inspection and quality control services, which will be determined after assessing the exact extents of the repairs. The city may need to amend the contract in the future to include these additional services.

Budget Impact: Snyder & Associates, Inc. will provide services for engineering design and bidding phase at hourly rates with a not-to-exceed contract amount of \$24,345. The construction is estimated to cost \$83,000 according to a recent quote from a local contractor. However, there may be extra expenses for Snyder & Associates' construction inspection phase, not covered in this agreement, which could bring the total project cost to \$115,000 to \$120,000. Incorporating these figures into our budget planning is essential.

Recommendation: Staff recommends approving the proposed agreement with Snyder and Associates, Inc. to proceed with planning for the repair of the failing storm sewer infrastructure at the 600/700 block of North N Street.

Attachments:

1. Resolution Snyder Contract North N St
2. Storm-sewer Map for 600 North N Street
3. Snyder Agreement North N St

City of Indianola
RESOLUTION NO. _____

**RESOLUTION APPROVING AN AGREEMENT WITH SNYDER AND ASSOCIATES, INC. FOR THE
REPAIRS OF STORM SEWER INFRASTRUCTURE
ON THE 600 AND 700 BLOCKS OF NORTH N STREET**

WHEREAS, the City Council recognizes the critical need to address stormwater infrastructure issues within the community to ensure the safety and well-being of residents and protect public and private properties from potential damage; and

WHEREAS, the City has received complaints regarding sinkholes and failing concrete pavement on the 600 and 700 blocks of North N Street due to issues with the existing storm sewer infrastructure; and

WHEREAS, the City Council has determined that repairs are necessary to address these infrastructure challenges by repairing the existing stormwater infrastructure on the 600/700 block of North N Street (hereinafter referred to as the "Project"); and

WHEREAS, the City of Indianola requires engineering professional services associated with preparing the final design, plans, and specifications, and bidding assistance for this project; and

WHEREAS, Snyder and Associates, Inc. has prepared and presented an agreement for those professional services for an amount not to exceed \$24,345; and

WHEREAS, the Council finds that the proposed agreement with Snyder and Associates, Inc. should be approved, and the Mayor authorized to execute the same.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa:

Section 1: The City Council hereby approves the agreement with Snyder & Associates, Inc. for engineering design and bidding assistance services for the project.

Section 2: The Mayor is hereby authorized to take all necessary actions to execute and implement the agreement with Snyder & Associates, Inc. on behalf of the City.

Section 3: The City Council authorizes the expenditure of funds in the amount of \$24,345 from the appropriate budget line item for the engineering design and bidding assistance services provided by Snyder & Associates, Inc.

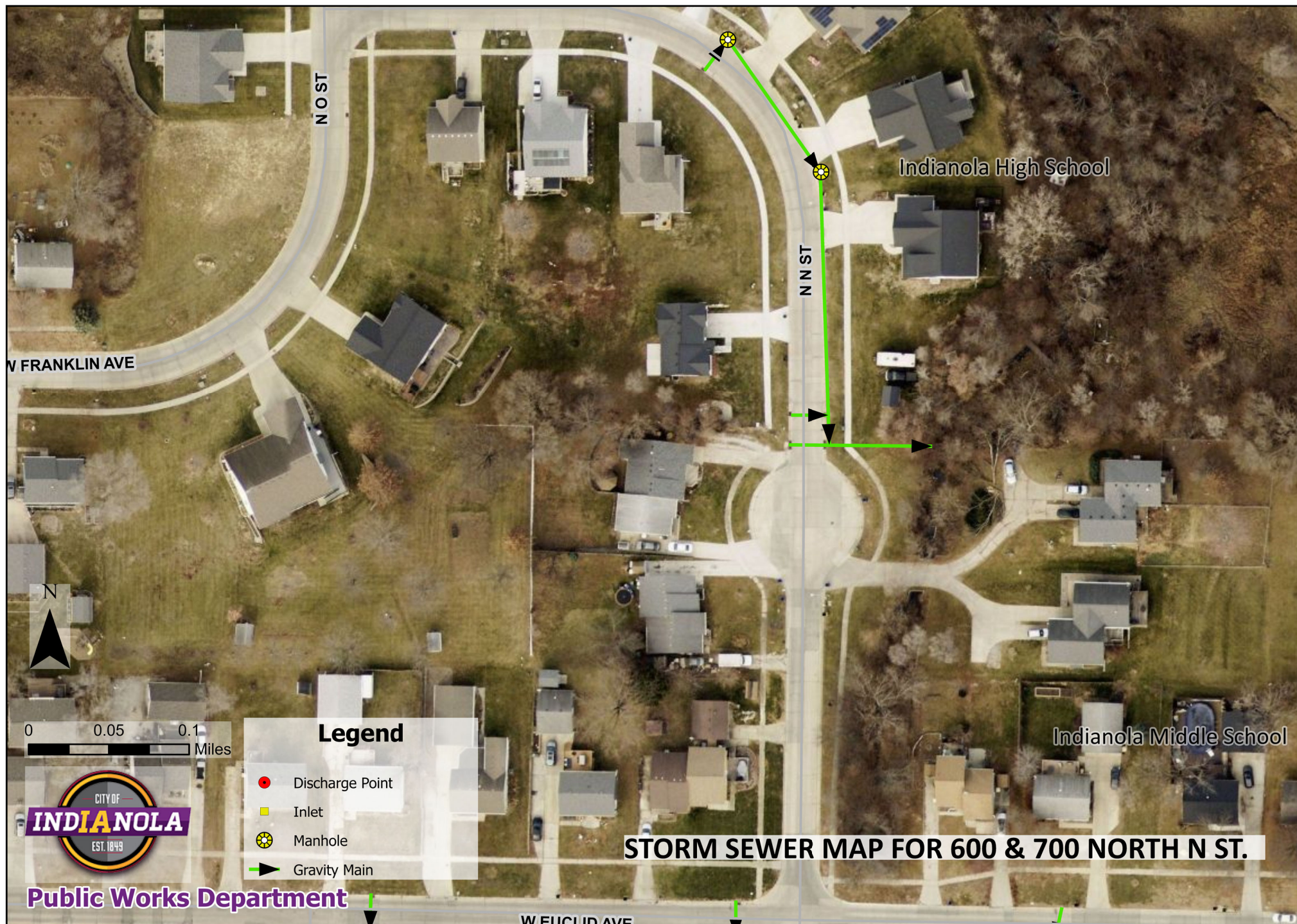
Section 4: That this resolution shall take effect immediately upon passage.

PASSED AND APPROVED this 15th day of April 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



Supplemental Agreement No. 37
A Supplement to the
City of Indianola, IA & Snyder & Associates, Inc.
Professional Services Agreement

Snyder & Associates, Inc. (Service Provider) agrees to provide to City of Indianola (City) the professional services described below for the Project identified below. The professional services shall be performed in accordance with and shall be subject to the terms and conditions of the "Professional Services Agreement" executed by and between City and Service Provider on the 17th day of October, 2016.

PROJECT NAME:

North N Street Storm Sewer Repairs

PROJECT DESCRIPTION:

The PROJECT consists of damage assessment, assessment and design review meetings, engineering design, construction drawing production, and bid letting assistance to remove and replace existing portions of storm sewer assets that have failed along North N Street between West Euclid Avenue and West Franklin Avenue. All work is anticipated to be confined to the existing right of way.

SCOPE OF WORK:

Snyder & Associates will conduct overall project administration including public representation at City Council meetings.

Snyder & Associates, Inc. will complete the following tasks for damage assessment:

- Conduct a site visit with City staff to assess the condition of five (5) existing storm sewer structures and make observations of known sinkholes over failing storm sewer infrastructures.
- Review and reporting storm sewer televising of four (4) existing storm sewer pipe runs.

Snyder & Associates, Inc. will perform the following tasks for engineering design:

- Coordinate an on-site review meeting with City staff to discuss engineering design
- Recommend an overall mitigation approach with City staff approval
- Determine:
 - the removal and replacement areas of street and driveway pavement, and
 - the removal and replacement, or repair, of storms sewer assets.

Snyder & Associates, Inc. will prepare the following documents to complete a public bidding:

- Engineer's opinion of probable construction costs for preliminary and final design.
- Construction drawings for preliminary and final design.
- Construction specifications book for preliminary and final design.
- Teams meetings for preliminary and final review of construction drawings – two total.
- Bidding assistance to advertise bids to QuestCDN, form a list of potential bidders and email them with the Notice to Bidders, answer questions from potential bidders, and attend a bid letting.

Snyder & Associate, Inc. will coordinate 3rd party utilities (franchise, regulated, and IMU):

- Solicit 3rd party utilities through mitigation processes including identification, conflict assessment, and mitigation design and construction.
- Conduct one (1) utility coordination meeting on site.

The above outlined scope will consist of five (5) meetings, also described above:

- One (1) site field visit to assess storm sewer structures and observe sinkholes.
- One (1) meeting to discuss engineering design at City Hall or in the field.
- Two (2) meetings for construction drawing review (Teams meetings).
- One (1) meeting for bidding – attending the bid letting at City Hall.
- One (1) site visit to host a utility coordination meeting

Additional services may be provided as requested by the City on an hourly basis potential additional services not included in the foregoing include:

- Utility coordination
- Pubic or neighborhood meetings
- Environmental
- Construction Administration and Observation

SCHEDULE:

Snyder & Associates, Inc. is prepared to begin work on these services upon completion of an executed agreement. We would anticipate the entirety of the project – from assessment through design and construction – to be completed in 2024.

COMPENSATION:

Snyder & Associates, Inc. will provide the services included above at hourly rates with a not-to-exceed contract amount of \$24,345.

Consultant is directed to proceed with the Work as set forth herein upon both parties executing this Work Order.

CITY OF INDIANOLA

SNYDER & ASSOCIATES, INC.

By: _____
(Authorized signature)

By: _____
(Authorized signature)

(Title)

President
(Title)

Date:

Date:



MEMORANDUM

To: Mayor and City Council

From: Charlie Dissell, Deputy City Manager Development and Operations

Date: April 15, 2024

Subject: Resolution approving a plat of survey request for Chad Daniels, for property addressed as 600 South K Street.

Introduction:

Background: Chad Daniels has submitted a plat of survey request for a boundary line adjustment for property addressed as 600 South K Street (Parcel #488/6000-1246, -1241). The boundary line adjustment would adjust the east rear property line by 15-feet. Parcel 'A' is proposed as a 2.27-acre lot.

Discussion: Chad Daniels has submitted a plat of survey application for a boundary line adjustment for property addressed as 600 South K Street (Parcel #488/6000-1246, -1241). The subject property currently contains a single-family dwelling built in 1997. The dwelling appears to be a nonconforming structure, as the minimum required setback for single-family residential buildings from the rear property line is 35-feet. The site also contains two detached accessory structures, including a detached garage (2004) that is approximately 626 square feet in size and a shed (1997) that is 441 square feet in size.

To the north of the subject property is a single-family dwelling. To the east exists two properties, including a vacant 5.00-acre parcel and a 4.78-acre parcel containing a single-family dwelling. To the south exists two parcels, including a 2.61-acre parcel containing a single-family dwelling and a 5.87-acre vacant parcel. To the west exists a vacant 2.79-acre parcel, split-zoned for the single-family residential detached zoning district and the highway commercial zoning district.

Proposed Parcel 'A' has street frontage along South K Street. According to the Iowa Department of Transportation (IDOT), as of 2016, the street has an Annual Average Daily Traffic (AADT) of 940 vehicles. The road is also classified as a Farm to Market extension. The remainder portions to the east does not have street frontage, however a shared access easement is provided on the plat of survey. This access easement is approximately 70' wide.

The site does appear to contain heavy woodlands on the site. No floodplain is shown on the site.

According to the Elevate Indianola Comprehensive Plan, the subject property is designated for Neighborhood Mixed Use. This FLUM designation guides for low-density residential uses, limited retail, office, and personal business services, and similar commercial uses that are of small scale and low impact. The use also guides for small-scale overnight accommodations such as a bed and breakfast, as well as civic uses and parks.

If the proposed plat of survey request were to be approved, it will not create new properties but instead will adjust the legal boundaries on the site. The east rear property line would be adjusted by 15-feet to the east as part of the request. The request would bring the site into conformity with rear

yard setback requirements for single-family dwellings within the R-1 'Single-Family Residential Detached' Zoning District.

Budget Impact:

Recommendation: The City of Indianola Planning and Zoning Commission recommends approving the request as submitted.

- Attachments:**
1. Staff Report
 2. Application
 3. Plat of Survey
 4. Resolution plat of survey-600 South K_



COMMUNITY DEVELOPMENT

110 N. First Street, Indianola IA 50125-0299 • www.indianolaiowa.gov
(515) 961-9430 • comdev@indianolaiowa.gov

STAFF REPORT

PLANNING AND ZONING COMMISSION

Date of Meeting: April 9, 2024

Agenda Item: 7.A Consider approval of a plat of survey request for Chad Daniels, for property addressed as 600 South K Street

Application Type: Plat of Survey

Applicant: Chad Daniels

Property Owner: Russell and Jayma Sandquist

Property Address/Parcel: 600 South K Street (Parcel #488/6000-1246, -1241)

Current Zoning: R-1 'Single-Family Residential Detached' Zoning District

Application Summary

Chad Daniels has submitted a plat of survey request for a boundary line adjustment for property addressed as 600 South K Street (Parcel #488/6000-1246, -1241). The boundary line adjustment would adjust the east rear property line by 15-feet. Parcel 'A' is proposed as a 2.27-acre lot.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following code sections of the Code of Ordinances of Indianola, Iowa apply to this request:

170.06 FINAL PLATTING PROCEDURE

1. A final plat shall be submitted within six months of the approval of the preliminary plat, or such approval shall expire and the preliminary plat shall be resubmitted for approval prior to the preparation of a final plat.
2. Procedures for final plats shall be the same as set out for preliminary plats in Section 170.05 above.
3. Upon approval of the final plat, a certification of approval signed by the Mayor and attested by the Clerk shall be affixed to the original tracing of the final plat and copies of the same filed with the Clerk, County Auditor and County Recorder, along with such other certifications and instruments that may be required by law.

170.10 FINAL PLAT REQUIREMENTS

The final plat shall meet the following specifications:

1. It may include all or only part of the preliminary plat.
2. The plat shall be drawn to the scale of 50 feet to one inch, provided that if the resulting drawing would be over 36 inches in its shortest dimension, a scale of 100 feet to one inch may be used. An electronic file is required to be filed prior to Planning and Zoning action with the Clerk.
3. The final plat shall contain the following:
 - A. Accurate boundary lines, with dimensions and angles, which provide a survey of the tract, closing with an error of not more than one foot in 3,000 feet.
 - B. Accurate references to known or permanent monuments, giving the bearing and distance from some corner of a congressional division of the county of which the subdivision is a part.
 - C. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.

Agenda Item: 7.A Consider approval of a plat of survey request for Chad Daniels, for property addressed as 600 South K Street

- D. Accurate metes and bounds description of the boundary.
 - E. Street names.
 - F. Complete curve notes for all curves included in the plat.
 - G. Street right-of-way lines with accurate dimensions in feet and hundredths of feet with angles to right-of-way lines and lot lines.
 - H. Lot numbers and dimensions.
 - I. Accurate locations and descriptions of easements for utilities and any limitations on such easements.
 - J. Accurate dimensions for any property to be dedicated or reserved for public, semi-public or community use.
 - K. Building lines and dimensions.
 - L. The location, type, material and size of all monuments and markers.
 - M. The name of the subdivision.
 - N. The name and address of the owner and the subdivider.
 - O. North point, scale, and date.
 - P. Certification by a registered land surveyor of the State of Iowa.
 - Q. Certification of dedication of streets, easements and other public property.
 - R. A resolution and certificate of approval by the Council for signatures of the Mayor and Clerk, stating that the plat, as described, has been acted upon and approved as required by Chapter 354, Code of Iowa, and that all dedications of streets easements and public lands have been accepted by the City.
 - S. Location and dimensions of sidewalks to be installed prior to the occupancy of a developed lot.
4. The final plat shall be accompanied by the following instruments:
- A. A statement by the proprietors and their spouses, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgments of deeds. The statement by the proprietors may also include a dedication to the public of all lands within the plat that are designated for streets, alleys, parks, open areas, school property, or other public use, if the dedication is approved by the Council.
 - B. A statement by the Auditor approving the name or title on the subdivision plat.
 - C. Either (i) a certificate bearing the approval of the Council stating that all improvements and installations in the subdivision required by this chapter have been made or installed in accordance with the City specifications, or (ii) a certificate from the owner or developer stating that all improvements required by this chapter shall be made or installed in accordance with City specifications before an occupancy compliance certificate is issued under the Zoning Ordinance, except as otherwise provided for in this chapter.
 - D. A petition by the subdivider to the Council to provide the necessary improvements and to assess the costs thereof against the subdivided property in accordance with the requirements regarding special assessments, provided, however, that the subdivider or property owners shall furnish the necessary waivers to permit the assessment of the entire cost of the improvement plus the necessary and reasonable cost of the assessment proceedings against the platted property even though the total amount exceeds the statutory limitations. The final plat shall state that the subdivider, the grantees, assignees and successors in interest agree that public services including but not limited to street maintenance, snow removal, rubbish, refuse and garbage collection will not be extended to this subdivision until the improvements have been completed and accepted by the City.
 - E. Easement(s) for Overland Drainage and/or Public Storm Sewer is required by and shall be in a form approved by the City.
 - F. A letter from the owner's engineer designing the public improvement stating that all public improvements completed have been made or installed in accordance with City Specifications prior to acceptance of maintenance bonds for such improvements.

Agenda Item: 7.A Consider approval of a plat of survey request for Chad Daniels, for property addressed as 600 South K Street

5. The final plat shall also be accompanied by the following at the time it is presented for filing at the Warren County Recorder's Office.

- A. A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgment of deeds. An affidavit and bond as provided for in Section 354.12 of the Code of Iowa may be recorded in lieu of the consent of the mortgage or lienholder. When a mortgage or lienholder consents to the subdivision, a release of mortgage or lien shall be recorded for any areas conveyed to the City or dedicated to the public.
- B. An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances. Utility easements shall not be construed to be encumbrances for the purpose of this section.
- C. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Section 354.12 of the Code of Iowa.

The Council or Commission may request drafts or copies of any of the above instruments for examination at the time of processing the final plat if, in their opinion, the review of such instruments is deemed necessary to properly evaluate the proposed subdivision.

170.11 DESIGN STANDARDS – STREETS

1. General Considerations that must comply with the current Iowa Statewide Urban Design Standards for Public Improvements ("SUDAS").

- A. The street and alley layout shall provide access to all lots and parcels of land within the subdivision.
- B. Street jogs of less than 150 feet shall be avoided.
- C. Cul-de-sacs shall not exceed 700 feet in length.
- D. New subdivisions shall make provisions for continuation and extension of thoroughfares and collector streets and roads.
- E. No dead-end streets will be permitted except at subdivision boundaries and in no event shall any dead-end street be in excess of 500 feet.
- F. Thoroughfare and collector streets in a subdivision shall extend through to the boundaries thereof, unless a terminal point within the subdivision is shown in the master street plan.
- G. Alleys shall be discouraged in residential areas but shall be provided in commercial and industrial areas unless other suitable public or private access to loading and service areas is provided.
- H. Intersection of road centerlines shall be between 80 degrees and 100 degrees.
- I. Intersection of more than two streets at a point shall not be permitted.
- J. Where parkways or special types of streets are proposed, the Commission may apply special standards for the design of such parkways or streets.
- K. Proposed streets that are extensions of or in alignment with existing streets shall bear the name of the existing street. Names of new streets shall avoid duplication of or similarity to existing names of streets, or public and semi-public buildings and areas.
- L. Streets, avenues, places, and courts shall be named in the following manner:

General Direction	Long Streets	Short Streets
North and South	Streets	Courts
East and West	Avenues	Places
Diagonal	Roads	Ways
Curving	Drives	Lanes

Agenda Item: 7.A Consider approval of a plat of survey request for Chad Daniels, for property addressed as 600 South K Street

2. Minimum rights-of-way shall be provided as follows:

- A. Thoroughfares - 100 feet. In addition, access spacing on thoroughfares is as follows: (i) intersection spacing – 600 foot minimum; (ii) entrance spacing – 300 foot minimum; (iii) separation of entrance from intersection – 150 foot minimum.
- B. Residential collector streets - 70 feet.
- C. Commercial collector streets - 80 feet.
- D. Residential streets - 60 feet.
- E. Cul-de-sacs - 110 feet in diameter.
- F. Alleys - 20 feet.

3. The minimum width of surfacing to be provided shall be as follows:

- D. Residential Street – 25 feet or 31 feet within the discretion of the Council.
- E. Cul-de-sacs – 85 feet in diameter.
- F. Alleys – 20 feet.
- G. Sidewalks – 4 feet.

4. Grades. No street grade shall be less than one-half of one percent and shall not exceed the following limits:

- A. Thoroughfare streets – 4 percent.
- B. Collector streets – 6 percent.
- C. Residential streets – 8 percent.

170.13 DESIGN STANDARDS – LOTS

- 1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
- 2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
- 3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
- 4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
- 5. Lot depth shall not exceed two and one-half times the width.
- 6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.14 EASEMENTS

- 1. Easement not less than 15 feet in width shall be provided along each side of the front yard lot lines of all lots, and in the case of corner lots, the side street yard, and along such other lot liens as may be required by public and private utility companies.
- 2. Easements of greater width may be required for trunk lines, pressure lines, open drainage courses or high voltage lines and shall be provided as determined by the utility or Council.
- 3. Utility easements shall convey to the City, its successors and assigns, the perpetual right within the areas shown on the plat and described in the easement, to construct, reconstruct, operate and maintain electric lines consisting of poles, wires, cables, conduits, fixtures, anchors and other similar equipment, including the right to trim or remove trees within such areas where necessary to secure a clearance of four feet from the wires or poles, together with the right to extend to any telephone, telegraph, electric or power company, the right to use separately or jointly with the City, the areas included in the easement for the purposes above enumerated.

170.15 PARKS, SCHOOL SITES AND PUBLIC AREAS.

In subdividing property, consideration shall be given to suitable sites for schools, parks, playgrounds and other common areas for public use so as to conform to any recommendations of the most current Comprehensive Plan. Any provision for schools, parks and playgrounds should be indicated on the preliminary plan in order that it may be determined when and in what manner such areas will be provided or acquired by an appropriate taxing agency.

170.16 NATURAL DRAINAGE COURSES

Whenever any stream or important surface drainage course is located in an area which is being subdivided, the subdivider shall provide an adequate easement along each side of the stream for the purpose of widening, deepening, sloping, improving or protecting the stream or drainage course.

170.17 EROSION CONTROL (DESIGN STANDARDS)

Methods for controlling soil erosion shall be in accordance with current Iowa Department of Natural Resources Standards and requirements of NPDES permit.

170.19 SANITARY SEWERS

The subdivider shall at the subdivider's expense provide the subdivision with a complete sanitary sewer system including all necessary pumping stations, force mains, pumping equipment and other appurtenances, which shall connect with a sanitary sewer outlet or treatment facility approved by the Council. The sewers shall extend to the subdivision boundaries as necessary to provide for the extension of the sewers by adjacent property. Where sewers in excess of 15 inches in diameter are required, the additional cost shall be borne by the City.

170.20 PROHIBITED DISCHARGE

No storm water, surface water, ground water, roof runoff, swimming pool, subsurface drainage, cooling water or unpolluted water shall be discharged into the City sanitary sewer system. Any such discharge into the City sanitary sewer system shall be deemed a public nuisance and a municipal infraction.

170.21 STORM DRAINS

1. The subdivider shall, at the subdivider's expense, provide the subdivision with adequate drains, ditches, culverts, complete bridges, storm sewers, intakes and manholes to provide the collection and removal of all surface waters. These improvements shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties. Where oversize storm sewers or drainage structures are required to serve other areas of the watershed, the additional cost shall be borne by the developer.

2. The subdivider shall, at the subdivider's expense, provide the subdivision with a storm sewer system to adequately handle a five-year rain storm. The system shall include culverts, ditches, intakes, manholes, or any structure deemed necessary. All such structures shall meet the City of Indianola Standard Specifications. In addition, the subdivider shall, at the subdivider's expense, provide the subdivision with overland drainage courses and easements to adequately handle storm water in excess of a five-year rain storm and up to a 100-year rain storm. For any subdivision containing new streets, the system shall be designed by a licensed engineer registered to practice in the State of Iowa.

- A. Each lot shall be provided with minimum six-inch diameter storm sewer service line that is a minimum of four feet below ground level, stubbed to the property line, unless the Director of Community Development determines that sump lines can be taken to an existing overland drainage area. The sump pump line shall be a minimum of one and one-half inches in diameter.
- B. The storm sewer system line shall be made of reinforced concrete pipe or polyvinyl chloride (PVC) pipe. The sump pump lines shall be made of PVC, PVC Truss, or PVC corrugated pipe. All structures shall be built in accordance with City of Indianola Standard Construction Specifications for Subdivisions.
- C. The storm sewer system shall be large enough to provide for anticipated extension of use to serve additional areas, as set out in Indianola Comprehensive Plan.
- D. Storm sewer service lines shall be connected to the City storm sewer system at intakes, manholes, or directly into the City storm sewer pipe. Tapping storm sewer service lines into the City storm sewers shall be by using approved methods.

Should it not be possible to install a storm sewer service, as described above, alternate plans may be submitted for review by the City's consulting engineer and City staff.

170.22 WATER

Agenda Item: 7.A Consider approval of a plat of survey request for Chad Daniels, for property addressed as 600 South K Street

The subdivider shall at the subdivider's expense provide the subdivision with a complete water main supply system including hydrants, valves and other appurtenances which shall be extended into and through the subdivision to the boundary lines, and which shall provide a water connection for each lot, and shall be connected to the City water system. Fire hydrants shall be uniform throughout the subdivision and shall meet the standards and design approved by the Utilities Board of Trustees. Where water mains in excess of eight inches are required, the additional cost shall be borne by the City if the area is zoned R-2 or R-3. If at the time the main is to be installed the area in question is zoned R-4, any commercial or any industrial classification, the subdivider may be required to put in a water main in excess of eight inches at the subdivider's own expense. Whether the City shall pay a portion of the additional cost shall be discretionary with the Board of Trustees. Water mains shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties.

170.23 SIDEWALKS

The subdivider, developer or owner of the lot shall at their expense provide a four-foot wide concrete sidewalk along each lot frontage prior to the occupancy of the structure on the lot except as otherwise provided herein. In commercial or industrial areas where it can be demonstrated that there will be limited or no need for sidewalks, the Council may waive or modify the requirement for the installation of sidewalks after review and report from the Commission. The Council may waive the sidewalk requirement on cul-de-sacs. Any such waiver shall not be acted upon until the Council has received the recommendation of the Commission.

170.24 MARKERS

The subdivider shall at the subdivider's expense place an iron rod not less than one-half inch in diameter and 24 inches in length as follows:

1. Set in concrete three feet deep at the intersection of all lines forming angles in the boundary of the subdivision, and at all street intersections.
2. At lot corners and changes in direction of block and lot boundaries.

170.25 GRADING

The subdivider shall at the subdivider's expense bring all streets and alleys with the platted area which are being dedicated for public use to the grade approved by the Council.

170.26 CURB AND GUTTER

The subdivider shall at the subdivider's expense install curb and gutter on all streets in the plat being dedicated for public use. Curb and gutter shall be constructed of Portland cement concrete in accordance with designs and specifications and at grades approved by the Council.

170.27 EROSION CONTROL (REQUIRED IMPROVEMENTS)

The subdivider shall be responsible for controlling soil erosion and surface water runoff within the subdivision during its construction and development and shall provide erosion and runoff control measures as work progresses on site grading, the installation of sewers or other improvements or phases of work. Insofar as practical, erosion control measures shall be undertaken prior to any other development within the subdivision which will contribute to runoff or erosion.

170.28 SURFACING

The subdivider shall at the subdivider's expense surface all streets being dedicated for public use from curb to curb. Surfacing shall consist of not less than six inches of Portland cement concrete over a prepared subgrade and shall be constructed in accordance with designs and specifications and at grades approved by the Council. Where a surface width in excess of 31 feet is required, the cost of the additional surface width, which shall be assumed to be the center portion of the roadway surface, shall be paid by the City. On collector and thoroughfare streets where a higher standard than is herein required or a thickness of greater than eight inches is deemed necessary by the Council, the additional cost shall be born by the City. Where unimproved street right-of-way exists the owner or developer at the owner's or developer's own expense shall improve such right-of-way as required by this section for the entire width of the lot or lots (or for the entire width and the length of the lot or lots in the case of lot or lots

Agenda Item: 7.A Consider approval of a plat of survey request for Chad Daniels, for property addressed as 600 South K Street

bordered by more than one street) prior to or contemporaneous with the development of the lot or lots. The owner or developer shall also improve all other portions of unimproved street right of way serving such areas.

170.29 SPECIFICATIONS

The type of construction, the materials, the methods, the standards of subdivision improvements and the maintenance bonds shall be in accordance with the specifications found in a bound volume which is entitled Iowa Statewide Urban Design and Specification for Public Improvements which is on file in the Clerk's office. The Council may from time to time amend by resolution the standard construction specifications for subdivisions found in the volume. The Clerk shall keep a record of all amendments made to the specifications. Plans and specifications for subdivisions shall be submitted to the Community Development for approval prior to construction, accompanied by a fee as set by resolution of the City Council, and construction shall not be started until the plans and specifications have been approved.

170.30 APPROVAL OF PLANS AND SPECIFICATIONS

The approval of plans and specifications relative to improvements required by this chapter shall be effective for a period of two years after the approval. If the required improvements are not in place and accepted by the City within the times specified, the approval shall lapse and construction shall not be started and construction under way shall cease until resubmitted plans and specifications have been approved. The City shall have the right, at the time of the new request for approval, to require the subdivider to use the type of construction, the materials, the methods and standard of subdivision improvements equal to the specifications of the City for like work which are in effect at that time. The City may also require that the subdivider comply with any amended ordinance or ordinances relative to improvements under this chapter or any successor chapter relative to subdivision improvements which have been adopted between the time of initial approval and the renewed approval as herein required. The reapproval as required by this section specifically applies only to the plans and specifications relative to subdivision improvements and has no application as to lot sizes, set backs, lot boundaries, street location or other platting requirements which shall be final on Council approval unless changed by some other method permitted by law.

170.31 INSPECTION

The subdivider or developer shall cause the installation of all improvements to be inspected to ensure compliance with the requirements of this chapter. The cost of the inspection shall be borne by the subdivider or developer. All inspection reports and certificates of compliance shall be filed with the Clerk before any improvements are accepted by the Council. Before accepting any portion of paving, storm water improvement or sanitary sewer system and maintenance thereof which has been constructed under the provisions of Sections 170.19 and Section 170.29 above, the Council reserves the right to have all mains within the sewer system to be dedicated, televised in order to determine whether they have been properly constructed. The televising shall be at the expense of the subdivider or party making the dedication.

170.32 ACCEPTANCE

All of the improvements required in this chapter under **Sections 170.19** through **170.28** shall, upon their completion, inspection, approval and acceptance by the City of Indianola, become the property of the City.

170.33 ELECTRICAL SERVICE

The City, by and through Indianola Municipal Utilities, shall extend electric service to the subdivision and shall make electric service available to each lot in the subdivision that is within Indianola Municipal Utilities' assigned area of service pursuant to Code of Iowa Chapter 476. The City, by and through Indianola Municipal Utilities, shall install street lighting that is within Indianola Municipal Utilities' assigned area of service pursuant to Code of Iowa Chapter 476 to current Indianola Municipal Utilities' standards and specifications. In residential subdivisions, all electric lines, including individual house service lines installed by the owner or developer, shall be placed underground.

170.34 CHARGE FOR INSTALLATION OF ELECTRICAL SERVICE

The City, by and through Indianola Municipal Utilities, reserves the right to make a reasonable charge to be paid by the developer, builder or owner for any service extended as provided by Section 170.33 above. Said charges may be changed from time to time, but shall be in accordance with a schedule of charges set by the Indianola Municipal Utilities Board of Trustees.

170.36 FEES

Each plat of survey, preliminary plat and final plat submitted for approval shall be accompanied by a fee as set by Resolution of the City Council.

170.38 ENFORCEMENT

In addition to other remedies and penalties as prescribed by law, the provisions of this chapter shall not be violated subject to the following:

1. No plat of survey or subdivision in the City of within two miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat of subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.

ANALYSIS

Subject Property

Chad Daniels has submitted a plat of survey application for a boundary line adjustment for property addressed as 600 South K Street (Parcel #488/6000-1246, -1241). The subject property currently contains a single-family dwelling built in 1997. The dwelling appears to be a nonconforming structure, as the minimum required setback for single-family residential buildings from the rear property line is 35-feet. The site also contains two detached accessory structures, including a detached garage (2004) that is approximately 626 square feet in size and a shed (1997) that is 441 square feet in size.

To the north of the subject property is a single-family dwelling. To the east exists two properties, including a vacant 5.00-acre parcel and a 4.78-acre parcel containing a single-family dwelling. To the south exists two parcels, including a 2.61-acre parcel containing a single-family dwelling and a 5.87-acre vacant parcel. To the west exists a vacant 2.79-acre parcel, split-zoned for the single-family residential detached zoning district and the highway commercial zoning district.

Proposed Parcel 'A' has street frontage along South K Street. According to the Iowa Department of Transportation (IDOT), as of 2016, the street has an Annual Average Daily Traffic (AADT) of 940 vehicles. The road is also classified as a Farm to Market extension. The remainder portions to the east does not have street frontage, however a shared access easement is provided on the plat of survey. This access easement is approximately 70' wide.

The site does appear to contain heavy woodlands on the site. No floodplain is shown on the site.

Future Land Use

According to the Elevate Indianola Comprehensive Plan, the subject property is designated for Neighborhood Mixed Use. This FLUM designation guides for low-density residential uses, limited retail, office, and personal business services, and similar commercial uses that are of small scale and low impact. The use also guides for small-scale overnight accommodations such as a bed and breakfast, as well as civic uses and parks.

If the proposed plat of survey request were to be approved, it will not create new properties but instead will adjust the legal boundaries on the site. The east rear property line would be adjusted by 15-feet to the east as part of the request. The request would bring the site into conformity with rear yard setback requirements for single-family dwellings within the R-1 '*Single-Family Residential Detached*' Zoning District.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property regarding the request on March 29, 2024. No comments have been received by the general public at the time of writing this report.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) **The City of Indianola Planning and Zoning Commission recommends approving the request as submitted.**
- 2) The City of Indianola Planning and Zoning Commission recommends approving the request with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends denying the request.
- 4) The City of Indianola Planning and Zoning Commission remands the request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the Indianola Planning and Zoning Commission move alternative 1, that the request be approved, as submitted.

LAND DIVISION APPLICATION

Community Development

110 North 1st Street, Indianola, Iowa 50125-0299
(515) 961-9430 • comdev@indianolaiowa.gov



PROPERTY OWNER

(Last Name) Sandquist
(First Name) Russell
(Address) 10409 95th Ave
(City) Indianola (State) IA (Zip) 50125
(Phone) _____ (Email) _____

APPLICANT (if not Property Owner)

(Last Name) Daniels
(First Name) Chad
(Address) 22470 18th Ln
(City) New Virginia (State) IA (Zip) 50210
(Phone) 5155772583 (Email) PLS17532@gmail.com

☒ PLAT OF SURVEY

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☒ Completed Application
- ☒ Filing Fee: \$125 per request
- ☒ Proposed plat of survey (hard copy)
- ☒ Proposed plat of survey (electronic copy)
- ☒ Legal description (electronic in word format)
- ☐ Other Information as required by Director

☐ PRELIMINARY PLAT

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$350, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering
- ☒ ~~Cost~~ Proposed preliminary plat (hard copy)
- ☐ Proposed preliminary plat (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.09 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

☐ FINAL PLAT

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$200, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering
- ☒ ~~Cost~~ Proposed plat of survey (hard copy)
- ☐ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.10 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature Chad Daniels Digitally signed by Chad Daniels
Date: 2024.03.20 14:37:03 -05'00'

Name (printed) Chad Daniels Date 20 March 2024

FOR OFFICE USE ONLY: Code to 45685 (prelim & final)
Code to 45686 (plat of survey)

Date Received: _____

Receipt No: _____

Receipt Amount: _____

PLAT OF SURVEY

INDEX LEGEND

LOCATION: OUTLOT 124 OF AUDITOR'S PLAT OF OUTLOTS TO INDIANOLA
SW ¼ OF SECTION 25, T 76N, R 24W, INDIANOLA, WARREN COUNTY, IOWA

OWNER: RUSSELL E SANDQUIST TRUST, ET AL
10409 95TH AVE., INDIANOLA IA 50125

SURVEY FOR: (OWNER)

PREPARED BY CHAD A. DANIELS
RETURN TO: DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
515-577-2583

SURVEY LEGEND

() - Recorded Distance/Bearing

— — — — 50' Road Easement

— · — · — Section line

— x — x — Fence line

Monuments

▲ - Found section corner

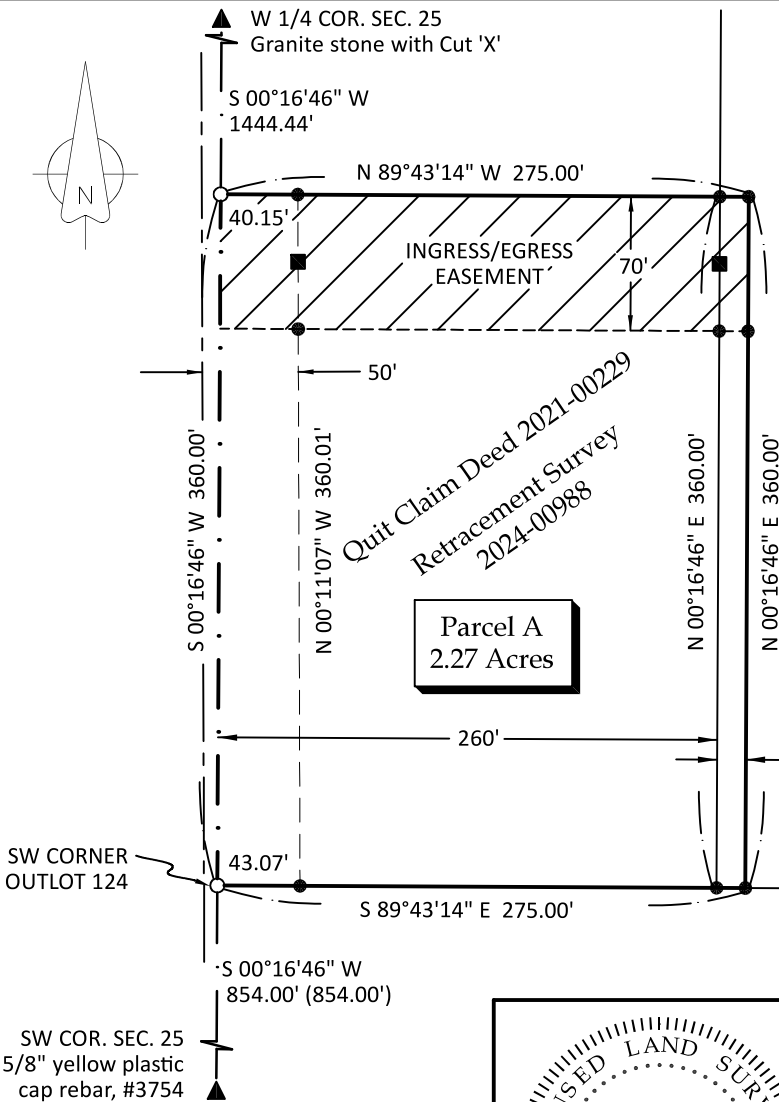
- - Set 1/2" red plastic capped rebar, #17532

- - Set 12" spike
w/ brass washer, #17532

■ - Found 1/2" orange cr #13427

0 100 200 FEET

BASIS OF BEARINGS IS IA RCS ZONE 8



DESCRIPTION - PARCEL A:

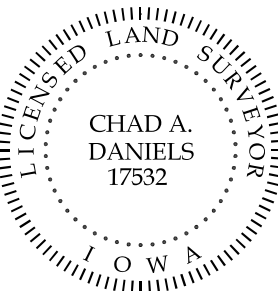
That part of Outlot 124 of the Auditor's Plat of Outlots to Indianola, Warren County, Iowa, described as follows;
Beginning at the Southwest corner of said Outlot 124; thence South 89 degrees 43 minutes 14 seconds East, 275.00 feet along the South line of said Outlot 124; thence North 00 degrees 16 minutes 46 seconds East, 360.00 feet; thence North 89 degrees 43 minutes 14 seconds West, 275.00 feet to the West line of said Outlot 124; thence South 00 degrees 16 minutes 46 seconds West, 360.00 feet to the Point of Beginning, having an area of 2.27 Acres including 0.34 Acres of Road Easement.

DESCRIPTION - INGRESS/EGRESS EASEMENT:
The North 70 feet of Parcel A of Outlot 124 of the
Auditor's Plat of Outlots to Indianola, Warren
County, Iowa

NOTE: Parcel A contains all of the following description which is contained in a Quit Claim Deed recorded 2021-00229:

The South 360 feet of the West 260 feet of Auditor's Outlot 124, AUDITOR'S PLAT OF OUTLOTS to Indianola, Warren County, Iowa.

	AREA BY TRACT:		
TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
Pt OL 124	1.93	0.34	2.27
TOTAL	1.93	0.34	2.27



I hereby certify that this surveying document was prepared by me and the related survey work was performed 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.

Signed Chad A. Daniels 25 MAR 24
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2024
Page No.'s covered by this seal: 1

City of Indianola
RESOLUTION NO. 2024-

**RESOLUTION APPROVING A PLAT OF SURVEY REQUEST FOR CHAD DANIELS,
FOR PROPERTY ADDRESSED AS 600 SOUTH K STREET**

WHEREAS, Chad Daniels is requesting plat of survey approval for property located at 600 South K Street and legally described as:

DESCRIPTION - PARCEL A:

That part of Outlot 124 of the Auditor's Plat of Outlots to Indianola, Warren County, Iowa, described as follows:

Beginning at the Southwest corner of said Outlot 124; thence South 89 degrees 43 minutes 14 seconds East, 275.00 feet along the South line of said Outlot 124; thence North 00 degrees 16 minutes 46 seconds East, 360.00 feet; thence North 89 degrees 43 minutes 14 seconds West, 275.00 feet to the West line of said Outlot 124; thence South 00 degrees 16 minutes 46 seconds West, 360.00 feet to the Point of Beginning, having an area of 2.27 Acres including 0.34 Acres of Road Easement.

DESCRIPTION - INGRESS/EGRESS EASEMENT:

The North 70 feet of Parcel A of Outlot 124 of the Auditor's Plat of Outlots to Indianola, Warren County, Iowa

NOTE: Parcel A contains all of the following description which is contained in a Quit Claim Deed recorded 2021-00229:

The South 360 feet of the West 260 feet of Auditor's Outlot 124, AUDITOR'S PLAT OF OUTLOTS to Indianola, Warren County, Iowa; and

WHEREAS, the City of Indianola, Iowa has jurisdiction of such plat of survey pursuant to the Subdivision Regulations of Chapter 170, Indianola Code of Ordinances; and

WHEREAS, the 'Elevate Indianola' Comprehensive Plan shows the subject parcel's future land use as neighborhood mixed use; and

WHEREAS, on April 9, 2024, the Planning and Zoning Commission met and has submitted a recommendation to the City Council to approve the plat of survey.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa hereby approves the plat of survey for Chad Daniels for property located at 600 South K Street.

Passed and approved this 15th day of April 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Asst. to City Manager/Asst. Finance Director
Date: April 15, 2024
Subject: Approval of Urban Revitalization Designations.

Introduction: Approving the designation will authorize a tax abatement for the property.

Background:

Discussion: The following comprise a list of Urban Revitalization Designations for new residential construction.

Address	Title Holder or Contract Buyer	Estimated or Actual Cost of Improvements	Prior or Final Approval
1506 E Franklin Ave	Tanzanite Homes Co	\$267,175	Prior
1005 Summerset Pl	Karla Schrader	\$253,500	Final
2002 N Summercrest St	Marvin and Deanna Slagg	\$315,000	Final

Budget Impact:

Recommendation: All applications are in order for approval.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From:
Date: April 15, 2024
Subject: Resolution approving salaries.

Introduction:

Background:

Discussion:

Budget Impact:

Recommendation: Roll call is in order.

Attachments: 1. Res 2024- approving salaries

City of Indianola
RESOLUTION NO 2024-

RESOLUTION APPROVING SALARIES

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

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

Caleb Fullerton, Full-time Police Officer, to PO 1, \$69,397.55/year, effective March 24, 2024; and

Ramona Jahn to Seasonal Brush Facility Monitor, \$13.50/hour, effective April 6, 2024; and

Richard Drake to Seasonal Parks Maintenance Worker/Mower, \$15.50/year, effective April 7, 2024; and

Mike Hamner, Full-time Public Works Operations Specialist 1, to R21-4, \$64,651.11/year, effective April 7, 2024; and

Cal Leonard to Seasonal Tree Worker, \$14.00/hour, effective April 7, 2024; and

Mike Miller to Season Parks Maintenance Worker, \$17.00/hour, effective April 7, 2024; and

Craig Ripperger to Seasonal Parks Maintenance Worker/Mower, \$14.00/hour, effective April 7, 2024; and

Bryce Becker to Full-time Public Works Operations Specialist 1, R21-2, \$58,640.67/year, effective April 8, 2024; and

Akhilesh Pal, Full-time Public Works Director, to 11E, \$136,297.31/year, effective April 21, 2024; and

Stacey Vannoni, Full-time Human Resources Specialist, to 5C.5, \$69,643.59/year, effective April 21, 2024; and

Cailey Baker to Seasonal Lifeguard Year 1, \$12.00/hour, effective April 27, 2024; and

Ryen Blosser to Seasonal Lifeguard Year 2, \$12.50/hour, effective April 27, 2024; and

Roger Cambron to Seasonal Lifeguard Year 1, \$12.00/hour, effective April 27, 2024; and

Kael Christensen to Seasonal Lifeguard Year 3, \$13.00/hour, effective April 27, 2024; and

Soren Christensen to Seasonal Lifeguard Year 1, \$12.00/hour, effective April 27, 2024; and

Brinley Cleveland to Seasonal Lifeguard Year 2, \$12.50/hour, effective April 27, 2024; and

Selena Cooper to Seasonal Pool Manager Year 2 – LGI Certified, \$16.00/hour, effective April 27, 2024; and

Abbie Corbett to Seasonal Lifeguard Year 2, \$12.50/hour, effective April 27, 2024; and

Aubrey Edgington to Seasonal Lifeguard Year 4 - WSI, \$14.25/hour, effective April 27, 2024; and

Jacklyn Eginoire to Seasonal Lifeguard Year 3 - LGI, \$14.50/hour, effective April 27, 2024; and

Nathan Epley to Seasonal Operations Year 4, \$12.00/hour, effective April 27, 2024; and

MaeLee Gentry to Seasonal Lifeguard Year 3, \$13.00/hour, effective April 27, 2024; and

Nadia Gioffredi to Seasonal Lifeguard Year 2, \$12.50/hour, effective April 27, 2024; and

Claudia Halgren to Seasonal Operations Year 2, \$11.50/hour, effective April 27, 2024; and

Chloey Hart to Seasonal Lifeguard Year 1, \$12.00/hour, effective April 27, 2024; and

Leah Hartford to Seasonal Operations Year 1, \$11.25/hour, effective April 27, 2024; and

Lilly Hoger to Seasonal Lifeguard Year 1, \$12.00/hour, effective April 27, 2024; and

Paige Hoger to Seasonal Lifeguard Year 1, \$12.00/hour, effective April 27, 2024; and

Taylor Hoger to Seasonal Pool Manager Year 1, \$15.00/hour, effective April 27, 2024; and

Deacon Jacobs to Seasonal Lifeguard Year 1, \$12.00/hour, effective April 27, 2024; and

Audrey Johnston to Seasonal Operations Year 3, \$11.75/hour, effective April 27, 2024; and

Darian Konrad to Seasonal Operations Year 4, \$12.00/hour, effective April 27, 2024; and

Kaylea Kumm to Seasonal Lifeguard Year 2, \$12.50/hour, effective April 27, 2024; and

Carlyn Lundberg to Seasonal Lifeguard Year 2, \$12.50/hour, effective April 27, 2024; and

Summer Minor to Seasonal Operations Year 1, \$11.25/hour, effective April 27, 2024; and

Katelyn Moffitt to Seasonal Lifeguard Year 1, \$12.00/hour, effective April 27, 2024; and

Amelia Moorlach to Seasonal Lifeguard Year 3, \$13.75/hour, effective April 27, 2024; and

Emma Mozak to Seasonal Lifeguard Year 2, \$12.50/hour, effective April 27, 2024; and

Sawyer Mozak to Seasonal Lifeguard Year 1, \$12.00/hour, effective April 27, 2024; and

Ava Oberender to Seasonal Lifeguard Year 3, \$13.00/hour, effective April 27, 2024; and

Katherine Raffety to Seasonal Operations Year 3, \$11.75/hour, effective April 27, 2024; and

Reed Robbins to Seasonal Lifeguard Year 1, \$12.00/hour, effective April 27, 2024; and

Ethan Sabelka to Seasonal Operations Year 2, \$11.50/hour, effective April 27, 2024; and

Brennan Severidt to Seasonal Manager Year 2 – LGI Certified, \$16.00/hour, effective April 27, 2024; and

Elyse Shaw to Seasonal Operations Year 3, \$11.75/hour, effective April 27, 2024; and

Kaisen Storm to Seasonal Lifeguard Year 2, \$12.50/hour, effective April 27, 2024; and

Nathan Sturtz to Seasonal Operations Year 2, \$11.50/hour, effective April 27, 2024; and

Ella Van Roekel to Seasonal Operations Year 2, \$11.50/hour, effective April 27, 2024; and

Jaida Wilhelmi to Seasonal Operations Year 1, \$11.25/hour, effective April 27, 2024; and

Justus Woell to Seasonal Manager Year 2 – LGI Certified, \$16.00/hour, effective April 27, 2024; and

Oscar Woell to Seasonal Lifeguard Year 1, \$12.00/hour, effective April 27, 2024; and

BE IT FURTHER RESOLVED that the city staff is hereby authorized to execute the resolution to issue payroll checks and make all required supporting payroll payments as required per the personnel manual or required by law.

Passed and approved this 15th day of April 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk



MEMORANDUM

To: Mayor and City Council
From: Jackie Raffety, City Clerk/Asst. to City Manager/Asst. Finance Director
Date: April 15, 2024
Subject: Receive and file the February 2024 Treasurer's Report.

Recommendation: Simple motion to receive and file the report is in order.

Attachments:

1. February 2024 Treasurers Report
2. February 2024 Fund Summary Report

**FINANCIAL REPORT
MONTH OF FEBRUARY 2024**

	Fund	Beginning Balance	Revenue	Expense	Transfers In	Transfers Out	Fund Balance
001	General Government	2,839,755.00	197,481.91	199,120.72	62,211.72	-	2,900,327.91
011	Police	2,117,481.60	58,384.37	356,699.61	8,333.33	-	1,827,499.69
015	Fire	17,395.52	3,944.48	52,113.57	-	-	(30,773.57)
016	Ambulance	487,292.45	68,870.49	187,688.89	-	-	368,474.05
041	Library	345,630.44	4,394.52	61,117.16	-	-	288,907.80
042	Park & Recreation	759,825.36	29,710.50	109,920.98	-	-	679,614.88
045	Memorial Pool	21,258.94	2,390.95	4,412.46	-	-	19,237.43
099	Franchise Fee-MEC	642,418.28	49,965.11	-	-	-	692,383.39
	GENERAL FUND SUB-TOTAL	7,231,057.59	415,142.33	971,073.39	70,545.05	-	6,745,671.58
	-	-	-	-	-	-	-
110	Road Use Tax (Streets)	2,182,820.56	163,853.65	137,022.11	-	23,590.16	2,186,061.94
112	Trust & Agency	131,858.32	17,843.14	-	-	-	149,701.46
115	IWC Maintenance Obligations	-	-	-	-	-	-
121	Local Option sales Tax	1,429,157.28	219,626.77	-	-	-	1,648,784.05
125	TIF	6,850,848.92	28,655.41	-	-	-	6,879,504.33
141	Library Special Revenue	63,376.56	4,116.03	1,746.15	-	-	65,746.44
142	Park & Rec Special Revenue	79,806.28	-	11,459.85	-	-	68,346.43
160	Downtown Revolving Loan	103,340.43	-	-	-	-	103,340.43
161	Downtown BIZ Program	104,779.36	-	25,000.00	-	-	79,779.36
177	Police Forfeiture	-	-	-	-	-	-
190	Vehicle Reserve	-	-	-	-	-	-
	SPECIAL REVENUE SUB-TOTAL	10,945,987.71	434,095.00	175,228.11	-	23,590.16	11,181,264.44
	-	-	-	-	-	-	-
200	DEBT SERVICE (SUB-TOTAL)	266,968.52	10,686.98	-	-	-	277,655.50
	-	-	-	-	-	-	-
301	Capital Projects (General)	649,182.17	-	1,876.01	-	-	647,306.16
321	Capital Projects (Streets)	1,191,250.46	-	8,627.00	-	-	1,182,623.46
322	Downtown Square Streetscape	637,938.50	-	3,256.00	-	-	634,682.50
323	Hillcrest Ave Improvements	2,740,391.58	-	3,210.31	-	-	2,737,181.27
324	K Street Improvements	3,117,079.53	-	-	-	-	3,117,079.53
340	CH/Public Safety Building	38,147.27	10,672.11	34,356.53	-	-	14,462.85
353	Community Redevelopment (D&D)	4,994.38	-	1,530.90	-	-	3,463.48
354	Industrial Park Improvements	520,200.22	-	-	-	-	520,200.22
	CAPITAL PROJECTS SUB-TOTAL	8,899,184.11	10,672.11	52,856.75	-	-	8,856,999.47
	-	-	-	-	-	-	-
541	LIBRARY ENDOWMENT FUND	54,671.86	1,199.68	-	-	-	55,871.54
	-	-	-	-	-	-	-
610	Sewer	1,086,242.21	-	131,733.25	187,500.00	44,871.56	1,097,137.40
650	Stormwater Utility	1,407,311.92	60,552.23	7,610.35	-	1,250.00	1,459,003.80
670	Recycling	219,791.20	31,407.95	58,382.98	-	833.33	191,982.84
680	Indianola Wellness Campus	(41,400.44)	105,343.78	105,803.03	-	-	(41,859.69)
681	Indianola Wellness Campus-Capital	452,327.20	-	-	-	-	452,327.20
710	Sewer Capital Projects	2,107,287.39	411,241.63	15,560.35	-	187,500.00	2,315,468.67
771	Sewer Reserve	114,238.70	-	-	-	-	114,238.70
781	WRRF Construction	1,735,582.11	-	258,370.54	-	-	1,477,211.57
791	Sewer Revenue Bonds	(7,043.70)	-	-	-	-	(7,043.70)
820	Health Insurance	2,972,085.29	142,486.31	136,874.10	-	-	2,977,697.50
830	Health Reimbursement Accounts	483.41	-	-	-	-	483.41
840	Flex/STD	37,020.03	-	15.30	-	-	37,004.73
850	Liability Insurance Reserve-City	1,303.91	-	-	-	-	1,303.91
860	Facilities Maintenance	(57,026.44)	-	10,586.40	-	-	(67,612.84)
890	ISF Vehicles and Equipment	932,749.96	-	22,345.47	-	-	910,404.49
	CITY UTILITY & ISF SUB-TOTAL	10,960,952.75	751,031.90	747,281.77	187,500.00	234,454.89	10,917,747.99
	-	-	-	-	-	-	-
	City Funds Subtotal	38,358,822.54	1,622,828.00	1,946,440.02	258,045.05	258,045.05	38,035,210.52
	IMU Funds Subtotal	(1,527.24)	-	-	-	-	(1,527.24)
	GRAND TOTAL CITY FUNDS	38,357,295.30	1,622,828.00	1,946,440.02	258,045.05	258,045.05	38,033,683.28
	Cross Check Total						38,033,683.28
Investments					Clerk's Balance		38,033,683.28
Bankers Trust	\$	27,038,103.08					
Iowa Public Agency Inv. Trust	\$	124,545.92					
Payroll Account, TruBank	\$	-					
Checking Account, TruBank	\$	110,034.96			Plus Outstanding Checks	\$	109,267.19
Sweep Account, TruBank	\$	10,169,278.57			Minus Outstanding Deposits	\$	(1,169.25)
Indianola Hometown Pride, TruBank	\$	15,870.37			Bank Adjustment		
Indianola EMS - TruBank	\$	683,948.32			Book Adjustment	\$	-
BANK BALANCE		38,141,781.22					38,141,781.22

		Fund Balance				Page 2	
	Fund		Revenue	Expense	Transfers In	Transfers Out	Fund Balance
600	Water	155.00	-	-	-	-	155.00
620	IMU Administration	(1,682.24)	-	-	-	-	(1,682.24)
625	Revolving Economic Development	-	-	-	-	-	-
626	USDA RLF	-	-	-	-	-	-
630	Electric	0.00	-	-	-	-	0.00
640	Fiber/Communications	-	-	-	-	-	-
700	Water Capital Projects	-	-	-	-	-	-
730	Electric Capital Projects	132.05	-	-	-	-	132.05
740	Fiber/Comm Capital Projects	(132.05)	-	-	-	-	(132.05)
IMU SUB-TOTAL		-1,527.24	0.00	0.00	0.00	0.00	-1,527.24

			INTEREST	YTD
INTEREST DISTRIBUTION			INCOME	Interest
		% OF TOTAL		
General Fund (Non-Program 9500)	001-9500-43000	74.00%	\$ 88,777.19	\$ 702,558.32
TIF (Fund 125)	125-5200-43000	15.00%	\$ 17,995.38	\$ 142,410.48
Library Endowment Fund (Fund 541)	541-4100-43000	1.00%	\$ 1,199.69	\$ 9,493.35
Sewer (Fund 710)	710-8300-43000	2.00%	\$ 2,399.38	\$ 18,988.05
Health Insurance	820-9300-43000	8.00%	\$ 9,597.54	\$ 75,952.25
TOTAL		100.00%	\$ 119,969.17	\$ 949,402.45

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
COMMUNITY DEVELOPMENT	456,243.87	456,243.87	735,325.00	279,081.13	62.1
BRUSH FACILITY/CITY CLEAN UP	12,232.00	12,232.00	25,000.00	12,768.00	48.9
COMMUNITY BETTERMENT	187,138.08	187,138.08	175,000.00	(12,138.08)	106.9
ECONOMIC DEVELOPMENT	45,000.00	45,000.00	.00	(45,000.00)	.0
CITY MANAGER	133,333.28	133,333.28	200,000.00	66,666.72	66.7
CLERK/FINANCE	91,800.11	91,800.11	150,000.00	58,199.89	61.2
PUBLIC INFORMATION & TECHNOLO	151,944.47	151,944.47	216,523.00	64,578.53	70.2
HUMAN RESOURCES	88,265.92	88,265.92	132,399.00	44,133.08	66.7
GENERAL GOV'T & BLDGS (CITY HA	7,983.55	7,983.55	7,100.00	(883.55)	112.4
TRANSFERS OUT	522,645.34	522,645.34	1,001,368.00	478,722.66	52.2
NON-PROGRAM GENERAL REVENUE	671,670.32	671,670.32	380,500.00	(291,170.32)	176.5
 TOTAL FUND REVENUE	 2,368,256.94	 2,368,256.94	 3,023,215.00	 654,958.06	 78.3
<u>EXPENDITURES</u>					
COMMUNITY DEVELOPMENT	448,391.49	448,391.49	943,451.00	495,059.51	47.5
BRUSH FACILITY/CITY CLEAN UP	17,585.03	17,585.03	90,272.00	72,686.97	19.5
COMMUNITY BETTERMENT	139,923.69	139,923.69	191,500.00	51,576.31	73.1
ECONOMIC DEVELOPMENT	78,518.24	78,518.24	133,000.00	54,481.76	59.0
MAYOR AND COUNCIL	32,563.88	32,563.88	33,046.00	482.12	98.5
CITY MANAGER	162,250.42	162,250.42	411,723.00	249,472.58	39.4
CLERK/FINANCE	309,285.75	309,285.75	517,992.00	208,706.25	59.7
PUBLIC INFORMATION & TECHNOLO	395,413.51	395,413.51	690,701.00	295,287.49	57.3
HUMAN RESOURCES	142,195.02	142,195.02	191,139.84	48,944.82	74.4
GENERAL GOV'T & BLDGS (CITY HA	310,806.91	310,806.91	423,862.10	113,055.19	73.3
TRANSFERS OUT	.00	.00	100,000.00	100,000.00	.0
NON-PROGRAM GENERAL REVENUE	.00	.00	50,000.00	50,000.00	.0
 TOTAL FUND EXPENDITURES	 2,036,933.94	 2,036,933.94	 3,776,686.94	 1,739,753.00	 53.9
 NET REVENUE OVER EXPENDITURES	 331,323.00	 331,323.00	 (753,471.94)	 (1,084,794.94)	 44.0

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

POLICE FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
POLICE	2,204,965.09	2,204,965.09	3,854,200.00	1,649,234.91	57.2
TOTAL FUND REVENUE	2,204,965.09	2,204,965.09	3,854,200.00	1,649,234.91	57.2
<u>EXPENDITURES</u>					
POLICE	2,596,922.44	2,596,922.44	4,553,533.08	1,956,610.64	57.0
K-9	6,001.16	6,001.16	5,575.00	(426.16)	107.6
DISPATCH/RADIO	.00	.00	80,000.00	80,000.00	.0
TOTAL FUND EXPENDITURES	2,602,923.60	2,602,923.60	4,639,108.08	2,036,184.48	56.1
NET REVENUE OVER EXPENDITURES	(397,958.51)	(397,958.51)	(784,908.08)	(386,949.57)	(50.7)

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

FIRE FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
FIRE	480,320.38	480,320.38	839,282.00	358,961.62	57.2
TOTAL FUND REVENUE	480,320.38	480,320.38	839,282.00	358,961.62	57.2
<u>EXPENDITURES</u>					
FIRE	795,728.10	795,728.10	987,436.00	191,707.90	80.6
CIVIL DEFENSE	1,345.00	1,345.00	300.00	(1,045.00)	448.3
TOTAL FUND EXPENDITURES	797,073.10	797,073.10	987,736.00	190,662.90	80.7
NET REVENUE OVER EXPENDITURES	(316,752.72)	(316,752.72)	(148,454.00)	168,298.72	(213.4)

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

AMBULANCE FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
AMBULANCE	1,382,103.28	1,382,103.28	2,293,014.00	910,910.72	60.3
TOTAL FUND REVENUE	1,382,103.28	1,382,103.28	2,293,014.00	910,910.72	60.3
<u>EXPENDITURES</u>					
AMBULANCE	1,661,476.54	1,661,476.54	2,358,655.00	697,178.46	70.4
TOTAL FUND EXPENDITURES	1,661,476.54	1,661,476.54	2,358,655.00	697,178.46	70.4
NET REVENUE OVER EXPENDITURES	(279,373.26)	(279,373.26)	(65,641.00)	213,732.26	(425.6)

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

LIBRARY FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
LIBRARY	458,188.92	458,188.92	883,165.00	424,976.08	51.9
TOTAL FUND REVENUE	458,188.92	458,188.92	883,165.00	424,976.08	51.9
<u>EXPENDITURES</u>					
LIBRARY	558,075.60	558,075.60	1,032,209.00	474,133.40	54.1
TOTAL FUND EXPENDITURES	558,075.60	558,075.60	1,032,209.00	474,133.40	54.1
NET REVENUE OVER EXPENDITURES	(99,886.68)	(99,886.68)	(149,044.00)	(49,157.32)	(67.0)

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

PARK & RECREATION FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
PARK & REC ADMINISTRATION	838,205.82	838,205.82	1,661,517.00	823,311.18	50.5
PARKS	98,535.05	98,535.05	181,969.00	83,433.95	54.2
TOTAL FUND REVENUE	936,740.87	936,740.87	1,843,486.00	906,745.13	50.8
<u>EXPENDITURES</u>					
PARK & REC ADMINISTRATION	551,303.95	551,303.95	923,583.64	372,279.69	59.7
PARKS	457,566.42	457,566.42	1,041,988.00	584,421.58	43.9
TOTAL FUND EXPENDITURES	1,008,870.37	1,008,870.37	1,965,571.64	956,701.27	51.3
NET REVENUE OVER EXPENDITURES	(72,129.50)	(72,129.50)	(122,085.64)	(49,956.14)	(59.1)

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

POOL (MEMORIAL) FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
POOL (MEMORIAL)	98,493.19	98,493.19	260,810.00	162,316.81	37.8
TOTAL FUND REVENUE	98,493.19	98,493.19	260,810.00	162,316.81	37.8
<u>EXPENDITURES</u>					
POOL (MEMORIAL)	199,616.26	199,616.26	283,192.00	83,575.74	70.5
TOTAL FUND EXPENDITURES	199,616.26	199,616.26	283,192.00	83,575.74	70.5
NET REVENUE OVER EXPENDITURES	(101,123.07)	(101,123.07)	(22,382.00)	78,741.07	(451.8)

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

FRANCHISE FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
DEPARTMENT 6500	109,206.60	109,206.60	300,000.00	190,793.40	36.4
TOTAL FUND REVENUE	109,206.60	109,206.60	300,000.00	190,793.40	36.4
<u>EXPENDITURES</u>					
TOTAL FUND EXPENDITURES	.00	.00	.00	.00	.0
NET REVENUE OVER EXPENDITURES	109,206.60	109,206.60	300,000.00	190,793.40	36.4

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

ROAD USE TAX FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
STREETS	1,494,340.76	1,494,340.76	2,167,700.00	673,359.24	68.9
TOTAL FUND REVENUE	1,494,340.76	1,494,340.76	2,167,700.00	673,359.24	68.9
<u>EXPENDITURES</u>					
STREETS	1,012,611.67	1,012,611.67	2,605,384.00	1,592,772.33	38.9
DEPARTMENT 2300	102,048.60	102,048.60	240,000.00	137,951.40	42.5
SNOW REMOVAL/ICE CONTROL	67,792.09	67,792.09	135,514.00	67,721.91	50.0
STREET CLEANING/SWEEPING	23,478.43	23,478.43	47,000.00	23,521.57	50.0
TOTAL FUND EXPENDITURES	1,205,930.79	1,205,930.79	3,027,898.00	1,821,967.21	39.8
NET REVENUE OVER EXPENDITURES	288,409.97	288,409.97	(860,198.00)	(1,148,607.97)	33.5

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

TRUST & AGENCY FUND (EMP BEN)

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TRANSFERS OUT	1,470,940.41	1,470,940.41	2,765,173.00	1,294,232.59	53.2
TOTAL FUND REVENUE	1,470,940.41	1,470,940.41	2,765,173.00	1,294,232.59	53.2
<u>EXPENDITURES</u>					
TRANSFERS OUT	1,423,342.20	1,423,342.20	2,760,590.00	1,337,247.80	51.6
TOTAL FUND EXPENDITURES	1,423,342.20	1,423,342.20	2,760,590.00	1,337,247.80	51.6
NET REVENUE OVER EXPENDITURES	47,598.21	47,598.21	4,583.00	(43,015.21)	1038.6

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

YMCA MAINTENANCE OBLIGATIONS

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
DEPARTMENT 6500	.00	.00	60,000.00	60,000.00	.0
TOTAL FUND REVENUE	.00	.00	60,000.00	60,000.00	.0
<u>EXPENDITURES</u>					
DEPARTMENT 6150	.00	.00	50,000.00	50,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	50,000.00	50,000.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	10,000.00	10,000.00	.0

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

LOCAL OPTION SALES TAX

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
DEPARTMENT 7500	1,597,746.48	1,597,746.48	2,500,000.00	902,253.52	63.9
TOTAL FUND REVENUE	1,597,746.48	1,597,746.48	2,500,000.00	902,253.52	63.9
<u>EXPENDITURES</u>					
DEPARTMENT 7500	.00	.00	2,500,000.00	2,500,000.00	.0
TOTAL FUND EXPENDITURES	.00	.00	2,500,000.00	2,500,000.00	.0
NET REVENUE OVER EXPENDITURES	1,597,746.48	1,597,746.48	.00	(1,597,746.48)	.0

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

TIF--DOWNTOWN FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
ECONOMIC DEVELOPMENT	1,297,348.58	1,297,348.58	1,600,000.00	302,651.42	81.1
TOTAL FUND REVENUE	1,297,348.58	1,297,348.58	1,600,000.00	302,651.42	81.1
<u>EXPENDITURES</u>					
ECONOMIC DEVELOPMENT	45,000.00	45,000.00	1,660,183.00	1,615,183.00	2.7
TOTAL FUND EXPENDITURES	45,000.00	45,000.00	1,660,183.00	1,615,183.00	2.7
NET REVENUE OVER EXPENDITURES	1,252,348.58	1,252,348.58	(60,183.00)	(1,312,531.58)	2080.9

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

LIBRARY SPECIAL REVENUE FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
LIBRARY SPECIAL REVENUE	27,793.40	27,793.40	70,000.00	42,206.60	39.7
TOTAL FUND REVENUE	27,793.40	27,793.40	70,000.00	42,206.60	39.7
<u>EXPENDITURES</u>					
LIBRARY SPECIAL REVENUE	14,228.68	14,228.68	70,000.00	55,771.32	20.3
TOTAL FUND EXPENDITURES	14,228.68	14,228.68	70,000.00	55,771.32	20.3
NET REVENUE OVER EXPENDITURES	13,564.72	13,564.72	.00	(13,564.72)	.0

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

PARK & REC SPECIAL REV FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
P&R SR--KEY CARD	785.00	785.00	.00	(785.00)	.0
TOTAL FUND REVENUE	785.00	785.00	.00	(785.00)	.0
<u>EXPENDITURES</u>					
P&R SR--KEY CARD	17,392.35	17,392.35	.00	(17,392.35)	.0
P&R SR--TREE COMMITTEE	2,668.00	2,668.00	.00	(2,668.00)	.0
TOTAL FUND EXPENDITURES	20,060.35	20,060.35	.00	(20,060.35)	.0
NET REVENUE OVER EXPENDITURES	(19,275.35)	(19,275.35)	.00	19,275.35	.0

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

DOWNTOWN REVOLVING LOAN FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TOTAL FUND REVENUE					
<u>EXPENDITURES</u>					
ECONOMIC DEVELOPMENT	9,100.00	9,100.00	.00	(9,100.00)	.0
TOTAL FUND EXPENDITURES	9,100.00	9,100.00	.00	(9,100.00)	.0
NET REVENUE OVER EXPENDITURES	(9,100.00)	(9,100.00)	.00	9,100.00	.0

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

DOWNTOWN BIZ INCENTIVE PROGRAM

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
ECONOMIC DEVELOPMENT	7,649.02	7,649.02	10,000.00	2,350.98	76.5
TOTAL FUND REVENUE	7,649.02	7,649.02	10,000.00	2,350.98	76.5
<u>EXPENDITURES</u>					
ECONOMIC DEVELOPMENT	85,799.51	85,799.51	126,000.00	40,200.49	68.1
TOTAL FUND EXPENDITURES	85,799.51	85,799.51	126,000.00	40,200.49	68.1
NET REVENUE OVER EXPENDITURES	(78,150.49)	(78,150.49)	(116,000.00)	(37,849.51)	(67.4)

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

POLICE FORFEITURE FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TOTAL FUND REVENUE					
<u>EXPENDITURES</u>					
POLICE FORFEITURE	5,173.07	5,173.07	5,173.07	.00	100.0
TOTAL FUND EXPENDITURES	5,173.07	5,173.07	5,173.07	.00	100.0
NET REVENUE OVER EXPENDITURES	(5,173.07)	(5,173.07)	(5,173.07)	.00	(100.0)

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

VEHICLE RESERVE FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
VEHICLE RESERVE	.00	.00	1,220,374.00	1,220,374.00	.0
TOTAL FUND REVENUE	.00	.00	1,220,374.00	1,220,374.00	.0
<u>EXPENDITURES</u>					
DEPARTMENT 1100	.00	.00	237,310.00	237,310.00	.0
DEPARTMENT 1500	.00	.00	715,000.00	715,000.00	.0
VEHICLE RESERVE	.00	.00	1,157,905.00	1,157,905.00	.0
TOTAL FUND EXPENDITURES	.00	.00	2,110,215.00	2,110,215.00	.0
NET REVENUE OVER EXPENDITURES	.00	.00	(889,841.00)	(889,841.00)	.0

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

DEBT SERVICE FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
DEPARTMENT 2100	8,096.00	8,096.00	.00	(8,096.00)	.0
DEBT SERVICE	544,165.74	544,165.74	3,829,721.00	3,285,555.26	14.2
TOTAL FUND REVENUE	552,261.74	552,261.74	3,829,721.00	3,277,459.26	14.4
<u>EXPENDITURES</u>					
DEBT SERVICE	396,946.54	396,946.54	3,661,721.00	3,264,774.46	10.8
TOTAL FUND EXPENDITURES	396,946.54	396,946.54	3,661,721.00	3,264,774.46	10.8
NET REVENUE OVER EXPENDITURES	155,315.20	155,315.20	168,000.00	12,684.80	92.5

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
DEPARTMENT 7500	3,630.00	3,630.00	328,000.00	324,370.00	1.1
TOTAL FUND REVENUE	3,630.00	3,630.00	328,000.00	324,370.00	1.1
<u>EXPENDITURES</u>					
DEPARTMENT 4100	77,666.65	77,666.65	161,000.00	83,333.35	48.2
DEPARTMENT 4300	94,430.02	94,430.02	439,000.00	344,569.98	21.5
DEPARTMENT 4500	.00	.00	25,000.00	25,000.00	.0
TOTAL FUND EXPENDITURES	172,096.67	172,096.67	625,000.00	452,903.33	27.5
NET REVENUE OVER EXPENDITURES	(168,466.67)	(168,466.67)	(297,000.00)	(128,533.33)	(56.7)

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

STREET CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
CP--STREETS	1,883.00	1,883.00	600,000.00	598,117.00	.3
TOTAL FUND REVENUE	1,883.00	1,883.00	600,000.00	598,117.00	.3
<u>EXPENDITURES</u>					
CP--STREETS	402,976.87	402,976.87	160,000.00	(242,976.87)	251.9
TOTAL FUND EXPENDITURES	402,976.87	402,976.87	160,000.00	(242,976.87)	251.9
NET REVENUE OVER EXPENDITURES	(401,093.87)	(401,093.87)	440,000.00	841,093.87	(91.2)

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

SQUARE STREETSCAPE PROJECT

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
CP--SQUARE STREET SCAPE	243,986.16	243,986.16	564,500.00	320,513.84	43.2
TOTAL FUND REVENUE	243,986.16	243,986.16	564,500.00	320,513.84	43.2
<u>EXPENDITURES</u>					
CP--SQUARE STREET SCAPE	942,504.77	942,504.77	1,506,900.00	564,395.23	62.6
TOTAL FUND EXPENDITURES	942,504.77	942,504.77	1,506,900.00	564,395.23	62.6
NET REVENUE OVER EXPENDITURES	(698,518.61)	(698,518.61)	(942,400.00)	(243,881.39)	(74.1)

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

HILLCREST AVENUE

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
DEPARTMENT 7500	1,671,694.05	1,671,694.05	1,900,000.00	228,305.95	88.0
TOTAL FUND REVENUE	1,671,694.05	1,671,694.05	1,900,000.00	228,305.95	88.0
<u>EXPENDITURES</u>					
DEPARTMENT 7500	1,786,044.97	1,786,044.97	3,358,200.00	1,572,155.03	53.2
TOTAL FUND EXPENDITURES	1,786,044.97	1,786,044.97	3,358,200.00	1,572,155.03	53.2
NET REVENUE OVER EXPENDITURES	(114,350.92)	(114,350.92)	(1,458,200.00)	(1,343,849.08)	(7.8)

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

SOUTH K STREET

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TOTAL FUND REVENUE					
<u>EXPENDITURES</u>					
DEPARTMENT 7500	128,933.39	128,933.39	1,364,000.00	1,235,066.61	9.5
TOTAL FUND EXPENDITURES	128,933.39	128,933.39	1,364,000.00	1,235,066.61	9.5
NET REVENUE OVER EXPENDITURES	(128,933.39)	(128,933.39)	(1,364,000.00)	(1,235,066.61)	(9.5)

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

REAL PROPERTY IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
TOTAL FUND REVENUE					
<u>EXPENDITURES</u>					
CP--ECONOMIC DEVELOPMENT	3,330.90	3,330.90	.00	(3,330.90)	.0
TOTAL FUND EXPENDITURES	3,330.90	3,330.90	.00	(3,330.90)	.0
NET REVENUE OVER EXPENDITURES	(3,330.90)	(3,330.90)	.00	3,330.90	.0

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

INDUSTRIAL PARK INFRASTRUCTURE

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
DEPARTMENT 7500	9,770.40	9,770.40	.00	(9,770.40)	.0
TOTAL FUND REVENUE	9,770.40	9,770.40	.00	(9,770.40)	.0
<u>EXPENDITURES</u>					
DEPARTMENT 7500	802,457.36	802,457.36	571,287.00	(231,170.36)	140.5
TOTAL FUND EXPENDITURES	802,457.36	802,457.36	571,287.00	(231,170.36)	140.5
NET REVENUE OVER EXPENDITURES	(792,686.96)	(792,686.96)	(571,287.00)	221,399.96	(138.8)

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
SEWER	1,500,531.62	1,500,531.62	2,250,000.00	749,468.38	66.7
TOTAL FUND REVENUE	1,500,531.62	1,500,531.62	2,250,000.00	749,468.38	66.7
<u>EXPENDITURES</u>					
SEWER	1,058,565.99	1,058,565.99	1,738,905.00	680,339.01	60.9
SEWER COLLECTION/DISTRIBUTION	85,380.99	85,380.99	307,350.00	221,969.01	27.8
SEWER PLANT	235,976.83	235,976.83	795,184.00	559,207.17	29.7
TOTAL FUND EXPENDITURES	1,379,923.81	1,379,923.81	2,841,439.00	1,461,515.19	48.6
NET REVENUE OVER EXPENDITURES	120,607.81	120,607.81	(591,439.00)	(712,046.81)	20.4

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

STORMWATER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
STORMWATER	468,279.78	468,279.78	650,000.00	181,720.22	72.0
TOTAL FUND REVENUE	468,279.78	468,279.78	650,000.00	181,720.22	72.0
<u>EXPENDITURES</u>					
STORMWATER	78,866.29	78,866.29	821,000.00	742,133.71	9.6
TOTAL FUND EXPENDITURES	78,866.29	78,866.29	821,000.00	742,133.71	9.6
NET REVENUE OVER EXPENDITURES	389,413.49	389,413.49	(171,000.00)	(560,413.49)	227.7

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

RECYCLING FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
RECYCLING	244,174.86	244,174.86	350,000.00	105,825.14	69.8
TOTAL FUND REVENUE	244,174.86	244,174.86	350,000.00	105,825.14	69.8
<u>EXPENDITURES</u>					
RECYCLING	235,587.37	235,587.37	348,200.00	112,612.63	67.7
TOTAL FUND EXPENDITURES	235,587.37	235,587.37	348,200.00	112,612.63	67.7
NET REVENUE OVER EXPENDITURES	8,587.49	8,587.49	1,800.00	(6,787.49)	477.1

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

WELLNESS CAMPUS FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
DEPARTMENT 8700	611,387.33	611,387.33	1,185,751.00	574,363.67	51.6
TOTAL FUND REVENUE	611,387.33	611,387.33	1,185,751.00	574,363.67	51.6
<u>EXPENDITURES</u>					
DEPARTMENT 8700	653,247.02	653,247.02	1,170,948.00	517,700.98	55.8
TOTAL FUND EXPENDITURES	653,247.02	653,247.02	1,170,948.00	517,700.98	55.8
NET REVENUE OVER EXPENDITURES	(41,859.69)	(41,859.69)	14,803.00	56,662.69	(282.8)

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

WELLNESS CAMPUS CAPTIAL

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
DEPARTMENT 8700	10,000.00	10,000.00	.00	(10,000.00)	.0
TOTAL FUND REVENUE	10,000.00	10,000.00	.00	(10,000.00)	.0
<u>EXPENDITURES</u>					
DEPARTMENT 8700	28,244.53	28,244.53	.00	(28,244.53)	.0
TOTAL FUND EXPENDITURES	28,244.53	28,244.53	.00	(28,244.53)	.0
NET REVENUE OVER EXPENDITURES	(18,244.53)	(18,244.53)	.00	18,244.53	.0

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

SEWER CAPITAL PROJECTS FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
SEWER CAPITAL PROJECTS	3,406,087.44	3,406,087.44	5,435,500.00	2,029,412.56	62.7
TOTAL FUND REVENUE	3,406,087.44	3,406,087.44	5,435,500.00	2,029,412.56	62.7
<u>EXPENDITURES</u>					
SEWER CAPITAL PROJECTS	1,691,395.62	1,691,395.62	5,977,403.00	4,286,007.38	28.3
TOTAL FUND EXPENDITURES	1,691,395.62	1,691,395.62	5,977,403.00	4,286,007.38	28.3
NET REVENUE OVER EXPENDITURES	1,714,691.82	1,714,691.82	(541,903.00)	(2,256,594.82)	316.4

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

WWTP FACILITY CONSTRUCTION

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
DEPARTMENT 8300	146,899.40	146,899.40	267,920.00	121,020.60	54.8
TOTAL FUND REVENUE	146,899.40	146,899.40	267,920.00	121,020.60	54.8
<u>EXPENDITURES</u>					
DEPARTMENT 8300	363,224.35	363,224.35	2,000,000.00	1,636,775.65	18.2
TOTAL FUND EXPENDITURES	363,224.35	363,224.35	2,000,000.00	1,636,775.65	18.2
NET REVENUE OVER EXPENDITURES	(216,324.95)	(216,324.95)	(1,732,080.00)	(1,515,755.05)	(12.5)

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

SEWER REVENUE BONDS FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
SEWER REVENUE BONDS	.00	.00	2,458,403.00	2,458,403.00	.0
TOTAL FUND REVENUE	.00	.00	2,458,403.00	2,458,403.00	.0
<u>EXPENDITURES</u>					
SEWER REVENUE BONDS	45,768.34	45,768.34	103,694.00	57,925.66	44.1
2009 SRF REVENUE BOND	52,001.25	52,001.25	352,003.00	300,001.75	14.8
2013 SRF REVENUE BOND	14,463.75	14,463.75	179,928.00	165,464.25	8.0
DEPARTMENT 8303	15,206.40	15,206.40	179,412.00	164,205.60	8.5
DEPARTMENT 8304	178,293.76	178,293.76	867,150.00	688,856.24	20.6
DEPARTMENT 8305	205,108.75	205,108.75	776,218.00	571,109.25	26.4
TOTAL FUND EXPENDITURES	510,842.25	510,842.25	2,458,405.00	1,947,562.75	20.8
NET REVENUE OVER EXPENDITURES	(510,842.25)	(510,842.25)	(2.00)	510,840.25	(25542

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

HEALTH INSURANCE FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
INTERNAL SERVICE	998,674.06	998,674.06	1,990,000.00	991,325.94	50.2
TOTAL FUND REVENUE	998,674.06	998,674.06	1,990,000.00	991,325.94	50.2
<u>EXPENDITURES</u>					
INTERNAL SERVICE	1,055,185.73	1,055,185.73	1,313,000.00	257,814.27	80.4
DEPARTMENT 9302	3,196.58	3,196.58	.00	(3,196.58)	.0
TOTAL FUND EXPENDITURES	1,058,382.31	1,058,382.31	1,313,000.00	254,617.69	80.6
NET REVENUE OVER EXPENDITURES	(59,708.25)	(59,708.25)	677,000.00	736,708.25	(8.8)

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

HRA FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
HRA	483.41	483.41	.00	(483.41)	.0
TOTAL FUND REVENUE	483.41	483.41	.00	(483.41)	.0
<u>EXPENDITURES</u>					
INTERNAL SERVICE	5,607.71	5,607.71	.00	(5,607.71)	.0
TOTAL FUND EXPENDITURES	5,607.71	5,607.71	.00	(5,607.71)	.0
NET REVENUE OVER EXPENDITURES	(5,124.30)	(5,124.30)	.00	5,124.30	.0

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

FLEX/STD FUND

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
DEPARTMENT 9300	2,365.29	2,365.29	6,000.00	3,634.71	39.4
TOTAL FUND REVENUE	2,365.29	2,365.29	6,000.00	3,634.71	39.4
<u>EXPENDITURES</u>					
DEPARTMENT 9300	2,477.49	2,477.49	6,000.00	3,522.51	41.3
TOTAL FUND EXPENDITURES	2,477.49	2,477.49	6,000.00	3,522.51	41.3
NET REVENUE OVER EXPENDITURES	(112.20)	(112.20)	.00	112.20	.0

CITY OF INDIANOLA IA
FUND SUMMARY
FOR THE 8 MONTHS ENDING FEBRUARY 29, 2024

VEHICLE AND EQUIPMENT

	PERIOD ACTUAL	YTD ACTUAL	AMENDED BUDGET	VARIANCE	PCNT
<u>REVENUE</u>					
DEPARTMENT 9300	2,173.07	2,173.07	.00	(2,173.07)	.0
TOTAL FUND REVENUE	2,173.07	2,173.07	.00	(2,173.07)	.0
<u>EXPENDITURES</u>					
DEPARTMENT 9300	195,002.47	195,002.47	.00	(195,002.47)	.0
TOTAL FUND EXPENDITURES	195,002.47	195,002.47	.00	(195,002.47)	.0
NET REVENUE OVER EXPENDITURES	(192,829.40)	(192,829.40)	.00	192,829.40	.0



MEMORANDUM

To: Mayor and City Council
From: Greg Chia, Fire Chief
Date: April 15, 2024
Subject: Discussion and direction regarding automatic sprinkler systems in Group S (storage) occupancies.

Introduction:

Background: The project developer, (Peter Corkrean, Corkrean Construction), has asked that the city amend the International Fire Code 2018 (which the City of Indianola has adopted) to meet the International Fire Code 2021 requirements. This meets the developers need to omit installing sprinklers. Council, as you read the attachments, please be advised the developer has been offered alternatives to applying sprinklers to this project. You will see the developer has pointed out that the code has dropped off #5 for occupancy S1 classification. The code requirement in question has just been moved to another part of the fire code document.

I have never been in favor of any acceptance of the code and the few times it has occurred was because a utility deficiency was identified that would not meet the operational properties of sprinklers. The acceptance I speak of has only occurred a couple of times since my tenure as fire chief. Given the alternatives and the safety issues that come with unregulated types of products being stored at these types of facilities, I am requesting sprinklers be installed or one of the outlined alternatives from Mr. Little's original response April 4, 2024.

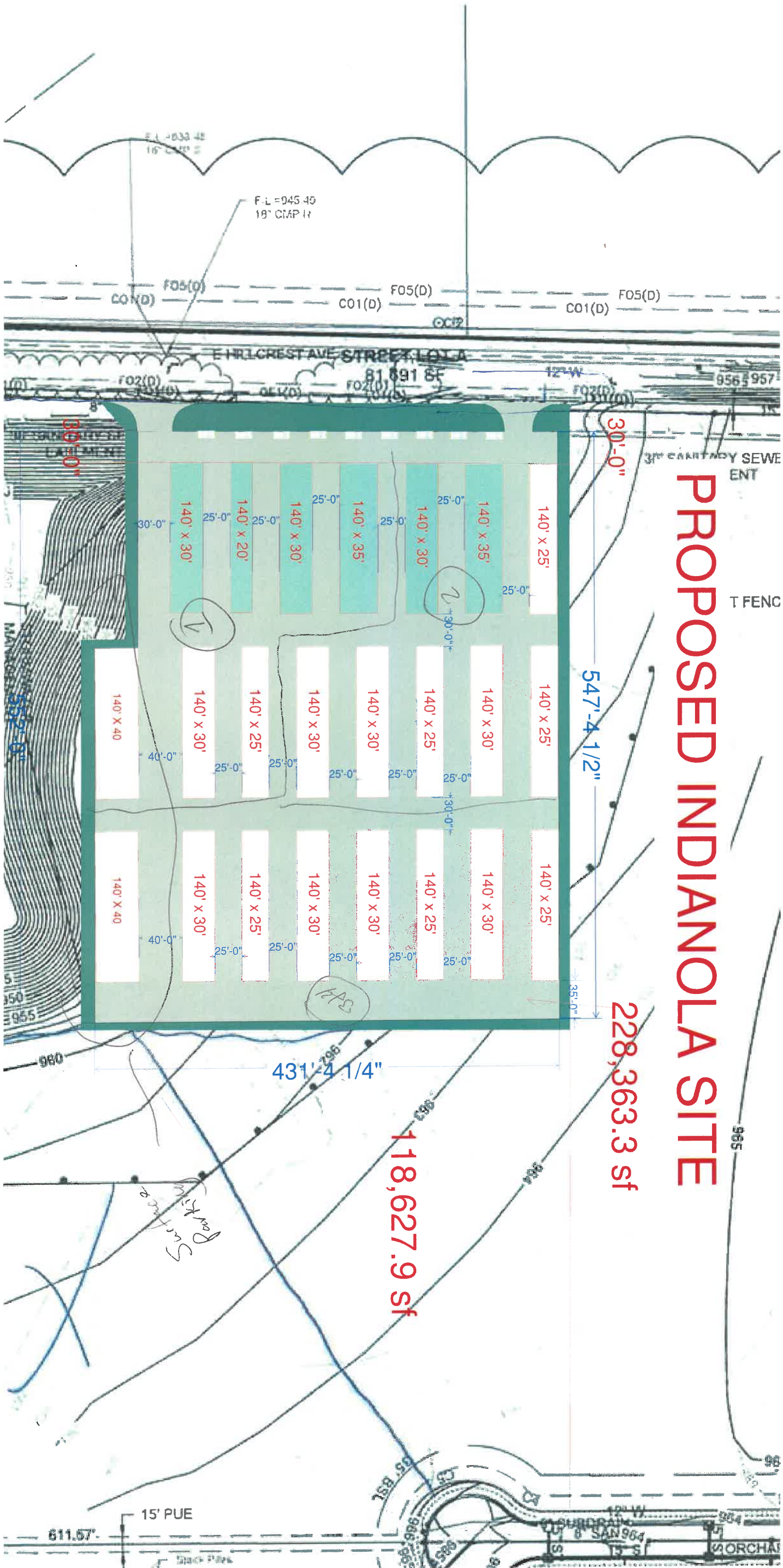
Discussion:

Budget Impact:

Recommendation:

Attachments:

1. Storage Concept
2. 1529_001
3. 1531_001
4. 1532_001
5. 1534_001
6. 1541_001



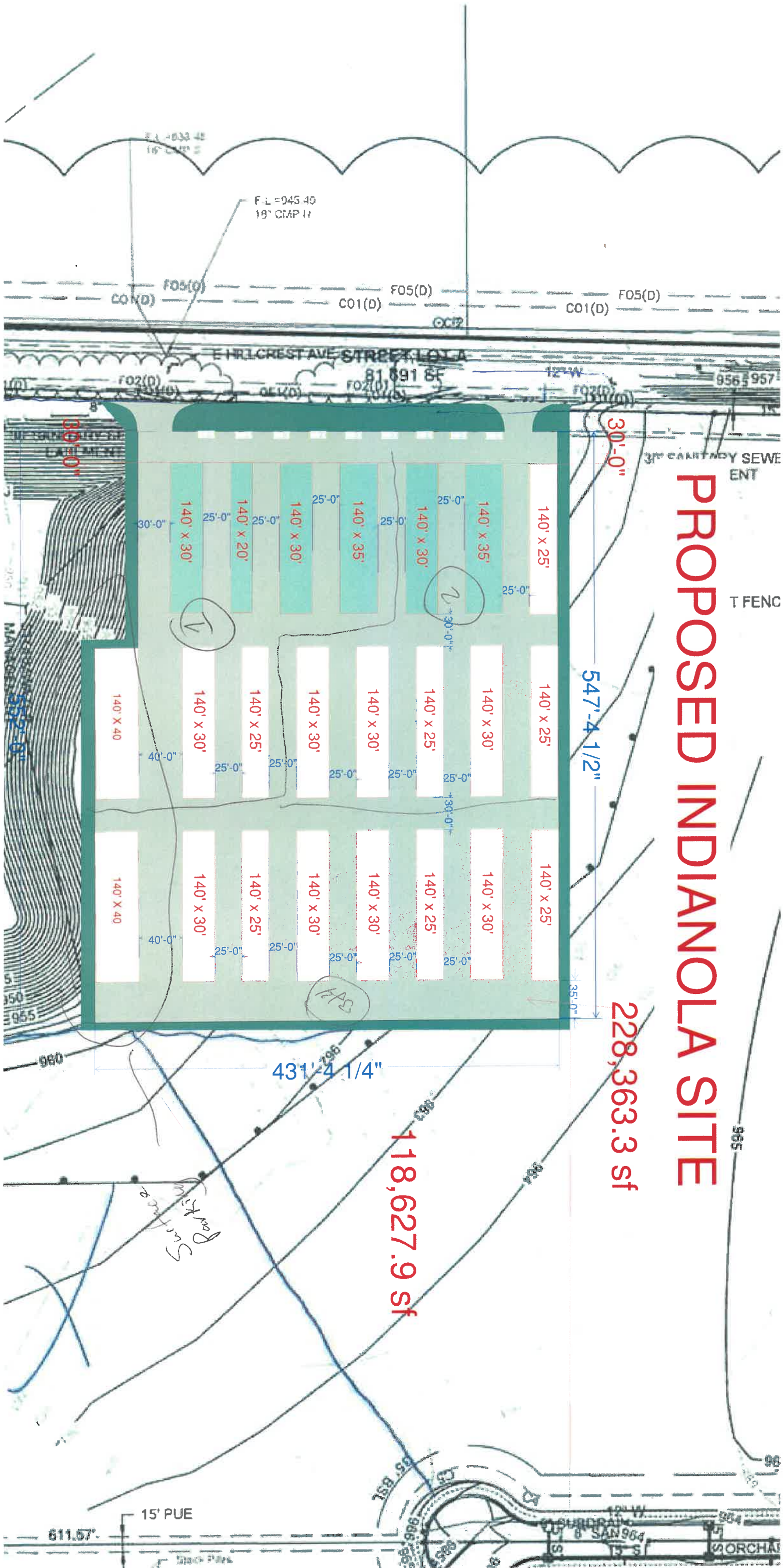
PROPOSED INDIANOLA SITE

228,363.3 sf

118,627.9 sf

431'-4 1/4"

547'-4 1/2"





March 26, 2024

Indianola City Council
110 North 1st Street
Indianola, IA 50125

Members of the Indianola City Council,

We are currently working on a proposed project along E Hillcrest Ave for a self-storage facility. We have run into an issue w/ the Fire Code that Indianola has adopted. The 2018 IBC code limits the design of our project that we would like to do. However, the 2021 IBC Fire Code removes the item that we are struggling with. Below are the IBC Codes explaining our issues and the changes that were made:

- **IFC 2018** (attached) - Indianola has adopted this code. Rule 903.2.9 Group S-1
 - #5 - A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 sq ft
- **IFC 2021** (attached) - New Code
 - #5 - Completely removed.
- **IFC 2021 Rule 903.2.9.4** (attached) - goes into the explanation of the removal of #5
 - **Exception: Self-service storage facilities not greater than one story above grade plane where all storage spaces can be accessed directly from the exterior**

The project that we are planning for Indianola does not have large buildings, likely 4,000 to 5,000 sq ft. Our facility will meet the requirements of IFC 2021 Rule 903.2.9.4 code but not IFC 2018. We don't feel like we are trying to do an harmful project.

Safety is a concern:

- No one will be living in these building and all of our tenants will be required to have insurance on the belongings.
- I would also assume that if there were to be a fire, all firefighters would be putting the fire out from outside the building.
- To my knowledge, all of Indianola's self facilities fall into 2021 code and not 2018 code

- There is a chance a sprinkler system malfunction will cause more damage to tenant's belongings.

With the current design that we are planning to propose, I don't see why there would be a need for having a sprinkler system. Other cities have not had an issue with our projects due to fire code. This is the first time we have run into the fire code being an issue with our facility design. We hope there is a way to find a acceptable solution so that we can move forward with planning our project.

We are requesting the City Council to allow for our project to move forward with 2021 IBC Fire Code

Thank you,

Titan Storage

65 JEFFERSON WINTERSET, IA 50273 515-988-9613 TITANSTORAGEIOWA@GMAIL.COM

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2018 International Building Code (IBC)

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> Section 907 Fire Alarm and Detection Systems

> Section 908 Emergency Alarm Systems

> Section 909 Smoke Control Systems

Codes / I-Codes / 2018 International Building Code (IBC)

Chapter 9 Fire Protection and Life Safety Systems

An automatic sprinkler system installed in accordance with Section 903.3.1.3 shall be permitted in care facilities with five or fewer individuals in a single-family dwelling.

[F] 903.2.9 Group S-1.

An automatic sprinkler system shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 fire area exceeds 12,000 square feet (1115 m²).
2. A Group S-1 fire area is located more than three stories above grade plane.
3. The combined area of all Group S-1 fire areas on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group S-1 fire area used for the storage of commercial motor vehicles where the fire area exceeds 5,000 square feet (464 m²).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

Premium Code Insights : Code Interpretations

[F] 903.2.9.1 Repair garages.

An automatic sprinkler system shall be provided throughout all buildings used as repair garages in accordance with Section 406, as shown:

1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding

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Chapter 9 Fire Protection and Life Safety Systems

a single-family dwelling.

[F] 903.2.9 Group S-1. ☐

An *automatic sprinkler system* shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group S-1 *fire area* is located more than three stories above *grade plane*.
3. The combined area of all Group S-1 *fire areas* on all floors, including any *mezzanines*, exceeds 24,000 square feet (2230 m²).
4. A Group S-1 *fire area* used for the storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).

→ Removed #5

Premium Code Insights : Key Changes Study Topics

[F] 903.2.9.1 Repair garages.

An *automatic sprinkler system* shall be provided throughout all buildings used as *repair garages* in accordance with Section 406, as shown:

1. Buildings having two or more stories above grade plane, including basements, with a fire area containing a repair garage exceeding 10,000 square feet (929 m²)

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2021 IN...

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Section 909 Smoke Control Systems

Codes / I-Codes / 2021 International Building Code (IBC)

Chapter 9 Fire Protection and Life Safety Systems

An *automatic sprinkler system* shall be provided throughout a Group S-1 *fire area* used for the bulk storage of distilled spirits or wine.

Premium Code Insights : Key Changes

[F] 903.2.9.4 Group S-1 upholstered furniture and mattresses.

An *automatic sprinkler system* shall be provided throughout a Group S-1 *fire area* where the area used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

Exception: Self-service storage facilities not greater than one story above grade plane where all storage spaces can be accessed directly from the exterior.

[F] 903.2.10 Group S-2 parking garages.

An *automatic sprinkler system* shall be provided throughout buildings classified as parking garages where any of the following conditions exists:

1. Where the fire area of the enclosed parking garage in accordance with Section 406.6 exceeds 12,000 square feet (1115 m²).

2. Where the enclosed parking garage in accordance with Section 406.6 is located beneath other groups.

Exception: Enclosed parking garages located beneath Group R-3 occupancies.

3. Where the *fire area of the open parking garage* in accordance with Section 406.5 exceeds 48,000 square feet (4460 m²).

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Greg Chia

From: Tim Little
Sent: Thursday, April 4, 2024 3:41 PM
To: Greg Chia
Subject: FW: mini storage project

Follow Up Flag: Follow up
Flag Status: Flagged

Respectfully,

Tim Little

Building Official
110 N. 1st Street
Indianola, IA 50125
O: 515.962.5278
C: 515.829.0122
tlittle@indianolaiowa.gov



From: Tim Little
Sent: Tuesday, March 5, 2024 4:21 PM
To: Doug Mandernach <DougM@cda-eng.com>; Emily Rizvic <erizvic@indianolaiowa.gov>; Charlie Dissell <cdissell@indianolaiowa.gov>
Cc: Ted Neller <tneller@indianolaiowa.gov>; Greg Chia <gchia@indianolaiowa.gov>
Subject: RE: mini storage project

Doug, answers in Red.

Assuming Construction Type-IIB:

1. Any chance the fire code could be revised to allow the buildings we show without sprinklers?
No. A revision to Fire and Building code to allow the buildings as shown on the plans would be less stringent than what the code permits as the bare minimum requirement (2,500SF). Building size as proposed on the plans range anywhere from 2,800SF – 5,600SF.
2. Can fire walls be constructed to have smaller areas within an overall larger building footprint?
Yes. However, there could be significantly more fire walls protecting smaller areas within a larger building footprint as opposed to a smaller building where only one or two fire walls are required. All dependent on square footage of course.
3. If the buildings are adjusted to meet fire code does the layout look acceptable in general?

The layout appears decent but fire hydrant location and spacing will need confirmed in addition to aisle access for fire apparatus. As far as zoning requirements, you will need to contact Emily Rizvic for all regulations pertaining to zoning.

I am sure you are aware of this but compliance with ADA accessibility is required for storage units.

Total Spaces in Facility	Minimum Number of Spaces Required to be Accessible
1 to 200	5 percent, but no fewer than 1
201 and over	10, plus 2 percent of total number of units over 200

Key points regarding self-storage facilities:

1. Code now classifies all self-storage as an S-1 occupancy.
 - a. This is due to the likelihood of units containing combustible materials such as upholstered furniture and mattresses and potentially flammable liquids.
2. An automatic sprinkler system is required in all S-1 occupancies with a fire area greater than 2,500SF.
 - a. This was reduced from the 12,000SF requirement from previous code years.
3. Fire walls are still required even if the building is equipped with an automatic sprinkler system.
 - a. Individual buildings constructed over 2,500SF must be broken up into fire areas under 2,500SF.
 - i. Example: A 5,600SF building will contain two 2,500SF fire areas and one 600SF fire area.
 - b. Fire areas shall be separated by fire walls designed and constructed to allow collapse of the structure on either side without collapse of the wall under fire conditions.
4. Standing seam roof requires an R-5 thermal block.

There are only 3 ways around sprinkler requirements for a project like this,

1. Exemption.
 - a. An exemption can only be granted by the Building Official or Fire Chief for reasons such as an undersized water main and the inability to supply adequate pressure under demand OR where there is practical difficulties involved in carrying out the provisions of the IBC, the Building Official shall have the authority to grant modifications for individual cases upon application of the owner or owners authorized agent, provided that the Building Official shall first find that special individual reason makes the strict letter of this code impractical, the modification is in compliance with the intent and purpose of this code and does not lessen health, accessibility, life and fire safety or structural requirements. **(IBC 104.10 Modifications)**.
 - b. Modifications will be in the form of alternative materials, design and methods of construction and equipment not specifically prescribed by the IBC and shall be approved by research reports and tests performed by an approved agency. **(IBC 104.11 Alternative materials, design and methods of construction and equipment | IBC 104.11.1 Research reports | IBC 104.11.2 Tests)**.
2. Passive fire protection (Modification).
 - a. This approach is extremely stringent as it requires heavily detailed construction elements and documentation showing fire test results or other substantiating data acceptable to the Building Official. This option will require each building be divided into individual fire areas under 1,000SF.
 - i. Example: 2,500SF building. Each storage unit is 250SF. Four units can be combined into one fire area but must be separated from all other fire areas by a fire wall with a minimum fire resistance rating of 2hrs, therefore, this building will contain two 1,000SF fire areas, one 500SF fire area and three 2hr fire walls. Due to the level of protection required for structural elements that cannot be achieved by gypsum over steel studs in type-II-B construction, additional layers of protection or a change in materials or construction type will be required.
3. Design each building under 2,500SF.
 - a. I would err on the side of caution by not trying to squeeze every last inch in building area and design each building to a max of 2,250 sqft.

- b. At least one fire wall is still required. Compliance with the fire resistance ratings of the construction type for an interior wall is not an exception to this requirement as the design professional will need to demonstrate all fire walls comply with **IBC 706.2 Structural stability** or **NFPA 22**.

I believe I've covered the key items pertaining to self-storage facilities but if there is anything else you need or have additional questions, please let me know! I'm happy to help!

Respectfully,

Tim Little

Building Official
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From: Doug Mandernach <DougM@cda-eng.com>
Sent: Monday, March 4, 2024 10:23 AM
To: Tim Little <tlittle@indianolaiowa.gov>; Emily Rizvic <erizvic@indianolaiowa.gov>; Charlie Dissell <cdissell@indianolaiowa.gov>
Subject: mini storage project

Some people who received this message don't often get email from dougmc@cda-eng.com. [Learn why this is important](#)

Hello,

I am working with Peter Corkrean on a proposed mini storage near the intersection of Hillcrest Avenue and N. 15th Street. Please see attached concept. I have a few general questions prior to scheduling a pre-app meeting. He may have already discussed this project with you. Peter mentioned fire sprinkling requirements for 2,500 SF buildings. We are proposing all metal Pella branded buildings.

1. Any chance the fire code could be revised to allow the buildings we show without sprinklers?
2. Can fire walls be constructed to have smaller areas within an overall larger building footprint?
3. If the buildings are adjusted to meet fire code does the layout look acceptable in general?
4. Can we do a plat of survey to create the parcel we need for the storage site or will it need to be plat?
5. Closest utility services?
6. Is there an adjacent site in process that we should coordinate into a single plat?

Pending response of fire questions related to sprinkler requirements I intend to adjust the layout then request a pre-app meeting.

Thanks

Doug Mandernach | *project manager*
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From: Charlie Dissell <cdissell@indianolaiowa.gov>
Sent: Tuesday, March 12, 2024 5:22 PM
To: Tim Little <tlittle@indianolaiowa.gov>; Greg Chia <gchia@indianolaiowa.gov>
Subject: FW: Fire Code for Self Storage Facility

Can you guys please review this information and let me know if it changes our requirement at all? I'm all about safety, but if we expect that this will change when we adopt 2024 codes, maybe we provide an option for Peter to ask the Council to consider a local amendment to add in this exception sooner?

Please respond to me, and I will respond to Peter.

Thanks!

Charlie E. Dissell, AICP
Deputy City Manager
Development and Operations
City of Indianola
110 North 1st Street
Indianola, Iowa 50125
O- (515) 962-5276
cdissell@indianolaiowa.gov

From: Peter Corkrean <petercorkrean@yahoo.com>
Sent: Tuesday, March 12, 2024 10:18 AM
To: Charlie Dissell <cdissell@indianolaiowa.gov>
Cc: Britt Sternquist <bsternquist@sternquistconstruction.com>; Doug Mandernach <doug@cdm-eng.com>
Subject: Fire Code for Self Storage Facility

You don't often get email from petercorkrean@yahoo.com. [Learn why this is important](#)

Good Morning Charlie,

Thank you for your time this morning on the phone. I've attached screen shots of the IBC Fire Code from 2018 and 2021. Our issue is the need for an automatic sprinkler to be provided throughout all the buildings containing a Group S-1.

IFC 2018 (attached) - Indianola has adopted this code. Rule 903.2.9 Group S-1

#5 - A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 sq ft

IFC 2021 (attached) - New Code

#5 - Completely removed.

IFC 2021 Rule 903.2.9.4 (attached) - goes into the explanation of the removal of #5

Exception: Self-service storage facilities not greater than one story above grade plane where all storage spaces can be accessed directly from the exterior

The project that we are planning for Indianola does not have large buildings, likely 4,000 to 5,000 sq ft. Our facility will meet the requirements of IFC 2021 Rule 903.2.9.4 code but not IFC 2018. We don't feel like we are trying to do an harmful project.

Safety is a concern:

- No one will be living in these building and all of our tenants will be required to have insurance on the belongings.
- I would also assume that if there were to be a fire, all firefighters would but putting the fire out from outside the building.
- There is a chance a sprinkler system malfunction will cause more damage to tenant's belongings.

With the current design that we are planning to propose, I don't see why there would be a need for having a sprinkler system. Other cities have not had an issue with our projects. This is the first that time we have run into the fire code being an issue with our facility design. We hope there is a way to find a acceptable solution so that we can move forward with planning our project.

Thank you,
Peter Corkrean

Corkrean Construction

65 Jefferson
Winterset, IA 50273
Cell: 515-988-9613

Greg Chia

From: Tim Little
Sent: Wednesday, March 13, 2024 9:50 AM
To: Charlie Dissell; Greg Chia
Cc: Ted Neller
Subject: RE: Fire Code for Self Storage Facility

I have looked at this code requirement extensively and likely dug deeper into this part of the IBC than anyone else and while I agree that we should make an amendment to the S-1 occupancy regarding the square footage threshold of sprinkler requirements for self-storage facilities containing upholstered furniture and mattresses, I do not agree with completely abolishing it.

Nearly all self-storage facilities are type II-B construction which means each building is constructed from noncombustible materials but those materials are unprotected. The structural frame of the building is made up of steel channel tubing and enclosed by thin steel paneling. Even though these materials are noncombustible, the gauge of steel used is vulnerable to collapse under the extreme heat that upholstered furniture and mattresses are capable of producing in a fire event.

The buildings they are proposing exceed the current 2,500SF threshold by more than half, on average, so they definitely are not small by any means. If a fire were to break out within one of these buildings, it can spread very fast and consume an entire building in a matter of minutes.

Because there is no way to regulate the items each tenant stores within self-storage facilities, the degree of hazard cannot be taken lightly, therefore, the 2018 IBC classifies self-storage as Moderate Hazard, Group S-1 which requires the installation of an automatic sprinkler system in all buildings over 2,500SF. There are no exceptions to this requirement within the 2018 IBC and since we are currently under 2018 I-codes, a local amendment to increase the square footage threshold cannot be made because it would be less stringent.

The only way we can allow self-storage buildings over 2,500SF to be constructed without an automatic sprinkler system is to adopt the 2021 IBC which will require us to go through the adoption process for all 2021 I-codes. As with most cities, and because of the time involved in the review of new codes and code amendments, our adoption cycle is every 6 years. Adopting 2024 is right around the corner, therefore, I don't think adopting 2021 is a great idea, mainly because it will feel monetarily motivated by an individual contractor.

But I digress!

When we begin the process of adopting 2024, however, Chief Chia, Ted Neller and myself will discuss an amendment to increase the 2,500SF threshold to a square footage were comfortable with but will likely include additional requirements that must be met with the increase.

Respectfully,

Tim Little

Building Official

Fire Prevention & Protection

Fires in Storage Unit Facilities Pose Risk of Victims

Tim Thompson recounts lessons learned from a series of fires in storage unit facilities, one with devastating consequences.

3.18.2024

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Georgetown (KY) firefighters operate at a 2021 fire in a storage unit. Photo: Georgetown Fire PIO.

By Tim Thompson

Fires in storage unit facilities have a high probability of having a potential victim each time that firefighters respond to these calls. In just a few short years, the Georgetown (KY) Fire Department has had three fires in this type of structure, two within just the last year. One accounted for a total loss of a row of storage units, and the other two impacted the adjoining units and the unit where the fire originated. One thing that all three of these fires had in common was that there were homeless people staying in the structure.

The first of these three fires were started by a **homeless** person using a propane heater to stay warm, which ultimately led to him getting severely burned and the destruction of his property and everyone else's in the row of units. The second was started by a homeless person who was burning a candle and left the unit to run an errand. This caused the total loss of her possessions and damage to adjoining units. The third fire was the one that bothers me, and I hope that our experience as a fire department can help you understand the true possibility of finding a body in a unit.

In my previous article, "**Protecting the Community Through Code Enforcement**," I discussed why homelessness is a real issue in our communities now. I spent many a night not being able to sleep as our department's fire marshal wondering if I had done everything power to eliminate unnecessary risks to the men and women who served our dep



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ridding Georgetown of dilapidated structures. As I had mentioned in that article, as we were **FIRE ENGINEERING** finding more and more of these problem properties, we consistently found that people were sleeping in these structures. Structures with holes in the floors, collapsed ceilings, and broken windows. All these factors could cause injury or aid in the rapid spread of fire.

As we took steps to minimize the risk of injury or death to our firefighters, and anyone who may have been staying in these structures to stay out of elements by **demolishing these buildings**, we started to see a new trend. The thought of sleeping in a storage unit never crossed my mind, and I count that as a blessing. I have never been in the situation where I had to think about where I was going to lay my head at night, and I empathize with anyone who lives that reality. My job as fire marshal and now as fire chief is to try think of the risks within our community. I feel that any community needs to incorporate the threat of homeless using storage units as refuge in the fire department's community risk reduction (CRR) programs.

After the first **storage unit fire**, I started to be proactive in trying to keep one of these fires from happening and taking someone's life. I started making rounds around these facilities to see if I could notice any signs of anyone staying. The most obvious was looking for extension cords running to the unit. We made our rounds to the different storage units in town and spoke with owners and management about homeless individuals using their businesses as a home. They assured us that they would keep an eye on the situation and advised us that their lease agreements specifically state that this was prohibited. As we know too well, rules are made for those who follow them, and keeping people from occupying these units takes more than having verbiage on a piece of paper. In fact, we found two instances where we had people residing in units that we had to remove with the help of the management of the properties involved and our local code enforcement.

The Fire and Its Aftermath

In reality, there is not much that can start a fire in a **storage unit complex**. Most of the time there is only a light in or outside of the building with wiring in heavy metal conduit. They are typically block or metal buildings, and only the contents are flammable. The mindset for tactics when I first started for fires in these buildings was to try to contain the fire to the unit of origin. That is still the goal, obviously, but thinking a person would be in the unit was not the first thought that came to mind. That was my thinking, however, when we got toned out for a structure fire on this past October around 1400 hours. As I was heading to the door and passed my administrative assistant, I told her: "I know someone has to be in there."

I was hoping I was wrong. The first engine company arrived and was working itself through the maze of the complex, looking for the unit of origin. Members broke the lock on the door and raised it, and they encountered not only the obvious smoke and fire, but also a large dog. It was hunkered down as low as it could get, trying to get any fresh air possible. The door was closed. The engine crew grabbed the dog by the collar and pulled him out. **Q** **Login** **Subscribe**

distance away from the fire. EMS started using the pet kits that we have and supplied
FIRE ENGINEERING med canine.



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To some this may seem obvious, and to some extent, it is, but the immediate response when the dog was pulled from the unit was from a seasoned battalion chief, who immediately initiated a search. If you have never had a storage unit fire, a search is harder than it would seem. In a 10 x10 unit, people cram enough to fill two units, especially when it is a homeless person who has no other place to store their possessions. Imagine a **hoarder house on steroids**.

Inside the unit, the smoke was heavy, even though the fire was mostly contained. There was not any place for the smoke to lift to until a few moments later when the truck company made a cut in the roof.

After working themselves to the rear of the unit, the **engine crew found a victim**. His possessions had started falling on him. The work it took to get this gentleman out of the unit was not easy. In fact, the initial engine company had to be relieved, and another crew went in to extricate and detangle the victim from the unit. Once the victim was removed, it was obvious that the individual had passed and there was not anything we could have done differently that could have saved him.

After the gentleman was pulled from the **storage unit** and a white sheet was placed over him, I was distressed beyond words. No matter how long you are in this profession, the sight of a burnt body is something that you truly never get used to. I had seen my share before this day, but it still is an image that will stay with you. I looked around the scene and saw the young firefighters who were there. As their adrenaline diminished, the reality of what they just dealt with hit home. We had two new recruits there that day who happened to be close and who bore witness to the events that unfolded as well. One recruit turned in his resignation the following day. I went around to each person there and asked them if they were okay. Like all firefighters, they responded with a "yes" or "I'm good." I continued over the next few weeks to ensure that they were indeed okay.



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If seeing my guys deal with another **traumatic event** wasn't enough to bring me down, I took **FIRE ENGINEERING**® I spent the last seven years as the fire marshal, cleaning up the community of unadapted and blighted structures. The intent was always to keep my firefighters, the community in general, and the homeless specifically, safe. I had worked with storage unit owners and diligently tried to avoid this very scenario from happening, yet here we were. I had the feeling this would happen one day, and even as I walked out the door of the firehouse to get in my SUV, I was certain that this unit was occupied, but I hoped that we wouldn't have a fatality.

We all take our jobs seriously, and we all tirelessly train to assist when the tone drops. Sometimes there is nothing we can do to change the outcome of the scene. If there was anything I would want to emphasize and pass on from the three **storage unit fires**, the two people we evicted from properties, and the one victim who perished, it's this: treat every storage unit fire as if there is a possible victim inside. I say and write this repeatedly, but if you think your community does not have a homelessness problem, you are mistaken. People are desperate, and that desperation is intensified as the weather gets cold. Don't think for a minute that you do not have individuals sleeping in storage units right now in your jurisdiction. We have hundreds of units in our community, and I am afraid to guess how many are still actively occupied by a homeless individual. All we can do is stay vigilant, work with the owners and managers of these properties, and prepare for a hoarder fire with **search** as we respond to these calls. I hope that you do not have to respond to one of these calls, but the likelihood that you will increase as our communities grow and people continue to try to find shelter and warmth from the elements.

TIM THOMPSON is a 19-year veteran of the Georgetown (KY) Fire Department. He has served in the rank of firefighter, captain, fire marshal, assistant chief of prevention, and chief. He is a member of the Kentucky Association of Fire Chiefs, where he is a district vice president and chairman of the Health and Safety Committee.

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TABLE 903.2.5.2
GROUP H-5 SPRINKLER DESIGN CRITERIA

LOCATION	OCCUPANCY HAZARD CLASSIFICATION
Fabrication areas	Ordinary Hazard Group 2
Service corridors	Ordinary Hazard Group 2
Storage rooms without dispensing	Ordinary Hazard Group 2
Storage rooms with dispensing	Extra Hazard Group 2
Corridors	Ordinary Hazard Group 2

903.2.5.3 Pyroxylin plastics. An *automatic sprinkler system* shall be provided in buildings, or portions thereof, where cellulose nitrate film or pyroxylin plastics are manufactured, stored or handled in quantities exceeding 100 pounds (45 kg).

903.2.6 Group I. An *automatic sprinkler system* shall be provided throughout buildings with a Group I *fire area*.

Exceptions:

1. An *automatic sprinkler system* installed in accordance with Section 903.3.1.2 shall be permitted in Group I-1, Condition 1 facilities.
2. An *automatic sprinkler system* is not required where Group I-4 day care facilities are at the *level of exit discharge* and where every room where care is provided has not fewer than one exterior *exit door*.
3. In buildings where Group I-4 day care is provided on levels other than the *level of exit discharge*, an *automatic sprinkler system* in accordance with Section 903.3.1.1 shall be installed on the entire floor where care is provided, all floors between the level of care and the *level of exit discharge* and all floors below the *level of exit discharge* other than areas classified as an open parking garage.

903.2.7 Group M. An *automatic sprinkler system* shall be provided throughout buildings containing a Group M occupancy where one of the following conditions exists:

1. A Group M *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group M *fire area* is located more than three stories above grade plane.
3. The combined area of all Group M *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group M occupancy used for the display and sale of upholstered furniture or mattresses exceeds 5,000 square feet (464 m²).

903.2.7.1 High-piled storage. An *automatic sprinkler system* shall be provided as required in Chapter 32 in all buildings of Group M where storage of merchandise is in high-piled or rack storage arrays.

903.2.8 Group R. An *automatic sprinkler system* installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R *fire area*.

903.2.8.1 Group R-3. An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be permitted in Group R-3 occupancies.

903.2.8.2 Group R-4, Condition 1. An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be permitted in Group R-4, Condition 1 occupancies.

903.2.8.3 Group R-4, Condition 2. An *automatic sprinkler system* installed in accordance with Section 903.3.1.2 shall be permitted in Group R-4, Condition 2 occupancies.

903.2.8.4 Care facilities. An *automatic sprinkler system* installed in accordance with Section 903.3.1.3 shall be permitted in care facilities with five or fewer individuals in a single-family dwelling.

903.2.9 Group S-1. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group S-1 occupancy where one of the following conditions exists:

1. A Group S-1 *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group S-1 *fire area* is located more than three stories above grade plane.
3. The combined area of all Group S-1 *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group S-1 *fire area* used for the storage of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).
5. A Group S-1 occupancy used for the storage of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

903.2.9.1 Repair garages. An *automatic sprinkler system* shall be provided throughout all buildings used as repair garages in accordance with Section 406.8 of the *International Building Code*, as shown:

1. Buildings having two or more stories above grade plane, including *basements*, with a *fire area* containing a repair garage exceeding 10,000 square feet (929 m²).
2. Buildings not more than one story above grade plane, with a *fire area* containing a repair garage exceeding 12,000 square feet (1115 m²).
3. Buildings with repair garages servicing vehicles parked in *basements*.
4. A Group S-1 *fire area* used for the repair of commercial motor vehicles where the *fire area* exceeds 5,000 square feet (464 m²).

903.2.9.2 Bulk storage of tires. Buildings and structures where the area for the storage of tires exceeds 20,000 cubic feet (566 m³) shall be equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1.

903.2.10 Group S-2 enclosed parking garages. An *automatic sprinkler system* shall be provided throughout build-

903.2.1.4 Group A-4. An *automatic sprinkler system* shall be provided throughout stories containing Group A-4 occupancies and throughout all stories from the Group A-4 occupancy to and including the levels of exit discharge serving that occupancy where one of the following conditions exists:

1. The *fire area* exceeds 12,000 square feet (1115 m²).
2. The *fire area* has an *occupant load* of 300 or more.
3. The *fire area* is located on a floor other than a *level of exit discharge* serving such occupancies.

903.2.1.5 Group A-5. An *automatic sprinkler system* shall be provided for all enclosed Group A-5 accessory use areas in excess of 1,000 square feet (93 m²).

903.2.1.5.1 Spaces under grandstands or bleachers. Enclosed spaces under *grandstands* or *bleachers* shall be equipped with an *automatic sprinkler system* in accordance with Section 903.3.1.1 where either of the following exist:

1. The enclosed area is 1,000 square feet (93 m²) or less and is not constructed in accordance with Section 1029.1.1.1.
2. The enclosed area exceeds 1,000 square feet (93 m²).

903.2.1.6 Assembly occupancies on roofs. Where an occupied roof has an assembly occupancy with an *occupant load* exceeding 100 for Group A-2 and 300 for other Group A occupancies, all floors between the occupied roof and the *level of exit discharge* shall be equipped with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or 903.3.1.2.

Exception: Open parking garages of Type I or Type II construction.

903.2.1.7 Multiple fire areas. An *automatic sprinkler system* shall be provided where multiple fire areas of Group A-1, A-2, A-3 or A-4 occupancies share exit or *exit access* components and the combined *occupant load* of these fire areas is 300 or more.

903.2.2 Ambulatory care facilities. An *automatic sprinkler system* shall be installed throughout the entire floor containing an ambulatory care facility where either of the following conditions exist at any time:

1. Four or more care recipients are incapable of self-preservation.
2. One or more care recipients that are incapable of self-preservation are located at other than the level of exit discharge serving such a facility.

In buildings where ambulatory care is provided on levels other than the *level of exit discharge*, an *automatic sprinkler system* shall be installed throughout the entire floor as well as all floors below where such care is provided, and all floors between the level of ambulatory care

and the nearest level of exit discharge, the level of exit discharge, and all floors below the level of exit discharge.

Exception: Floors classified as an open parking garage are not required to be sprinklered.

903.2.3 Group E. An *automatic sprinkler system* shall be provided for Group E occupancies as follows:

1. Throughout all Group E *fire areas* greater than 12,000 square feet (1115 m²) in area.
2. The Group E fire area is located on a floor other than a level of exit discharge serving such occupancies.

Exception: In buildings where every classroom has not fewer than one exterior exit door at ground level, an automatic sprinkler system is not required in any area below the lowest level of exit discharge serving that area.

3. The Group E fire area has an occupant load of 300 or more.

903.2.4 Group F-1. An *automatic sprinkler system* shall be provided throughout all buildings containing a Group F-1 occupancy where one of the following conditions exists:

1. A Group F-1 *fire area* exceeds 12,000 square feet (1115 m²).
2. A Group F-1 *fire area* is located more than three stories above grade plane.
3. The combined area of all Group F-1 *fire areas* on all floors, including any mezzanines, exceeds 24,000 square feet (2230 m²).
4. A Group F-1 occupancy used for the manufacture of upholstered furniture or mattresses exceeds 2,500 square feet (232 m²).

903.2.4.1 Woodworking operations. An *automatic sprinkler system* shall be provided throughout all Group F-1 occupancy *fire areas* that contain woodworking operations in excess of 2,500 square feet (232 m²) in area that generate finely divided combustible waste or use finely divided combustible materials.

903.2.5 Group H. *Automatic sprinkler systems* shall be provided in high-hazard occupancies as required in Sections 903.2.5.1 through 903.2.5.3.

903.2.5.1 General. An *automatic sprinkler system* shall be installed in Group H occupancies.

903.2.5.2 Group H-5 occupancies. An *automatic sprinkler system* shall be installed throughout buildings containing Group H-5 occupancies. The design of the sprinkler system shall be not less than that required under the *International Building Code* for the occupancy hazard classifications in accordance with Table 903.2.5.2.

Where the design area of the sprinkler system consists of a *corridor* protected by one row of sprinklers, the maximum number of sprinklers required to be calculated is 13.



— OFFICE OF THE MAYOR —

PROCLAMATION

ARBOR DAY

WHEREAS, in 1872 J. Sterling Morton proposed to the Nebraska Board of Agriculture that a special day be set aside for the planting of trees, and

WHEREAS, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, and

WHEREAS, Arbor Day is now observed throughout the nation and the world, and

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce oxygen and provide habitat for wildlife, and

WHEREAS, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires and countless other wood products, and

WHEREAS, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, and

WHEREAS, trees are a source of joy and spiritual renewal, and

WHEREAS, Indianola has been recognized as a Tree City USA by the National Arbor Day Foundation and desires to continue its tree-planting ways,

NOW, THEREFORE, I Stephanie Erickson, Mayor of the City of Indianola, do hereby proclaim April 28, 2024, as

ARBOR DAY

in the City of Indianola, and I urge all citizens to support efforts to care for our trees and woodlands and to support our city's community forestry program, and

FURTHER, I urge all citizens to plant trees to gladden the hearts and promote the well-being of present and future generations.

DATED this 15th day of April 2024.

Stephanie Erickson, Mayor



MEMORANDUM

To: Mayor and City Council
From:
Date: April 15, 2024
Subject: Fairacres Addition

Introduction:

Background:

Discussion:

Budget Impact:

Recommendation:

Attachments: None



MEMORANDUM

To: Mayor and City Council

From:

Date: April 15, 2024

Subject: Second consideration of an ordinance to rezone property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition, from the A-1, Agricultural/Open Space Zoning District to the R-1, Single-family Residential Zoning District.

Recommendation:

Attachments: 1. Fairacres REZONING ORDINANCE

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, FOR CHANGE OF ZONING DISTRICT BOUNDARIES FROM THE A-1, AGRICULTURAL/OPEN SPACE ZONING DISTRICT TO THE R-1, SINGLE-FAMILY RESIDENTIAL ZONING DISTRICT FOR THE PROPERTY IDENTIFIED AS LOT 3 AND LOT 26 OF BLOCK M OF THE FAIRACRES ADDITION

WHEREAS, the City Council of the City of Indianola, Iowa, deems it necessary and proper to amend the zoning from the A-1, Agricultural/Open Space Zoning District to the R-1, Single-family Residential Zoning District for a parcel of land combining Lot's 3 and 26 of Block "M" of Fairacres Addition (Bk 3 Page 92), an official plat, now included in and forming a part of the City of Indianola, Warren County, Iowa, located in Section 13, T76N ,R20W of the 5th P.M., more particularly described as follows:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 26, BLOCK "M" OF SAID FAIRACRES ADDITION; THENCE N00°11'51"W ALONG THE WEST LINE OF SAID LOT 26, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD, A DISTANCE OF 70.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 26; THENCE S89°11'46"E ALONG THE NORTH LINE OF SAID LOTS 26 AND 3, A DISTANCE OF 280.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S00°06'57"E ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 70.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE N89°11'46"W ALONG THE SOUTH LINE OF SAID LOTS 3 AND 26, A DISTANCE OF 280.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26; ALSO BEING THE POINT OF BEGINNING, CONTAINING 19,613 SQUARE FEET MORE OR LESS, SUBJECT TO ANY RESTRICTIONS OR EASEMENTS OF RECORD.

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

Section 1: That the zoning is amended from the A-1, Agricultural/Open Space Zoning District to the R-1, Single-family Residential Zoning District for a parcel of land combining Lot's 3 and 26 of Block "M" of Fairacres Addition (Bk 3 Page 92), an official plat, now included in and forming a part of the City of Indianola, Warren County, Iowa, located in Section 13, T76N ,R20W of the 5th P.M., more particularly described as follows:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 26, BLOCK "M" OF SAID FAIRACRES ADDITION; THENCE N00°11'51"W ALONG THE WEST LINE OF SAID LOT 26, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD, A DISTANCE OF 70.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 26; THENCE S89°11'46"E ALONG THE NORTH LINE OF SAID LOTS 26 AND 3, A DISTANCE OF 280.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S00°06'57"E ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 70.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE N89°11'46"W ALONG THE SOUTH LINE OF SAID LOTS 3 AND 26, A DISTANCE OF 280.14 FEET

TO THE SOUTHWEST CORNER OF SAID LOT 26; ALSO BEING THE POINT OF BEGINNING, CONTAINING 19,613 SQUARE FEET MORE OR LESS, SUBJECT TO ANY RESTRICTIONS OR EASEMENTS OF RECORD.

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 _____ 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk

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



MEMORANDUM

To: Mayor and City Council

From:

Date: April 15, 2024

Subject: Consideration of waiving the third consideration of an ordinance to rezone property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition, from the A-1, Agricultural/Open Space Zoning District to the R-1, Single-family Residential Zoning District.

Recommendation: Roll call is in order.

Attachments: None



MEMORANDUM

To: Mayor and City Council
From: Charlie Dissell, Deputy City Manager Development and Operations
Date: April 15, 2024
Subject: Resolution approving the final plat of Fairacres Second Addition.

Introduction:

Background: Mark Lee, on behalf of Cory Pace, has submitted a rezoning and final plat application for property identified as Lot 3 and 26 of Block M of the Fairacres Addition. The requests would combine the two lots into a singular, 0.45-acre lot, developable for a single-family dwelling.

Discussion:

Mark Lee, on behalf of Cory Pace, has submitted a rezoning and final plat request for their property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition (Parcels #482/3713-0260, -0030). The request would rezone the property from the A-1 'Agricultural/Open-Space' Zoning District to the R-1 'Single-Family Residential Detached' Zoning District. The request also proposed the Fairacres Second Addition Final Plat, which would merge the two properties to create one parcel.

The properties are currently vacant and are each 0.23-acre in size. To the north of the subject area are two properties, developed for a single-family dwelling. To the east exists a vacant lot. To the south exists a 1.80-acre lot, containing a single-family dwelling. To the west exists a 6.86-acre lot, containing a single-family dwelling. The currently adopted zoning districts surrounding the subject parcels is A-1.

The subject area fronts along Country Club Road, which is designated as a Minor Collector Road. According to the Iowa Department of Transportation (IDOT), Country Club Road has an Average Annual Daily Traffic (AADT) of 250 vehicles as of 1996.

The property does not contain environmentally sensitive features.

According to the 'Elevate Indianola' Comprehensive Plan, the future land use of this area is designated as Low-Density Residential, calling for a density of 2-5 dwelling units per gross acre and residential uses such as single-family dwellings.

The subject area is currently undevelopable for a single-family dwelling due to the current zoning district. The proposed rezoning to the R-1 'Single-Family Residential Detached' Zoning District would create a buildable parcel for a single-family dwelling.

If the final plat request were approved, it would also merge Lot 26 and Lot 3 into a singular 0.45-acre property.

Budget Impact:

Recommendation: The City of Indianola Planning and Zoning Commission recommends that the request be approved, as submitted.

Attachments:

1. Staff Report
2. 23047-C01 Final Plat
3. Application - Division
4. Fairacres 2nd RESOLUTION



COMMUNITY DEVELOPMENT

110 N. First Street, Indianola IA 50125-0299 • www.indianolaiowa.gov
(515) 961-9430 • comdev@indianolaiowa.gov

STAFF REPORT

PLANNING AND ZONING COMMISSION

Date of Meeting: February 27, 2024

Agenda Item: 7.C.1 Consider the request from Mark Lee to rezone property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition (Parcels #482/3713-0260, -0030), from the A-1 Zoning District to the R-1 Zoning District.

7.C.2 Consider the request from Mark Lee for final plat approval of Fairacres Second Addition.

Application Type: Rezoning and Final Plat

Applicant: Mark Lee

Property Owner: Cory Pace

Property Address/Parcel: Parcels #482/3713-0260, -0030

Current Zoning: A-1 'Agricultural/Open-Space' Zoning District

Proposed Zoning: R-1 'Single-Family Residential Detached' Zoning District.

Application Summary

Mark Lee, on behalf of Cory Pace, has submitted a rezoning and final plat application for property identified as Lot 3 and 26 of Block M of the Fairacres Addition. The requests would combine the two lots into a singular, 0.45-acre lot, developable for a single-family dwelling.

Agenda Item: 7.C.1 Consider the request from Mark Lee to rezone property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition (Parcels #482/3713-0260, -0030), from the A-1 Zoning District to the R-1 Zoning District.

7.C.2 Consider the request from Mark Lee for final plat approval of Fairacres Second Addition.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following code sections of the Code of Ordinances of Indianola, Iowa apply to this request:

165.02.5 AMENDMENTS

The City Council may, from time to time, on its own action or on petition, after public notice and hearings as provided by law, and after report by the Zoning Commission, and after report by the Zoning Commission, amend, supplement, or change the boundaries or regulations herein or subsequently established, and such amendment shall not become effective except by the favorable vote of a majority of all the members of the Council. The procedures for amendment are as follows:

A. Request by Petition

Whenever any person desires that any amendment, or change be made in the Zoning Ordinance, including the text and/or map, as to any property covered by the Zoning Ordinance, and there is presented to the Council a petition requesting such change or amendment and clearly describing the property and its boundaries as to which the change or amendment is desired, duly signed by the owners of fifty percent (50%) of the area of all real estate included within the boundaries of said tract as described in said petition, and in addition, duly signed by the owners of fifty percent (50%) of the area of all real estate lying outside of said tract but within two hundred (200) feet of the boundaries thereof, and intervening streets and alleys not to be included in computing such two hundred (200) feet, it is the duty of the Council to receive and refer the request to the Zoning Commission for its review and consideration at a duly noticed public meeting in accordance to the Commission's rules of procedures and the noticing requirements contained herein. The findings and recommendations of the Zoning Commission shall then be forwarded to the City Council for consideration and action.

B. City Council Referral

The owner of a property may submit a written request to the Zoning Administrator for their property to be rezoned. If the requested rezoning is not consistent with the adopted Comprehensive Plan, the property owner may further request the Comprehensive Plan be amended as part of the requested rezoning. The Zoning Administrator will then present this request to the City Council, who, at their discretion, may adopt a motion to refer the request to the Zoning Commission for consideration at a duly noticed public meeting in accordance with their procedures and the noticing requirements contained herein. The findings and recommendations of the Zoning Commission shall then be forwarded to the City Council for consideration and action. The City Council may further by motion forward their own request to the Zoning Commission to review and consider an amendment to the adopted Comprehensive Plan, the rezoning of a given property or properties, or amendments to the zoning regulations.

Agenda Item: 7.C.1 Consider the request from Mark Lee to rezone property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition (Parcels #482/3713-0260, -0030), from the A-1 Zoning District to the R-1 Zoning District.

7.C.2 Consider the request from Mark Lee for final plat approval of Fairacres Second Addition.

C. Zoning Commission Disapproval or Protest Petition

In case the proposed amendment, supplement or change is disapproved by the Zoning Commission, or a protest is presented duly signed by the owners of twenty percent (20%) or more either of the area of the lots included in such proposed change, or of those immediately adjacent in the rear thereof, extending the depth of one lot or not to exceed two hundred (200) feet therefrom, or of those directly opposite thereto, extending the depth of one lot or not to exceed two hundred (200) feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of at least three-fourths (¾) of all members of the Council. Whenever any petition for amendment, supplement or change of the zoning districts or regulations herein contained or subsequently established has been denied by the Council, then no new petition covering the same property or the same property and additional property shall be filed with or considered by the Council until one year shall have elapsed from the date of filing of the first petition.

D. Public Hearing Noticing

Not less than seven nor more than 20 days' notice of the time and place of the City Council hearing to consider any proposed amendment or change in the Zoning Ordinance or zoning district boundaries shall be published in a newspaper having general circulation in the City. The Commission shall not make any recommendation to the Council on an amendment to any zoning district boundaries until a sign 18 inches by 24 inches indicating the amendment requested has been prepared and posted by the City in a visible location on the premises for a period of 10 days. Notice of the Commission meeting shall be mailed by first class mail 10 days prior to the meeting to all property owners within 200 feet of the boundary of the property requesting an amendment to its zoning district boundaries.

E. Filing Fees

Before any action is taken as provided in this section, the owner or owners of the property requesting the proposed changed in the district regulations or district boundaries shall pay to the City Clerk the fee as established by resolution of the City Council.

ANALYSIS

Subject Property

Mark Lee, on behalf of Cory Pace, has submitted a rezoning and final plat request for their property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition (Parcels #482/3713-0260, -0030). The request would rezone the property from the A-1 '*Agricultural/Open-Space*' Zoning District to the R-1 '*Single-Family Residential Detached*' Zoning District. The request also proposed the Fairacres Second Addition Final Plat, which would merge the two properties to create one parcel.

The properties are currently vacant and are each 0.23-acre in size. To the north of the subject area are two properties, developed for a single-family dwelling. To the east exists a vacant lot. To the south exists a 1.80-acre lot, containing a single-family dwelling. To the west exists a 6.86-acre lot, containing a single-family dwelling. The currently adopted zoning districts surrounding the subject parcels is A-1.

The subject area fronts along Country Club Road, which is designated as a Minor Collector Road. According to the Iowa Department of Transportation (IDOT), Country Club Road has an Average Annual Daily Traffic (AADT) of 250 vehicles as of 1996.

The property does not contain environmentally sensitive features.

Future Land Use

According to the 'Elevate Indianola' Comprehensive Plan, the future land use of this area is designated as Low-Density Residential, calling for a density of 2-5 dwelling units per gross acre and residential uses such as single-family dwellings.

The subject area is currently undevelopable for a single-family dwelling due to the current zoning district. The proposed rezoning to the R-1 '*Single-Family Residential Detached*' Zoning District would create a buildable parcel for a single-family dwelling.

If the final plat request were approved, it would also merge Lot 26 and Lot 3 into a singular 0.45-acre property.

Agenda Item: 7.C.1 Consider the request from Mark Lee to rezone property identified as Lot 3 and Lot 26 of Block M of the Fairacres Addition (Parcels #482/3713-0260, -0030), from the A-1 Zoning District to the R-1 Zoning District.

7.C.2 Consider the request from Mark Lee for final plat approval of Fairacres Second Addition.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property on February 16, 2024, for the Planning and Zoning Commission meeting. At the time of writing this staff report, no public comment was received.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends that the request be approved, as submitted.**
- 2) The City of Indianola Planning and Zoning Commission recommends the request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the request to be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

7.C.1 Staff recommend that the Indianola Planning and Zoning Commission move alternative 1, that the request be approved, as submitted.

7.C.2 Staff recommend that the Indianola Planning and Zoning Commission move alternative 1, that the request be approved, as submitted.

GENERAL NOTES

- 1- OWNERSHIP IS BY WARRANTY DEED FOUND IN BOOK 2023 PAGE 08537 OF THE WARREN COUNTY, IOWA, RECORDER'S OFFICE
- 2- ANY NEW PAVING ON THE SITE MUST BE PAVED. GRAVEL WILL NOT BE PERMITTED
- 3- UNLESS GRANTED A WAIVER BY THE CITY COUNCIL, A SIDEWALK MUST BE PROVIDED ON THE SITE

ZONING CLASSIFICATION:

ZONING: AG PROPOSED ZONING: R-1
SINGLE-FAMILY RESIDENTIAL DETACHED ZONING DISTRICT

BULK REQUIREMENTS:

BUILDING SETBACKS: (R-1)
FY= 30'
SY= 8' MIN ON SIDE, 18' TOTAL SUM OF BOTH SIDE YARDS
RY= 35'
MIN. LOT WIDTH: 60 FT
MIN. LOT STREET FRONTAGE: 20 FT
MIN. REQUIRED OPEN SPACE: 20%
MAX. BUILDING HEIGHT: 35FT
MIN. LOT SIZE: 7,200 SF

COUNTY: WARREN, IOWA
CITY: INDIANOLA
SUBDIVISION: FAIRACRES SECOND ADDITION
LOT: 1

LAND SURVEYOR: MARK L. LEE, PE, PLS
RETURN TO COMPANY: LEE CHAMBERLIN
CONSULTANT ENGINEERS
CONTACT: MARK LEE
10430 NEW YORK AVE C, URBANDALE, IA 50322
(515) 252-7457

PROPERTY OWNER AND SUBDIVIDER:

PACE, CORY
2814 SW Polk City Ct
Ankeny, IA 50023

PROFESSIONAL ENGINEER/LAND SURVEYOR:

MARK LEE
LEE CHAMBERLIN CONSULTANT ENGINEERS
10430 NEW YORK AVE, STE C
URBANDALE, IA 50322-3773
PH:(515)252-7457

LEGAL DESCRIPTION:

A PARCEL OF LAND COMBINING LOT'S 3 AND 26 OF BLOCK "M" OF FAIRACRES ADDITION (BK 3 PAGE 92), AN OFFICIAL PLAT, NOW INCLUDED IN AND FORMING A PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA, LOCATED IN SECTION 13, T76N ,R20W OF THE 5TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 26, BLOCK "M" OF SAID FAIRACRES ADDITION; THENCE N00°11'51"W ALONG THE WEST LINE OF SAID LOT 26, ALSO BEING THE EAST RIGHT-OF-WAY LINE OF COUNTRY CLUB ROAD, A DISTANCE OF 70.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 26; THENCE S89°11'46"E ALONG THE NORTH LINE OF SAID LOTS 26 AND 3, A DISTANCE OF 280.24 FEET TO THE NORTHEAST CORNER OF SAID LOT 3; THENCE S00°06'57"E ALONG THE EAST LINE OF SAID LOT 3, A DISTANCE OF 70.01 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE N89°11'46"W ALONG THE SOUTH LINE OF SAID LOTS 3 AND 26, A DISTANCE OF 280.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 26; ALSO BEING THE POINT OF BEGINNING, CONTAINING 19,613 SQUARE FEET MORE OR LESS, SUBJECT TO ANY RESTRICTIONS OR EASEMENTS OF RECORD.

	AREA (SQ FT)	AREA (ACRES)
LOT 1	19613	0.450

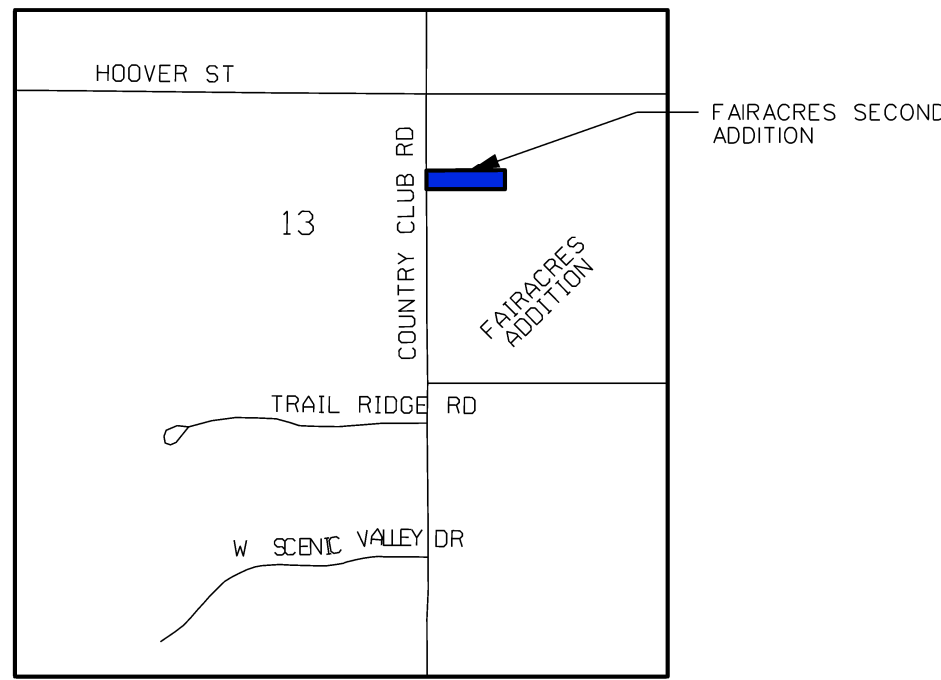
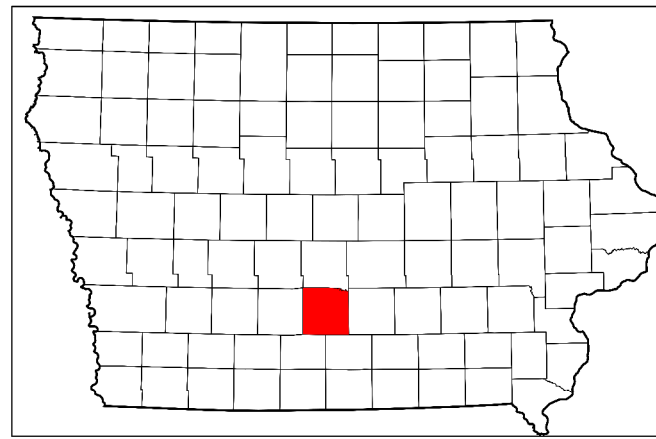
PLAT LEGEND

- ▲ FOUND SECTION CORNER MONUMENT
- FOUND MONUMENT
- ⊥ FOUND RIGHT-OF-WAY RAIL
- ⊗ FOUND FENCE CORNER POST
- ⬢ FOUND P.I., P.C., P.T., P.O.T.
- △ SECTION CORNER SET 3/8" IRON PIPE W/YELLOW PLASTIC CAP *11582
- SET 3/8" IRON ROD W/YELLOW PLASTIC CAP *11582
- ⬢ SET STEEL NAIL W/STEEL WASHER *11582

- I.P. IRON PIPE
- I.R. IRON ROD (REROD)
- (M) MEASURED DIMENSION
- (P) PLATTED OR RECORDED DIMENSION
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- SECTION LINE
- CENTERLINE
- EASEMENT LINE
- X--- FENCE LINE

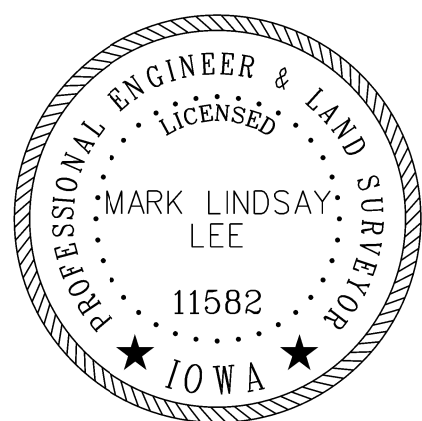
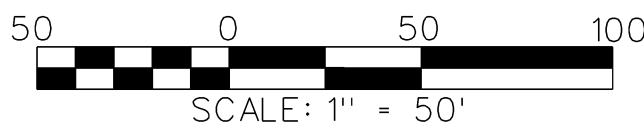
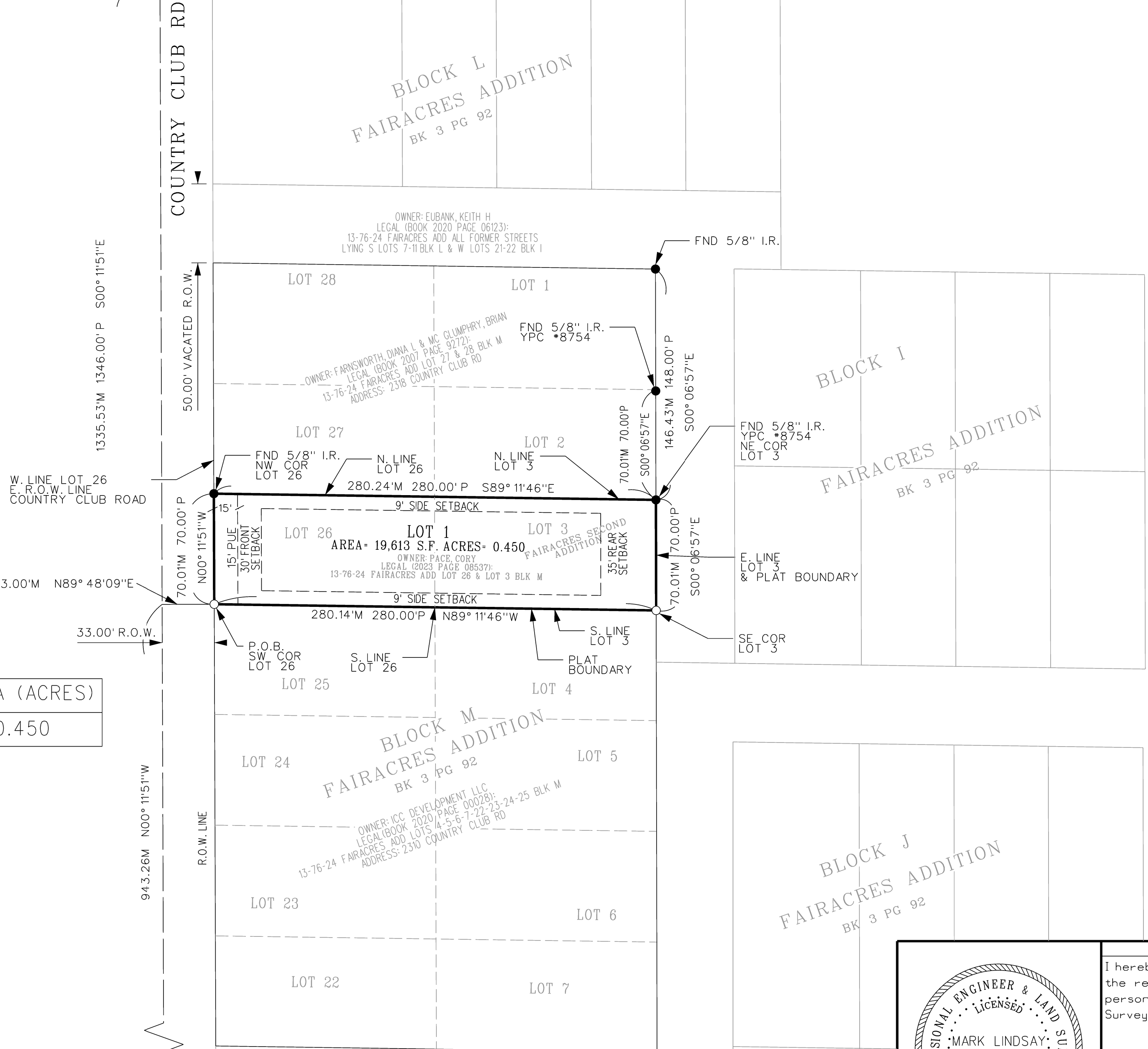
SW COR NE 1/4 SE 1/4
SEC 13-76-24
FND CUT "X" IN CONCRETE

FAIRACRES SECOND ADDITION
FINAL PLAT
WARREN COUNTY, IOWA
PROJECT NO. 23047



VICINITY SKETCH

CENTER SEC 13-76-20
FND I.R. IN
CONC. MONUMENT



I hereby certify that this land surveying document was prepared and the related survey work was performed 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.

Signature: _____ Date: _____

Name: (Printed or typed) MARK L. LEE

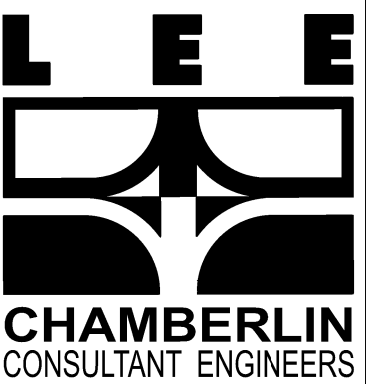
License Number 11582

My license renewal date is December 31, 2024.

Pages or sheets covered by this seal: ENTIRE SET

DESIGN START DATE:	12-06-2023
DATE PLOTTED:	02-09-2022
FIELD WORK COMPLETED:	07-17-2023
FIELD BOOK NO.	2021-01

LOT 1 IN FAIRACRES SECOND ADDITION
FINAL PLAT
INDIANOLA, WARREN COUNTY, IOWA



10430 New York Ave, Ste C
URBANDALE, IA 50322-3773
TELE: (515) 252-7457
EMAIL ADDRESS:
mlee@leechamberlinengineers.com

DRAWING TITLE:
**FINAL
PLAT**

DRAWN BY:	LLA
CHECKED BY:	JCP
DATE:	1/17/2024
JOB NO.	23047
SHEET	C.01

LAND DIVISION APPLICATION

Community Development

110 North 1st Street, Indianola, Iowa 50125-0299
(515) 961-9430 • comdev@indianolaiowa.gov



PROPERTY OWNER

(Last Name) PACE
(First Name) CORY
(Address) 2814 SW POLK CITY CT
(City) ANKENY (State) IA (Zip) 50023
(Phone) _____ (Email) _____

APPLICANT (if not Property Owner)

(Last Name) LEE
(First Name) MARK
(Address) 10430 NEW YORK AVE, STE C
(City) URBANDALE (State) IA (Zip) 50322
(Phone) 5156694188 (Email) mlee@leechamberlinengineers.com

☐ PLAT OF SURVEY

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$125 per request
- ☐ Proposed plat of survey (hard copy)
- ☐ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ Other Information as required by Director

☐ PRELIMINARY PLAT

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$350, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering
- ☒ ~~Cost~~ Proposed preliminary plat (hard copy)
- ☐ Proposed preliminary plat (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.09 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

☒ FINAL PLAT

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☒ Completed Application
- ☐ Filing Fee: \$200, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering
- ☒ ~~Cost~~ Proposed plat of survey (hard copy)
- ☒ Proposed plat of survey (electronic copy)
- ☒ Legal description (electronic in word format)
- ☐ All items as required by Section 170.10 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature _____

Name (printed) MARK LEE

Date 12/19/2023

FOR OFFICE USE ONLY: Code to 45685 (prelim & final)
Code to 45686 (plat of survey)

Date Received: _____

Receipt No: _____

Receipt Amount: _____

City of Indianola
RESOLUTION NO. 2024-_____

**RESOLUTION ACCEPTING EASEMENTS AND APPROVING THE FINAL PLAT OF THE
FAIRACRES SECOND ADDITION SUBDIVISION**

WHEREAS, a final plat for the Fairacres Second Addition Subdivision has been submitted to the City of Indianola; and,

WHEREAS, the City of Indianola has jurisdiction of such plats pursuant to the Subdivision Regulation Ordinance of Indianola, Iowa, located in Chapter 170, of the Code of Ordinances, Indianola, Iowa; and,

WHEREAS, the Indianola Planning and Zoning Commission has submitted a recommendation to the City Council which approves the plat; and,

WHEREAS, existing public utility easements, sanitary sewer and storm sewer overland flowage easements are maintained through this platting process, and

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

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

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

1. All easements dedicated to the City of Indianola are hereby accepted.
2. The final plat for the Fairacres Second Addition Subdivision is hereby approved.

APPROVED this 15th day of April 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk