



— Clerk's Office —

NOTICE:

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

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

You may also view the meeting via a zoom webinar (Password: 635778):
<https://us02web.zoom.us/j/89986685758?pwd=Wkwrb1ZCWEt3Q3FCazRmNHQzNFF3dz09>

Or iPhone one-tap: 1-646-558-8656, 89986685758# or 1-301-715-8592, 89986685758#

Or Telephone Dial: 1-646-558-8656 or 1-301-715-8592 or 1-312-626-6799 or 1-669-900-9128 or 1-253-215-8782 or 1-346-248-7799. Webinar ID: 899 8668 5758

If you have a question or would like to submit a public comment, but are unable to attend the City Council meeting due to concerns about COVID-19, please call 515-962-5240 immediately before the public comment or public hearing or submit the form on the next page to:

cityclerk@indianolaiowa.gov

or

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

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

Forms received by 4:00 pm on the day of the meeting will be distributed to the Mayor and City Council prior to the meeting. Comment forms received during the City Council meeting must be emailed to cityclerk@indianolaiowa.gov and contain your name and address.

If you plan on attending the meeting, please RSVP cityclerk@indianolaiowa.gov.

Thank you for your cooperation, patience and understanding.

- The City of Indianola



CITY OF INDIANOLA PUBLIC COMMENT FORM

If you would like to enter an electronic public comment with the City Council please take the following steps:

- Please turn in this completed form to cityclerk@indianolaiowa.gov.
- Comments received by 4:00 pm the day of a council meeting will be distributed to the Mayor and City Council prior to the meeting.
- Comments received after the deadline or during the meeting will be sent to the Mayor and City Council during the meeting.

Please complete the following information:

Your Name: _____

Address: _____

City Council Meeting Date: _____

City Council Agenda Item: _____

Example: 5A is the Consent to approve the agenda. If the comment does not relate to a specific agenda item, then please indicate "4, Public Comment".

Please provide a short summary of the topic you wish to address with the City Council. (complete a new form for each agenda item)



CITY OF INDIANOLA COUNCIL MEETING

June 1, 2020

6:00 p.m.

City Council Chambers

Agenda

1. Call to order
2. Pledge of allegiance
3. Roll call
4. Public comment
5. Consent
 - A. Approval of agenda
 - B. **Page 6** May 18, 2020 Minutes.
 - C. Applications
 1. **Page 10** Annual renewal of cigarette permit applications.
 2. **Page 11** Street usage application from Warren County to close Ashland Avenue, between Howard and Buxton, from June 2-June 8, 2020, due to construction of the Warren County Justice Center.
 - D. **Page 18** Resolution approving the Police Department union contract for 2020-2021.
 - E. **Page 39** Second consideration of an ordinance adopting the 2020 revised Code of Ordinances of the City of Indianola, Iowa (Codification Project).
 - F. **Page 49** Resolution approving a water meter pit installation by Warren Water District in the amount of \$5400.
 - G. **Page 54** Resolution setting a Public Hearing for Fiscal Year 21 budget amendment for July 6, 2020.
 - H. **Page 56** Resolution authorizing the submission of the application for the Iowa Great Places Grant Program.
 - I. **Page 74** Resolution amending the fee schedule to include loading mulch at the Brush Facility.

- J. **Page 93** Home Base Iowa Initiative Application from Brian Foust and authorization of a handwritten warrant in the amount of \$1500.00.
 - K. **Page 97** Resolution approving ICAAP Project Change Order #1 to include a rock base for the reconstruction of the one block section of Iowa Avenue.
 - L. **Page 103** Claims for June 1, 2020.
6. Council Reports
- A. Metro Advisory Report - Council Member Bob Kling
 - B. **Page 116** Consideration of the nomination of Jeromy Pribil to the Planning and Zoning Commission from July 1, 2020 – June 30, 2025.
7. Mayor's Report - Kelly B. Shaw
- A. Community Update
 - B. Entrepreneurialism and Sustainability Roundtable Update
8. Public Consideration
- A. Old Business
- 1. **Page 119 505 West 2nd Avenue**
 - a. **Page 127** Public Hearing to determine if a nuisance exists at 505 West 2nd Avenue.
 - b. **Page 128** Determination of a nuisance for the property located at 505 West 2nd Avenue.
 - 2. **Page 129 Annexation Request from Jon and Mary Peterson**
 - a. **Page 141** Public Hearing on a request from Jon F. and Mary Hellen Peterson for annexation into the City of Indianola.
 - b. **Page 143** Resolution approving a request from Jon F. and Mary Hellen Peterson for annexation into the City of Indianola.
 - c. **Page 146** Resolution setting a Public Hearing for July 6, 2020, to establish the zoning district boundaries regarding the request from Jon F. and Mary Hellen Peterson for annexation into the City of Indianola.
 - 3. **Page 149 Rezoning request from M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District**
 - a. **Page 160** Public Hearing on a rezoning from M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District.
 - b. **Page 162** First consideration of an ordinance approving a rezoning from M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District.

4. Page 164 Proposed Development Plan and rezoning from the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District.

a. Page 240 Public Hearing on a proposed Development Plan and rezoning from the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District.

b. Page 242 First consideration of an ordinance approving a proposed Development Plan and rezoning from the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District.

5. Page 245 Campground Rezoning

a. Page 257 Public Hearing on rezoning a parcel of land from the A-1 Agricultural Zoning District to A-2 Mixed Agricultural Zoning District.

b. Page 259 First consideration of a request rezoning a parcel of land from the A-1 Agricultural Zoning District to A-2 Mixed Agricultural Zoning District.

c. Page 262 Consider waiving additional readings of the ordinance rezoning a parcel of land from the A-1 Agricultural Zoning District to A-2 Mixed Agricultural Zoning District.

B. New Business

9. Other Business

A. City Manager's Report — Ryan Waller

1. Page 264 Presentation and direction regarding proposed plans for various City facilities impacted by the COVID-19 pandemic.

2. Page 265 Discussion and direction regarding a request from Cheryl Geurts of Indianola Preschool on a possible zoning ordinance amendment.

3. Page 267 Discussion and possible scheduling of a special Council meeting to approve claims.

4. Page 268 Discussion and direction regarding continuation of the temporary suspension of various administrative and penalty charges for City provided utilities due to COVID-19.

5. Page 269 Receive and file correspondence from May 15 and 22, 2020 weekly updates from City Manager, Ryan Waller.

10. Adjourn

Meeting Date: 06/01/2020

Subject

May 18, 2020 Minutes.

Information

Fiscal Impact

Attachments

Minutes 0518

Regular Session – May 18, 2020

The City Council met in regular session at 6:00 p.m. on May 18, 2020, in the City Hall Council Chambers. Mayor Kelly B. Shaw called the meeting to order and on roll call the following members were present: Heather Hulen, John Parker, Bob Kling, Gwen Schroder, Greta Southall, Greg Marchant and via phone, Mayor Shaw. Absent: None.

Agenda item 5P, claims on the computer printout for May 18, 2020, was pulled from the consent agenda on a request by Council Member Hulen, citing a conflict of interest.

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

- Approval of agenda
- May 4, 2020 Minutes.
- A renewal of a refuse hauling permit for Waste Management of Iowa.
- A new Class E Liquor License, Class B Wine, Class C Beer and Sunday Sales Privileges for Casey's General Store #1623, located at 607 N Jefferson Way.
- A new Class E Liquor License, Class B Wine, Class C Beer and Sunday Sales Privileges for Casey's General Store #1908, located at 507 S Jefferson Way.
- A renewal Class C Liquor License and Catering Privileges for Simpson College located at 701 North C Street.
- A new Outdoor Service Liquor License for West Hill Brewing Company located at 219 West Salem Avenue.
- Resolution 2020-107 approving a supplemental agreement with Snyder and Associates for additional work required as part of certain drainage improvement projects.
- Approval of Payment Application #2 from Vanderpool Construction for the Quail Meadows 3 Lift Station & Sewer Improvement project in the amount of \$115,128.12.
- Resolution 2020-108 approving a professional services agreement with Bolton and Menk, Inc. for engineering services for the City Square Streetscape Plan.
- Resolution 2020-109 approving a request from IMU to waive building permit fees.
- Resolution 2020-110 extending the real estate agreement with Iowa Realty for a dangerous and dilapidated lot.
- Resolution 2020-111 granting an extension to the development agreement between the City of Indianola, Iowa and Covered Bridges Coffee Company DBA Cabin Coffee of Indianola and Randall D. Hanna and Rebecca S. Hanna, individually.
- Resolution 2020-112 approving a request for a Plat of Survey in unincorporated Warren County.
- Resolution 2020-113 approving a request for a Preliminary Plat for Ashton Park Plat 7.
- Receive and file a letter from Carl Alexander, 505 West Second Avenue, requesting a hearing to determine if a nuisance exists, and setting a public hearing on the request for June 1, 2020 at 6:00 p.m.
- Third consideration of an ordinance amending Chapter 165, Zoning Regulations, regarding bulk storage of petroleum products.
- Third consideration of an ordinance amending Chapter 110, Natural Gas Franchise, pertaining to franchise fees.
- Resolution 2020-114 approving salaries.

Southall moved and Kling seconded to approve Claims on the computer printout for May 18, 2020. On roll call, the vote was AYES: Parker, Kling, Schroder, Southall and Marchant. NAYS: None. ABSTAIN: Hulen. Whereas the Mayor declared the motion passed.

City treasurer, Doug Shull presented the treasurer reports for December 2019 through March 2020. It was moved by Marchant and seconded by Schroder to receive and file the Treasurer's Reports for December 2019 and January through March 2020. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Parker moved and Southall seconded to receive and file the EMS billing activity reports for November and December 2019 and January through March 2020. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council member Bob Kling reported that he has been working on the grant making committee for Bravo.

Mayor Shaw stated that Feed It Forward will have a food drive on May 31 to help the food insecure in our community. He congratulated Heal House of Iowa on the purchase of a building. Mayor Shaw also gave a shout-out to Warren County Public Health for their work pertaining to the pandemic and stated he issued a proclamation on May 15 reinforcing the Governor's proclamation.

The nomination of Sally Van Dorin to the Library Board of Trustees, effective July 1, 2020- June 30, 2026 was introduced on a motion by Marchant and seconded by Southall. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

This being the time and place fixed for a public hearing on the matter of the Codification Project, the Mayor Shaw called for any written or oral comments to the approval of the adoption of the 2020 revised code of ordinances of the City of Indianola, Iowa and provided a phone number for residents to call in comments. No written or oral comments were offered.

Kling moved and Southall seconded the first consideration of on ordinance adopting the 2020 revised Code of Ordinances of the City of Indianola, Iowa (Codification Project). On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

This being the time and place fixed for a public hearing on the matter of the Comprehensive Plan for the City of Indianola the Mayor called for any written or oral comments to the approval of a resolution adopting Elevate Indianola, a Comprehensive Plan Update Prepared with the Citizens of Indianola and provided a phone number for residents to call in comments. City Manager Ryan Waller stated that staff is working on getting quotes for a consultant to review the comprehensive plan in order to put the plan into action. Due to the City's population likely reaching over 15,000 in the 2020 Census, the City may be required to have a rental building inspector per state code, but otherwise the Census should have little impact on the comprehensive plan. No other oral comments were offered, and the Deputy City Clerk reported that no written objections had been filed.

A motion was made by Kling and seconded by Parker to approve Resolution 2020-115 adopting Elevate Indianola, a Comprehensive Plan Update Prepared with the Citizens of Indianola. In discussion, Parker thanked the Planning and Zoning Commission for fine-tuning the plan over several meetings and thanked the community members for giving their input, stating this sets the tone for growth in Indianola. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

This being the time and place fixed for a public hearing on the matter of the sign exemption request for Z's Eatery and Draught Haus, the Mayor called for any written or oral comments to the approval of a resolution approving the sign exemption request from Ryne Schroeder of Iowa Sign Company, on behalf of Z's Eatery and Draught Haus, located at 1501 N 1st Street and provided a phone number for residents to call in comments. No oral comments were offered, and the Deputy City Clerk stated no written comments had been submitted.

A motion was made by Marchant and seconded by Parker to approve Resolution 2020-116 approving the sign exemption request from Ryne Schroeder of Iowa Sign Company, on behalf of Z's Eatery and Draught Haus, located at 1501 N 1st Street. On roll call, the vote was AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Council Member Schroder asked Mayor Shaw about the applicant for the IMU Board of Trustees. Mayor Shaw stated he will meet with her face-to-face when it is safe to do so.

City Manager Waller provided an update on City projects and the re-opening plan.

Marchant moved and Parker seconded to receive and file correspondence from May 1 and 8, 2020, weekly updates provided by City Manager, Ryan Waller. On roll call, the vote was, AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

Marchant moved and Parker seconded at 6:34 pm to enter into closed session in accordance with Iowa Code Section 21.5(1)(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation. On roll call, the vote was, AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously.

It was moved by Marchant and seconded by Parker to come out of closed session at 6:53 pm. On roll call, the vote was, AYES: Hulen, Parker, Kling, Schroder, Southall and Marchant. NAYS: None. Whereas the Mayor declared the motion carried unanimously. No action was taken on matters discussed in closed session.

Meeting adjourned at 6:55 pm on a motion by Kling and seconded by Parker.

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent
City Clerk/Finance Director

Meeting Date: 06/01/2020

Subject

Annual renewal of cigarette permit applications.

Information

This is an annual procedure requiring Council approval. Below is a list of complete applications for Fiscal Year 2020/21. The paperwork is in order.

Name	Owner	Address
Casey's #1623	Casey's General Stores	607 N Jefferson
Casey's #1908	Casey's General Stores	507 S Jefferson
Casey's #2097	Casey's General Stores	1006 W 2nd
Casey's #2894	Casey's General Stores	1101 E 2nd
Casey's #3512	Casey's General Stores	301 E Trailridge Ave
Dollar General Store	Dollar General Stores	1803 W 2nd
Fareway Stores #657	Fareway Stores, Inc	1309 W 2nd
Hy-Vee Food Store	Hy-Vee Inc	910 N Jefferson
Hy-Vee Gas	Hy-Vee Inc	912 N Jefferson
Indianola Country Club	Indianola Country Club	1610 Country Club Rd
Indy 66 #928	DanLee Corp	1201 N Jefferson
Indy 66 #929	DanLee Corp	2001 W 2nd Ave
Jiffy #921	DanLee Corp	311 N Jefferson
Murphy USA #5806	Murphy Oil USA Inc	1502 N Jefferson
Taste the Vape, LLC dba Route 69 Vapor	Jason Glenn	106 N Howard
Wal mart	Wal Mart, Inc	1500 N Jefferson
Walgreens #05943	Walgreens Co	1000 N Jefferson

Fiscal Impact**Attachments**

No file(s) attached.

Meeting Date: 06/01/2020

Subject

Street usage application from Warren County to close Ashland Avenue, between Howard and Buxton, from June 2-June 8, 2020, due to construction of the Warren County Justice Center.

Information

Fiscal Impact

Attachments

Application



Indianola Special Event Application Form

Dear Event Organizer:

Thank you for your interest in planning and holding an event in Indianola. Through public events and activities a sense of community and pride is developed. Public events are also a means to stimulate our local economy.

The following pages provide key information for a safe, fun and successful event.

Please take time to read the information application form thoroughly and feel free to contact City Hall at 515-961-9410 or email me at dbowlin@indianolaiowa.gov with questions.

We appreciate your time and interest in planning an event whether for local residents or the entire south central region of Iowa. A well-planned event translates to a successful activity that benefits both public and private interests.

Please be sure to complete the following:

- _____ The event application is completely filled out
- _____ Map A attached – shows streets/trails/parks/lane closures, location of barrier/barricades, stages, platforms, parking, etc.
- _____ Map B attached – shows where vendors are expected to park vehicles off the Square
- _____ Applied for a noise permit, if applicable – located on the web site under Community Guide tab
- _____ Submitted insurance certificate showing the City as an additional insured in an amount of \$1,000,000

RETURN PERMIT APPLICATION TO:

110 North First Street, PO Box 299

Indianola, Iowa 50125

Phone: 515-961-9410 Fax: 515-961-9402

www.indianolaiowa.gov

E-Mail: dbowlin@indianolaiowa.gov

General Event Information

- If an event is held on City Streets - applications will be reviewed by the City Manager, Street, Human Resources/Risk Manager, Fire and Police Departments.
- If event is held on combination of City Streets and City Trails – applications will be reviewed by the City Manager, Street Superintendent, Human Resources/Risk Manager, Fire Department, Police Department, Park and Recreation Department.
- If event is held exclusively within City Parks or Trails - the Park and Recreation Department will review the event applications to verify they are in accordance with city park policies, rules and regulations.
- Applications for events held on City Streets or a combination of City Streets and City Trails will be approved or denied by the Indianola City Council.
- Applications need to be received no later than **60 days prior to your event**. If received less than 60 days prior to the event, staff will deny the application. It may be appealed to the City Council with a \$50 late fee.
- All applications will need to complete a map showing street/lane closures, trails, parks you will be using, location of barriers/barricades, stages, platforms, parking, etc. If the event involves a moving route, indicate direction of travel
- The Sheriff's Department shall have complete and unobstructed access to the west side of the Warren County Courthouse.
- If the Square is blocked-off, west bound traffic on Ashland should be able to turn north on Howard: south bound traffic on Buxton should be able to turn west on Ashland, east bound traffic on Salem should be able to turn south on Buxton and north bound traffic on Howard should be able to turn east on Salem.
- If the Square and one block in each direction are blocked-off, be sure plans include barricades one block west and east of the square on Ashland and Salem, one block north and south of the square on Howard and Buxton.
- Vendors are expected to park vehicles off of the Square once their booths/trailers have been set up – applicants will need to complete a map (B) showing parking of vehicles
- Always be sensitive to neighbors and area businesses when interrupting normal traffic flow and using amplified music.
- You will receive communication after the request has been to council unless there are questions regarding your application.
- When the street is closed off for the event an access lane needs to be maintained at minimum of 20' wide per IFC 503.1.1 for emergency vehicles. If the event has a moving route this requirement is not applicable.
- An insurance certificate showing the City as an additional insured in the amount of \$1,000,000 or more will be required.

RETURN PERMIT APPLICATION TO:
110 North First Street, PO Box 299
Indianola, Iowa 50125
Phone: 515-961-9410 Fax: 515-961-9402
www.indianolaiowa.gov
E-Mail: dbowlin@indianolaiowa.gov

Event Name: Warren County Courthouse Water Service

Event Type (Check all that apply):

☐ Parade ☐ Bike Ride/Race ☐ Concert

Running Event: Fun Run ☐ Timed Race ☐

Will trails/sidewalks be utilized? Yes ☐ No ☐

☒ Other (please specify): Construction

Date/Time of Event: Week of 6/1/2020 to 6/8/2020

Location of Event: Ashland from Howard to Buxton

Event Sponsor(s): N/A

Contact Information:

Organization: Vanderpool Construction Inc.

Contact Name: Jamie Crahan

Address: 1100 N. 14th Street, Indianola, IA 50125

Telephone Number: 515-961-4682

Cell Phone Number: 515-450-3747

Fax Number: 515-961-8813

Email Address: jamie@vanderpoolinc.com

Today's Date: 5/30/2020

Anticipated Attendance: _____ Per Day _____ Total

Event Information:

Setup Begins	Date: <u>6-1</u>	Time <u>7AM</u>	Day of Week <u>Monday</u>
Event Starts	Date: _____	Time _____	Day of Week _____
Event Ends	Date: _____	Time _____	Day of Week _____
Dismantle	Date: <u>6-8</u>	Time <u>5PM</u>	Day of Week <u>Monday</u>

Applicant Signature

RETURN PERMIT APPLICATION TO:

110 North First Street, PO Box 299

Indianola, Iowa 50125

Phone: 515-961-9410 Fax: 515-961-9402

www.indianolaiowa.gov

E-Mail: dbowlin@indianolaiowa.gov

Narrative:

Please describe your request and event:

Installation of Water Service To warren County Courthouse

Please describe what streets, trails or parks you are planning to close or use:

*See Attached map. Close Ashland from Howard
TO Buxton. NOT TO include Intersections at Howard
and Buxton*

Please describe your safety plan including crowd control. Attach additional sheets if necessary. The Indianola Police and Fire Departments will review your safety plans to determine if safety is adequate for planned event. In reviewing the application, they will be looking at anticipated crowd size, demographics, entertainment, and alcohol, prior history with this event or similar events and other criteria.

Please describe your emergency/medical plan, including your communication procedures. Attach additional sheets if necessary.

Please describe your plan for cleanup and removal of recyclable goods and garbage during and after your event.

Thank you for your interest in holding a neighborhood or community event!

RETURN PERMIT APPLICATION TO:

110 North First Street, PO Box 299

Indianola, Iowa 50125

Phone: 515-961-9410 Fax: 515-961-9402

www.indianolaiowa.gov

E-Mail: dbowlin@indianolaiowa.gov

Late Fee: **Cash:** _____ **Check:** _____ **Received By:** _____

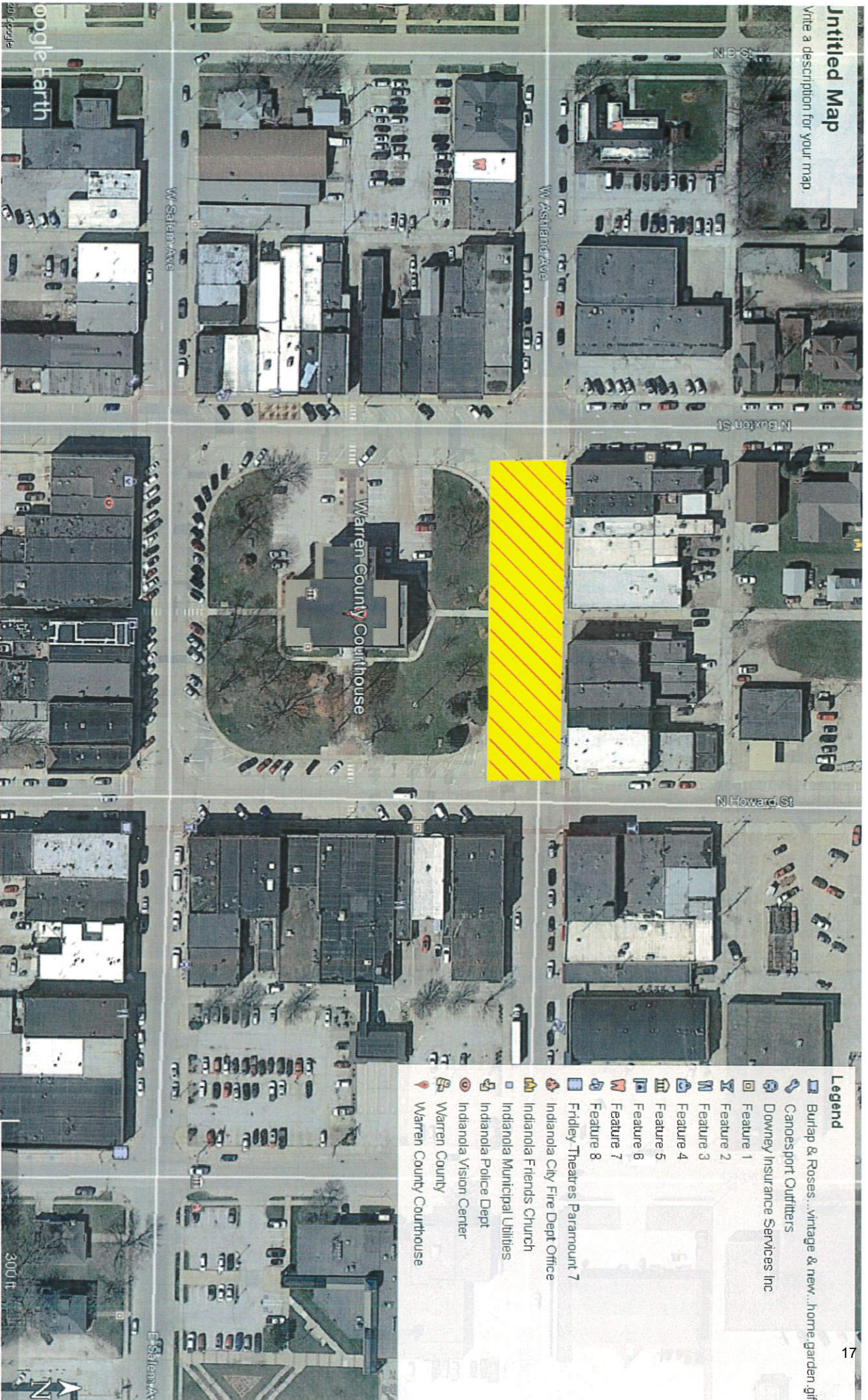
OFFICE USE ONLY

DATE RECEIVED:				
	Signature	Date	Approved	Denied
Police Department:			X	
Fire Department:			X	
Public Works:			X	
City Manager:			X	
Park and Recreation Department			X	

RETURN PERMIT APPLICATION TO:
110 North First Street, PO Box 299
Indianola, Iowa 50125
Phone: 515-961-9410 Fax: 515-961-9402
www.indianolaiowa.gov
E-Mail: dbowlin@indianolaiowa.gov

Untitled Map

Write a description for your map.



Legend

- Burk & Rose, Vintage & new, home garden, gift
- Canoeport Outfitters
- Downey Insurance Services Inc
- Feature 1
- Feature 2
- Feature 3
- Feature 4
- Feature 5
- Feature 6
- Feature 7
- Feature 8
- Fridley Theatres Paramount 7
- Indianola City Fire Dept Office
- Indianola Friends Church
- Indianola Municipal Utilities
- Indianola Police Dept
- Indianola Vision Center
- Warren County
- Warren County Courthouse

Meeting Date: 06/01/2020

Subject

Resolution approving the Police Department union contract for 2020-2021.

Information

Fiscal Impact

Attachments

Union Contract Memorandum
Resolution Approving Contract
Union Contract



— Human Resources —

Date: June 1, 2020

To: Mayor and Council

From: Melissa McCoy, Human Resources Director

CC: Ryan Waller, City Manager

RE: Police Union Contract

As you know, over the past several months, negotiations have taken place for the police officers collective bargaining agreement. Below is a summary of the main items contained within and aligned with the comparables approved by council as part of this process. Attached are the resolution and the contract that's been approved by the negotiating unit.

- Increase in vacation accruals for
 - Less than 2 years of employment
 - 14 – 19.9 years of employment
 - 20+ years of employment
- Add shift differential for employees who work between the hours of 6p – 6a. Employees are eligible for \$0.25 per hour for each hour worked.
- Increase clothing allowance from \$300 to \$700
- Add field training officer pay of one hour of compensation at the employee's regular rate of pay for each day of training a new employee.
- Court time – Paid as overtime, when a police officer is required, during off duty time, to appear in court. Such time shall be compensated at an overtime rate for an hour to hour basis with a 2-hour minimum. This is the same as the previous police union contract.
- Call back/Call in- 1 hour per day of straight time that they are required to be on call or standby. This is not considered overtime pay. If called in to work, the officer shall receive a minimum of 2 hours pay.
- Health Insurance – City will provide a high deductible health plan with an HSA. HSA will include City funding \$1200 and matching \$26.92 per paycheck for single coverage and \$76.92 per paycheck for all other tiers. Police officers will pay 12% of the premium. In the event the total cost of the health insurance premiums increase by ten percent (10%) or more, the City has the ability to increase the employee's insurance contribution by no more than five percent (5%).

- Wage scale increase of 5% across the board. If non-union employees receive an across the board increase greater than 3%, then the union will receive the greater across the board increase.
- 1 year contract term

RESOLUTION NO. 2020-

**RESOLUTION APPROVING THE TENTATIVE LABOR CONTRACTS
BETWEEN THE CITY OF INDIANOLA AND THE INTERNATIONAL
BROTHERHOOD OF TEAMSTERS, LOCAL UNION 238 AND
POLICE UNIT**

WHEREAS, the City Council of the City of Indianola has considered the Labor Contract between the City of Indianola and the International Brotherhood of Teamsters, Local Union 238 and the Police Unit; and

WHEREAS, said attached contract is in compliance with the provisions authorized by the City Council of the City of Indianola; and

WHEREAS, the membership of the International Brotherhood of Teamsters, Local Union 238 and the Police Unit have concurred with the proposal; and

WHEREAS, the contract has been approved by said memberships; and

WHEREAS, the contract is attached as exhibit A to this resolution.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that this contract is hereby approved.

BE IT FURTHER RESOLVED that the Mayor or City Manager are hereby authorized and directed to execute the agreement.

PASSED this 1st day of June 2020.

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

AGREEMENT
BETWEEN THE
CITY OF INDIANOLA, IOWA
AND THE
INTERNATIONAL BROTHERHOOD OF TEAMSTERS
LOCAL UNION 238

July 1, 2020
to
June 30, 2021

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AGREEMENT

This Agreement entered into by the City of Indianola, Iowa, hereinafter referred to as the "Employer or City" and International Brotherhood of Teamsters, Local Union 238, hereinafter referred to as the "Organization".

ARTICLE 1 **RECOGNITION**

Pursuant to and in accordance with all applicable provisions of the "Public Employment Relations Act" of the State of Iowa, hereinafter referred to as the "Act" and in recognition of the Public Employment Relations Board's certification Case # 102360 of said "Teamsters Local 238", the employer does hereby recognize the Organization during the term of this agreement for all employees of the City included in the "Police Bargaining Unit" consisting of the following classifications: "All police officers of the Indianola Police Department."

ARTICLE 2 **MANAGEMENT RIGHTS**

Except as specifically modified and limited by this Agreement, the employer shall retain whatever rights, powers and authority necessary for it to operate and direct the affairs of the City and the police department in all of its various aspects, including, but not limited to, the right to direct the work force; to plan, direct and control all the operations and services of the department; to determine the methods, means, organization and numbers of personnel by which such operations and services are to be conducted; to assign and transfer employees; to schedule working hours and to assign overtime; to determine whether goods and/or services should be purchased; to hire, promote, demote, transfer, discipline or discharge, to establish and enforce reasonable work rules and regulations; to change or eliminate existing methods, equipment or facilities; to determine what work or services shall be contracted out or performed by the unit employees; and to initiate, prepare, certify and administer its budget.

ARTICLE 3 **UNION REPRESENTATION**

The Organization may appoint a bargaining committee to represent the bargaining unit in all negotiations and/or discussions with appropriate employer representatives. The names of such committee members shall be transmitted in writing to the Police Chief. Committee members may not act in that capacity until this notification has been completed. Accordingly, all changes in designated representatives must be reported promptly.

Committee members may receive, investigate and process complaints or grievances of employees. Normally, Organization business will not be conducted on City time, however, when the nature of the grievance requires immediate action, i.e. irreparable harm to an employee, a committee person may be permitted to leave the regular work area upon request to his/her supervisor and with the approval of the supervisor. Such employees will suffer no loss of their regular pay for the normal work shift when properly excused by their supervisor. However, such time spent investigating and processing grievances shall be reasonable and commensurate with the circumstances concerning the matter at issue. Normally such time will not exceed one-half (1/2) hour at any step of the grievance procedure and will require the attention of only one (1) committee member.

Whenever a committee person enters a work area for the purpose of investigating a complaint or grievance, the supervisor of that area must be so notified and informed of the nature of the problem. Any such investigations shall be accomplished in such a manner as to avoid interference with the Department operations and the performance of any employee's job duties. The Organization agrees that there shall be no solicitation for membership, collection of union fees, fines or assessments, meetings or other union activities on City time.

The Organization will take all reasonable measures to assure that such representatives are knowledgeable of their respective responsibilities.

Employees shall be allowed to review any complaints filed against them prior to submitting to any investigative interview. Employees shall be entitled to Union representation during any investigation, debriefing or interview resulting from a formal complaint which would likely result in any type of formal or informal disciplinary action. The City shall notify the employee(s) of the results of the complaint or investigation.

ARTICLE 4 **HOURS OF WORK AND OVERTIME**

The police officer's normal workday shall consist of between eight (8) to twelve (12) hours of work and shall include a thirty (30) minute paid lunch period. This will average forty (40) hours weekly during an eighteen (18) week cycle.

While on special assignment officers may be assigned to a work week consisting of five (5) consecutive eight (8) hour days which include a 30-minute paid lunch hour followed by two days off.

Since the police department must normally operate seven (7) days per week, employees may have regularly scheduled workdays on any day of the week.

Specific work schedules, including hours and days, will be issued by the police chief at least two (2) weeks in advance. Such schedules shall normally be followed, however, the chief or his designee may make necessary changes to meet the needs of the department. The City agrees not to change the current schedule without first providing seventy-two hours notice to the union.

Shift Differential

Employees who work the hours of 6pm to 6am, shall be eligible to receive a shift differential of \$0.25 per hour for all regular hours worked.

Overtime

The Fair Labor Standards Act (FLSA) was created to establish a minimum wage, limit the number of hours that may be worked in a standard work week at the regular base wage, and provide specific requirements for determining whether a job is eligible for exemption from the overtime provisions of the act. Human Resources determines whether a position is exempt (salaried) or non-exempt (hourly) by interpreting and applying the provisions of the act.

All employees will be paid overtime in accordance with the FLSA.

Supervisors must give prior approval for all overtime worked. During busy periods or due to the requirements of the job, employees may be required to work extended hours.

All paid leave shall count as hours worked in meeting the 40-hour requirement for overtime pay.

Compensatory Time

All non-exempt employees whose total work and/or leave hours exceed forty (40) hours in a standard work week are eligible for overtime or compensatory time. Compensatory time is calculated at a rate of one and one-half (1 ½) hours for each one (1) hour worked in excess of forty (40) hours in a regular work week. A maximum of 80 hours will be allowed to accumulate.

The Police Chief or designee shall authorize compensatory time for an eligible employee. Should an employee accumulate more than 80 hours, the employee may be required by the Police Chief or designee to schedule and take time off.

Compensatory time shall count as time worked in meeting the 40-hour requirement for overtime pay.

Upon resignation, termination, change to a non-leave earning position or transfer to an IMU position, compensatory time will be paid out as a lump sum payment.

Court Time

When a Police Officer is required, during off duty time, to appear in court as a witness in a criminal case, arising directly from the officer's employment, such "court time" shall be considered "overtime". Such time shall be compensated at overtime rates on an hour for hour basis. However, the officer shall be paid a minimum of two hours overtime payment for such appearances and also on instances when the appearance is canceled by the court with less than two (2) hours notice.

An officer's absence from court without a reasonable excuse shall be proper cause for disciplinary action.

Call Back, Call In

Any Officer who is required to limit their personal time by being placed on "call" or "standby" shall be compensated at the following rate: one (1) hour per day of straight time that they are required to be on call or standby. This shall not be construed to be paid for overtime, or to allow to be totaled in the weekly hours in excess of forty (40) hours. If the Officer is called in to work, they shall be paid a minimum of two (2) hours pay at the appropriate rate of pay, which shall include overtime if applicable. An Officer called in shall receive pay for work only in lieu of call-in or standby pay.

Attendance at Meetings

Any employee whose presence is required at a meeting of the City Council or any board, commission, or committee of the city which occurs outside of regular working hours, shall be reimbursed a minimum of two hours of work, for time spent at such meeting/s at a rate equal to one and one-half of their regular hourly rate, unless the employee's presence is for the purpose of receiving a recognition award. In such instance, no additional compensation will be earned.

ARTICLE 5

SETTLEMENT OF DISPUTES

A "grievance" is defined as a dispute as to the application or interpretation of any part or clause of this Agreement filed and signed by the employee(s) involved in the Union. For the purposes of the Article, the word(s) Employee(s)/grievant(s) shall also mean and include the Union/Employee Organization. The parties agree to act in good faith to resolve any grievance presented by an employee. Such grievances must be presented by an employee. Grievances must be presented at the first step of the procedure within seven (7) calendar days of the incident giving rise to the complaint.

STEP 1

The employee having a specific grievance shall take it first to his/her immediate supervisor who shall respond within seven (7) calendar days.

STEP 2

If the matter has not been resolved, the employee shall then, within five (5) working days of receipt of the Step 1 answer, present the written grievance to his/her Lieutenant who shall respond within fourteen (14) calendar days.

STEP 3

If the matter has not been resolved, the employee shall then, within ten (10) working days of receipt of the Step 2 answer, present the written grievance to the Police Captain, who shall respond within fourteen (14) calendar days.

STEP 4

If the matter has not been resolved the employee shall then, within ten (10) working days of receipt of the Step 3 answer, present the written grievance to the Human Resource Director and Police Chief, who will respond within thirty (30) calendar days.

STEP 5

If not resolved, the grievance may be submitted to arbitration within seven (7) calendar days after the decision in Step 4, or if no decision has been timely made, said grievance may with the approval of the employee organization be submitted to arbitration by submitting written notice to the Human Resources Director. Such notice shall specify the section(s) of the agreement alleged to have been violated. The parties shall promptly meet to attempt to agree on an arbitrator. If they are unable to agree, they will jointly request that the Iowa Public Employment Relations Board submit to the parties a list of arbitrators and, by alternately striking names, an arbitrator will be selected, whose decision shall be final and binding upon the parties.

Not later than sixty (60) days following the date on which the request for arbitration was submitted to the Human Resources Director, the parties shall establish a date for the arbitration hearing.

The arbitrator shall not have the power to decide a grievance which is a matter suitable for submission to the Civil Service Commission. Also, the arbitrator shall be without power to add to, subtract from or modify the terms of this Agreement, nor to make any decision in conflict with the laws of the State of Iowa or the ordinances of the City of Indianola, Iowa.

The arbitrator's fee and expenses shall be shared equally by the employer and the Organization. However, each party shall be responsible for compensating their own representative and witnesses as well as paying for necessary transcripts of the proceedings if desired.

The failure of the employee to appropriately present the grievance within the specified time limits shall render the matter resolved and not subject to further appeals. Failure of the City representative to respond within the specified time limits shall render the matter subject to immediate appeal to the next step in the procedure. When necessary in investigating and settling grievances, employees and their representative, if employees of the City, shall be released from work without loss of pay for a reasonable time provided the supervisor is given sufficient advance notice to adjust work schedules.

All time limits contained in this article may be extended by mutual agreement.

ARTICLE 6 **VACATION**

All regular full-time employees shall earn vacation on a pay period basis at the following rates which reflect longevity in City service.

Accrual

Full time and permanent part time employees are eligible for vacation leave. The vacation leave year begins with the first day of the first complete bi-weekly pay period in a calendar year and extends through the last day of the last biweekly pay period that begins in that calendar year. Vacation leave shall be accrued as follows:

Full Time Employees

Length of Service	Biweekly Accrual
Less than 2 years	3.08 hours
2 years, less than 8 years	4 hours
8 years, less than 14 years	5 hours
14 years, less than 20 years	6.15 hours
20 years or more	7.69 hours

Usage

The Chief of Police or his designee is responsible for proper planning and scheduling of vacation for all employees within their respective departments. Advanced planning permits adherence to work schedules and reduces the possibility of employees losing vacation at the end of the year.

The Chief of Police or designee is authorized to approve vacation leave within their respective departments. It should be approved in advance except in an emergency. All requests and approval must be in writing.

Vacation leave will be charged in quarter (1/4) hour increments. Employees must use vacation leave when taking time off if they have vacation time available to them.

Vacation accruals will continue when an employee is on an approved leave of absence with pay. Employees on an unpaid leave of absence will not receive any vacation accrual.

Sick leave may be substituted for vacation leave if an employee becomes ill and hospitalized while on vacation leave. Substitution is permitted for the period of illness only; proof of hospitalization is required.

Employees can rollover up to 166.47 hours of unused vacation to the new leave year; any excess will be forfeited. The last pay period to use vacation time before it is forfeited is the pay period including December 31st of that leave year. During that same pay period, all leave in excess of 166.47 hours is forfeited.

Upon resignation, termination or change to a non-leave earning position, the employees vacation leave balance (accrued and not used) will be paid out to the employee by a lump sum payment provided in the case of a resignation, the employee has given the City a two (2) week notice.

Personal Time

Full time employees receive personal time to use throughout the year.

Personal time shall be accrued as follows.

Status of Employee	Accrual Per Year
Full Time Police Officers	18 hrs (based on 9hr shifts); subject to change based on current work shift.

New hires will receive a prorated amount of personal time dependent on their start date.

Month Employment Starts	Eligible Amount
January 1 – March 31	100%
April 1 – June 30	75%
July 1 – September 30	50%
October 1 – December 31	25%

Personal time will be charged in quarter (1/4) hour increments.

Personal time does not rollover from year to year; all unused time at the end of the benefit year will be forfeited.

Upon resignation, termination or change to a non-leave earning position, the employees personal time balance will be paid out to the employee by a lump sum payment provided in the case of a resignation, the employee has given the City a two (2) week notice.

ARTICLE 7

LEAVES OF ABSENCE

Sick Leave

All regular full time and permanent part time employees scheduled and averaging thirty (30) hours or more per week earn sick leave. Available sick leave shall be requested by the employee and granted by the Police Chief, or designee, in writing. Employees may request leave for their own personal illness, pregnancy, childbirth, or related medical conditions; personal injury; examinations and consultations with physicians and other health care providers licensed by the State of Iowa, including the City of Indianola's Employee Assistance Program; or as provided under any other City policy.

Employees may also use sick leave to care for an immediate family member. Immediate family member includes spouse, child or parent.

Sick leave shall be accrued as follows:

Status of Employee	Accrual Per Pay Period
Full Time	3.7 hrs

The sick leave plan year begins with the first day of the first complete biweekly pay period in a calendar year and extends through the last day of the last biweekly pay period that begins in that calendar year.

Sick leave will be charged in quarter (1/4) hour increments.

Employees must use sick leave when taking time off if they have sick time available to them. Employees may use sick time to supplement the difference in pay when on short-term disability or receiving workers compensation pay.

Sick accruals will continue when an employee is on an approved leave of absence with pay. Employees on an unpaid leave of absence will not receive any sick accrual.

Employees can rollover up to 760 hours of unused sick leave to the new leave year. All leave in excess of 760 hours is forfeited.

Upon resignation, termination or change to a non-leave earning position, the employee will forfeit any accrued but unused sick leave.

In cases where the employee's sick leave usage record indicates possible abuse, the City has the right to verify the reported illness of any employee and may require a doctor's note for absence due to illness. The Police Chief in consultation with the Human Resources Director is responsible for establishing such controls as are necessary to prevent abuse of sick leave privileges. Abuse of sick leave shall be proper cause for disciplinary action, up to and including termination of employment.

Military Leave

The City will comply with the Uniformed Services Employment and Reemployment Rights Act (USERRA) and Iowa Code Section 29A.28.

Employees who are members of a reserve force of the United States or of the state of Iowa shall be granted a leave of absence when ordered to attend a training program or perform other duties under the supervision of the United States or the state of Iowa. This leave of absence shall be with pay, only for regular full-time employees, during the period of such activity and shall not exceed thirty (30) calendar days per year.

Any employee who enters into active service in the Armed Forces of the United States while in the service of the City of Indianola, will be granted an unpaid leave of absence for the period of military service.

Employees must provide a copy of their orders to their Police Chief at least ten (10) working days prior to reporting for duty.

Jury Duty Leave

Employees who are called for jury duty are entitled to take time off, as necessary, to fulfill jury obligations. Employee's will receive regular pay for this time off. Employees will not face discipline or retaliation for jury service in accordance with the Code of Iowa 607A.45.

Employees must immediately inform and submit a copy of the summons to their immediate Supervisor. If chosen to sit on a jury, the employee must inform his or her Supervisor how long the trial is expected to last. Employees must also check in with their Supervisor periodically during their jury service, so the City knows when to expect the employee to return to work.

On any day when jury service ends before the end of the employee's usual workday, the employee must check in with his or her Supervisor to find out whether the employee needs to return to work for that day.

This policy does not apply to legal actions to which the employee is named as a party (either plaintiff/petitioner or defendant/respondent or must appear as a witness), unless the employee was named as a party or must be a witness in his/her official capacity as an employee of the City. Employees with personal court matters shall not be entitled to a court leave with pay but may use accrued leave time to offset lost work time.

While on paid jury leave, the City will continue the employee's regular salary, but the employee must turn in any compensation received for such duty, except for mileage, parking, food or lodging.

Unpaid Leave of Absence

The City of Indianola understands that there are times an employee may need additional time off for personal reasons. If an employee has exhausted all applicable sick leave, vacation, personal, compensatory time and FMLA leave, if eligible, an employee may request an unpaid leave of absence for up to thirty (30) days. An employee requesting an unpaid leave should fill out the unpaid leave form, stating the reason for the leave and include dates of expected absence. Approval of unpaid leave is at the discretion of the Police Chief and Human Resources

Employees who are not eligible for leave under the city's sick leave or Family and Medical Leave Act policies may apply for an unpaid leave under this section for purposes of pregnancy or a related condition as provided in Iowa Code Section 216.6(2)(e). Medical certification stating that the employee is not able to perform the duties of employment may be required by the City.

During an unpaid leave granted under this section, employees do not receive compensation, do not accrue length of service, vacation or sick leave, and are not eligible for paid holidays. The City does not make contributions to retirement programs for the duration of the leave. Employees may continue in the group health program during an unpaid leave under this section by paying the full cost of the premium by the first of the month for the following month's coverage. Failure to pay the premium on time will result in termination of coverage.

If an employee plans to return to work following an unpaid leave taken under this section, the employee must notify his/her Police Chief before the end of the leave. The City will attempt to restore the employee to the position the employee held at the start of the leave, or in a comparable position, if possible. If no such position is available, the employee's employment will be terminated.

ARTICLE 8

WELLNESS

The well-being of our employees is extremely important to the City of Indianola. To assist employees in taking care of their health, the City of Indianola has a wellness program tied to their health plan. Each calendar year, employees and spouses that are enrolled in the City's health insurance plan must have a physical/biometric screening completed, one (1) dental exam and one (1) vision exam. Employees and spouses that complete these three (3) requirements, will receive a preferred health insurance premium rate.

ARTICLE 9

SENIORITY

Seniority means an employee's length of continuous service with the Employer since their last date of hire. Seniority shall be administered on a job classification basis.

Seniority shall be considered for shift selection and on-duty time slots. All members of the bargaining unit assigned to the Patrol Division shall have the opportunity of making shift bid thirty (30) days prior to the start of the calendar year. Bidding shall be done based on seniority for the following shifts and days off rotation:

1 st Shift	Day shift
2 nd Shift	Mid shift
3 rd Shift	Night shift

If vacancies occur during the calendar year, employees interested in using their seniority to transfer to a different shift must submit their request to the Chief of Police in writing. Officers will not be permanently re-assigned, contrary to their selected shift bid, unless circumstances require based upon quantifiable needs of the department such as appointments to specialized positions. The department reserves the right to assign officers to other shifts regardless of seniority to ensure operational efficiency.

All new employees shall serve a probationary period not to exceed nine (9) months after graduation from the Iowa Law Enforcement Academy. Upon completion of the probationary period, they shall be put on the seniority list and their seniority shall be determined from their date of employment. They may be terminated for any reason during the probationary period without recourse to the grievance procedure.

An employee shall lose their seniority and the employment relationship shall be broken and terminated as follows:

- (a) Employee quits.
- (b) Employee is discharged unless reinstated through the grievance process.
- (c) Engaging in other work while on leave of absence or giving false reason for obtaining leave of absence.
- (d) Falsification of employment application.
- (e) An employee absent from work one (1) day without justifiable cause or notice to the Employer.
- (f) Failure to report for work at the end of leave of absence.
- (g) Failure to report to work within ten (10) days after being notified to return to work following layoff, when notice of recall is sent to employee's last known address according to Employer records. Extension of this time may be granted at the discretion of the Employer.
- (h) An employee is absent from work for any reason, except an on-the-job injury, for over one (1) year or the length of the employee's seniority, whichever is shorter.
- (i) Employee retires.
- (j) In the event an employee is promoted or transferred out of the bargaining unit and such employee returns to the bargaining unit, the seniority date shall be the original date of hire less time served in the non-bargaining unit position; however, there shall be no loss of seniority for an employee who returns to the bargaining unit during the twelve (12) month probationary period after a promotion or transfer.

Reduction in Force

Whenever it becomes necessary for police officers to be laid off because of lack of work, lack of funds or reorganization, the officer with the least amount of continuous unbroken service as a full-time employee of the police department, shall be laid-off first and if subsequent lay-offs are made, this order shall be followed.

If the work force in the police department is later increased or an existing position is to be filled, the position shall be, first, offered to a laid-off employee in that same classification in reverse order. The employee shall be notified, in writing, by ordinary mail, of the opening. If the laid-off employee desires this position, he shall notify the Employer, in writing, within seven (7) days. It shall be the obligation of a laid-off employee to notify the City of his or her current address and to maintain the qualifications necessary for the position.

This right of recall shall be effective for two (2) years. The union shall review and agree to the date each member of the bargaining unit was initially employed and the amount of continuous service. The same procedures shall be followed for other employees within the bargaining unit. There will be no reduction of the full-time work force until all officers in all classifications outside of full-time are laid off.

ARTICLE 10 **HOLIDAYS**

The following shall be recognized and observed as paid holidays by regular full time and permanent part time employees:

New Year's Day - January 1
 President's Day - Third Monday in February
 Memorial Day - Last Monday in May
 Independence Day - July 4
 Labor Day - First Monday in September
 Thanksgiving Day - Fourth Thursday in November
 Day After Thanksgiving
 Christmas Eve Day - December 24

Christmas Day - December 25

Holidays shall count as hours worked in meeting the forty (40) hour requirement for overtime pay.

If the employee is scheduled to work, and actually works, the employee receives double time plus holiday pay at the current hourly schedule, whether it is an 8, 8.5, 9, 10 or 12 hour shift. If the employee is not scheduled to work the holiday, the employee will receive holiday paid straight time at whatever hour schedule they are currently at, whether it is an 8, 8.5, 9, 10 or 12 hour shift.

School Resource Officer (SRO) - Vacation time in excess of five (5) consecutive days must be taken during school vacation or holiday breaks. Vacation time or compensatory time less than five consecutive days may be taken during the school year with the approval of the SRO supervisor.

ARTICLE 11 **INSURANCE**

Health and Prescription Drug Insurance

The City shall provide all full-time employees a high deductible health plan with a Health Savings Account (HSA). Employees are eligible for benefits the first of the month following their hire date.

The health insurance plan is reviewed and approved annually by the City Council. Annually, the City Manager, Finance Director and Human Resources Director, in consultation with the City's health insurance broker, will set the premiums for the health insurance plan. Employees contribute to a portion of these premiums; these premiums are determined on an annual basis.

See Appendix B for additional information.

Dental

The City shall provide dental insurance to all full-time employees.

The dental insurance plan is reviewed and approved annually by the City Council. Annually, the City Manager, Finance Director and Human Resources Director, in consultation with the City's health insurance broker, will set the premiums for the dental insurance plan. Employees contribute to a portion of these premiums; these premiums are determined on an annual basis.

Vision

The City shall provide vision insurance to all full-time employees.

The health insurance plan is reviewed and approved annually by the City Council. Annually, the City Manager, Finance Director and Human Resources Director, in consultation with the City's health insurance broker, will set the premiums for the health insurance plan. Employees contribute to a portion of these premiums; these premiums are determined on an annual basis.

ARTICLE 12 **WORK RULES**

The Employer may from time to time adopt new, and/or publish changes in existing, department work rules and regulations. All employees shall comply with all such work rules and regulations. The Organization will be provided a

complete and current copy of all written rules affecting employees covered by this Agreement. Except in emergency situations, such new rules will be published and posted at least five (5) calendar days prior to becoming effective. Any unresolved complaint as to the reasonableness of new work rules shall be resolved through the grievance procedure.

ARTICLE 13
TRAINING

The Employer shall make available to officers appropriate training opportunities on an annual basis which shall satisfy the minimum training requirements set forth by the Iowa Law Enforcement Academy. Such training will be conducted at the Employer's expense and during hours which officers are appropriately compensated for.

ARTICLE 14
HEALTH AND SAFETY MATTERS

Employees shall observe and follow all regulations established by the Employer for the protection of life, health and for the protection of City property. Employees shall follow established procedures for reporting occupational injuries and/or illness. Failure of the employee to comply with those provisions will result in nonpayment of related medical services from the Employer.

ARTICLE 15
NON-DISCRIMINATION

In accordance with applicable law the Organization and the Employer agree not to discriminate against any employee on the basis of race, creed, color, religion, disability, union affiliation, national origin, age or sex.

ARTICLE 16
NO STRIKE – NO LOCKOUT

Neither the Organization, its officers or agents, nor any of the employees covered by this Agreement will engage in, encourage, sanction, support or suggest any strike, slow down, mass resignation, mass absenteeism or the abstinence in whole or in part of the full, faithful and proper performance of the duties of employment for the purposes of inducing, influencing or coercing a change in the conditions or compensation or the rights, privileges or obligations of employment. Any employee who violates any provision(s) of this article may be immediately discharged or otherwise disciplined.

The Employer will not engage in any "lock-out" activity of the employees in this unit.

ARTICLE 17
WAGES

The salary table shown in Appendix A represents an increase of three percent (3%) effective June 21, 2020. If non-union employees receive an across the board increase greater than three percent (3%), then the Union will receive the greater across the board increase.

All pay rate changes will take effect at the beginning of the pay period following the change.

The City agrees to provide all permanent full-time employees longevity pay. The salary table shown below represents the annual pay that employees shall receive for continuous years of service.

YEARS	ANNUAL PAY	HOURLY PAY
0-4	\$0	0
5-9	\$250	12.0 c/hour
10-14	\$300	14.4 c/hour
15-19	\$350	16.8 c/hour
20+	\$400	19.2 c/hour

Longevity pay shall be paid on a per hour basis to be included with regular hourly salary to be paid the pay period following the employee's anniversary date.

ARTICLE 18 **SUPPLEMENTAL PAY**

Clothing Allowance

Each employee covered under this contract, shall receive seven hundred dollars (\$700) for work-related items such as boots and clothing. Employees will receive this payment in the first paycheck following July 1.

Field Training Officers

Employees serving as field training officers shall receive one hour of compensation at the employee's regular rate of pay for each day a daily observation report is completed by the field training officer for the new employee.

ARTICLE 19 **TRANSFER PROCEDURES**

Except where limited by statute, a voluntary or involuntary transfer may be made to a vacant position in the same classification.

A transferred employee's salary shall be adjusted based on the range of the new position and will be determined based on reviewing the employee's qualifications and other like employee's salaries in that same position.

Reclassification

An employee whose position has been reclassified to a classification with a higher maximum salary shall receive at least the minimum salary of the higher salary range or the salary received prior to the reclassification, whichever is higher.

ARTICLE 20 **PERSONNEL FILES**

Individual employees shall receive signed and dated copies of each disciplinary action form placed in their personnel file. The employee may also be required to sign such items indicating knowledge of their existence and not necessarily concurrence.

Copies of formal grievances filed under the provisions of Article 5 of this Agreement shall not be made a part of the employee's personnel file.

ARTICLE 21
DURATION OF AGREEMENT

This Agreement shall be in full force and effect from July 1, 2020 through June 30, 2021.

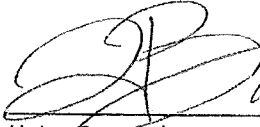
ARTICLE 22
SAVINGS

If any provision of this Agreement is adjudged by proper legislative, administrative or judicial authority to be unlawful, unenforceable or not in accordance with the applicable law, such adjudication shall not affect the validity of this agreement as a whole or any section, provision or part thereof not adjudicated unlawful or unenforceable.

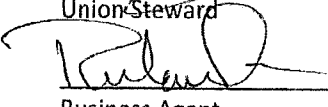
City of Indianola, Iowa

International Brotherhood of Teamsters, Local Union 238
Committee Members

City Manager



Union Steward



Business Agent

9-1-23

5-14-2020

APPENDIX A
WAGES

**Public Safety Pay
Scales**

Effective June 21, 2020

3.00%

**Police
Officer/Detective**

Hire	1	2	3	4	5
57,509.43	60,535.72	63,678.37	67,075.48	70,605.26	74,322.07
27.649	29.104	30.615	32.248	33.945	35.732

Step increase with each anniversary.

APPENDIX B**Health and Prescription Drug Insurance****Benefit Plan Year 7/1/2020 - 6/30/2021****Qualified High Deductible Health Plan w/ HSA**

Medical	In-Network	Out-of-Network
Single Deductible	2800	2850
EE Spouse, Child(ren), Family Deductible	5400	5700
Coinsurance	100/0%	80/20
Single Out of Pocket (OOP)	2800	3350
Family Out of Pocket (OOP)	5400	6700
Coinsurance - after deductible	100% plan/0% member	80% plan/0% member
Office Visit - PCP		
Office Visit - Specialist		
Urgent Care		
Hospital Inpatient & Outpatient		
Emergency Room Services		
Imaging (CT/PET scans, MRI, etc)		
Diagnostic Testing (x-ray, blood work, etc)		
Pregnancy-prenatal, postnatal, delivery & all inpatient services		
Substance Abuse Outpatient & Inpatient Services		
Mental/Behavioral Health Services		
Pharmacy		
Preventive Care/Screenings/Immunization - deductible waived in-network only	100% plan/0% member	80% plan/20% member

Coverage Tier Per Pay Amount

Employee Only	\$42.13	Employee portion is 12% of total premium.
Employee + Spouse	\$78.27	
Employee + Children	\$69.93	
Family	\$114.71	

In the event the total cost of the health insurance premiums increase by ten percent (10%) or more, the City has the ability to increase the employee's insurance contribution by no more than five percent (5%).

Health Savings Account

City will fund employee HSA accounts with \$1200 on the first pay period in January 2021. City will match employee contributions up to \$26.92 per pay period and \$76.92 for all other tiers. Employees must be enrolled in the City's health insurance to receive the funding and match.

The \$1200 will be prorated for new hires based on their hire date. If hired between:

- January through March new employees will receive 100% of the \$1200.
- April through June new employees will receive 75% of the \$1200.
- July through September new employees will receive 50% of the \$1200.
- October through December new employees will receive 25% of the \$1200.

Meeting Date: 06/01/2020

Subject

Second consideration of an ordinance adopting the 2020 revised Code of Ordinances of the City of Indianola, Iowa (Codification Project).

Information

In 2018, following direction from the City Council, the City Clerk began researching options to improve the readability and searchability of the electronic version of the City Code.

During that process, the City's codifier indicated that this is a service they perform, but also shared that the City's Code had not been through a formal codification process for quite some time. Following approval of the agreement for this project, the City Clerk began working with the codifiers, City Staff, Legal Counsel and the Council's Administrative and Policy Committee on this process.

Through the codification process, the codifier reviews the entire City Code to:

- Ensure consistency with State Law,
- Ensure consistency in references throughout the City Code,
- Incorporate previously adopted ordinances such as regulations pertaining to Bed and Breakfast operations and fence regulations,
- Integrate model language used by the codifier to eliminate conflicts and ambiguity in code language, and
- Incorporate other recommended changes such as the Administrative and Policy Committee's recommendation on the renaming and appointment of the Fine Art and Beautification Commission, and the City Council's direction regarding local amendments to the 2018 version of building, property maintenance and other developmental code updates.

Once the codification process is complete, the Code of Ordinances will be indexed online, which will make it easier to navigate the Code.

Due to the large size of the document, the revised Code of Ordinances may be viewed at City Hall by contacting the City Clerk's office at cityclerk@indianolaiowa.gov or calling 515-961-9410.

Fiscal Impact

Attachments

Ordinance adopting Codes

ORDINANCE NO. _____

**AN ORDINANCE ADOPTING THE “CODE OF ORDINANCES
OF THE CITY OF INDIANOLA, IOWA”**

BE IT ORDAINED by the City Council of the City of Indianola, Iowa, that:

SECTION 1. Pursuant to published notice and following public hearing on the _____ day of _____, _____, so required by Sections 362.3 and 380.8, Code of Iowa, there is hereby adopted by the City of Indianola, Iowa, the “CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA.”

SECTION 2. All of the provisions of the “CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA,” shall be in force and effect on and after the effective date of this ordinance.

SECTION 3. All ordinances or parts thereof in force on the effective date of this ordinance are hereby repealed from and after the effective date of this ordinance, except as hereinafter provided.

SECTION 4. The repeal provided for in the preceding section of this ordinance shall not affect any offense or act committed or done or any penalty or forfeiture incurred or any contract or right established or accruing before the effective date of this ordinance; nor shall such repeal affect any ordinance or resolution promising or guaranteeing the payment of money by the City or authorizing the issuance of any bonds of said City or any evidence of said City's indebtedness or any contract or obligation assumed by said City; nor shall said repeal affect the administrative ordinances or resolutions of the Council not in conflict or inconsistent with the provisions of “THE CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA”; nor shall it affect the following ordinances specifically saved from repeal:

INDUSTRIAL PROPERTY TAX EXEMPTIONS

ORDINANCE NO.	ADOPTED	ORDINANCE NO.	ADOPTED
1244	3-17-03	1416	9-15-08
1280	4-5-04	1421	2-2-09
1286	6-7-04	1469	4-4-11
1330	5-2-05	1471	5-16-11
1364	9-18-06	1478	9-6-11
1371	12-18-06	1483	10-17-11
1374	2-5-07	1495	5-7-12
1375	3-19-07	1505	11-19-12
1384	7-16-07	1555	6-6-16
1393	11-5-07	1559	12-5-16
1394	11-5-07	1560	12-19-16
1401	1-7-08	1565	3-20-17
1409	6-2-08	1574	7-7-17
1410	6-2-08		

URBAN RENEWAL

ORDINANCE NO.	ADOPTED	NAME OF AREA
1026	July 5, 1994	Hillcrest Urban Renewal Area
1137	November 2, 1998	Hillcrest Amendment No. 1 Area
1217	October 1, 2001	Downtown Urban Renewal Area
1218	October 1, 2001	Hillcrest Amendment No. 2 Area
1293	July 19, 2004	East Highway 92 Urban Renewal Area
1314	March 7, 2005	Downtown Amendment No. 1 Area
1323	March 21, 2005	East Highway 92 Amendment No. 1 Area
1336	July 18, 2005	Hillcrest Amendment No. 3 Area
1396	December 17, 2007	Downtown Amendment No. 2 Area
1428	April 20, 2009	Hillcrest Amendment No. 4 Area
1549	December 21, 2015	Unified Hillcrest/Downtown Unified Urban Renewal Area
1613	June 17, 2019	Amendment No. 1 to the Hillcrest/Downtown Unified Urban Renewal Area
1616	September 3, 2019	Amendment No. 2 to the Hillcrest/Downtown Unified Urban Renewal Area

URBAN REVITALIZATION

ORDINANCE NO.	ADOPTED	NAME OF AREA
1130	May 11, 1998	Urban Revitalization Area for the City

STREET AND ALLEY VACATIONS

ORDINANCE NO.	ADOPTED	ORDINANCE NO.	ADOPTED
50	July 20, 1936	156	September 3, 1951
51	January 5, 1937	161	September 24, 1952
53	May 17, 1937	162	April 28, 1952
73	January 7, 1919	163	May 19, 1952
76	May 5, 1941	169	--
84	May 17, 1943	177	December 14, 1953
86	June 21, 1943	186	December 6, 1954
92	June 6, 1944	227	August 18, 1958
93	June 6, 1944	231	March 14, 1959
94	June 6, 1944	239	November 2, 1959
95	July 3, 1944	244	June 6, 1960
99	July 2, 1945	251	February 13, 1961
(number not assigned)	July 7, 1924	252	March 20, 1961
103	March 4, 1946	257	December 18, 1961
104	April 1, 1946	259	June 18, 1962
107	August 19, 1946	270	August 5, 1963
111	April 7, 1947	275	March 16, 1964
115	July 21, 1947	280	October 19, 1964
118	April 5, 1948	281	October 19, 1964
121	June 14, 1948	284	November 16, 1964
130	May 2, 1949	285	November 16, 1964
132	October 3, 1949	289	May 17, 1965
142	May 1, 1950	295	February 7, 1966
146	August 7, 1950	296	February 7, 1966
153	June 4, 1951	299	June 6, 1966
155	June, 1951	300	--

STREET AND ALLEY VACATIONS

ORDINANCE NO.	ADOPTED	ORDINANCE NO.	ADOPTED
312	March 20, 1967	847	October 3, 1988
324	August 19, 1968	850	November 7, 1988
327	December 16, 1968	850	January 3, 1989
328	January 23, 1969	856	January 16, 1989
333	August 4, 1969	863	May 1, 1989
345	March 2, 1970	865	May 15, 1989
351	April 20, 1970	875	August 7, 1989
372	June 7, 1971	878	September 18, 1989
374	June 21, 1971	890	July 2, 1990
391	December 20, 1971	891	July 2, 1990
405	August 25, 1972	892	July 2, 1990
406	September 18, 1972	898	August 6, 1990
410	December 18, 1972	904	September 4, 1990
411	December 18, 1972	907	October 1, 1990
416	January 3, 1973	912	November 5, 1990
417	January 3, 1973	913	November 19, 1990
425	March 5, 1973	916	December 3, 1990
431	May 21, 1973	919	January 7, 1991
450	October 15, 1973	924	April 1, 1991
451	November 5, 1973	928	May 6, 1991
466	June 17, 1974	929	May 6, 1991
476	November 4, 1974	976	September 21, 1992
482	February 17, 1975	978	October 5, 1992
486	May 19, 1975	981	October 19, 1992
488	June 2, 1975	988	November 16, 1992
504	February 17, 1976	989	December 7, 1992
511	June 21, 1976	994	January 4, 1993
537	May 2, 1977	997	January 4, 1993
552	July 5, 1977	1031	September 19, 1996
566	December 19, 1977	1031	February 5, 1994
578	April 17, 1978	1072	March 18, 1996
593	September 5, 1978	1080	August 5, 1996
613	March 19, 1979	1088	October 21, 1996
622	June 18, 1979	1092	December 2, 1996
648	February 19, 1980	1093	January 6, 1997
701	April 19, 1982	1111	September 2, 1997
708	February 22, 1983	1115	October 13, 1997
721	July 18, 1983	1116	November 3, 1997
725	September 19, 1983	1126	April 6, 1998
727	October 3, 1983	1133	August 3, 1998
729	January 16, 1984	1156	September 7, 1999
755	April 16, 1984	1158	October 4, 1999
762	September 4, 1984	1167	February 22, 2000
766	December 17, 1984	1168	March 20, 2000
781	September 16, 1985	1174	June 5, 2000
790	March 3, 1986	1177	July 17, 2000
812	May 18, 1987	1191	March 5, 2001
823	November 16, 1987	1229	August 5, 2002
843	August 1, 1988	1230	August 5, 2002
844	September 19, 1988	1237	October 7, 2002

STREET AND ALLEY VACATIONS

ORDINANCE NO.	ADOPTED	ORDINANCE NO.	ADOPTED
1265	October 6, 2003	1452	March 15, 2010
1268	October 20, 2003	1476	July 5, 2011
1287	June 7, 2004	1497	May 21, 2012
1302	September 20, 2004	1506	January 22, 2013
1303	September 20, 2004	1525	September 3, 2013
1326	March 21, 2005	1538	November 3, 2014
1328	April 18, 2005	1551	April 4, 2016
1337	August 1, 2005	1558	November 21, 2016
1338	September 6, 2005	1572	July 3, 2017
1339	October 17, 2005	1607	January 22, 2019
1365	October 2, 2006	1609	February 19, 2019
1366	October 16, 2006	1614	July 1, 2019
1390	November 5, 2007	1617	October 7, 2019
1434	June 1, 2009	1619	October 7, 2019
1437	July 6, 2009	1623	November 4, 2019
1438	August 17, 2009	1624	November 4, 2019
1451	March 15, 2010		

STREET GRADES

ORDINANCE NO.	ADOPTED	ORDINANCE NO.	ADOPTED
37	September 19, 1933	551	June 20, 1977
119	April 9, 1948	655	March 3, 1980
184	August 2, 1954	656	April 7, 1980
222	May 19, 1958	763	September 4, 1984
236	August 3, 1959	791	March 17, 1986
237	August 31, 1959	792	March 17, 1986
247	August 15, 1960	804	November 17, 1986
253	March 20, 1961	866	May 15, 1989
277	July 10, 1964	926	April 15, 1991
278	July 21, 1964	1034	October 17, 1994
313	May 1, 1967	1071	March 18, 1996
323	June 17, 1968	1082	August 5, 1996
334	July 29, 1969	1279	April 5, 2004
335	September 3, 1969	1298	August 2, 2004
336	October 6, 1969	1429	May 4, 2009
366	April 5, 1971	1461	September 7, 2010
426	April 2, 1973	1472	May 16, 2011
517	September 7, 1976	1493	April 2, 2012

ZONING MAP

ORDINANCE NO.	ADOPTED	ORDINANCE NO.	ADOPTED
344	March 2, 1970	359	December 7, 1970
346	April 6, 1970	360	January 4, 1971
347	April 6, 1970	362	January 18, 1971
350	April 20, 1970	363	January 18, 1971
352	July 27, 1970	364	February 15, 1971
355	November 2, 1970	365	April 5, 1971
356	December 7, 1970	373	June 21, 1971
357	December 7, 1970	375	July 6, 1971
358	December 7, 1970	376	August 2, 1971

ZONING MAP

ORDINANCE NO.	ADOPTED	ORDINANCE NO.	ADOPTED
377	October 4, 1971	559	August 1, 1977
380	October 4, 1971	561	October 10, 1977
396	March 6, 1972	562	November 7, 1977
398	April 3, 1972	571	January 16, 1978
404	August 7, 1972	572	February 6, 1978
428	May 21, 1973	573	February 6, 1978
429	May 21, 1973	574	February 6, 1978
430	May 21, 1973	577	March 20, 1978
437	June 18, 1973	580	June 5, 1978
438	June 18, 1973	583	June 19, 1978
439	June 18, 1973	584	June 19, 1978
449	September 17, 1973	591	July 17, 1978
464	June 3, 1974	601	October 16, 1978
465	June 17, 1974	602	October 16, 1978
468	July 1, 1974	603	October 16, 1978
469	July 15, 1974	604	October 16, 1978
470	July 15, 1974	606	November 6, 1978
481	January 20, 1975	608	December 18, 1978
484	April 7, 1975	614	March 19, 1979
487	May 19, 1975	615	April 16, 1979
497	September 2, 1975	616	April 16, 1979
498	September 2, 1975	617	May 7, 1979
502	January 5, 1976	618	May 7, 1979
503	January 5, 1976	619	May 7, 1979
505	March 1, 1976	625	July 2, 1979
507	April 5, 1976	626	July 16, 1979
510	May 17, 1976	629	August 20, 1979
512	June 21, 1976	630	August 20, 1979
513	July 6, 1976	631	August 20, 1979
514	July 19, 1976	652	February 19, 1980
515	August 16, 1976	653	February 19, 1980
516	August 16, 1976	654	February 19, 1980
521	September 7, 1976	657	April 7, 1980
522	September 7, 1976	661	April 7, 1980
524	November 15, 1976	663	September 15, 1980
525	November 15, 1976	665	November 11, 1980
526	November 15, 1976	668	January 5, 1981
529	December 6, 1976	673	April 20, 1981
538	May 2, 1977	676	May 18, 1981
539	May 2, 1977	677	May 18, 1981
543	May 16, 1977	680	August 17, 1981
544	June 6, 1977	682	August 17, 1981
545	June 6, 1977	686	October 19, 1981
546	June 6, 1977	687	October 19, 1981
547	June 6, 1977	690	December 7, 1981
553	July 5, 1977	691	December 7, 1981
555	August 1, 1977	695	January 18, 1982
556	August 1, 1977	696	January 18, 1982
557	August 1, 1977	697	February 16, 1982
558	August 1, 1977	709	March 10, 1983

ZONING MAP

ORDINANCE NO.	ADOPTED	ORDINANCE NO.	ADOPTED
712	May 2, 1983	1032	September 19, 1994
722	July 18, 1983	1033	October 3, 1994
723	September 19, 1983	1038	January 3, 1995
724	September 19, 1983	1040	January 16, 1995
728	January 16, 1984	1046	May 1, 1995
730	February 6, 1984	1052	August 21, 1995
733	February 21, 1984	1054	September 19, 1995
753	April 16, 1984	1056	October 2, 1995
764	September 17, 1984	1061	December 18, 1995
768	March 18, 1985	1062	December 18, 1995
775	June 17, 1985	1078	June 17, 1996
776	July 1, 1985	1083	August 5, 1996
778	July 17, 1985	1089	October 21, 1996
779	July 17, 1985	1095	January 6, 1997
782	October 21, 1985	1096	January 6, 1997
788	February 18, 1986	1105	July 21, 1997
789	March 3, 1986	1110	August 18, 1997
799	August 18, 1986	1122	January 12, 1998
811	May 18, 1987	1123	January 12, 1998
819	October 19, 1987	1131	June 8, 1998
822	November 16, 1987	1132	July 20, 1998
826	December 7, 1987	1134	August 17, 1998
842	August 1, 1988	1139	December 7, 1998
853	January 3, 1989	1149	June 21, 1999
854	January 3, 1989	1152	August 2, 1999
864	May 1, 1989	1155	September 7, 1999
867	June 5, 1989	1157	September 20, 1999
868	June 5, 1989	1163	January 18, 2000
869	June 19, 1989	1166	February 22, 2000
880	October 30, 1989	1171	June 5, 2000
882	November 6, 1989	1172	June 5, 2000
883	November 6, 1989	1178	August 21, 2000
899	August 6, 1990	1179	August 21, 2000
900	August 20, 1990	1185	December 18, 2000
906	September 17, 1990	1193	April 16, 2001
915	December 3, 1990	1207	June 4, 2001
921	February 11, 1991	1208	August 6, 2001
922	March 25, 1991	1210	August 20, 2001
931	June 3, 1991	1233	September 16, 2002
934	July 15, 1991	1236	October 7, 2002
937	August 5, 1991	1251	June 16, 2003
944	September 16, 1991	1253	July 7, 2003
964	April 20, 1992	1256	July 21, 2003
972	July 20, 1992	1264	September 15, 2003
973	August 4, 1992	1270	December 1, 2003
980	October 19, 1992	1273	December 15, 2003
1004	March 15, 1993	1274	January 5, 2004
1005	April 19, 1993	1283	May 17, 2004
1010	August 16, 1993	1311	February 22, 2005
1019	February 22, 1994	1312	February 22, 2005

ZONING MAP

ORDINANCE NO.	ADOPTED	ORDINANCE NO.	ADOPTED
1324	March 21, 2005	1509	February 4, 2013
1332	June 6, 2005	1522	July 1, 2013
1335	July 18, 2005	1535	September 15, 2014
1341	November 7, 2005	1539	November 17, 2014
1342	November 7, 2005	1541	December 15, 2014
1357	May 1, 2006	1545	June 15, 2015
1377	March 19, 2007	1546	September 21, 2015
1378	March 19, 2007	1548	December 7, 2015
1383	July 2, 2007	1567	May 15, 2017
1423	February 2, 2009	1573	July 17, 2017
1433	June 1, 2009	1575	August 21, 2017
1436	July 6, 2009	1576	August 21, 2017
1462	October 18, 2010	1590	April 16, 2018
1465	December 20, 2010	1593	April 16, 2018
1494	April 16, 2012	1597	August 20, 2018
1496	May 7, 2012	1604	October 15, 2018
1502	October 1, 2012	2018-1606	December 3, 2018
1503	October 1, 2012	1608	January 22, 2019

R-5 PLANS

ORDINANCE NO.	ADOPTED	ORDINANCE NO.	ADOPTED
1224	4-2-02	1290	7-6-04
1250	5-19-03	1301	9-7-04
1263	9-2-03	1348	12-5-05
1269	11-17-03	1386	8-20-07
1282	5-3-04	1618	10-7-19
1285	7-6-04		

nor shall it affect any other right or franchise conferred by any ordinance or resolution of the Council or any other person or corporation; nor shall it affect any ordinance naming, establishing, relocating or vacating any street or public way, whether temporary or permanent; nor shall it affect any ordinance amending the official zoning map, establishing building lines, establishing and changing grades, or dedicating property for public use; nor shall it affect any prosecution, suit or other proceeding pending or any judgment rendered on or prior to the effective date of this ordinance.

SECTION 5. The following ordinances, passed subsequent to the preparation of this code but prior to adoption of this code, are hereby adopted and made a part of this code. These are ordinances _____, _____, _____, _____. Said ordinances shall be codified and incorporated in published copies of this code as supplements thereto following adoption of this ordinance.

SECTION 6. An official copy of the “CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA,” adopted by this ordinance, including a certificate of the City Clerk as to its adoption and the effective date, is on file in the office of the City Clerk, and shall be kept available for public inspection.

SECTION 7. The City Clerk shall furnish a copy of the “CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA,” to the Judicial Magistrates serving the City of Indianola.

SECTION 8. This ordinance shall be in full force and effect from and after the publication of this ordinance, as required by law.

Passed by the City Council of the City of Indianola, Iowa, the ____ day of _____, _____.

MAYOR

ATTEST: _____
CITY CLERK

First Reading: _____

Second Reading: _____

Third Reading: _____

CLERK'S CERTIFICATE

I hereby certify that the foregoing Ordinance No. _____ was published as required by law on the ____ day of _____, _____.

SIGNED _____
CITY CLERK

CLERK'S CERTIFICATE

State of Iowa)
) SS
County of _____)

I, _____, City Clerk of the City of Indianola, Iowa, hereby certify that the “CODE OF ORDINANCES OF THE CITY OF INDIANOLA, IOWA,” was adopted by the City Council of the City of Indianola, Iowa, and that an official copy of said Code of Ordinances is on file at the office of the City Clerk, City of Indianola, Iowa, and that Ordinance No. _____ adopting said Code of Ordinances was passed by the City Council of the City of Indianola, Iowa, on the _____ day of _____, _____, signed by the Mayor on the _____ day of _____, _____; duly recorded and published as provided by law, and that the effective date of said Code is _____, _____.

Witness my hand and official seal of the City of Indianola, Iowa, this ____ day of _____, _____.

SIGNED: _____
CITY CLERK
CITY OF INDIANOLA, IOWA

Meeting Date: 06/01/2020

Subject

Resolution approving a water meter pit installation by Warren Water District in the amount of \$5400.

Information

Fiscal Impact

Attachments

Water Meter Memorandum
Resolution Approving Agreement
Agreement with WWD
Easement



— WATER RESOURCE RECOVERY FACILITY —

May 27, 2020

To: Honorable Mayor and City Council

CC: Ryan J. Waller, City Manager

From: Rick Graves, WRRF Supt.

Re: Meter Pit install by Warren Water District

Mayor and City Council,

Warren Water District will be supplying non-potable water for the Water Resource Recovery Facility (WRRF) on Grimes Street.

The documents before you are granting them an easement to install the meter pit on city property and an agreement to pay for the meter (\$5,400) and water service that they will provide.

The documents will need to be notarized and signed by the Mayor and City Clerk.



RESOLUTION NO. 2020-

**A RESOLUTION AUTHORIZING THE INSTALLATION OF A WATER METER PIT AND
WATER SERVICE AT THE WATER RESOURCE RECOVERY FACILITY BY WARREN
WATER DISTRICT**

WHEREAS, the City is constructing a new Water Resource Recovery Facility; and

WHEREAS, Warren Water District supplies water to the location where the new Water Resource Recovery Facility will sit; and

WHEREAS, the City of Indianola will need to execute an agreement with an easement clause with Warren Water District to install a water meter and supply water to the City of Indianola's Water Resource Recovery Facility; and

WHEREAS, the agreement with Warren Water District to install a meter and supply water to the Water Resource Recovery Facility is attached hereto as Exhibit "A".

IT IS THEREFORE RESOLVED that the agreement with Warren Water District for the installation of a meter and supply of water to the Water Resource Recovery Facility is hereby approved and accepted.

BE IT FURTHER RESOLVED that the Mayor or the City Manager and the City Clerk are hereby authorized and directed to execute said Agreement on behalf of the City of Indianola, Iowa.

DATED this 1st day of June 2020.

Kelly B. Shaw, MAYOR

ATTEST:

Andrew J. Lent, CITY CLERK

City of Indianola
110 N 1st St.
Indianola, IA 50125
Rick: 515-577-2444

WATER USERS AGREEMENT

Service Address:
10939 Grimes St.
Indianola, IA 50125

1" Meter

THIS AGREEMENT is made between Warren Water District and the person(s), firm or corporation first-name above (the subscriber) and PROVIDES AS FOLLOWS:

1. At the location shown above, Warren Water District shall provide the subscriber, as soon as practicable, with such quantity of water for domestic and farm purposes as the subscriber presently desires for the subscriber's use or occupancy of such real estate, subject to the conditions and limitations stated below.

2. Immediately upon execution of the Agreement, the subscriber shall pay to Warren Water District a fee of **\$5400.00** to connect to Warren Water District's planned water distribution system. Subscriber shall be responsible for any additional cost necessary to complete installation ie: damage and right of way charges.

3. Beginning from Warren Water District final delivery point, upon the real estate described above as determined by Warren Water District, the subscriber shall have a qualified person install and maintain at the subscriber's sole expense, appropriate water-service piping and apparatus to meet the subscriber's present water needs: provided, however, that the subscriber's water service piping and apparatus shall not be connected in any manner to any source of water other than Warren Water District distribution system.

4. Warren Water District shall provide at or near final delivery point and at Warren Water District's expense an appropriate cut-off valve and water meter on the Warren Water District water distribution system. Such cut-off valve and water meter shall be and remain the sole property of Warren Water District and shall be for its exclusive use. Warren Water District shall have the right of access to the cut-off valve, water meter, and distribution line. Subscriber shall guarantee proper protection for the company's property placed on the subscriber's premise and shall permit access to it only by authorized representatives of the company. Subscriber shall guarantee the water service meter will be unobstructed and accessible at all times and will not place anything on or around meter pit.

5. If the subscriber fails or refuses, after having signed this subscription agreement and once water becomes available from Warren Water District, to connect to final point or to pay each month the minimum water use rate, as periodically adjusted by the Board of Directors, for a minimum period of 60 months, the subscriber shall immediately make a lump sum payment to Warren Water District equal to the average initial project development cost per subscriber based upon the total initial cost of the Warren Water District water supply, treatment, transmission and distribution system.

6. The subscriber may not allow any other person, firm or corporation to receive water supplied to the subscriber by Warren Water District without prior written approval from Warren Water District Board of Directors.

7. If Warren Water District should declare that a water shortage exists at any location within the Warren Water District water distribution systems, the subscriber hereby consents to an allocation of water by the Warren Water District Board of Directors on such basis as the Warren Water District Board of Directors may deem equitable in consideration of the following order of priority uses: basic and necessary domestic uses; livestock watering purposes, all other purposes such as lawn and gardening.

8. The minimum monthly charge, and rate schedule, shall be established by the Board of Directors.

9. Due to presently limited design capacity, Warren Water District does not guarantee to any subscriber that unplanned future increases in water demand can be met,

10. In addition to the remedies provided in Paragraph Five (5), if the subscriber fails to fully and timely pay all water charges duly imposed, including the minimum monthly charge, and then and without further notice to the subscriber, the following remedies may be applied by Warren Water District:

a. Non-payment Fifteen (15) days from the due date will subject the subscriber to a penalty of up to 10 percent of the sum then due and unpaid;

b. Non-Payment within Thirty (30) days of the due date shall entitle Warren Water District to shut off supply of water.

c. Non-Payment within sixty (60) days of the due date, it shall be the sole option to the Warren Water District Board of Directors to terminate the subscribers privilege to receive water from the Warren

Water District water distribution system; notice of such proposed termination shall be given to the subscriber by mail at least ten (10) days in advance of the planned termination; and

d. Such other legal and equitable remedies as allowed by law.

11. The subscriber further agrees to comply with the terms and provisions of the Water Users Agreement as may be from time to time amended and further agrees to comply with the rules and regulations of the Warren Water District as may be from time to time amended as provided by the Warren Water District Board of Directors.

12. The subscriber may, at any time after water is first provided by the Warren Water District water distribution system, elect to terminate this Agreement, such termination shall become effective upon the subscriber's compliance with numbered Paragraph Five (5) above and upon written notice.

13. Immediately upon execution of this Agreement, the subscriber shall convey to the Warren Water District, without further consideration, a Limited Easement suitable to Warren Water District concerning the real estate described above for the construction, operation, and maintenance of the water system and its appurtenances.

Signed the ____ day of _____, 2020

WARREN WATER DISTRICT
 By: Lisa Coffman 5-26-20

 Member

 Member

WARREN WATER DISTRICT IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER

EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

City of Indianola,
hereinafter referred to as GRANTORS, in consideration of One Dollar and Other Valuable consideration, hereby grant and convey unto Warren Water District, hereinafter referred to as GRANTEE, its successors and assigns, a perpetual easement with the right, at any time, to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove one or more water pipelines and appurtenances thereto, over, across and through the land of the GRANTORS situated in Warren County, Iowa, being more specifically described as follows:

The Southeast Quarter of the Southeast Quarter of Section 3, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa.

10939 Grimes St.
together with the right of ingress and egress over the adjacent lands of the GRANTORS, their successors and assigns, for the purposes of this Easement.

The easement granted herein shall be 32 feet in width (except for during construction and removal of the water pipelines, the Easement shall be expanded to 50 feet in width), the centerline of which shall be measured from the center point of the first water pipeline and the necessary appurtenances thereto constructed by GRANTEE. In addition, if the easement area, as described herein, does not abut the nearest public road right-of-way, the easement area shall be expanded to extend to the nearest public road right-of-way line.

The Grantor and Grantee agree that no structures, buildings, fences, barricades or any other temporary or permanent obstruction of any kind shall be constructed or placed on any portion of the easement area. Furthermore, the Grantee agrees not to remove any dirt or in any way disrupt the grade over and above the easement area.

It is agreed that crop damage will be paid by the GRANTEE; however, in no case shall GRANTEE be required to pay more than a single, total crop loss in any one crop year. Crop damage will equal the price for the destroyed or damaged crop x yield per acre x acreage damaged or destroyed.

GRANTEE, its successors and assigns, hereby promise to maintain such water pipelines and any necessary appurtenances in good repair so that damage, if any, to the real estate of GRANTORS, will be kept to a minimum.

The grant and other provisions of this Easement shall constitute a covenant running with the land for the benefit of the GRANTEE, its successors and assigns.

IN WITNESS WHEREOF, the GRANTORS have executed this instrument this ____ day of _____, 2020.

Kelly B. Shaw, Mayor

Andrew J. Lent, City Clerk/Finance Director

STATE OF IOWA, ss:

On this ____ day of _____, 2020, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kelly B. Shaw and Andy Lent, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk/Finance Director of the City of Indianola, Iowa, a municipal corporation; and that said instrument was signed and contained in the Resolution adopted by the City Council of Indianola, Iowa, on the ____ day of _____, 2020, and the said Kelly B. Shaw and Andy Lent acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary ant and deed of said municipal corporation, by it and by them voluntarily executed.

NOTARY PUBLIC

Meeting Date: 06/01/2020

Subject

Resolution setting a Public Hearing for Fiscal Year 21 budget amendment for July 6, 2020.

Information

The budget amendment is for capital improvement projects and other items that will need to be transferred from FY20 to FY21.

Fiscal Impact

Attachments

Resolution Setting Hearing

RESOLUTION NO. 2020-_____

**RESOLUTION SETTING TIME AND PLACE FOR A PUBLIC HEARING TO AMEND THE FY
2021 BUDGET**

WHEREAS, the City is required to hold a public hearing concerning the amendment of the City's budget for fiscal year 2021.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA, that a public hearing will be held July 6, 2020 beginning at 6:00 p.m. in the City Hall Council Chambers, 110 N. 1st Street, concerning amending the City's budget for fiscal year 2021, and the City Clerk is directed to publish notice of said meeting in the Indianola Record Herald and Tribune.

PASSED AND APPROVED this 1st day of June 2020.

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

Meeting Date: 06/01/2020

Subject

Resolution authorizing the submission of the application for the Iowa Great Places Grant Program.

Information

Fiscal Impact

Attachments

Iowa Great Places Memorandum

Vision Plan

Letter of Endorsement - NBC

Letter of Endorsement - Simpson

Letter of Endorsement - ICSD

Letter of Endorsement - Chamber

MEMORANDUM

TO: Indianola City Council
FROM: Indianola Hometown Pride
DATE: May 21, 2020
SUBJECT: 2020 Iowa Great Places Designation for Indianola

REQUESTING APPROVAL TO APPLY FOR IOWA GREAT PLACES:

In accordance with an April 2019 request from Indianola City Council, the Indianola Hometown Pride committee has spent the last year preparing to apply for Iowa Great Places (IGP) Designation for the City of Indianola.

Per the IGP application requirements, Hometown Pride has created the attached Vision Plan in consultation with more than 20 partner organizations. The plan draws heavily on the City's new comprehensive plan, with additional elements added to fulfill IGP guidelines. We are asking Council to take the following action:

1. Review & Approve the attached Vision Plan for use in the Iowa Great Places application
 - a. The application is **due June 15**, so approval is needed now to meet the deadline.
 - b. We welcome your revisions!
2. Authorize Indianola Hometown Pride and City Staff to submit an Iowa Great Places application on behalf of the City of Indianola for the year 2020.

BACKGROUND:

Iowa Great Places Program (Est. 2005)

- Purpose: To recognize and support unique communities with a “strong vision for innovation, and enhancing vitality and quality of life.”
- The benefits of designation are:
 - **Eligibility to apply for project funding** for vertical infrastructure (may receive one grant every five years). **Average grant award is \$205,000** with a 1:1 match.
 - Access to IGP network, events, and professional development opportunities.
 - Branding as a “Great Place.”
 - Provides framework for community to come together around a common vision.
- Managed by: Iowa Department of Cultural Affairs
- Participants: 45 existing “Great Places,” including cities, counties, and districts.
- Designation period: Designation is given for a five-year period, after which designees may apply for re-designation.
- Expectations after designation: Complete annual report and participate in IGP events.

History of IGP in Warren County

- Warren County was designated as an “Iowa Great Place” in 2008, the result of a partnership of many entities in the County that came together as the Warren County IGP committee.
- The designation for Warren County expired in 2019.
- The following projects were funded by IGP in Warren County during the time of the County’s IGP designation:
 - Amphitheater at Memorial Park (2009) - \$100,000.00
 - Scotch Ridge Nature Park (2012) - \$225,000.00

Requirements for IGP Application

- Eligibility: The City of Indianola is eligible to apply for Great Places designation.
- Community Vision Plan: Applications for designation must include a “Community Vision Plan” that demonstrates:
 - *Broad community support from diverse partners;*
 - *Understanding of the IGP initiative;*
 - *Potential to have a “transformative” impact on community vitality & quality of life;*
 - *Strong implementation objectives, a clear timeline of activities, and clear roles for plan partners; and*
 - *A focus on the following 8 elements: Arts & Culture, History, Architecture, Natural Environment, Housing, Amenities, Business Development, and Diversity.*

Support and Input from the Community

The Vision Plan was created by drawing on the following:

- The 2020 Indianola Comprehensive Plan
 - More than 1,700 residents contributed to this plan
- The 2019 Downtown Assessment Report
- The Iowa Great Places Advisory Group, representing 20+ organizations and businesses (list provided in Vision Plan, page 2)
 - The advisory group met twice in person, completed an online survey, reviewed the Vision Plan, and provided letters of support for the application.
- Advice from discussions with current IGP designees and the IGP program director.

Letters of Support

- The IGP application allows the submission of up to 5 letters of support. Pending approval by council, we will ask for 1 letter to be signed by the Mayor. We have received the remaining 4 letters from:
 - Indianola Chamber of Commerce – Brenda Easter, President
 - Indianola Community School District – Art Sathoff, Superintendent
 - Simpson College – Bob Lane, Interim President
 - National Balloon Classic - Staci Scheurenbrand, Director



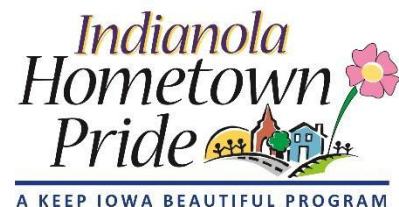
Destination Indianola

A vision plan for our community

Prepared by Indianola Hometown Pride - in cooperation with the City of Indianola, Indianola City Council, residents, and community partners - to fulfill the requirements of the

Iowa Great Places Designation Application

DRAFT May 2020



Acknowledgements

Special thanks to the Indianola “Iowa Great Places” advisory group, who contributed to this Vision Plan by attending meetings, completing surveys, writing and reviewing the plan, and/or providing letters of support.

- Scott Arens Des Moines Metropolitan Opera
- Steve Armstrong Indianola Hometown Pride
- Doug Bylund Director of Indianola Parks & Recreation Department
- Shirley Clark Indianola Kiwanis Club
- Lorin Ditzler Warren County Hometown Pride
- Charlie Dissell Community and Economic Development Director for City of Indianola
- Amy Duncan Editor of Indianola Independent Advocate
- Brenda Easter Director of Indianola Chamber of Commerce
- Rachel Gocken Director of Warren County Economic Development
- Leslie Held Local Business Owner
- Heather Hulen Indianola City Council / Executive Director of Indianola YMCA
- Emmett Konrad Indianola Hometown Pride
- Bob Lane Interim President of Simpson College
- Taylor Litchkey Indianola Community Youth Foundation
- Elodie Opstad Community Volunteer and Historian
- Jennifer Pfeifer-Malaney Local Business Owner
- Terry Pauling Indianola Rotary Club
- Clark Ridlen Indianola Hometown Pride
- Emily Roush Warren County Philanthropic Partnership
- Art Sathoff Superintendent of Indianola Community School District
- Staci Scheurenbrand National Balloon Classic
- Andrew Swadner KNIA KRLS Radio
- Monica Thompson Indianola Hometown Pride
- Brianna Vaughn Camp Fire Indianola, Amicus Indianola
- Sue Wilson Director of Helping Hand of Warren County

Indianola Hometown Pride, at the direction of the Indianola City Council, coordinated the vision planning process and the application to Iowa Great Places.

Plan Purpose & Scope

The purpose of the Vision Plan process was to identify what makes Indianola a “great place,” and to create a set of goals for Indianola’s future that will allow us to further enhance our community and its offerings.

This plan articulates our shared vision and goals for the future of Indianola, with a special focus on arts, culture, and amenities. It was created for the purpose of applying to the “Iowa Great Places” program, under the direction of a diverse advisory group (see page 2).

The vision plan includes goals and objectives in the following areas: Arts and Culture, Architecture, Diversity, Business Development, Historic Fabric, Housing Options, Natural Environment, Amenities.

Plan Process

We created the vision plan by drawing on the recently completed Indianola comprehensive plan, and seeking input from a diverse set of residents and community leaders.

Input into the process included:

- The 2020 Indianola Comprehensive Plan
 - 1,700 residents participated in the comprehensive plan process.
- The 2019 Downtown Assessment Report
- Iowa Great Places Advisory Group meetings and survey
 - Indianola Hometown Pride, together with an advisory team representing 20+ organizations and businesses across the community, met in October 2019 and March 2020 to discuss the goals of the Vision Plan and our application to Iowa Great Places. Participants are listed on page 2.
 - The advisory group was also asked to complete a survey regarding the future of our arts, culture, amenities, and historical assets.
 - The advisory group reviewed the Vision Plan and provided revisions.

What Makes Indianola Great

The residents of Indianola take great pride in our community character and strong sense of cultural identity. While our community has many special things that make it a “destination,” a few assets rose to the top for the participants of our vision planning process:

- **Hot Air Balloons.** Each summer for 9 days, the Indianola skies are filled with hundreds of hot air balloons during the National Balloon Classic. We’re also home to the National Balloon Museum, which celebrates 200 years of ballooning history, and welcomes 10,000 visitors from 20 different countries each year.
- **Education:** Simpson College and our local schools provide top-notch educational opportunities, and offer arts and culture experiences for the entire community. Indianola High School boasts a 97% graduation rate and strong arts programming, while Simpson College is known for its excellence in music, debate and real-world learning experiences.
- **Des Moines Metro Opera:** Indianola attracts world class opera performers and opera fans from around the world, for the annual summer opera series.
- **Natural assets:** Indianola offers 14 City parks and 8 miles of community trails. Lake Ahquabi State Park and the Annett Nature Center, both just south of Indianola, are some of the most beloved outdoor attractions in the region.
- **County Fair:** In Indianola, we really love our County fair! It comes up again and again any time residents talk about their favorite part of living here. Whether it’s our youth proudly showing their animals, or a Renaissance-era jousting match, our Indianola-based fair offers experiences from the classic to the unique!
- **Our Residents and “Small Town” way of life:** Vision plan participants agreed that the greatest assets of Indianola are our residents and the “small town” connection we feel with each other. Indianola residents take great pride in our community, and it shows:
 - Indianola is home to more than 75 charitable organizations and clubs - that’s one organization for every 200 people!
 - More than 1,700 residents participated in the recent comprehensive plan process, a sign of high civic engagement.

“Destination Indianola” - Our Vision for Indianola

Vision Statement:

Indianola will be known for high-quality education, a thriving business economy, enriching amenities, and small town character.

Note: This same vision statement is also part of the Indianola comprehensive plan.

We will be a community that:

- Serves as a regional destination for visitors and residents, by offering the very best in arts, culture, education, recreation, entrepreneurship and more.
- Celebrates and promotes the things that make us unique - Balloons, Education, Nature & Opera
- Elevates the Arts in all its forms
- Embraces cultural diversity
- Celebrates our historical assets, including historic architecture on the square, history-themed museums, and our registered historic sites
- Provides public amenities, such as parks and trails, that support a high quality of life
- Values and protects the natural environment
- Supports and grows our local business community
- Attracts visitors to our town, and provides a stellar experience that brings them back for more
- Offers diverse housing options so that anyone can afford to live in our great community!

In service of our vision, we created a set of goals and objectives, as described in the following pages.

Goals and Objectives

The goals are organized according to the categories provided by the Iowa Great Places application guidelines, in order to make it easy for the review team to evaluate. The only exceptions are that the Diversity category has been expanded to include “Diversity and Collaboration” and the Historic Fabric and Architecture categories have been combined to bring together aligning goals.

The tables that follow include goals from the comprehensive plan that are most relevant to our Vision. We also support the comprehensive plan in its entirety, which can be found at indianolaiaowa.gov.

1. Arts, Culture, and Community

Goal	Objective	Timeline	Implementation Partners
1a Increase the presence of the arts throughout our community.	1a-i: Open an art gallery or art center.	5-10 years	Private Business, Simpson College, Local Artists
	1a-ii: Install art on streets and in public spaces, such as murals, sculptures, and installation pieces. Make frequent use of the balloon theme to reinforce our brand.	0-2 years and beyond	City of Indianola, Local Artists, Hometown Pride, Simpson College, Local businesses, Civic groups, Building owners, Keep Indianola Beautiful
	1a-iii: Host more outdoor performances.	Ongoing	Indianola Concert Association, Carousel Theatre, Simpson College, Parks & Recreation, Chamber of Commerce
1b Expand the impact of our existing arts and culture institutions, through financial investments, promotion, and volunteer support.	1b-i: Increase promotion and investment in our performing arts “gems”: Carousel Theatre, the Des Moines Metro Opera, and K-12 drama & music programs.	Ongoing	Carousel Theatre, Des Moines Metro Opera, Residents, Indianola Public Schools, Chamber of Commerce
	1b-ii: Improve and expand local library facilities and operations. Develop a plan for future expansion of library facilities. (Comp Plan CS-2-A)	Ongoing; 5-20 years	Library, City, Residents
1c Increase resident engagement with local arts and community organizations	1c-i: Provide more ways to “get the word out” about what’s happening, such as promoting the community calendar and local media outlets.	0-2 years	Local Media, Chamber of Commerce
	1c-ii: Host an annual volunteer fair to share volunteer opportunities with residents.	Ongoing	Simpson College, Hometown Pride

1d Embrace Balloons as the central part of our unique community identity, and use it to grow our notoriety in Iowa and the Midwest.	1d-i: Include balloon themes as part of the comprehensive marketing and branding strategy described in goal 4A.	2-5 years	City of Indianola, Chamber of Commerce
	1d-ii: Increase promotion and investment in the National Balloon Classic and the National Balloon Museum.	Ongoing	National Balloon Classic, National Balloon Museum, Residents
	1d-iii: Include balloon themes in public art (see objective 1a-ii).	0-2 years, Ongoing	City of Indianola, Local Artists, Hometown Pride, Simpson College

2. Amenities

Goal	Objective	Timeline	Implementation Partners
2a Expand our walking and biking trails, and connect trails to our parks	2a-i: Require dedication of recreational trail easements concurrent with plat approvals by 2021. <i>(Comp Plan, CS-3-B-ii)</i>	0-2 years	Parks and Recreation, City Planning Dept
	2a-ii: Apply for trail grants on an annual basis. <i>(Comp plan, CS-3-B-i)</i>	Ongoing	Parks and Recreation, Hometown Pride
	2a-iii: Support the City of Carlisle in their efforts to build the Des Moines-to-Carlisle connection, since this will ultimately connect Des Moines to Indianola.	5-10 years	City of Indianola, City of Carlisle, Warren County Conservation Board, Hometown Pride
2b Maintain and improve existing park amenities and add amenities to new parks <i>(Comp Plan CS-3-A)</i>	2b-i: Expand the Memorial Park outdoor amphitheater, to grow our ability to host outdoor cultural events.	5-10 years	City of Indianola, Local performance groups
	2b-ii: Adopt a citywide Park System Master Plan to direct active and passive recreation facilities and programs. <i>(Comp Plan, CS-3-A-i)</i>	0-5 years	Parks and Recreation Dept
	2b-iii: Add at least 1 splash pad/wading pool by 2025. <i>(Comp Plan, CS-3-A-iv)</i>	2-5 years	Parks and Recreation Dept; Hometown Pride
2c Make the downtown square a vibrant and active retail node <i>(Comp Plan, ED-3)</i>	2c-i: Use special events to draw people to the square. <i>(Comp Plan, ED-3-C)</i> (Build on success of existing events like Wine, Witches & Brews and Girls Night Out.)	Ongoing	Downtown businesses, Local nonprofits, Chamber, City, DSA
	2c-ii: Create a customized brand and logo specifically for the downtown square. <i>(Comp Plan, ED-3-A-i)</i>	2-5 years	City of Indianola, Chamber, Hometown Pride
	2c-iii: Develop the downtown streetscape described in the City Square Master Plan (wayfinding system, gateway elements, outdoor dining). <i>(Comp Plan, ED-3-B)</i>	2-5 years	City of Indianola
	2c-iv: Install public art (e.g. murals, sculptures, interactive exhibits, selfie stations, etc.) to support the brand and establish a unique sense of place.	2-5 years	City of Indianola, Chamber of Commerce, Hometown Pride, Civic groups, Keep Indianola Beautiful

	(Downtown Assessment Visit Report, Comp Plan: ED-3-A-v)		
	2c-v: Offer programs for building maintenance, restoration, preservation and revitalization. (Comp Plan, ED-4-A)	0-10 years	Community & Economic Dev. Dept, Chamber of Commerce, Iowa EDA
2d Improve the aesthetics of our community gateways	2d-i: Install new entrance signage at entrances to the City.	5-10 years	City of Indianola
2e Build on our strong summer event presence to become a year-round draw.	2e-i: Add a signature winter event that draws visitors to Indianola and brings activity to local businesses.	2-5 years	Local Nonprofits, National Balloon Classic, Hometown Pride, Chamber of Commerce, Wineries
	2e-ii: Market our year-round attractions, such as wineries, restaurants, all-season recreation options (see goal 4a).	see goal 4a	see goal 4a
	2e-iii: Integrate themes from our signature summer events into public art and other attractions that can be seen year-round (See goal 1a).	0-2 years, 2-5 years	City of Indianola, Local Artists, Hometown Pride, Simpson College

3. Diversity & Collaboration

Goal	Objective	Timeline	Implementation Partners
3a Connect Simpson College and the Community, both physically and symbolically (Improve “town/gown” relations)	3a-i: Create an art corridor between campus and downtown by installing a series of public art pieces and lighting.	Phased project over 5-10 years	City of Indianola, Hometown Pride, Simpson College, Local Artists
	3a-ii: Increase volunteerism in the community among Simpson students by growing the annual community organization fair and improving year-round communication between campus and local non-profits.	Ongoing	Simpson College - Student Development; Hometown Pride
3b Cross-market our local attractions	3b-i: Expand City’s wayfinding system to help unify all our destinations, and direct people from one attraction to another. If designated, include Iowa Great Places designation on the signage!	5-10 years	City of Indianola, Chamber of Commerce, Hometown Pride

4. Business Development

Goal	Objective	Timeline	Implementation Partners
4a	4a-i: Develop a brand and update the logo for the city. (Comp Plan, ED-2-A-i)	2-5 years	City of Indianola

Use citywide marketing to promote tourism and local businesses (Comp Plan, ED-2-A)	4a-ii: Use the brand and logo in marketing (e.g. signage, maps, social media, etc.). (Comp Plan, ED-2-A-ii)	Ongoing	City of Indianola, Chamber of Commerce
	4a-iii: Use public relations to generate interest in downtown. (Downtown Assessment Visit Report) (Comp Plan, ED-2-A-iii)	Ongoing	City of Indianola, Chamber of Commerce
	4a-iv: Establish a Warren County Convention & Visitors Bureau and hire a County-wide Tourism Director, who will promote Indianola and other communities.	2-5 years	Warren County Economic Development, Warren County Hometown Pride, Cities of Indianola, Norwalk & Carlisle, Chamber of Commerce
	4a-v: Take advantage of the services offered by Catch Des Moines, Travel Iowa, Google Maps and other platforms, to help promote our area.	0-2 years	National Balloon Classic, Des Moines Metro Opera, Warren County Hometown Pride, Private Business Owners
4b Proactively seek new businesses that will diversify and strengthen the economy (Comp Plan, ED-1-B)	4b-i: Identify sites suitable for new restaurants and market those sites to restaurateurs. (Comp Plan, ED-1-B-i)	0-5 years	Chamber of Commerce, City of Indianola
	4b-ii: Establish a business incubator. (Comp Plan, ED-1-B-iv)	5-10 years	Chamber of Commerce, City of Indianola
4c Encourage entrepreneurship and support of local businesses development (Comp Plan, ED-2-B)	4c-i: Establish grant programs that can assist with local business startups and expansion. (Comp Plan, ED-2-B-i)	5-10 years	Chamber of Commerce, City of Indianola
	4c-ii: Establish educational, mentorship, and networking programs. (Comp Plan, ED-2-B-ii)	2-5 years	Chamber of Commerce, City of Indianola

5. Natural Environment

Goal	Objective	Timeline	Implementation Partners
5a Protect wetlands, prairies, stream corridors, and other wildlife habitat (Comp Plan, ES-3-A)	5a-i: Acquire environmentally sensitive land for protection. (Comp Plan, ES-3-A-ii)	5-10 years	Parks & Recreation, INHF, WCCB, IDNR
	5a-ii: Foster community connection, access and awareness of natural resources through wildlife parks, trails, and programs. (Comp Plan, ES-3-A-iv)	Ongoing	Parks & Recreation, WCCB, IDNR
5b	5b-i: Establish an annual tree-planting program for public and private properties. (Comp Plan, ES-3-B-i)	0-5 years	Parks & Recreation, City Planning Dept

Expand urban tree canopy (Comp Plan, ES-3-B)	5b-ii: Adopt a tree preservation ordinance. (Comp Plan, ES-3-B-ii)	0-5 years	Parks & Recreation, City Planning Dept
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6. Historic Fabric & Architecture

Goal	Objective	Timeline	Implementation Partners
6a Celebrate the Rich History of our Town Square and its architecture	6a-i: Finish installation of plaques around the Square explaining the history of individual buildings and how they were used.	0-2 years	Warren County Historical Society & Museum, Business owners on Square
	6a-ii: Maintain and promote the existing (and new) historical plaques.	Ongoing	Warren County Historical Society & Museum, Businesses on Square
	6a-iii: Offer an annual architectural walking tour of the square.	0-2 years	Warren County Historical Society & Museum, Business Owners, Chamber of Commerce
6b Support and enhance the Warren County Historical Museum	6b-i: Promote the museum to visitors and residents, as part of objectives 4a-iv & 4a-v.	0-2 years	Residents, Warren County Historical Museum, Tourism office (not yet est.)
6c Support and expand knowledge of local history among residents	6c-i: In addition to Pioneer Days for all third-grade classrooms, identify opportunities where local history is integrated into school curriculum through field trips (ie walking tours) and/or classroom materials.	2-5 years	Warren County Historical Society & Museum, Indianola Community School District

7. Housing Options

Goal	Objective	Timeline	Implementation Partners
7a Provide a variety of attractive housing options for residents, accommodating all income levels and in all stages of life (Comp Plan, HN-1)	7a-i: Increase the availability of housing targeted toward households earning more than the city's median income. (Comp Plan, HN-1-A)	Ongoing	Developers, Neighborhoods
	7a-ii: Ensure the housing stock is safe and attractive. (Comp Plan, HN-1-B)	0-10 years	City, Neighborhoods, Developers
	7a-iii: Expand the variety of housing types. (Comp Plan, CHN-1-C)	5-10 years	City, Neighborhoods, Developers

Plan Implementation and Evaluation Metrics

The Hometown Pride committee will be responsible for monitoring the implementation of the Vision Plan, in partnership with the City of Indianola and the Iowa Great Places Advisory group (page 2).

Each year, the Hometown Pride committee will review the plan to determine which actions have been completed, and identify which goals are scheduled to be pursued in the coming year. The review will include the opportunity to modify the plan as conditions change and new opportunities arise. Indianola Hometown Pride will coordinate with our partners to ensure that action is taken on the goals.

Many of the above goals and objectives have already been committed to by the City through their comprehensive plan, which has its own implementation process (including an annual review). For these goals, the City and the Planning & Zoning Commission will take the lead on implementation, and Hometown Pride will coordinate with them to monitor progress.

What does success look like? (11 additional success metrics)

Though some of our goals will be easily measurable through the annual review process, such as establishing an art gallery or expanding a trail, many of them are harder to quantify, since their impact is relatively subjective and/or ongoing. We will have to regularly look at several additional factors to determine if we have been successful. We'll know we are successful if:

1. Our downtown square is thriving, as evidenced by full parking spaces, ample foot traffic, and zero vacancy in our storefronts.
2. Our non-profit organizations always have plenty of volunteers and resources to do their work.
3. We are known throughout the region as the home of Ballooning.
4. Our tourism industry is growing, as shown through the establishment of new hotels, new restaurants, and other tourist-oriented services.
5. Visual and performance art is ever-present on our streets and in our public spaces.
6. Our population grows, as residents from all different demographics flock to Indianola.
7. Simpson College students are more integrated into community life - volunteering, working, playing.
8. Our K12 schools are known and recognized for their excellence, and new residents cite the schools as a primary factor in coming to Indianola.
9. Our residents know our history and share it with others.
10. New businesses open up every year.
11. All our residents live within walking distance of a park or natural space.



May 18, 2020

Members of the *Iowa Great Places* Review Committee,

The National Balloon Classic is proud to be a part of what makes Indianola a “great place!” As Executive Director, I submit this letter as our official endorsement of Indianola’s application to *Iowa Great Places*.

Anyone who knows Indianola knows that we are the home of ballooning. For 9 days every summer, the skies of Indianola come alive as 100+ hot air balloons paint the town with brilliant colors. Balloonists come from across the country to compete, and thousands come to watch the spectacle. For the residents of Indianola, the balloons are a tradition, a point of pride, and a symbol of our community spirit.

We are committed to working with other community organizations to achieve the goals of the Iowa Great Places “Vision Plan,” which we were pleased to help create. We will also continue working hard to bring our special event to Indianola, and do our part to keep our community great!

Respectfully submitted,

Staci Scheurenbrand

Staci Scheurenbrand
Executive Director
National Balloon Classic



May 15, 2020

Members of the *Iowa Great Places* Review Committee:

Simpson College is proud to support the City of Indianola's application for Iowa Great Places designation. As an institution that prioritizes community service, Simpson College is heavily invested in the well-being of the town that surrounds us, and we are actively engaged in supporting its success. Simpson has enjoyed a strong partnership with the community of Indianola since its beginnings in 1860. Founded by Methodist circuit riders and community leaders, Simpson knows that the college and community grow and prosper together. We believe that the IGP designation and the Vision Plan will contribute to the success of both Indianola and Simpson College.

Simpson College is listed as an implementation partner for many of the goals of the Vision Plan. We are committed to working with the City and other local partners to achieve these goals. As the Interim President and a longtime resident of Indianola, we believe the community of Indianola would serve as a fine representative as one of Iowa's Great Places.

On behalf of the college and my fellow citizens on the committee, I thank you for your consideration.

Respectfully,

A handwritten signature in black ink that reads "Bob Lane".

Bob Lane
Interim President
Simpson College



Proud Traditions. . .Unlimited Possibilities

May 18, 2020

Members of the *Iowa Great Places* Review Committee:

As superintendent of the Indianola Community School District (ICSD), I would like to submit our endorsement for Indianola's "Iowa Great Places" application. ICSD is proud to be an integral part of the Indianola community, by providing excellent education for our children and offering cultural experiences to all, from theatre performances to sporting events. We believe that Indianola truly is a "great place," and we work hard every day to help keep it that way.

We were pleased to be part of the advisory team that created the Iowa Great Places "Vision Plan," and we are committed to doing our part to achieve the goals in the plan.

We appreciate your consideration and would love for Indianola to have this designation. There is a great spirit of community pride and identity, and being one of the Iowa Great Places would only add to that.

Respectfully submitted,

Art Sathoff
Superintendent
Indianola Community School District



May 19, 2020

Iowa Department of Cultural Affairs
Attn: Iowa Great Places Committee
State Historical Building
600 E. Locust Street
Des Moines, IA 50319

Members of the Iowa Great Places Review Committee,

I believe Indianola is the greatest place in Iowa to live, work and raise a family! We have world class events, beautiful parks & trails, and top-rated schools. More importantly, we are a caring community with great pride.

The Indianola Chamber of Commerce enthusiastically endorses the City of Indianola's application requesting the Iowa Great Places designation. We believe that this designation, and the associated vision plan, will contribute to the economic well-being of Indianola and positively impact our local businesses.

The Chamber is listed as an implementation partner for many of the goals of the Vision Plan. We are committed to working with our community partners to achieve these goals.

Thank you for your consideration.

Sincerely,

Brenda Easter
President & CEO
Indianola Chamber of Commerce

Meeting Date: 06/01/2020

Subject

Resolution amending the fee schedule to include loading mulch at the Brush Facility.

Information

City employees occasionally assist in the loading of mulch material generated at the brush facility. A per vehicle charge is normally charged for this assistance. Staff is recommending a \$10.00 per vehicle fee that must be approved by Council Resolution to be included in the City's fee schedule.

Fiscal Impact

Attachments

Mulch Memorandum
Revised Fee Schedule
Resolution Approving Fee



— PUBLIC WORKS —

To: Mayor and City Council
CC: Ryan Waller, City Manager and
Andy Lent, City Clerk/CFO
From: Akhilesh Pal, Public Works Director
Date: June 1, 2020
Re: Mulch Load Service Fee at Brush Facility

The City of Indianola brush facility allows residents to self-load wood mulch free of charge during its normal operating hours. However, during the second Saturday of every month, the City of Indianola has historically provided help to residents with a frontend loader and an operator who can load the mulch at a cost of \$10 per vehicle. To continue providing this service, a fee of \$10 per vehicle to load mulch will need to be added to council adopted fees.

The mulch is produced from trees, branches, and logs received at the brush facility, which can be used by residents for various landscaping projects. This process of disposing the mulch to residents helps the city with getting rid of mulch that is produced at this brush facility.

The fee will need to be added to the City's fee schedule though approval by Council Resolution. I am recommending that Council approve the \$10 per vehicle fee.



City of Indianola Fee Schedule

ADOPTED BY INDIANOLA CITY COUNCIL ON MARCH 25, 2020.
FEES EFFECTIVE UPON APPROVAL.

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City Clerk Fees

Permits/Licenses

Fee Description	Cost	Cost Description
Cigarette Permit	\$75.00	Per Year
Refuse Hauling Permit	\$150.00	Per Packer
Refuse Hauling Permit	\$100.00	Units Other than Packer
Solicitors	\$100.00	Per Year
Peddlers or Transient Merchant.....	\$50.00	For one day
Peddlers or Transient Merchant.....	\$100.00	For one week
Peddlers or Transient Merchant.....	\$200.00	For up to six (6) months
Peddlers or Transient Merchant.....	\$300.00	For one year or any major part thereof
Ice Cream Vendors.....	\$20.00	One Day
Ice Cream Vendors.....	\$30.00	One Week
Ice Cream Vendors.....	\$50.00	One Month
Ice Cream Vendors.....	\$100.00	One Month to six months
Mobile Food & Beverages Vendors	\$50.00	For one day
Mobile Food & Beverages Vendors	\$100.00	For one week
Mobile Food & Beverages Vendors	\$200.00	For up to six (6) months
Mobile Food & Beverages Vendors	\$300.00	For over six (6) months to one year

Event Fees

Fee Description	Cost	Cost Description
Bike Night Fee.....	\$750.00	Per Event to Lease Square (April-September)
Bike Night Fee.....	\$80.00	Per Event to Sweep the Square
Deck Fees	\$0.50	Per square foot

Miscellaneous

Fee Description	Cost	Cost Description
Returned Check/Debit/Credit Card	\$30	
Copies	\$0.25	per copy sheet of paper

Street Department

Brush Facility

Fee Description	Cost	Cost Description	Additional Fees Description
Bundle.....	\$5.00	Each	
Pickup Load.....	\$15.00	Each	
Trailer Load	\$20.00	Each	
Small Truck.....	\$30.00	Each	
Large Truck	\$45.00	Each	
Anything that is 1/2" or more in diameter. Items may be loose or in paper bags only			
Computer Monitor/TV	\$15.00	Each	
Console/Projection TV	\$30.00	Each	
<u>Mulch Load Service Fee</u>	<u>\$10.00</u>	<u>per vehicle</u>	

Community Development Fees

Administrative Fees

Alley Closing Fee.....	\$200.00	Per 1/2 block
Board of Adjustment Hearing.....	\$150.00	
Nuisance/Property Maintenance Administrative Fee....	\$25.00	Per Hour
Nuisance/Property Maintenance Abatement Fee.....	Contractors Invoiced Fee	
Rezoning Request.....	\$250.00	Plus Outside Engineering Costs
Site Plan Review.....	\$225.00	Plus Outside Engineering Costs
Street Bond Permit.....	\$10.00	Per square foot

Sign Permit Fees

24 sq. ft. or less	\$50.00	
25-100 sq. ft.	\$75.00	
100+ sq. ft.	\$100.00	Additional \$0.20 per sq. ft. over 100
Exemption Request.....	\$50.00	
Code Appeal Procedure	\$50.00	
Banner Application.....	\$25.00	Additional \$2.00 per banner
Temporary Sign Permit.....	\$25.00	For the first 10-day period, \$5.00 additional for 10 additional days (must be consecutive)
Temporary Sign Permit.....	\$25.00	For a 3-day period

Subdivision Fees

Plat of Survey	\$75.00	
Preliminary Plat Review.....	\$250.00	Additional \$10.00 for each lot in excess of 10 lots, Plus Outside Engineering Costs
Final Plat Review	\$150.00	Additional \$10.00 for each lot in excess of 10 lots, Plus Outside Engineering Costs
Construction Document Review.....	\$100.00	Plus Outside Engineering Costs

Building Permit Fees

Total valuation of \$1.00 - \$500.00	\$30.00	
Total valuation of \$501.00 - \$2,000.00	\$30.00	for the 1st \$500.00 plus \$1.75 for each additional \$100.00 or fraction thereof, to and including \$2000.00
Total valuation of \$2,001.00 - \$25,000.00.....	\$50.00	for the 1st \$2,000.00 plus \$9.00 for each additional \$1,000.00 or fraction thereof to and including \$25,000.00
Total valuation of \$25,001.00 - \$50,000.00.....	\$276.00	for the 1st \$25,000.00 plus \$8.00 for each additional \$1,000.00 or fraction thereof, to and including \$50,000.00
Total valuation of \$50,001.00 - \$100,000.00.....	\$457.00	for the 1st \$50,000.00 plus \$6.25 for each additional \$1,000.00 or fraction thereof, to and including \$100,000.00

Total valuation of \$100,001.00 - \$500,000.00.....	\$738.00	for the 1st \$100,000.00 plus \$5.25 for each additional \$1,000.00 or fraction thereof, to and including \$500,000.00
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Total valuation of \$500,001.00 - \$1,000,000.00.....	\$2,703.00	for the 1st \$500,000.00 plus \$4.00 for each additional \$1,000.00 or fraction thereof, to and including \$1,000,000.00
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Total valuation of \$1,000,001.00 and up.....	\$4,546.00	for the 1st \$1,000,000.00 plus \$3.00 for each additional \$1,000.00 or fraction thereof
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Inspections outside of normal business hours.....	\$40.00	Per hour
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Re-inspection fee.....	\$25.00	Per hour
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Inspections for which no fee is specifically indicated.....	\$25.00	Per hour
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Additional plan review required by changes, additions or revisions to approved plans....	\$25.00	Per hour
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Miscellaneous Permit Fees

Electrical Permit Fee	\$80.00
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Electrical Permit Fee	\$120.00
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Basic Overhead Fee with New Service Connection

Basic Underground Fee with New Service Connection

Additional Fees based on # of meters, circuits, openings, fixed appliances, motors, etc.

Mechanical Permit Fee	\$50.00
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Basic Fee

Additional Fees based on installation, relocation or replacement of furnaces, appliances, cooling units, boiler, air handling unit, ventilation fan, and gas piping

Plumbing Permit Fee.....	\$50.00
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Basic Fee

Additional Fees based on each plumbing fixture.

Demolition Permit Fee	\$125.00
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Driveway Permit.....	\$25.00
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Planting in Parking Permit.....	\$5.00
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Right of Way Permit.....	\$100.00
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Sidewalk Permit.....	\$20.00
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Utility Construction Fees

Electric Service Fees.....	\$60.00
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Electric Service Fees.....	\$100.00
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Electric Service Fees.....	\$35.00
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Electric Meter.....	\$100.00
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Water Connection.....	\$150.00
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Water Meter Connection.....	\$50.00
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Construction Water.....	\$35.00
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Water Inspection.....	\$40.00
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Water Permit.....	\$15.00
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Sewer Inspection.....	\$100.00-\$200.00
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Sewer Permit.....	\$20.00
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Sewer Tap Fee	TBD
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Overhead

Underground

Temporary Construction

Plus Cost of Meter

Dependent upon sewer connection fee

Information Technology Fees

Indianola Magazine Ad

8.75 w x 11.25 h - full page premium-4 issues.....	\$875/issue
8.75 w x 11.25 h - full page premium-single issue.....	\$1,025/issue
8.75 w x 11.25 h -full page - 4 issues	\$750/issue
8.75 w x 11.25 h - full page -single issue.....	\$900/issue
8.75 w x 5.75 h-half page-4 issues	\$400/issue
8.75 w x 5.75 h-half page-single issue	\$550/issue

Police Department Fees

Report Fee.....	\$5.00	Per copy
Trip Sheets	\$1.00	Per page
Color Photos.....	\$5.00	Per sheet
Color Photos on Compact Disc.....	\$20.00	Per disc
Videos & Recordings on CD.....	\$20.00	Per disc
Email photos.....	\$5.00	Per report
Videos, recordings & reports transferred to USB drive provided by requestor.....	\$10.00	
Compiling historical record(s).....	\$10.00	Per hour
Simpson Parking Hanger	\$5.00	5 – hangers no charge each placement

Fire/EMS Fees

Transport Fees

BLS Care.....	\$595.00
ALS Care	\$706.00
ALS 2 Care	\$1,023.00
Loaded Mileage Transport Fee	\$13.00 Per loaded mile

Treatment Fees

Treatment Only (Does not include Transport).....	\$200.00
ALS Tier.....	\$250.00

Permit Fees

Burn Permit.....	\$35.00
Construction Permit for Fire Alarm.....	\$35.00
Construction Permit for Fire Pump.....	\$35.00
Above Ground Installation of Flammable Liquids/Flammable Gas Tanks	\$50.00
Fire Works Display/Pyrotechnics Special Effects Permit	150/event

Special Event Fees

Firefighter/Paramedic.....	32.71/hour
Firefighter/EMT.....	28.26/hour
Firefighter/Paramedic/Full Time.....	\$45.05-\$54.97/hour

Billings for other agencies

EMS Billing Fee	\$35.00/Report
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Library Fees

Lost or Damaged Materials

Missing barcode	\$1.00
Missing/damaged cases for audio or audiobooks	\$2.50-\$9.00
Missing/damaged cases for DVD & CD's.....	\$1.50-\$4.00
Lost inserts	\$3.00
Library card replacement.....	\$1.00
Torn page	\$2.00
Damaged beyond repair	Cost of the Item
Damaged but repairable	Check with Library Director

Printing Fees

Black and white photocopies	\$0.15 Per page
Color photocopies	\$0.50 Per page
Computer Printouts	\$0.15 Per page

Fines

Printed Materials	\$0.15 Per day	Max of \$5.00
DVDs and games	\$0.50 Per day	Max of \$5.00

Miscellaneous

Meeting room reservation.....	\$25.00	For 4 hours, \$5.00/hour thereafter
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Veterans Memorial Pool and Aquatic Center Fees

Pool Passes

Daily Pool Admission (half off after 5pm)	Resident Non-resident	\$5.00 All ages \$10.00
Tot Splash Time	Resident Non-resident	\$2.00 Per person \$26.50
Adult Lap Swim	Resident Non-resident	\$2.00 Per person or free w/season pass \$40.00
Open Night Swim	Resident Non-resident	\$2.00 Per person or free w/season pass \$50.00 for 10 swims
Doggie Dive	Resident Non-resident	\$8.00 \$100.00 for 20 Swims

Season Passes/Punch Cards

(20% discount for early bird - April 4-29)

10 Swims Punch Cards	Resident Non-Resident	\$40.00 perperson \$166 - 3 person
20 Swims Punch Card	Resident Non-Resident	\$80.00 Per person \$178 - 4 person
1 Person Season Pool Pass	Resident Non-Resident	\$76.00 \$190 - 5 person - non-resident
2 Person Season Pool Passes	Resident Non-Resident	\$134 \$12.00 each additional non-resident
3 Person Season Pool Passes	Resident	\$144 3 person - Indianola resident
4 Person Season Pool Passes	Resident	\$154
5 Person Season Pool Passes	Resident	\$164
Each Additional Resident on Season Pass		\$10.00

Lessons

Mighty Minnows Swim Lessons (Ages 9 months - 5 years) (20% discount for early bird - April 4-29)	Resident Non-Resident	\$21.50 Per resident \$88.00 Per person
Red Cross Swim Lessons (Ages 5+) (20% discount for early bird - April 4-29)	Resident Non-Resident	\$35.00 \$154 - 2 person
Red Cross Basic Lifeguarding	Resident Non-resident	\$150.00 \$172.50

Pool Party Rental Fees

Entire Pool	\$325.00	Entire pool -
Large Pool Only	\$240.00	Large pool only
Shallow Pool Only	\$150.00	Shallow pool only
Mermaid, Princess & Superhero Pool Party	\$15.00	Includes 1 child & 1 adult

Parks and Recreation Fees

Special Needs Dances	\$3.00	
Daddy Daughter Date Night	\$10.00	Non-resident - \$12.50
Indoor Playdates	\$1.00	
Flashlight Easter Egg Hunt	\$6.00	Non-resident - \$7.50
Mad Science Workshops	\$29.00	Non-resident - \$34.00
Mad Science Camps	\$79.00-\$139.00	Non-resident - \$84.00-\$144.00
Bricks 4 Kidz Workshops	\$18.00	Non-resident - \$22.50
Bricks 4 Kidz Academy	\$119.00	Non-resident - \$124.00
Lego Robotics Lab	\$36.00-\$40.00	Non-resident - \$41.00-\$45.00
Nature Explorers	\$35.00	Non-resident - \$40.00
Horseback Rides	\$26.50	Non-resident - \$31.50
Junior Police Academy	\$23.00	Non-resident - \$28.00
Junior Fire Academy	\$17.50	Non-resident - \$22.00
Go! For Launch Rocket Camp	\$99.00	Non-resident - \$104.00
Magicamp	\$30.00	Non-resident - \$35.00
Rounded Minds Art	\$70.00	Non-resident - \$75.00
Rounded Minds Soccer	\$40.00-\$65.00	Non-resident - \$45.00-\$70.00
Kids Cooking	\$15.00	Non-resident - \$18.75
Babysitting Clinic	\$26.00	Non-resident - \$31.00
Adult Dance Classes	\$44.00	Non-resident - \$49.00
Car Care Clinic	\$10.00	Non-resident - \$12.50
iPad Workshops	\$10.00	Non-resident - \$12.50
Adult Painting Workshop	\$20.00-\$30.00	Non-resident - \$25.00-\$35.00
Beginning Vegetable Gardening	\$9.00	Non-resident - \$11.25
Starting Plants from Seeds	\$5.00	Non-resident - \$6.25
Composting 101	\$5.00	Non-resident - \$6.25
Think Spring Garden Seminar	\$45.00	
Garden Art	\$20.00-\$40.00	
Senior Trips	\$8.00-\$25.00	Non-resident - \$10.00-\$30.00
Youth Softball Leagues	\$52.00-\$73.00	Non-resident - \$57.00-\$78.00
Adult Slowpitch Leagues	\$400-\$470/team	
T-Ball Instruction	\$22.00	Non-resident - \$27.00
T-Ball League	\$33.00	Non-resident - \$38.00
British Soccer Camp	\$135.00	
Youth Soccer Leagues	\$54.00-\$65.00	Non-resident - \$59.00-\$70.00
Youth Tennis Lessons	\$29.00	Non-resident - \$34.00
Youth Volleyball League	\$48.00	Non-resident - \$53.00
Pee Wee Nerf Football	\$23.00	Non-resident - \$28.00
Youth Flag Football League	\$44.00	Non-resident - \$49.00
Youth Basketball League	\$52.00	Non-resident - \$57.00
Adult Basketball League	\$165.00/team	
Chicometrics	\$36.00	Non-resident - \$41.00
Tae Kwon Do	\$37.00-\$44.00	Non-resident - \$42.00-\$49.00

Little Dragons Tae Kwon Do	\$25.00	Non-resident - \$30.00
Buxton Room Rental - Weekend/Holiday	\$200.00/day	
Buxton Room Rental - Weekday	\$30.00/hr	-
Conf & Arts/Craft Room - Non-Profits	\$5.50/hr	Non-resident - \$9.00/hr
Park Shelters	\$5.00/hr	Non-resident - \$6.00/hr
Pickard Camping	\$12.00/day	
Buxton Gazebo	\$35.00/day	
Amphitheater - General Public	\$65.00-\$100.00	Non-resident - \$95.00-\$130.00
Amphitheater - Church/Non-Profits	\$50.00-\$85.00	Non-resident - \$70.00-\$105.00
Softball Field Practice	\$10.00/75 minutes	
Adult Softball Field	\$75.00/day	
Youth Softball Field	\$60.00/day	
Dog Park Pass	\$25.00/year	
Recreation Equipment	\$0.50-\$10.00/day	
Cross Country Course	\$100.00/day	

Water Resource Recovery (WPC) Department Fees

Cleaning/Televising Lines

Normal Cleaning of Sewer Lines	\$1.25/foot	
Televise Lines with USB Report.....	\$1.25/foot	
Jet/Vac Lines with 2 Laborers	\$225.00/hour	Minimum 1 hour per call
Jet/Vac Lines with 2 Laborers Overtime	\$260.00/hour	Minimum 1 hour per call
Camera Van.....	\$195.00/hour	Minimum 1 hour per call
Camera Van Overtime.....	\$230.00/hour	Minimum 1 hour per call
Service Truck	\$175.00/hour	Minimum 1 hour per call
Labor	\$40.00/hour	Minimum 1 hour per call
Labor Overtime	\$60.00/hour	Minimum 1 hour per call

Miscellaneous Fees

Wastewater Sample	\$35.00/day	
Time of Sale Inspection Fee	\$50.00	
Time of Sale Re-inspection Fee	\$25.00	
Administration Fee.....	5%	
Late payment penalty	5% of the amount due shall be added to each delinquent bill	

CITY OF INDIANOLA, IOWA
RESOLUTION NO. _____

**RESOLUTION AMENDING THE FEE SCHEDULE TO INCLUDE LOADING MULCH
AT THE BRUSH FACILITY**

WHEREAS, the City of Indianola brush facility employees assist in the loading of mulch for Indianola residents, and

WHEREAS, the City of Indianola has historically provided help to residents with a front-end loader and an operator who can load the mulch at a cost of \$10 per vehicle, and

WHEREAS, this fee has not been included in the official fee schedule for the City of Indianola, and

WHEREAS, the City Council must approve such fees to be included in the fee schedule.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, that the fee schedule is hereby amended to include a per vehicle fee of \$10.00 for assistance from brush facility employees to load mulch from the brush facility and that the City Clerk is directed to add the charge to the official City of Indianola fee schedule

Adopted this 1st day of June 2020.

Kelly B. Shaw
Mayor

Attest:

Andrew J. Lent
City Clerk/CFO

Meeting Date: 06/01/2020

Subject

Home Base Iowa Initiative Application from Brian Foust and authorization of a handwritten warrant in the amount of \$1500.00.

Information

Council will need to consider the approval of the Home Base Iowa Initiative Application and a handwritten warrant in an amount of \$1500. Mr. Foust purchased his home on February 28, 2020, and the application was received on May 15, 2020. All the paperwork is in order for approval.

This will be the sixth application which has been approved for this fiscal year.

Fiscal Impact

Attachments

Home Base Iowa Application



INDIANOLA VETERAN INCENTIVE PROGRAM

DEFINITION OF A VETERAN

A Veteran means a resident of this city who served in the armed forces of the United States and who was discharged under honorable conditions according to Chapter 35.1 Code of Iowa.

CRITERIA TO BE ELIGIBLE FOR BENEFITS

1. Discharged from Armed Forces under Honorable Conditions
2. Title 10 active service duty for ninety (90) days

APPLICANT REQUIREMENTS

1. Completion of application for benefits
2. Proof of DD Form 214 or Certificate of Release or Discharge from Active Duty
3. Proof of previous residency outside of Indianola

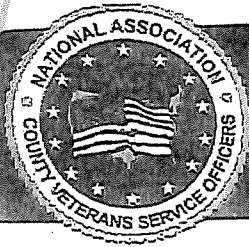
BASIC CITY GUIDELINES

1. Veteran shall make application in person. Vouchers will only be issued to qualified Veteran in person.
2. Purchase a home (single family dwelling, condo, or townhouse) in Indianola in the past 6 months at the time of application. Only new residents to the city shall receive the \$1,500* incentive (a move within the city will not be considered under this program).
3. Ownership title/deed must be transferred, or in the process of being transferred, to the individual requesting payment of incentive.
4. Complete certification form - signed by Veterans Affairs and Auditor.
5. Allow two weeks for Auditor to process, sign, and return form to applicant.
6. Bring completed form to City Hall, 110 North 1st Street, Indianola, Iowa 50125.
7. The program will be administered through the City of Indianola and will be provided on a first come, first served basis up to ten (10) incentives per fiscal year.
8. Payment must be used for closing costs or other similar expenses related to the purchase of a home.

**Funding amount subject to appropriations.*

PENALTY

1. Veteran certifies that all information that he/she provides on the application is truthful.
2. If it is discovered that the applicant has knowingly provided false information, any incentive money that was awarded must be returned with an additional \$200 penalty.



INDIANOLA VETERANS AFFAIRS APPLICATION FOR VETERAN INCENTIVE PROGRAM

Full Name:

Brian A. Foust
First MI Last

Address:

906 E. Ashland Ave.
Street Address Apartment/Unit #
Indianola Ia. 50125
City State ZIP Code

Home Phone:

Cell
Alternate Phone: _

Email:

Birth Date:

_____, _____, _____ Marital Status: Single

Date of Purchase:

Feb 28th 2020

Owned Home
in Indianola
Previously:

☐ YES

☒ NO

MILITARY INFORMATION

Branch of Service:

U.S. Navy

Date Entered:

10/18/1982

Date of Discharge:

10/17/1986

Character of
Discharge:

Honorable

Signature VA Rep:

Ted Hall



INDIANOLA VETERANS AFFAIRS APPLICATION FOR VETERAN INCENTIVE PROGRAM

Full Name: Brian A. Foust
First MI Last

Previous Address: 909 Leland Ave.
Street Address Apartment/Unit #
Des Moines Ia 50315
City State ZIP Code

How Long: 23 years

Remarks: Rental: RUPERTO Properties

Signature: Brian A. Foust Date: 5/11/2020

CERTIFICATION FROM AUDITORS OFFICE

Full Name: Sharon K Wiley
First MI Last

Date Recorded: 3-4-20 First Time Buyer in Indianola: ☒ YES ☐ NO
2020-01759

Signature: Sharon K Wiley

parcel 48-640.00-0321

CITY INTERNAL USE	
Date:	_____
Time:	_____

Meeting Date: 06/01/2020

Subject

Resolution approving ICAAP Project Change Order #1 to include a rock base for the reconstruction of the one block section of Iowa Avenue.

Information

The City of Indianola has hired Sternquist Construction for the Traffic Signal Synchronization Project that also improves the pavement on Iowa Avenue between 1st Street and Jefferson Way. Change Order 1 for the project adds a rock subbase to the pavement improvement as recommended by staff to increase the longevity of the improvements.

Fiscal Impact

Attachments

Change Order Memorandum

Snyder Memorandum

Change Order No 1

Resolution Approving Change Order

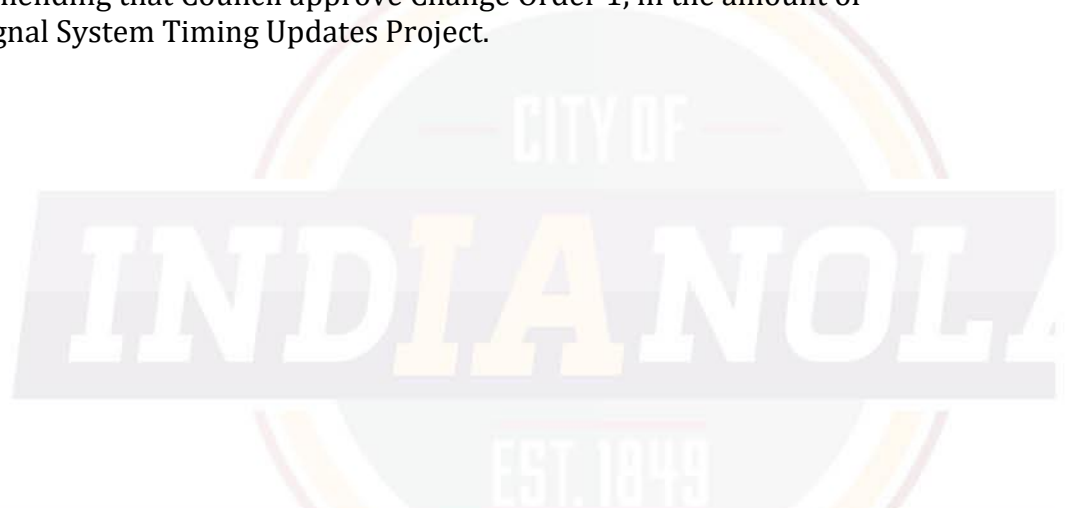


— PUBLIC WORKS —

To: Mayor and City Council
CC: Ryan Waller, City Manager and
Andy Lent, City Clerk/CFO
From: Akhilesh Pal, Public Works Director
Date: June 1, 2020
Re: Change Order No. 1 - Traffic Signal System Timing Updates Project

The City of Indianola has retained Sternquist Construction to improve the synchronization of all the traffic signals and to reconstruct the pavement on Iowa Avenue, from 1st Street to Jefferson Way. The current pavement construction plans do not have any rock subbase underneath the proposed new concrete pavement surface. The proposed Change Order No. 1 reflects changes to the construction contract to include a rock subbase layer underneath the new concrete pavement surface on Iowa Avenue. The rock subbase layer is typically used to provide uniformity of support to the concrete pavement surface, to protect the pavement from the effects of frost heave and sometimes to improve the constructability of the pavement layers above the subbase. The rock subbase layer will act as a layer between the concrete pavement and the natural earth subgrade to improve the life of the pavement by protecting the subgrade from the repeated impact of the vehicular traffic.

The proposed Change Order No. 1 results in a net increase of \$15,600 to the original council approved contract amount of \$257,606.85, which results in a revised contract amount of \$273,206.85. I am recommending that Council approve Change Order 1, in the amount of \$15,600, for the Traffic Signal System Timing Updates Project.



May 18, 2020

Akhilesh Pal
City of Indianola
110 North 1st Street
PO Box 299
Indianola, IA 50125

RE: CHANGE ORDER 1
TRAFFIC SIGNAL SYSTEM TIMING UPDATES
PROJECT NO. ICAAP-SWAP-3680(620)—SH-91

Dear Mr. Pal,

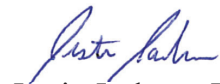
Enclosed for your consideration and approval is Change Order No. 1 for the above captioned project. Change Order No. 1 includes two changes to the contract; increasing the contract excavation quantity and adding special backfill. Incorporating special backfill beneath the proposed Iowa Avenue pavement improves drainage beneath the pavement, enhances pavement longevity, and provides additional strength against traffic loadings.

Excavation, Class 10, Wastes is at contract price at \$16.00/cubic yard for an increased quantity of 205 cubic yards for \$3,280.00 price increase. The special backfill is agreed upon unit price with Sternquist at \$32.00/ton with a total quantity of 385 tons for \$12,320.00 price increase. Historic DOT bid prices for special backfill below 400 tons are \$18.00/ton low, \$41.42/ton average, and \$87.00/ton high. The proposed \$32.00/ton falls between the low and average pricing.

The proposed change order produces a net increase of **\$15,600.00** to the original contract amount of **\$257,606.85**; resulting in an updated figure of **\$273,206.85**. In order to bring these changes into the contract between the City of Indianola and Sternquist Construction, it is Snyder & Associates' recommendation that a change order be enacted in the amount of **\$15,600.00**.

Respectfully,

SNYDER & ASSOCIATES, INC.



Justin Jackson, P.E.
Traffic Engineer

CHANGE ORDER
For Local Public Agency Projects

No.: 01

Non-Substantial: ☒

Substantial: ☐

Administering Office
Concurrence Date

Accounting ID No. (5-digit number): 36590

Project Number: ICAAP-SWAP-3680(620)—SH-91

Contract Work Type: Special Backfill

Local Public Agency: City of Indianola

Contractor: Sternquist Construction

Date Prepared: May 12, 2020

You are hereby authorized to make the following changes to the contract documents.

A - Description of change to be made:

0010 - Increase for item "Excavation, Class 10, Waste".

8001 - Add an item for "Special Backfill". Work shall be in accordance with Section 2010 of the Standard Specifications.

B - Reason for change:

0010 - Additional excavation to allow placement of 6" of special backfill.

8001 - 6" of special backfill to be placed below proposed pavement.

C - Settlement for cost(s) of change as follows with items addressed in Sections F and/or G:

0010 - Contract Unit Price

8001 - Agreed Unit Price

D - Justification for cost(s) (See I.M. 3.805, Attachment D, Chapter 2.36, for acceptable justification):

0010 - Established contract price.

8001 - Consistent with recent lettings containing similar quantities. BidX reports special backfill unit prices in 2020 lettings below 400 tons as: \$18.00/ton low, \$41.42/ton average, and \$87.00/ton high. The proposed \$32.00/ton falls between the low and average pricing.

E - Contract time adjustment: ☒ No Working Days added ☐ Working Days added: _____ ☐ Unknown at this time

Justification for selection:

Completion Date Contract - Change order work not substantial enough to move contract completion date back.

F - Items included in contract:

Participating				For deductions enter as "-x.xx"		
Federal-aid	State-aid	Line Number	Item Description	Unit Price .xx	Quantity .xxx	Amount .xx
		0010	Excavation, Class 10, Waste	\$16.00	205.000	\$3,280.00
Add Row Delete Row TOTAL						\$3,280.00

G - Items not included in contract:

Participating					For deductions enter as "-x.xx"		
Federal-aid	State-aid	Change Number	Item Number	Item Description	Unit Price .xx	Quantity .xxx	Amount .xx
		8001	2102-0425070	Special Backfill	\$32.00	385.000	\$12,320.00
				12,320			
				12,320			
				12,320			
			Add Row	Delete Row	TOTAL		\$12,320.00

H. Signatures

Signatures will be applied through DocExpress.

CITY OF INDIANOLA, IOWA
RESOLUTION NO. _____

**A RESOLUTION TO APPROVE CHANGE ORDER 1 TO
TRAFFIC SIGNAL SYSTEM TIMING UPDATES
PROJECT NO. ICAAP-SWAP-3680(620)—SH-91**

WHEREAS, the City of Indianola has undertaken a project to synchronize traffic signals along Highway 65/69 and improve the pavement on Iowa Avenue between Jefferson Way and 1st Street, and

WHEREAS, the pavement improvement does not have a rock subbase as recommended by staff, and

WHEREAS, the attached Change Order adds a rock subbase to the pavement improvement at a cost of \$15,600.

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

1. the attached Change Order 1 for the Traffic Signal System Updates Project is approved and
2. that the Mayor and City Clerk are authorized to sign the Change Order on behalf of the City of Indianola.

Adopted this 1st day of June 2020.

Kelly B. Shaw
Mayor

Attest:

Andrew J. Lent
City Clerk/CFO

Subject
Claims for June 1, 2020.

Information

Fiscal Impact
Attachments

Vendor Report

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
A 6FT GEEK LLC				
A 6FT GEEK LLC	LIBRARY CLEANING - APRIL 2020	04/16/2020	795.00	LIBRARY FUND
A 6FT GEEK LLC	CLEANING SUPPLIES	05/01/2020	72.00	LIBRARY FUND
A 6FT GEEK LLC	CITY HALL CLEANING-MAY 2020	05/15/2020	4,100.00	GENERAL FUND
A 6FT GEEK LLC	MAY ACTIVITY CENTER CLEANING	05/15/2020	1,125.00	PARK & RECREATI
Total A 6FT GEEK LLC:			6,092.00	
ADAMS, DOYLE D				
ADAMS, DOYLE D	PATIENT OVERPAID RESPONSIBILITY	05/17/2020	200.00	AMBULANCE FUN
Total ADAMS, DOYLE D:			200.00	
AHLERS & COONEY P.C.				
AHLERS & COONEY P.C.	CONNECTION FEE ANALYSIS	05/21/2020	456.91	SEWER FUND
Total AHLERS & COONEY P.C.:			456.91	
AIR-CON MECHANICAL CORP.				
AIR-CON MECHANICAL CORP.	QTR AGREEMENT - PM INSPECTION	05/11/2020	1,252.75	GENERAL FUND
Total AIR-CON MECHANICAL CORP.:			1,252.75	
ALT, KIMBERLY				
ALT, KIMBERLY	REFUND OF POOL PASS	05/13/2020	117.00	POOL (MEMORIAL)
Total ALT, KIMBERLY:			117.00	
AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	OFFICE	05/05/2020	23.87	ROAD USE TAX FU
AMAZON CAPITAL SERVICES	STREETS SUPPLIES	05/05/2020	100.45	ROAD USE TAX FU
AMAZON CAPITAL SERVICES	COMPUTER	05/04/2020	38.98	ROAD USE TAX FU
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	05/04/2020	35.97	ROAD USE TAX FU
AMAZON CAPITAL SERVICES	ELECTRIC-SURFACE CASE AND 2 SURFACE	05/08/2020	142.44	VEHICLE RESERV
AMAZON CAPITAL SERVICES	ELECTRIC - 2HDMI ADAPTERS	05/05/2020	15.96	VEHICLE RESERV
AMAZON CAPITAL SERVICES	LIBRARY SECURITY-BLUETOOTH KEYBOAR	04/27/2020	93.94	GENERAL FUND
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	05/20/2020	51.51	ROAD USE TAX FU
AMAZON CAPITAL SERVICES	TABLE & CHAIR	05/20/2020	334.13	ROAD USE TAX FU
Total AMAZON CAPITAL SERVICES:			837.25	
AXON ONLINE LAW ENFORCEMENT STORE				
AXON ONLINE LAW ENFORCEM	TACER EQUIPMENT	05/18/2020	276.00	POLICE FUND
Total AXON ONLINE LAW ENFORCEMENT STORE:			276.00	
BAKER & TAYLOR ENTERTAINMENT				
BAKER & TAYLOR ENTERTAINM	DVD	04/10/2020	55.78	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVD	04/28/2020	5.07	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVD	04/29/2020	10.87	LIBRARY FUND
Total BAKER & TAYLOR ENTERTAINMENT:			71.72	
BAKER AND TAYLOR				
BAKER AND TAYLOR	BOOKS	04/01/2020	133.36	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	04/06/2020	509.48	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	04/09/2020	196.03	LIBRARY FUND
BAKER AND TAYLOR	BOOKS-MEMORIAL FUND	04/09/2020	15.67	LIBRARY SPECIAL

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
BAKER AND TAYLOR	BOOKS	04/09/2020	36.37	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	04/14/2020	150.48	LIBRARY FUND
BAKER AND TAYLOR	BOOKS - MEMORIAL	04/14/2020	30.79	LIBRARY SPECIAL
BAKER AND TAYLOR	BOOKS	04/20/2020	311.48	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	04/23/2020	1,081.70	LIBRARY FUND
BAKER AND TAYLOR	PROGRAMS	04/23/2020	91.92	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	04/29/2020	256.62	LIBRARY FUND
Total BAKER AND TAYLOR:			2,813.90	
BAKER AND TAYLOR SPOKEN WORD				
BAKER AND TAYLOR SPOKEN	BOOK ON CD-MEMORIAL FUND	04/08/2020	25.98	LIBRARY SPECIAL
BAKER AND TAYLOR SPOKEN	BOOK ON CD	04/21/2020	77.96	LIBRARY FUND
BAKER AND TAYLOR SPOKEN	BOOK ON CD - MEMORIAL FUND	04/21/2020	51.98	LIBRARY SPECIAL
Total BAKER AND TAYLOR SPOKEN WORD:			155.92	
BARCO MUNICIPAL PROD INC				
BARCO MUNICIPAL PROD INC	SIGN BANDINGS	05/18/2020	219.92	ROAD USE TAX FU
BARCO MUNICIPAL PROD INC	SIGN BRACKETS, BOLTS AND WASHERS	05/18/2020	298.92	ROAD USE TAX FU
BARCO MUNICIPAL PROD INC	SIGN - ROAD WORK AHEAD	05/19/2020	183.87	ROAD USE TAX FU
Total BARCO MUNICIPAL PROD INC:			702.71	
BRICK GENTRY P.C.				
BRICK GENTRY P.C.	LIBRARY	04/25/2020	60.00	LIBRARY FUND
BRICK GENTRY P.C.	UNION NEGOTIATIONS	04/25/2020	1,395.00	POLICE FUND
BRICK GENTRY P.C.	UNION NEGOTIATIONS	04/25/2020	222.27	PARK & RECREATI
BRICK GENTRY P.C.	UNION NEGOTIATIONS	04/25/2020	277.74	ROAD USE TAX FU
BRICK GENTRY P.C.	UNION NEGOTIATIONS	04/25/2020	249.99	SEWER FUND
Total BRICK GENTRY P.C.:			2,205.00	
BRUENING ROCK PRODUCTS				
BRUENING ROCK PRODUCTS	STREET REPAIRS	04/28/2020	1,113.29	ROAD USE TAX FU
Total BRUENING ROCK PRODUCTS:			1,113.29	
BUSSANMAS HEATING & COOLING				
BUSSANMAS HEATING & COOLI	REFUND	05/21/2020	84.50	GENERAL FUND
BUSSANMAS HEATING & COOLI	REFUND	05/21/2020	88.25	GENERAL FUND
Total BUSSANMAS HEATING & COOLING:			172.75	
CASH				
CASH	PARK & REC BAGS LEAGUE AWARDS	05/19/2020	200.00	PARK & RECREATI
Total CASH:			200.00	
CENGAGE LEARNING				
CENGAGE LEARNING	BOOKS	04/08/2020	59.98	LIBRARY FUND
CENGAGE LEARNING	BOOKS	04/22/2020	48.00	LIBRARY FUND
CENGAGE LEARNING	BOOKS - MEMORIAL	04/22/2020	71.19	LIBRARY SPECIAL
Total CENGAGE LEARNING:			179.17	
CENTURYLINK				
CENTURYLINK	PHONE	04/22/2020	54.01	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total CENTURYLINK:			54.01	
CHITTENDEN, MARTY				
CHITTENDEN, MARTY	CLOTHING ALLOWANCE FY 19-2020	05/19/2020	35.07	PARK & RECREATI
Total CHITTENDEN, MARTY:			35.07	
CINTAS CORPORATION				
CINTAS CORPORATION	SHOP SUPPLIES	05/12/2020	37.80	ROAD USE TAX FU
CINTAS CORPORATION	EAR PLUGS	05/12/2020	27.21	PARK & RECREATI
CINTAS CORPORATION	STOCK FIRST AID KIT	05/19/2020	27.44	SEWER FUND
Total CINTAS CORPORATION:			92.45	
CITY OF INDIANOLA - UTILITY				
CITY OF INDIANOLA - UTILITY	ACTIVITY CENTER UTILITIES	04/30/2020	452.00	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES STREET SHOP	04/30/2020	533.02	ROAD USE TAX FU
CITY OF INDIANOLA - UTILITY	AQUATIC CENTER UTILITIES	04/30/2020	316.05	POOL (MEMORIAL)
CITY OF INDIANOLA - UTILITY	UTILITIES	05/01/2020	831.13	LIBRARY FUND
Total CITY OF INDIANOLA - UTILITY:			2,132.20	
CLARK GLASS INC				
CLARK GLASS INC	SKYLIGHT REPAIR	05/06/2020	1,079.36	LIBRARY FUND
Total CLARK GLASS INC:			1,079.36	
CONVERGINT TECHNOLOGIES LLC				
CONVERGINT TECHNOLOGIES	ACCESS CONTROL FINAL BILL	03/31/2020	3,972.82	VEHICLE RESERV
CONVERGINT TECHNOLOGIES	ACCESS CONTROL FINAL BILL - FIRE	03/31/2020	3,316.16	VEHICLE RESERV
Total CONVERGINT TECHNOLOGIES LLC:			7,288.98	
CR SERVICES				
CR SERVICES	NITRILE GLOVES, HAND SOAP	05/11/2020	49.77	PARK & RECREATI
CR SERVICES	SHOP SUPPLIES	05/18/2020	69.96	ROAD USE TAX FU
CR SERVICES	CLEANING SUPPLIES	05/18/2020	107.48	SEWER FUND
Total CR SERVICES:			227.21	
CRAIG'S AUTOMOTIVE				
CRAIG'S AUTOMOTIVE	SUV #151 REPAIRS	04/15/2020	127.36	POLICE FUND
CRAIG'S AUTOMOTIVE	SUV #171 REPAIRS	04/22/2020	365.00	POLICE FUND
Total CRAIG'S AUTOMOTIVE:			492.36	
CRAWFORD, CHRISTINE				
CRAWFORD, CHRISTINE	IPERS CONTRIBUTION RETURNED TO EMPL	05/27/2020	779.51	POLICE FUND
Total CRAWFORD, CHRISTINE:			779.51	
DALE, ROSS				
DALE, ROSS	REFUND FOR PARK SHELTER	05/13/2020	25.00	PARK & RECREATI
Total DALE, ROSS:			25.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
DES MOINES REGISTER MEDIA				
DES MOINES REGISTER MEDIA	NOTICE OF HEARING - ZONING CHPT 165	04/30/2020	23.84	GENERAL FUND
DES MOINES REGISTER MEDIA	NOTICE OF HEARING - FRANCHISE FEE	04/30/2020	59.72	GENERAL FUND
DES MOINES REGISTER MEDIA	CC MINUTES/PUBLICATION REPORTS 0406	04/30/2020	269.89	GENERAL FUND
DES MOINES REGISTER MEDIA	PUBLICATION REPORT - CLAIMS 0406	04/30/2020	76.13	GENERAL FUND
DES MOINES REGISTER MEDIA	NOTICE OF HEARING - CODIFICATION	04/30/2020	48.96	GENERAL FUND
DES MOINES REGISTER MEDIA	NOTICE OF HEARING - CDBG	04/30/2020	54.08	GENERAL FUND
DES MOINES REGISTER MEDIA	ORDINANCE 1631	04/30/2020	36.66	GENERAL FUND
DES MOINES REGISTER MEDIA	ORDINANCE 1632	04/30/2020	63.31	GENERAL FUND
DES MOINES REGISTER MEDIA	CC MINUTES/PUBLICATION REPORTS 0420	04/30/2020	252.97	GENERAL FUND
Total DES MOINES REGISTER MEDIA:			885.56	
DINGES FIRE COMPANY				
DINGES FIRE COMPANY	PPE - HELMETS	09/30/2019	1,081.39	FIRE FUND
DINGES FIRE COMPANY	PPE - HELMET SHIELD	10/24/2019	258.45	FIRE FUND
DINGES FIRE COMPANY	PPE - HELMETS	02/11/2020	1,031.96	FIRE FUND
DINGES FIRE COMPANY	PPE - HOODS	03/11/2020	252.93	FIRE FUND
Total DINGES FIRE COMPANY:			2,624.73	
DWYER, SCOTT				
DWYER, SCOTT	UNIFORM ALLOWANCE	05/05/2020	294.79	POLICE FUND
Total DWYER, SCOTT:			294.79	
ELECTRONIC ENGINEERING CO				
ELECTRONIC ENGINEERING C	RADIO REPAIR	05/07/2020	146.26	POLICE FUND
ELECTRONIC ENGINEERING C	RADIO REPAIR	05/13/2020	133.00	POLICE FUND
Total ELECTRONIC ENGINEERING CO:			279.26	
ENVISIONWARE INC.				
ENVISIONWARE INC.	PC RESERVATION SOFTWARE	04/30/2020	742.85	LIBRARY FUND
Total ENVISIONWARE INC.:			742.85	
ESHELMAN, LADENE				
ESHELMAN, LADENE	PATIENT OVERPAID RESPONSIBILITY	11/22/2019	112.00	AMBULANCE FUN
Total ESHELMAN, LADENE:			112.00	
FRIDLEY, WADE				
FRIDLEY, WADE	REFUND FOR CANCELLED CLASSES & CRE	05/12/2020	167.25	PARK & RECREATI
Total FRIDLEY, WADE:			167.25	
GALLS LLC				
GALLS LLC	HATS - STEWART	04/30/2020	94.98	POLICE FUND
GALLS LLC	UNIFORMS	05/19/2020	621.50	FIRE FUND
Total GALLS LLC:			716.48	
GLOBAL SOFTWARE				
GLOBAL SOFTWARE	CAD SOFTWARE & INTERFACE	05/25/2020	2,255.00	FIRE FUND
GLOBAL SOFTWARE	TAC 10 SOFTWARE CONTRACT	05/25/2020	12,445.00	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total GLOBAL SOFTWARE:			14,700.00	
HARTFORD, KRISTI				
HARTFORD, KRISTI	REFUND FOR JR. POLICE ACADEMY	05/11/2020	23.00	PARK & RECREATI
Total HARTFORD, KRISTI:			23.00	
HOLTER, ALEX				
HOLTER, ALEX	REFUND JR. FIRE ACADEMY	05/12/2020	17.50	PARK & RECREATI
HOLTER, ALEX	CREDIT ON ACCT REFUND	05/12/2020	91.00	PARK & RECREATI
Total HOLTER, ALEX:			108.50	
INDIANOLA MUNICIPAL UTILITIES				
INDIANOLA MUNICIPAL UTILITIE	PHONE 5/2020	05/01/2020	862.14	GENERAL FUND
INDIANOLA MUNICIPAL UTILITIE	INTERNET-5/2020	05/01/2020	142.00	GENERAL FUND
Total INDIANOLA MUNICIPAL UTILITIES:			1,004.14	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	DEVICE PAYMENT WITH PAPER CUT & CONN	04/20/2020	3,260.60	GENERAL FUND
Total INFOMAX OFFICE SYSTEMS INC.:			3,260.60	
INFRASTRUCTURE TECHNOLOGIES				
INFRASTRUCTURE TECHNOLO	SERVICE AGREEMENT FOR SEWER CAMER	05/11/2020	1,600.00	SEWER FUND
Total INFRASTRUCTURE TECHNOLOGIES:			1,600.00	
IOWA CENTER FOR ECONOMIC SUCCESS				
IOWA CENTER FOR ECONOMIC	BUSINESS COVID-19 ASSISTANCE	05/14/2020	33,998.60	DOWNTOWN BIZ I
Total IOWA CENTER FOR ECONOMIC SUCCESS:			33,998.60	
IOWA ONE CALL				
IOWA ONE CALL	LOCATES	05/15/2020	460.80	SEWER FUND
Total IOWA ONE CALL:			460.80	
IOWA PRISON INDUSTRIES				
IOWA PRISON INDUSTRIES	TRAFFIC SIGNS	04/20/2020	68.00	ROAD USE TAX FU
IOWA PRISON INDUSTRIES	SIGNS	04/30/2020	770.00	ROAD USE TAX FU
Total IOWA PRISON INDUSTRIES:			838.00	
JESS' LOCK AND KEY				
JESS' LOCK AND KEY	REPLACE LOCK IN F.D.	03/19/2020	227.00	FIRE FUND
Total JESS' LOCK AND KEY:			227.00	
JETSURGE				
JETSURGE	CABLED CLOGGED DRAINS	05/02/2020	85.60	FIRE FUND
Total JETSURGE:			85.60	
JIMENEZ, ANN M.				
JIMENEZ, ANN M.	PATIENT OVERPAID RESPONSIBILITY	04/12/2019	108.98	AMBULANCE FUN

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total JIMENEZ, ANN M.:			108.98	
JOHNSON, SUSAN L.				
JOHNSON, SUSAN L.	PATIENT OVERPAID RESPONSIBILITY	09/09/2019	97.34	AMBULANCE FUN
Total JOHNSON, SUSAN L.:			97.34	
JV TRUCKING LLC				
JV TRUCKING LLC	ROAD STONE ON EAST 17TH	04/29/2020	711.69	ROAD USE TAX FU
JV TRUCKING LLC	BLACK DIRT TO PICKARD PARK	05/18/2020	800.00	PARK & RECREATI
Total JV TRUCKING LLC:			1,511.69	
KELTEK INCORPORATED				
KELTEK INCORPORATED	RADAR UNIT	05/15/2020	984.25	POLICE FUND
Total KELTEK INCORPORATED:			984.25	
KEYSTONE LABORATORIES INC				
KEYSTONE LABORATORIES IN	MONTHLY LAB TESTS	05/13/2020	1,335.00	SEWER FUND
Total KEYSTONE LABORATORIES INC:			1,335.00	
LAWSON PRODUCTS				
LAWSON PRODUCTS	SHOP SUPPLIES	05/05/2020	81.15	ROAD USE TAX FU
LAWSON PRODUCTS	SAFETY TAPE	05/13/2020	60.50	ROAD USE TAX FU
Total LAWSON PRODUCTS:			141.65	
LOGAN CONTRACTORS SUPPLY INC.				
LOGAN CONTRACTORS SUPPL	STREET REPAIR	04/30/2020	665.02	ROAD USE TAX FU
Total LOGAN CONTRACTORS SUPPLY INC.:			665.02	
MAGRUDER, DONALD				
MAGRUDER, DONALD	PATIENT OVERPAID RESPONSIBILITY	07/20/2019	112.00	AMBULANCE FUN
Total MAGRUDER, DONALD:			112.00	
MALLY, JENNIFER				
MALLY, JENNIFER	REFUND OF BUXTON ROOM DAMAGE DEPO	05/12/2020	150.00	PARK & RECREATI
MALLY, JENNIFER	REFUND FOR BUXTON ROOM RENTAL	05/12/2020	300.00	PARK & RECREATI
Total MALLY, JENNIFER:			450.00	
MATHESON TRI-GAS INC				
MATHESON TRI-GAS INC	OXYGEN	05/14/2020	163.72	AMBULANCE FUN
Total MATHESON TRI-GAS INC:			163.72	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	100' - 1/4" POLY ROPE	05/11/2020	10.79	PARK & RECREATI
MCCOY HARDWARE INC	BOLTS AND WASHERS	05/12/2020	17.60	SEWER FUND
MCCOY HARDWARE INC	RETURN BOLTS AND WASHERS	05/13/2020	17.60-	SEWER FUND
MCCOY HARDWARE INC	SOUTH PLANT GATE KEYS	05/15/2020	10.31	SEWER FUND
MCCOY HARDWARE INC	TEST PLUGS FOR STORAGE TANKS	05/19/2020	19.78	SEWER FUND
MCCOY HARDWARE INC	SPREADER FOR FERTILIZER/GARDENS	05/19/2020	17.09	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MCCOY HARDWARE INC	1/2" BALL VALVE, 3/4" BALL VALVE	05/21/2020	27.88	PARK & RECREATI
Total MCCOY HARDWARE INC:			85.85	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	LIBRARY NATURAL GAS	04/22/2020	129.02	LIBRARY FUND
MID AMERICAN ENERGY CO.	05931-25003 N HWY 65/69 ENTRANCE SIGN	05/14/2020	11.75	GENERAL FUND
MID AMERICAN ENERGY CO.	26321-30003 ST LIGHTING	05/14/2020	131.72	GENERAL FUND
MID AMERICAN ENERGY CO.	07741-18004 65/69 LIFT	05/19/2020	62.85	SEWER FUND
MID AMERICAN ENERGY CO.	09750-87035 WESLEY LIFT	05/19/2020	34.61	SEWER FUND
MID AMERICAN ENERGY CO.	085701-24006 QUAIL MDWS. LIFT	05/20/2020	54.95	SEWER FUND
MID AMERICAN ENERGY CO.	74080-22010 FUEL HEAT	05/20/2020	341.46	GENERAL FUND
Total MID AMERICAN ENERGY CO.:			766.36	
MILLER ELECTRIC SERVICES				
MILLER ELECTRIC SERVICES	SLIDE PUMP WIRING	05/08/2020	409.51	CAPITAL PROJECT
Total MILLER ELECTRIC SERVICES:			409.51	
MOFFITT TRENCHING LLC				
MOFFITT TRENCHING LLC	BOND RELEASE - 506 N O	05/11/2020	720.00	GENERAL FUND
Total MOFFITT TRENCHING LLC:			720.00	
NAPA AUTO PARTS				
NAPA AUTO PARTS	BRAKE PADS AND ROTORS '15 F250	05/18/2020	328.47	SEWER FUND
NAPA AUTO PARTS	WIPER BLADES FOR SERVICE TRUCK	05/19/2020	13.98	SEWER FUND
Total NAPA AUTO PARTS:			342.45	
NATIONAL ELEVATOR INSPECTION SRVCS				
NATIONAL ELEVATOR INSPECTI	ROUTINE INSPECTION - ELEVATOR - 1808	05/13/2020	75.00	GENERAL FUND
Total NATIONAL ELEVATOR INSPECTION SRVCS:			75.00	
NOLASOFT DEVELOPMENT				
NOLASOFT DEVELOPMENT	WEBSITE FORWARDING CITYOFINDIANOLA.	05/01/2020	45.00	GENERAL FUND
Total NOLASOFT DEVELOPMENT:			45.00	
NORRIS AUTOMOTIVE SERVICE INC				
NORRIS AUTOMOTIVE SERVIC	STORM SIREN BATTERIES	05/15/2020	480.64	FIRE FUND
Total NORRIS AUTOMOTIVE SERVICE INC:			480.64	
NORTHERN TOOL & EQUIPMENT				
NORTHERN TOOL & EQUIPMEN	VEHICLE MAINTENANCE	02/27/2020	1,889.97	ROAD USE TAX FU
Total NORTHERN TOOL & EQUIPMENT:			1,889.97	
NORWALK READY-MIXED CONCRETE				
NORWALK READY-MIXED CON	STREET REPAIRS	04/27/2020	1,824.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	STREET REPAIRS	04/28/2020	552.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	STREET REPAIRS	04/29/2020	1,592.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	STREET REPAIRS	04/30/2020	1,300.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	STREET REPAIRS	05/06/2020	1,560.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	ROAD REPAIR	05/07/2020	2,047.50	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
NORWALK READY-MIXED CON	ROAD REPAIR	05/11/2020	483.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	ROAD REPAIR	05/13/2020	162.50	ROAD USE TAX FU
Total NORWALK READY-MIXED CONCRETE:			9,522.00	
O'HALLORAN INTERNATIONAL				
O'HALLORAN INTERNATIONAL	JETTER ENGINE REPAIRS	05/08/2020	9,411.72	SEWER FUND
Total O'HALLORAN INTERNATIONAL:			9,411.72	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	BATTERY - DODGE CARAVAN	05/18/2020	121.55	PARK & RECREATI
O'REILLY AUTO PARTS	BATTERY FOR HOT BOX (POTHOLE)	05/19/2020	83.08	ROAD USE TAX FU
Total O'REILLY AUTO PARTS:			204.63	
PEGRAM, JESSICA				
PEGRAM, JESSICA	REFUND FOR BUXTON ROOM	05/11/2020	200.00	PARK & RECREATI
PEGRAM, JESSICA	REFUND CHARGES FOR BUXTON ROOM	05/11/2020	300.00	PARK & RECREATI
Total PEGRAM, JESSICA:			500.00	
PHILIPS HEALTHCARE				
PHILIPS HEALTHCARE	AC MODULE/CARDIAC MONITOR	05/13/2020	301.04	AMBULANCE FUN
Total PHILIPS HEALTHCARE:			301.04	
PHILIPS MEDICAL CAPITAL				
PHILIPS MEDICAL CAPITAL	CARDIAC MONITOR LEASE	05/09/2020	1,348.11	AMBULANCE FUN
Total PHILIPS MEDICAL CAPITAL:			1,348.11	
PIERCE BROTHERS REPAIR				
PIERCE BROTHERS REPAIR	EQUIPMENT REPAIR - AXE HANDLE	04/16/2020	18.00	ROAD USE TAX FU
PIERCE BROTHERS REPAIR	EQUIPMENT REPAIR - END LOADER	04/17/2020	514.00	ROAD USE TAX FU
Total PIERCE BROTHERS REPAIR:			532.00	
PURCHASE POWER				
PURCHASE POWER	POSTAGE	05/18/2020	500.00	GENERAL FUND
Total PURCHASE POWER:			500.00	
RECORD-HERALD & INDIANOLA TRIBUNE				
RECORD-HERALD & INDIANOL	NEWSPAPER SUBSCRIPTION	04/15/2020	16.00	LIBRARY FUND
Total RECORD-HERALD & INDIANOLA TRIBUNE:			16.00	
RELIABLE MAINTENANCE CO.				
RELIABLE MAINTENANCE CO.	JANITORIAL SERVICES	03/23/2020	1,100.00	LIBRARY FUND
Total RELIABLE MAINTENANCE CO.:			1,100.00	
SANDRY FIRE SUPPLY LLC				
SANDRY FIRE SUPPLY LLC	1.88" HOSE 600'	05/07/2020	1,888.00	FIRE FUND
SANDRY FIRE SUPPLY LLC	EMERGENCY BANNER TAPE	05/13/2020	122.00	FIRE FUND
SANDRY FIRE SUPPLY LLC	FILTER ADAPTER GI	05/19/2020	209.10	FIRE FUND
SANDRY FIRE SUPPLY LLC	FILTER ADAPTER GI	05/19/2020	208.55	FIRE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total SANDRY FIRE SUPPLY LLC:			2,427.65	
SCHLENKER, RALPH F. TRUST				
SCHLENKER, RALPH F. TRUST	PATIENT OVERPAID RESPONSIBILITY	10/19/2017	95.28	AMBULANCE FUN
Total SCHLENKER, RALPH F. TRUST:			95.28	
SELGRADE, CASSIE				
SELGRADE, CASSIE	REFUND JR FIRE ACADEMY	05/12/2020	17.50	PARK & RECREATI
Total SELGRADE, CASSIE:			17.50	
SHOTTENKIRK FORD OF INDIANOLA				
SHOTTENKIRK FORD OF INDIA	VEHICLE REPAIR	05/06/2020	426.86	POLICE FUND
Total SHOTTENKIRK FORD OF INDIANOLA:			426.86	
SOUTH CENTRAL IOWA LANDFILL				
SOUTH CENTRAL IOWA LANDFI	SHOP TRASH TO LANDFILL	05/14/2020	26.00	ROAD USE TAX FU
Total SOUTH CENTRAL IOWA LANDFILL:			26.00	
STOP STICK LTD				
STOP STICK LTD	STOP STICK KIT	05/13/2020	493.00	POLICE FUND
Total STOP STICK LTD:			493.00	
STREICHER'S INC				
STREICHER'S INC	AMMUNITION	05/14/2020	1,170.00	POLICE FUND
Total STREICHER'S INC:			1,170.00	
STRYKER SALES CORPORATION				
STRYKER SALES CORPORATIO	DEWALT BATTERY FOR COT	05/04/2020	407.55	AMBULANCE FUN
Total STRYKER SALES CORPORATION:			407.55	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	TRASH REMOVAL	04/24/2020	97.00	LIBRARY FUND
T.R.M. DISPOSAL LLC	MISC CONTRACTUAL @ BRUSH FACILITY	04/30/2020	55.00	GENERAL FUND
Total T.R.M. DISPOSAL LLC:			152.00	
TG TECHNICAL SERVICES				
TG TECHNICAL SERVICES	4-GAS SENSORS X3	05/19/2020	407.32	FIRE FUND
Total TG TECHNICAL SERVICES:			407.32	
THEISEN'S				
THEISEN'S	SHOP TOOLS	05/07/2020	23.98	ROAD USE TAX FU
THEISEN'S	GRASS SEED	05/11/2020	57.99	ROAD USE TAX FU
THEISEN'S	SHOP TOOLS	05/14/2020	76.77	ROAD USE TAX FU
THEISEN'S	OIL, TIRE GAUGE	05/14/2020	80.94	PARK & RECREATI
THEISEN'S	CYPRESS MULCH	05/15/2020	574.56	PARK & RECREATI
THEISEN'S	12V PUMP - WATER TRUCK	05/15/2020	99.99	PARK & RECREATI
THEISEN'S	SHOP SUPPLIES - SAWBLADE, PENCIL	05/19/2020	28.89	ROAD USE TAX FU
THEISEN'S	HYDRAULIC CYLINDER SPACERS	05/19/2020	34.99	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
THEISEN'S	CYPRESS MULCH	05/20/2020	574.56	PARK & RECREATI
THEISEN'S	BLO GUN	05/20/2020	7.99	SEWER FUND
Total THEISEN'S:			1,560.66	
U.S. POSTMASTER				
U.S. POSTMASTER	POSTAGE DUE ITEMS	05/15/2020	25.00	GENERAL FUND
Total U.S. POSTMASTER:			25.00	
UNIQUE MANAGEMENT SERVICES				
UNIQUE MANAGEMENT SERVI	COLLECTION SERVICES	04/01/2020	50.00	LIBRARY FUND
Total UNIQUE MANAGEMENT SERVICES:			50.00	
UNITED HEALTHCARE				
UNITED HEALTHCARE	DUPLICATE PAYMENT FOR SAME ACCOUNT	06/06/2019	439.04	AMBULANCE FUN
UNITED HEALTHCARE	DUPLICATE PAYMETN FOR THE SAME ACC	08/26/2019	433.13	AMBULANCE FUN
Total UNITED HEALTHCARE:			872.17	
UTILITY EQUIPMENT CO.				
UTILITY EQUIPMENT CO.	2-2995Z EJ MANHOLES	05/13/2020	602.76	SEWER FUND
Total UTILITY EQUIPMENT CO.:			602.76	
VANDERPOOL CONSTRUCTION				
VANDERPOOL CONSTRUCTION	SCOTT FELTON MANHOLE	05/12/2020	25,300.00	SEWER CAPITAL P
Total VANDERPOOL CONSTRUCTION:			25,300.00	
WALLER, RYAN				
WALLER, RYAN	CELL PHONE 4/9/20-5/8/20	05/26/2020	75.00	GENERAL FUND
Total WALLER, RYAN:			75.00	
WARREN CO ECONOMIC DEV CORP				
WARREN CO ECONOMIC DEV	FY20 SECOND HALF PAYMENT	05/08/2020	12,500.00	GENERAL FUND
Total WARREN CO ECONOMIC DEV CORP:			12,500.00	
WASTE SOLUTIONS OF IA				
WASTE SOLUTIONS OF IA	MISC CONTRACTUAL SERVICE AT BRUSH F	04/22/2020	110.00	GENERAL FUND
Total WASTE SOLUTIONS OF IA:			110.00	
WELLS FARGO CCER				
WELLS FARGO CCER	Walmart.Comphoto card	04/27/2020	1.61	POLICE FUND
WELLS FARGO CCER	Wal-Mart #1491Kleenex	04/27/2020	4.48	POLICE FUND
WELLS FARGO CCER	Vistapr Vistaprint.Comnew officer cards	04/27/2020	73.79	POLICE FUND
WELLS FARGO CCER	Clive Power EquipmentIncorrect charge , #339	04/27/2020	141.30	FIRE FUND
WELLS FARGO CCER	Sp Jackbox GamesFriends of the Library Sum	04/27/2020	14.87	LIBRARY SPECIAL
WELLS FARGO CCER	Wal-Mart #1491Thermal laminating sheets	04/27/2020	29.88	PARK & RECREATI
WELLS FARGO CCER	Government Finance OfficGFOA Reserves: Ho	04/27/2020	85.00	GENERAL FUND
WELLS FARGO CCER	Iowa League Of CitiesRegistration for 2020 Cler	04/08/2020	464.00	GENERAL FUND
WELLS FARGO CCER	Amazon.Com Vw3to3ws3 Amzn65022- DVDs	04/08/2020	17.96	LIBRARY FUND
WELLS FARGO CCER	Cna Classifiedsofficer ad	04/01/2020	300.00	POLICE FUND
WELLS FARGO CCER	Napa Parts 0000514True Fuel for small engines	04/01/2020	139.43	FIRE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WELLS FARGO CCER	Safetysign.ComAdvance warning sign for tempo	04/27/2020	405.46	FIRE FUND
WELLS FARGO CCER	Bound Tree Medical LlcCOVID - 19 Expense - P	04/27/2020	758.30	FIRE FUND
WELLS FARGO CCER	Bound Tree Medical LlcCOVID-19 Expense PP	04/27/2020	182.74	AMBULANCE FUN
WELLS FARGO CCER	Clive Power EquipmentReimbursement from Cli	04/29/2020	141.30-	FIRE FUND
WELLS FARGO CCER	Sq Dunbar Event Signs, IProgramming - storyw	04/17/2020	466.55	LIBRARY FUND
WELLS FARGO CCER	Amzn Mktp Us 2026m6pu3Virtual programming	04/09/2020	199.94	LIBRARY FUND
WELLS FARGO CCER	Jon Don Moto #888Tax amount returned from C	04/08/2020	6.19-	FIRE FUND
WELLS FARGO CCER	Aed SuperstoreAED pads	04/08/2020	68.11	POLICE FUND
WELLS FARGO CCER	Cna Classifiedsofficer ad	04/08/2020	300.00	POLICE FUND
WELLS FARGO CCER	Amazon.Com Zc4ek9lw3 Amzn65022- DVDs	04/09/2020	82.33	LIBRARY FUND
WELLS FARGO CCER	Amzn Mktp Us Wo4sk937365022- DVDs	04/09/2020	78.50	LIBRARY FUND
WELLS FARGO CCER	Amazon.Com Amzn.Com/Bill65022- DVDs- pric	04/09/2020	1.54-	LIBRARY FUND
WELLS FARGO CCER	NepelraFFCRA webinar	04/01/2020	99.00	GENERAL FUND
WELLS FARGO CCER	Adobe 800-833-6687monthly software subscri	04/01/2020	52.99	PARK & RECREATI
WELLS FARGO CCER	Clive Power Equipment#339 - Honda engine pu	04/29/2020	132.06	FIRE FUND
WELLS FARGO CCER	Www.Apdmro.Com65070- Tape dispenser repla	04/22/2020	39.50	LIBRARY FUND
WELLS FARGO CCER	Warren County OilLP for North Plant	04/07/2020	1,217.25	SEWER FUND
WELLS FARGO CCER	Graphic Controls AcquisitCardiac Monitoring Ele	04/13/2020	556.76	AMBULANCE FUN
WELLS FARGO CCER	Napa Parts 0000514Decon light switch replace	04/09/2020	11.98	AMBULANCE FUN
WELLS FARGO CCER	Bound Tree Medical LlcAmbulance Medical Sup	04/09/2020	420.80	AMBULANCE FUN
WELLS FARGO CCER	Mccoy True ValueCOVID-19 equipment foam fo	04/09/2020	4.94	AMBULANCE FUN
WELLS FARGO CCER	Paypal lasroReturn payment credit for SRO sc	04/28/2020	150.00-	POLICE FUND
WELLS FARGO CCER	Bound Tree Medical LlcCOVID - 19 Expense - P	04/22/2020	682.47	FIRE FUND
WELLS FARGO CCER	Amazon.Com Lo6ib4lc3 AmznProgramming - st	04/22/2020	13.98	LIBRARY FUND
WELLS FARGO CCER	Amzn Mktp Us 937qw8az3detective office equip	04/13/2020	69.80	POLICE FUND
WELLS FARGO CCER	The Ups Store #6682Bike Sharrow Template Re	04/16/2020	25.10	PARK & RECREATI
WELLS FARGO CCER	OReilly Auto Parts 337COVID-19 Quick Coupler	04/02/2020	29.99	FIRE FUND
WELLS FARGO CCER	Hydrite Chemical CoCOVID-19 Sterilex Chemic	04/02/2020	597.45	FIRE FUND
WELLS FARGO CCER	Graphic Controls AcquisitShipping / Freight	04/13/2020	18.16	AMBULANCE FUN
WELLS FARGO CCER	Napa Parts 0000514Batteries Medic 247.	04/13/2020	271.58	AMBULANCE FUN
WELLS FARGO CCER	Interstate All BatteryBatteries for stock. AA, AAA	04/13/2020	343.05	FIRE FUND
WELLS FARGO CCER	Amzn Mktp Us Rz4mr11o3detective office equi	04/13/2020	116.60	POLICE FUND
WELLS FARGO CCER	Walgreens #5943reimbursement from earlier pu	04/06/2020	53.49-	FIRE FUND
WELLS FARGO CCER	Walgreens #5943Thermometer COVID 19	04/06/2020	49.99	FIRE FUND
WELLS FARGO CCER	MailchimpSoftware for online marketing	04/16/2020	52.99	LIBRARY FUND
WELLS FARGO CCER	Amazon.Com Ah60j7sh3 Amzn65022- DVDs	04/10/2020	9.96	LIBRARY FUND
WELLS FARGO CCER	TheisenS #21COVID-19 Hand Sanitizer spray x	04/10/2020	85.96	FIRE FUND
WELLS FARGO CCER	TheisenS #21COVID-19 Supplies, Sprayer, high	04/02/2020	125.94	FIRE FUND
WELLS FARGO CCER	Mercy Medical 00015776Mercy drugs order Atr	04/03/2020	112.12	FIRE FUND
WELLS FARGO CCER	The Ups Store #6682Shipping inverter back to L	04/24/2020	24.13	AMBULANCE FUN
WELLS FARGO CCER	TheisenS #21COVID-19, Quick Coupler returne	04/02/2020	12.49-	FIRE FUND
WELLS FARGO CCER	Iowa League Of CitiesRefund for cancelled IMF	04/02/2020	300.00-	GENERAL FUND
WELLS FARGO CCER	Government Finance OfficGFOA Financial Scen	04/06/2020	35.00	GENERAL FUND
WELLS FARGO CCER	Government Finance OfficGFOA Assessing Cri	04/06/2020	85.00	GENERAL FUND
WELLS FARGO CCER	Wal-Mart #1491Dish soap and trash bags	04/03/2020	56.00	FIRE FUND
WELLS FARGO CCER	Tikly.CoRefund for Admin Costs	04/03/2020	1.00-	GENERAL FUND
WELLS FARGO CCER	Bound Tree Medical LlcCOVID-19 Expense - Br	04/03/2020	365.00	AMBULANCE FUN
WELLS FARGO CCER	Amazon.Com Amzn.Com/Bill65022- DVDs- pric	04/24/2020	1.24-	LIBRARY FUND
WELLS FARGO CCER	Amazon.Com 5n8mp9mx3 Amzn65022- DVDs	04/15/2020	45.89	LIBRARY FUND
WELLS FARGO CCER	Full Source LlcWork Gloves	04/15/2020	183.26	SEWER FUND
WELLS FARGO CCER	Uline Ship SuppliesCOVID-19 Expense - PPE	04/30/2020	141.10	AMBULANCE FUN
WELLS FARGO CCER	Www.Apdmro.Com65070- Tape dispenser repla	04/30/2020	21.00-	LIBRARY FUND
WELLS FARGO CCER	Bound Tree Medical LlcCOVID - 19 Expense - P	04/06/2020	1,592.43	FIRE FUND
WELLS FARGO CCER	Mood PandoraHold music	04/27/2020	26.95	GENERAL FUND
WELLS FARGO CCER	Amazon.Com 2u87q5w93 Amzn65022- DVDs	04/30/2020	27.92	LIBRARY FUND
WELLS FARGO CCER	Mccoy True ValueCOVID-19 equipment Foam f	04/21/2020	7.47	AMBULANCE FUN
WELLS FARGO CCER	Government Finance OfficGFOA Managing Cas	04/20/2020	35.00	GENERAL FUND
WELLS FARGO CCER	In Zoobean, IncSoftware for online programmin	04/14/2020	2,980.00	LIBRARY FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WELLS FARGO CCER	Amazon.Com Si2pg29r3 Amzn65022- DVDs	04/24/2020	129.76	LIBRARY FUND
Total WELLS FARGO CCER:			14,001.33	
WILSON, LISA				
WILSON, LISA	WELLNESS REIMBURSEMENT MAY	05/22/2020	15.00	GENERAL FUND
Total WILSON, LISA:			15.00	
WOOSLEY LANDSCAPING & MOWING				
WOOSLEY LANDSCAPING & M	PARKS MOW CONTRACT	05/21/2020	8,740.00	PARK & RECREATI
WOOSLEY LANDSCAPING & M	MAC MOW CONTRACT	05/21/2020	660.00	POOL (MEMORIAL)
WOOSLEY LANDSCAPING & M	LIBRARY MOW CONTRACT	05/21/2020	300.00	LIBRARY FUND
Total WOOSLEY LANDSCAPING & MOWING:			9,700.00	
Grand Totals:			195,436.69	

City Council: _____

Meeting Date: 06/01/2020

Subject

Consideration of the nomination of Jeromy Pribil to the Planning and Zoning Commission from July 1, 2020 – June 30, 2025.

Information

Fiscal Impact

Attachments

Pribil Application

Pribil Resume



City Clerk / Finance Office

PO Box 299, Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9410 phone • 515.961.9402 fax

VOLUNTEER APPLICATION FORM TO SERVE ON A CITY BOARD AND COMMISSION

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

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

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

PERSONAL INFORMATION

NAME:	Jeromy Pribil				
STREET ADDRESS:	103 S 19th Ct				
CITY:	Indianola	STATE:	Iowa	ZIP:	50125
EMAIL:	jpribil@impact7g.com				
HOME PHONE:		CELL PHONE:	515-710-2040	WORK PHONE:	
GENDER:	Male	AGE (OPTIONAL):	42	RACE (OPTIONAL):	White

☐ BOARD OF ADJUSTMENT / APPEALS meets the first Wednesday of the Month at 6:00 p.m. in the City Hall Council Chambers. This Board reviews applications for variances (zoning setbacks, lot area, off street parking, etc.), rules on special uses and structures listed, and listens to/decides upon appeals or administrative decisions. The Board consists of five members who serve 5-year terms. This Commission is appointed by the City Council.	☐ CIVIL SERVICE COMMISSION meets on call. The commission administers the civil service procedure and is involved in the hiring process for the Fire and Police Department as specified by code. The commission consists of three members that serve 4-year terms.	☐ HOMETOWN PRIDE COMMITTEE meets once a month. This committee helps rural Iowa communities restore pride by improving their local image and appearance resulting in enhanced economic and cultural vitality of the community. It is a long term (up to five years) program of consistent technical and leadership assistance to citizens in building stronger and more sustainable places to live.
☐ IMU BOARD OF TRUSTEES meets the second and fourth Monday of the month at 5:30 p.m. in the City Hall Council Chambers. This Board manages and controls the city's waterworks, electric, light and power plant and also provides telecommunication services. The Board consists of five members serving 6-year terms.	☐ LIBRARY BOARD OF TRUSTEES meets the second Tuesday of the month at 5:30 p.m. in the Library meeting room. This Board has charge, control and supervision of the Library, its appurtenances, fixtures and rooms and personnel. The Board consists of seven members serving 6-year terms.	☐ MEMORIAL AQUATIC CENTER COMMISSION meets quarterly at 5:30 p.m. at the Activity Center. The commission consists of honorably discharged soldiers, marines, airmen or coast guard members who manage and control the Veteran's Memorial Aquatic Center and establish rules and regulations for management. The Commission consists of five members serving 3-year terms.
☐ PARK & RECREATION COMMISSION meets the second Wednesday of the month at 5:00 p.m. at the Activity Center. This commission advises City Council on the needed facilities to provide open spaces such as parks, playgrounds and community facilities for other forms of recreation. It oversees city programs and encourages other programs for the leisure time of the City residents of all ages. The commission consist of six members serving 3-year terms.	☒ PLANNING & ZONING COMMISSION meets the second Tuesday of the month at 6:00 p.m. in the City Hall Council Chambers. This commission is qualified by knowledge or experience to act in matters pertaining to the development of the City Plan. The commission consists of 10 members who serve 5-year terms. This Commission is appointed by the City Council.	☐ SUSTAINABILITY COMMITTEE This committee reviews options to become a more "green" community and reduce the city's carbon footprint.



Jeromy Pribil

Principal

EDUCATION

B.S., Environmental Science/Biology,
University of Iowa, 2004

REGISTRATION/LICENSE

- Certified Hazardous Materials Manager - #15147
- State of Iowa Certified Asbestos Inspector – #14-34311
- State of Iowa Certified Lead Based Paint Inspector/Risk Assessor – #0015627-INSP
- Certified Complete, Army Corps of Engineers Wetland Delineation Training Program
- OSHA 40-Hour HAZWOPER Certified

PROFESSIONAL AFFILIATIONS

- Environmental Professionals of Iowa
- Wetland Professionals Association
- MN Wireless Association
- NE/IA Wireless Association

Jeromy is an Environmental Professional and Principal with 14 years of experience in managing and completing environmental projects throughout the United States. Jeromy works within all of Impact7G, Inc.'s seven business lines, with direct oversight of Telecommunication Services. Jeromy's extensive experience in project work includes: National Environmental Policy Act (NEPTA) assessments, Phase I and II Environmental Site Assessments (ESA), Indoor Air Quality (IAQ) Investigations, Asbestos & Lead Based Paint Inspections, Nationwide Programmatic Agreement reviews, Environmental Assessments, Environmental Assessment Worksheets, waters of the US (wetland/stream) delineations, threatened and endangered species (T&E) studies, and biological assessments.

Jeromy has directly authored and supervised over 4,000 NEPA and Environmental Site Assessments throughout the United States, with a majority occurring within the Midwest.

For the last several years, Jeromy has completed and managed waters of the US (WOUS) investigations, including wetland and stream delineations under Section 404 of the Clean Water Act. Jeromy understands the 404-permitting process and has extensive experience in providing all supplemental reporting and mitigation.

Jeromy has completed grant writing, community outreach, Phase I & II ESAs, Vapor Intrusion Assessments in association with Federal Brownfield and the state Land Recycling Program. Jeromy has conducted numerous asbestos and lead inspections/risk assessments on residential and commercial properties in efforts to locate asbestos and lead hazards. Jeromy has completed environmental services for Underground Storage Tank sites including instillation and monitoring of remediation systems, bioremediation implementation, sampling of soil, vapor and groundwater the retrieval and disposal of free product, geotechnical investigations including soil classification, and site surveying. Jeromy also has assisted many private sector clients throughout the United States with IAQ assessments pertaining to mold and silica.

Subject
505 West 2nd Avenue

Information

Fiscal Impact

Attachments

Memorandum
Notice of Nuisance
Pictures
Letter



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: May 22, 2020
Re: Hearing to determine if a nuisance exists for Carl Alexander, 505 West Second Avenue

On April 17, 2020, the Building and Zoning Official alleged that a violation of Chapter 51 of the Code of Ordinances of Indianola, Iowa, regarding junk and junk vehicles existed at 505 West Second Avenue. On April 20, 2020, a letter was sent by certified mail giving the property owner 14 days to abate the nuisance. Further, the letter notified the property owner that they may have a hearing with the Council as to whether a nuisance exists. The letter noted a request for a hearing must be made in writing and delivered to the Clerk within seven (7) days from the date of the Notice or it would be conclusively presumed that a nuisance exists, and it must be abated as ordered. According to the United States Postal Services, the certified mail was delivered to the property owner on April 23, 2020. On April 30, 2020, the property owner, Carl B. Alexander, contacted the Building and Zoning Official by phone stating his intentions to request a hearing with the Council as to whether a nuisance exists.

On May 7, 2020, the Community Development Department received a request in writing for a hearing, in accordance with Section 50.08 of the Code of Ordinances of Indianola, Iowa, regarding an alleged violation at 505 West Second Avenue. Section 50.08 states, "Any person ordered to abate a nuisance may have a hearing with the Council as to whether a nuisance exists. A request for a hearing must be made in writing and delivered to the Clerk within the time stated in the notice, or it will be conclusively presumed that a nuisance exists, and it must be abated as ordered. The hearing will be before the Council at a time and place fixed by the Council. The findings of the Council shall be conclusive and, if a nuisance is found to exist, it shall be ordered abated within a reasonable time under the circumstances."

Attached to this memo is the letter from the property owner requesting the hearing, as well as the nuisance notice that was mailed to the property owner. Additionally, there are pictures of the property that have been taken by staff, with the last two being taken today (May 22).

The process of the hearing starts with Council opening the hearing where staff will first present the Zoning Officials interpretation of the alleged Code violation. The property owner shall then present their side of the alleged violation. The Council shall then deliberate, which may include questions of staff and/or the property owner.

Following the hearing and deliberation, the Council shall consider the following alternatives:

- 1)** The City Council of Indianola, Iowa finds that that a nuisance exists at 505 West Second Avenue by way of a violation of Chapter 51 of the Code of Ordinances of Indianola, Iowa, regarding junk and junk vehicles, and orders the nuisance be abated within seven (7) days.
- 2)** The City Council of Indianola, Iowa finds that that a nuisance does not exist at 505 West Second Avenue.
- 3)** The City Council of Indianola, Iowa continues the hearing to 6 PM on Monday, June 15, requesting further information from staff and/or the property owner.



COMMUNITY DEVELOPMENT

April 17th, 2020

Alexander, Carl B
505 W 2nd Ave
Indianola IA 50125

RE: 505 West 2nd Ave, Indianola, Iowa

NOTICE OF NUISANCE AND DEMAND FOR ABATEMENT

Dear Sir or Madam:

BE ADVISED that the City of Indianola, pursuant to Chapter 51 and 165 of the Code of Ordinances of the City of Indianola, as amended, (hereinafter the “Indianola Code of Ordinances”), has determined that:

YOU ARE IN VIOLATION OF Chapter 51 and 165 of the Indianola Code of Ordinances based on the vehicles parked in the front yard and the accumulated junk throughout the property. The property under your control, where the said violation is occurring, is described as 505 West 2nd Ave, Indianola, Iowa.

The aforementioned constitutes a nuisance pursuant to Indianola Code of Ordinances Chapter 51 and 165 (Junk and Junk Vehicles) (Zoning Regulations).

YOU MUST immediately bring the property use into compliance and maintain compliance with Indianola Chapter 51 and 165 by taking all steps necessary to remove the junk from the property and vehicles parked on the grass in the front yard. Vehicles may be parked in front of the property on a hard surface only for a maximum of 48 hours.

YOU MUST ALSO ABATE the aforementioned nuisance in the manners proscribed by Chapter 51 of the Indianola Code of Ordinances on or before May 4th, 2020. (14 Days).

You may have a hearing with the Council as to whether a nuisance exists. A request for a hearing must be made in writing and delivered to the Clerk within seven (7) days from the date of this Notice or it will be conclusively presumed that a nuisance exists and it must be abated as ordered. Any hearing will be before the Council at a time and place fixed by the Council. The findings of the Council shall be conclusive and, if a nuisance is found to exist, it shall be ordered abated within a reasonable time under the circumstances.



COMMUNITY DEVELOPMENT

IF THE CONDITION IS NOT ABATED AS DIRECTED, the City of Indianola may take whatever action is available to abate this nuisance and assess the associated costs and attorney fees against you and enjoin your violation of the Indianola Code of Ordinances. Please note that the City of Indianola expressly reserves its rights under the Indianola Code of Ordinances, at law and in equity and nothing contained herein should be construed as a limitation of said rights.

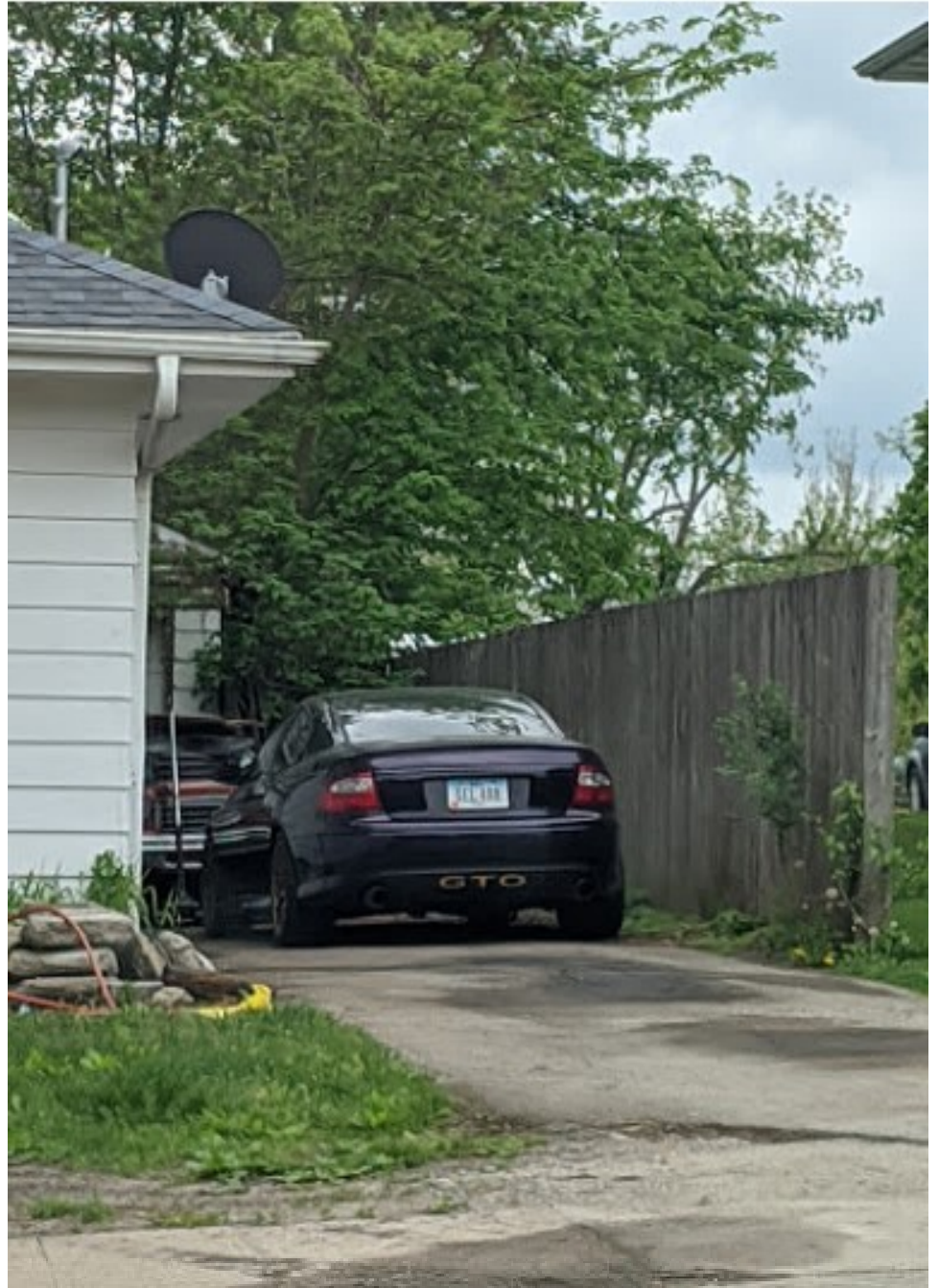
PLEASE TAKE NOTICE AND GOVERN YOURSELF ACCORDINGLY.

Respectfully,

Tim Little
Building Official







I Carl Alexander is asking for a
hearing regarding to Letter I received at

505 Wand Ave Indianola, IA

Meeting Date: 06/01/2020

Subject

Public Hearing to determine if a nuisance exists at 505 West 2nd Avenue.

Information

The Mayor will open the public hearing on the determination of a nuisance.

Due to the COVID-19 pandemic, comments may be submitted prior to or during the public hearing to cityclerk@indianolaiaowa.gov or by calling 515-962-5240 during the meeting.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 06/01/2020

Subject

Determination of a nuisance for the property located at 505 West 2nd Avenue.

Information

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 06/01/2020

Subject

Annexation Request from Jon and Mary Peterson

Information

Fiscal Impact

Attachments

Annexation Memorandum

Staff Report

Application for Annexation

Public Comment

Letter to Supervisors



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: May 22, 2020
Re: Resolution Annexing Certain Parcels Of Real Estate Owned By Jon F. And Mary Hellen Peterson Into the City of Indianola, Iowa and Resolution Setting Date of Public Hearing to Consider the Zoning of Property as Part of The Application by Jon F. And Mary Hellen Peterson For Annexation into The City of Indianola, Iowa

On February 25th, 2020, an application was received for annexation of land into the City of Indianola. The annexation request is for about 70 acres of land generally located south of Inwood Street, west of 110th Avenue (North Y Street) and east of County Highway R-63. The applicant has indicated that this property, if annexed, would be developed residentially. At its meeting on March 25th, the City Council forwarded this applicant to the Board of Trustees and Planning and Zoning Commission for its review.

At its April 13th meeting, the Utility Board of Trustees reviewed this request. Additionally, at its meeting on April 21st, the Planning and Zoning Commission reviewed this item, and, on an 8-0 vote, recommended request be approved. Additionally, as part of its motion approving the request, the Planning and Zoning Commission recommended that the R-1, Single-Family Residential Zoning District be assigned to this property. As such, if the Council approves the request, it should also set a public hearing for July 6 for a public hearing on the zoning of this property.

Attached to this memo is the staff report that was provided to the Planning and Zoning Commission, as well as the letter that mailed to the Board of Supervisors of Warren County informing them of the annexation. I will attend the June 1 Council meeting if you have any questions.





Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: April 21, 2020

Agenda Item: 7.B. Consider recommendation on request from Jon F. and Mary Hellen Peterson for an Annexation into the City of Indianola.

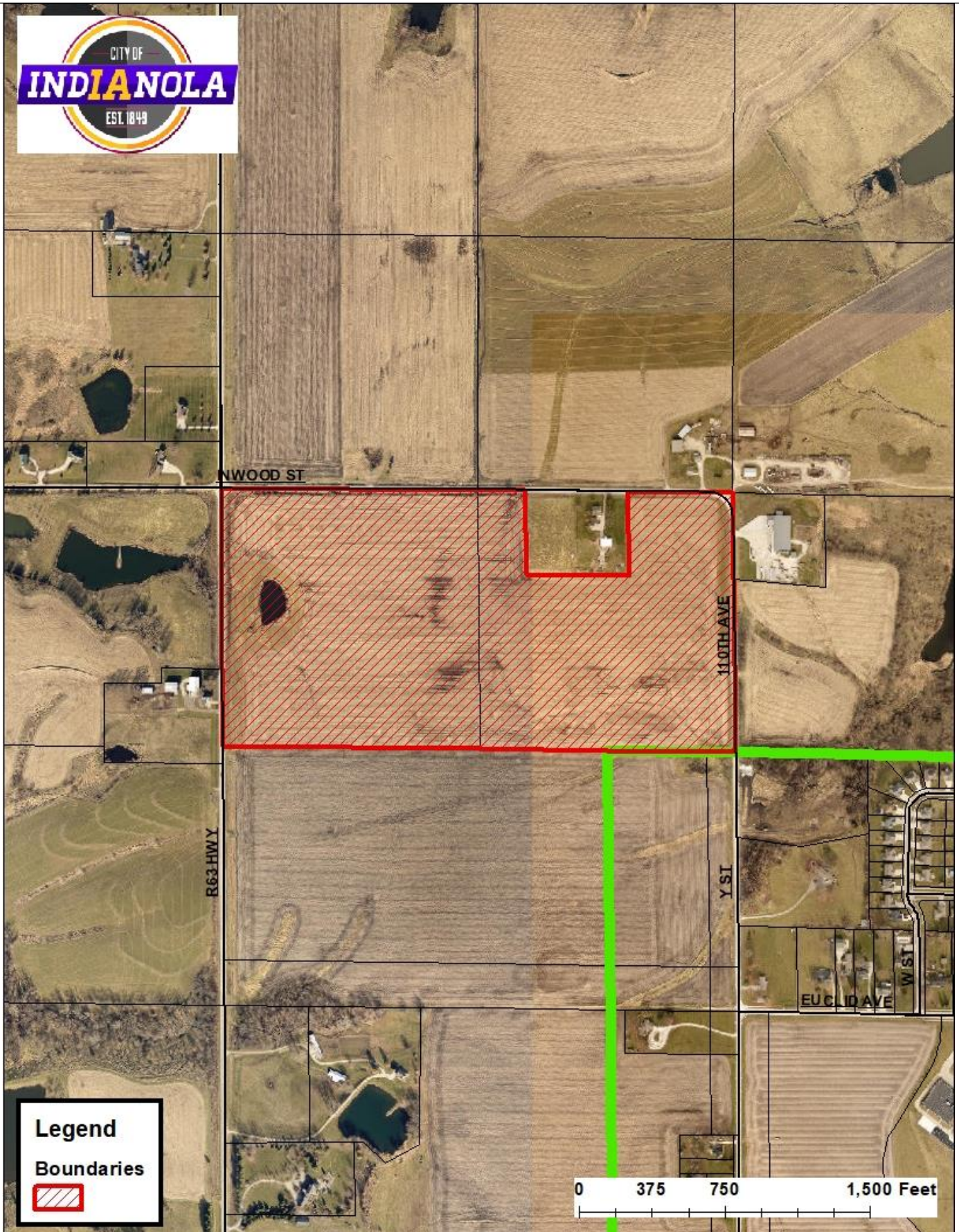
Application Type: Annexation

Applicant: Jon F. and Mary Hellen Peterson

Comprehensive Plan Designation: Low Density Residential

Application Summary: Request for annexation into the City of Indianola for about 70 acres of land generally located south of Inwood Street, west of 110th Avenue (North Y Street) and east of County Highway R-63. The applicant has indicated that this property, if annexed, would be developed residentially.

AERIAL MAP



APPLICABLE POLICY/CODE SECTIONS

The following sections of Council Policy apply to this request:

VOLUNTARY ANNEXATIONS

All requests for voluntary annexation shall be referred to the Planning and Zoning Commission and Board of Trustees for their recommendation and report to the City Council.

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

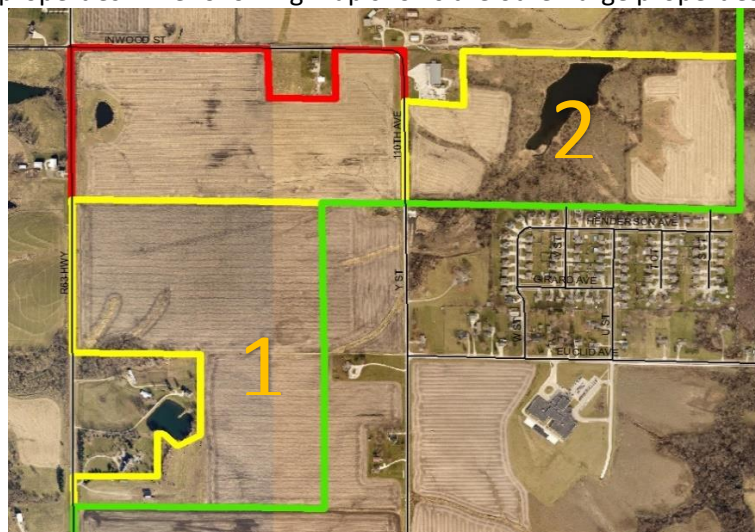
165.11 APPLICATION OF DISTRICT REGULATIONS. Subject to Section 165.09, the regulations and restrictions of this chapter shall apply as follows:

6. New Areas Annexed to City. All territory which may hereafter become a part of the incorporated area of the City shall be reviewed by the Planning and Zoning Commission prior to annexation for the most appropriate use. The proposed zoning classification may be determined by reviewing the existing uses of the land provided such uses are listed as a permitted principal use within the zoning ordinance. The future land use map within the current comprehensive plan should be used for land that is undeveloped as well as the availability of public water and sanitary sewer services. The Commission may recommend the appropriate zoning district classification prior to such territory becoming a part of the City and upon the holding of a public hearing and approval by the Council, the territory, upon becoming part of the City, may be immediately so classified.

ANALYSIS

On February 25th, 2020, an application was received for annexation of land into the City of Indianola. The annexation request is for about 70 acres of land generally located south of Inwood Street, west of 110th Avenue (North Y Street) and east of County Highway R-63. The applicant has indicated that this property, if annexed, would be developed residentially. At its meeting on March 25th, the City Council forwarded this applicant to the Board of Trustees and Planning and Zoning Commission for its review.

As the Planning and Zoning Commission may be aware, the State of Iowa allows for voluntary annexations of land when all owners of land in the territory have applied in writing. Additionally, territory of land comprising of not more than twenty percent (20%) may be included in the application without the consent of those owners to avoid creating an island or to create more uniform city boundaries. As the proposed annexation includes 70.21 acres of land where the property owner has consented, an additional 14.04 acres of land can be included in this annexation request. The farmstead on the north side of the property requested to be annexed is 4.85 acres and is owned by Matt and Jessica Sanford. Those property owners were approached by the applicant about possibly joining in on the annexation application, and ultimately denied the request. As current boundaries in this area are uniform, staff requested that the petitioner contact other large acreage property owners in this area to gauge their interest in future annexation and development of their properties. The following map shows the other large properties outlined in yellow.



As the Planning and Zoning Commission will notice, there are various smaller pieces missing. As most of the farmstead sites are taxed at a levy rate in the County of 29.11229/\$1,000 in valuation, and would be taxed at 39.74512/\$1,000 in valuation if inside the City, it is typically assumed those sites would not consent to an annexation and would need to be brought in under the 20% rule outlined above. The applicant did contact the large property owners shown above, and those property owners ultimately denied annexation.

One of the items that need to be considered with this annexation request is the City's ability to annex the areas shown in yellow in the future. Area 2 would not be an issue as there is an abundance of land to the north awaiting annexation. Area 1 could provide some future challenges; the total of area 1, when you include the farmstead sites is 122.31 acres, which includes 99.91 acres of current farm ground and 22.40 acres of the farmsteads. That equates to 81.69% farm ground and 18.31% farmsteads. Knowing this, if the farm ground were to request to be annexed, the farmsteads could be included under the 20% rule, but the land in area 1 would likely be consider as an "all or nothing" scenario in any future annexation request if the proposed annexation is approved.

Regarding utilities, there is an 18" sanitary sewer gravity main located along North Y Street, that turns to the east at West Euclid Avenue and becomes a 12" gravity main. There is a manhole located at this intersection with an invert elevation of 941'. Additionally, there is a sanitary sewer line stubbed into the north of the intersection of West Henderson Avenue and North V Street. There is a manhole located here with an invert elevation of 924'. The lowest point on the property proposed to be annexed is at elevation 928'. The developer has contacted the property owner to the east to see if they could obtain an easement to run a sanitary sewer gravity main through the property and connect to the manhole north of the intersection of West Henderson Avenue and North V Street, thus avoiding the need for a lift station to service the subject property. That landowner denied the request. Ultimately, if the area proposed to be annexed would connect to the sanitary sewer manhole at the intersection of North Y Street and West Euclid Avenue, a lift station would need to be constructed to serve the property.

The Utility Board of Trustees reviewed this request at its April 13, 2020 meeting. The Trustees discussed three (3) points on the proposed annexation:

1. The proposed area to be annexed is located outside of the IMU electrical territory. Generally, the IMU electrical territory in this area follows the current municipal boundaries, with everything located outside of the City being in Mid American's electrical territory.
2. There is a 12" water main located at the intersection of North Y Street and West Euclid Avenue. The distance between this point and the southeast corner of the property proposed to be annexed is about one-quarter ($\frac{1}{4}$) mile, and the cost to extend the water main would have to be borne by the developer.
3. Due to the size and possible number of homes in the area proposed to be annexed, additional fiber infrastructure will have to be installed and extended in this area. Density and take rate on construction factor in the decision on timing of upgrading infrastructure, however, as deployment of new fiber areas is scheduled out for the next three (3) years, the soonest the infrastructure in this area could be installed would be 2023.

The comprehensive plan designates this area as low-density residential. Low-density residential calls for primarily single-family detached dwellings at a density of 1-4 dwellings per acre. Agricultural uses would be allowed as urban reserve. The updated comprehensive plan calls for this area to be Low / Medium Density Residential. That designation may incorporate a mix of housing types including single-family detached (plus accessory dwelling units), single family attached (townhomes and row houses), multi-family (condos and apartments), and student housing at a density of up to 15 dwelling units per gross acre. Based on the current comprehensive plan land use designation, and based on the zoning district of the area of the City between North Kenwood Boulevard and North Y Street, staff would recommend that if the Planning and Zoning Commission forwards a recommendation of approval on this application, the R-1, Single-Family Residential zoning district be recommended for this area.

ALTERNATIVES

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

- 1) The City of Indianola Planning and Zoning Commission recommends the annexation request be approved, as submitted, and the R-1, Single-Family Residential Zoning District (or another district) be assigned.
- 2) The City of Indianola Planning and Zoning Commission recommends the annexation request be approved, with modifications, and the R-1, Single-Family Residential Zoning District (or another district) be assigned.
- 3) The City of Indianola Planning and Zoning Commission recommends the annexation request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the annexation 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 City of Indianola Planning and Zoning Commission move alternative 1, recommending the annexation request be approved, as submitted, and the R-1, Single-Family Residential Zoning District be assigned.

CITY OF Indianola, Iowa
APPLICATION FOR ANNEXATION

DATE REC'D _____ APP. TAKEN BY _____ COMM. MTG.
DATE _____
STR _____ WARD DISTRICT _____ TRACT SIZE _____ FEE _____ REC.
NO. _____

Applicant Information

NAME(S)
_Peterson_Jon F/Mary Helen_____PHONE_515-238-3254-

ADDRESS_606 E Salem Ave.
_____CITY_Indianola_____ZIP_50125_

ADDRESS/LOCATION OF PROPERTY TO BE
ANNEXED_Parcel ID #s 14000220840 and 14000220821_____

NAME OF OWNER(S) IF DIFFERENT FROM
APPLICANT_____

ADDRESS OF
OWNER_____606 E Salem Ave.____CITY_Indianola_ZIP_____50125_____

DOES OWNER CONSENT TO THIS APPLICATION Yes No

LEGAL DESCRIPTION OF PROPERTY TO BE ANNEXED:

We would like for you to consider these to parcels for annexation for future development.
Parcel # 14000220840
Parcel # 14000220821

Thank You,

Jon Peterson

Charlie Dissell

From: Charlie Dissell
Sent: Tuesday, April 21, 2020 9:36 AM
To: 'Becky Needles'; 'Erin Freeburg (erin@adorngiftandhome.com)'; 'Jeromy Pribil'; 'JoeB@downingconstruct.com'; 'Josh Rabe'; 'katfarris5@gmail.com'; 'misty@mistysold.com'; 'r-ormsby@svpa-architects.com'; 'Sarah Ritchie (ritchie.sarah@principal.com)'
Cc: Cortney Marmon
Subject: FW: Annexation//Public Comment

Good morning!

Public comment regarding the annexation item. This come from the property owner who is surrounded by the annexation on 3 sides of their property.

Thanks!

Charlie E. Dissell, AICP
Director of Community & Economic Development
City of Indianola
110 North 1st Street
Indianola, Iowa 50125
O- (515) 962-5276
cdissell@indianolaiowa.gov

From: Jessica Sanford <jessicasanford@outlook.com>
Sent: Monday, April 20, 2020 8:33 PM
To: Charlie Dissell <cdissell@indianolaiowa.gov>
Subject: RE: Annexation//Public Comment

Hi Charlie,

Here is our public comment.

Matt & Jessica Sanford

10876 Inwood Street

Indianola, Iowa 50125

This comment is in reference to Agenda Item: 7.B. Consider recommendation on request from Jon F. and Mary Hellen Peterson for an Annexation into the City of Indianola.

It is our understanding the staff recommendation submitted to Planning and Zoning does not include the annexation of our property. As the Commission weighs whether to adopt alternative 1 proposed by staff,

recommending the annexation request be approved, as submitted, and the R-1, Single-Family Residential Zoning District be assigned, we would like to reiterate our desire not to be included in any such annexation due to these financial and quality of life considerations:

1. Our taxes will significantly increase at the rate of 37% per year, with no increase in services
2. Potential assessments for road improvements would be expensive based on frontage footage
3. Remaining unincorporated allows us freedoms from certain city regulations
4. We intentionally moved from the city to the country to live away from city/suburban life
5. Although we understand the particulars of any residential development are not being considered at this time, the FACT of the annexation being in anticipation of an R-1 residential development is inherent to this current decision. The one cannot be separated from the other. That being the case, we feel compelled to repeat our earlier very pertinent concerns as stated in our public comment at last month's City Council meeting. Approving this land for annexation for the purpose of residential development without any consideration as to whether the land's owners are in a financial position to actually develop the land, leaves us in a position of limbo for perhaps years and years to come. This we find entirely difficult to accept. We would respectfully request our original public comment in this matter be reviewed along with today's statement.

Public comment made on March 25, 2020: "As Council considers whether to pursue the annexation request received by Jon F. and Mary H. Peterson, we would ask documentation of funding be provided by the Petersons on any future development plans prior to the city moving forward with annexation. This would ensure, given the current economic climate and the potential for an economic downturn, the land in question does not become a partially completed construction zone for years to come. Unless the funding and the necessity for new housing are currently existent, it seems premature to consider annexing the land at present."

Respectfully submitted,

Matt and Jessica Sanford

Sent from [Mail](#) for Windows 10

From: [Charlie Dissell](#)
Sent: Monday, April 20, 2020 11:20 AM
To: [Jessica Sanford](#)
Subject: Annexation

Hey Jessica-

Just wanted to make sure you were notified that the Planning and Zoning Commission will reviewing the annexation request at its meeting tomorrow night. I'm including the agenda, the public comment sheet, and the staff report for the item.

With everything that is going on, we are encouraging comments to be submitted digitally. Please feel free to e-mail your comments to me. You can watch the meeting live on the City's YouTube page here: https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw

Please let me know if you have any questions.

Thanks!

Charlie E. Dissell, AICP
Director of Community & Economic Development
City of Indianola
110 North 1st Street
Indianola, Iowa 50125
O- (515) 962-5276
cdissell@indianolaiowa.gov



COMMUNITY DEVELOPMENT

May 6, 2020

Warren County Board of Supervisors
301 North Buxton Street, Suite 202
Indianola, Iowa 50125

Chairperson DeKock, Vice Chairperson Shull and Supervisor McIntyre-

On February 25th, 2020, the City of Indianola received an application for a voluntary annexation of land into the City of Indianola from Jon F. and Mary Hellen Peterson. The annexation request is for about 70 acres of land generally located south of Inwood Street, west of 110th Avenue (North Y Street) and east of County Highway R-63. At its meeting on March 25th, the City Council forwarded this applicant to the Indianola Board of Trustees and Indianola Planning and Zoning Commission for its review.

At its April 13th, 2020 meeting, the Utility Board of Trustees reviewed this request. Additionally, at its meeting on April 21st, 2020, the Planning and Zoning Commission reviewed this item, and, on an 8-0 vote, recommended request be approved. At its meeting on May 4th, 2020, the Indianola City Council set a public hearing on this application to consider an application for voluntary annexation.

The public hearing will take place on June 1st, 2020, at 6:00 P.M., in the Indianola Council Chambers, City Hall, 110 North 1st Street, Indianola, Iowa 50125. At said hearing any interested person may file written objections or present oral comments with respect to the subject matter of the hearing. A copy of the proposed application is enclosed.

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

Regards,

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

Meeting Date: 06/01/2020

Subject

Public Hearing on a request from Jon F. and Mary Hellen Peterson for annexation into the City of Indianola.

Information

The Mayor will open the public hearing on a request from Jon F. and Mary Hellen Peterson for annexation into the City of Indianola.

Due to the COVID-19 pandemic, comments may be submitted prior to or during the public hearing to cityclerk@indianolaiowa.gov or by calling 515-962-5240 during the meeting.

Fiscal Impact

Attachments

Public Hearing Notice

**NOTICE OF PUBLIC HEARING TO CONSIDER AN APPLICATION FOR
VOLUNTARY ANNEXATION OF LAND INTO THE CITY OF INDIANOLA, IOWA.**

Notice is Hereby Given: That at 6:00 P.M., at the Council Chambers, City Hall, 110 N. 1st Street, Indianola, IA 50125 on June 1, 2020, the City Council of the City of Indianola, Iowa (The “City”) will hold a public hearing to consider an application for voluntary annexation into the City of Indianola, Iowa, for the following described property:

The North One-half (N ½) of the Southeast Quarter (SE ¼), except Parcel “K”, in Section 22, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa;

A copy of the proposed application is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or present oral comments with respect to the subject matter of the hearing.

Due to the COVID-19 Pandemic, the City of Indianola is currently hosting its meetings virtually at https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw for those who do not wish to attend in person.

You may also view the meeting via a zoom webinar:

<https://us02web.zoom.us/j/89986685758?pwd=WkwrbIZCWet3Q3FCazRmNHQzNFF3dz09>

Password: 635778

Or iPhone one-tap: 1-646-558-8656, 89986685758# or 1-301-715-8592, 89986685758#

Or Telephone Dial: 1-646-558-8656 or 1-301-715-8592 or 1-312-626-6799 or 1-669-900-9128 or 1-253-215-8782 or 1-346-248-7799. Webinar ID: 899 8668 5758

All comments submitted will become a part of the published hearing. This Notice is published by order of the City Council of the City of Indianola, Iowa on May 4, 2020.

\s\Andrew J. Lent, City Clerk

Meeting Date: 06/01/2020

Subject

Resolution approving a request from Jon F. and Mary Hellen Peterson for annexation into the City of Indianola.

Information

Fiscal Impact

Attachments

Annexation Resolution

RESOLUTION NO. 2020-_____

**RESOLUTION ANNEXING CERTAIN PARCELS OF REAL ESTATE OWNED BY JON F. AND
MARY HELLEN PETERSON INTO THE CITY OF INDIANOLA, IOWA**

WHEREAS, Jon F. and Mary Hellen Peterson have filed an application requesting that the following described real estate be annexed to the City of Indianola, Iowa:

LEGAL DESCRIPTION:

The North One-half (N ½) of the Southeast Quarter (SE ¼), except Parcel "K", in Section 22, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa;

LAYMAN'S DESCRIPTION:

Property in Warren County, Iowa lying east of R-63 Highway, south of Inwood Street, and west of 110th Avenue; and

WHEREAS, at its April 13th, 2020 meeting, the Utility Board of Trustees reviewed this request and provided comments; and

WHEREAS, at its meeting on April 21st, 2020, the Planning and Zoning Commission reviewed this item, and, on an 8-0 vote, recommended the request be approved; and

WHEREAS, as part of its motion recommending approval of the request, the Planning and Zoning Commission recommended that the R-1, Single-Family Residential Zoning District be assigned to this property; and

WHEREAS, at its meeting on May 4th, 2020 the Indianola City Council set a public hearing for an application for voluntary application to take place on June 1st, 2020, and notification of publication was published on May 13th, 2020;

AND WHEREAS, on May 6th, 2020, the Board of Supervisors of Warren County, Iowa were provided a copy of the application for annexation by certified mail.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola Iowa, that the above-described real estate should be annexed and is hereby annexed to and made a part of the City of Indianola, Iowa.

BE IT FURTHER RESOLVED by the City Council of the City of Indianola, Iowa, that the City Clerk be and is hereby authorized to file a copy of the resolution, map and legal description of the territory involved with the Iowa Secretary of State, the Warren County Board of Supervisors, each affected utility, and the state department of transportation and the City Clerk

is hereby authorized and directed to certify, upon the completion of such acts, the filing of the copies of the legal description, map and resolution with the Warren County Recorder, all as provided in the Code of Iowa.

APPROVED this 1st day of June 2020.

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent, City Clerk/CFO

Meeting Date: 06/01/2020

Subject

Resolution setting a Public Hearing for July 6, 2020, to establish the zoning district boundaries regarding the request from Jon F. and Mary Hellen Peterson for annexation into the City of Indianola.

Information

Fiscal Impact

Attachments

Public Hearing Notice
Resolution Setting Hearing

NOTICE OF PUBLIC HEARING TO CONSIDER THE ZONING OF PROPERTY AS PART OF THE APPLICATION BY JON F. AND MARY HELLEN PETERSON FOR ANNEXATION INTO THE CITY OF INDIANOLA, IOWA

Notice is Hereby Given: That at 6:00 P.M., at the Council Chambers, City Hall, 110 N. 1st Street, Indianola, IA 50125 on July 6, 2020, the City Council of the City of Indianola, Iowa (The “City”) will hold a public hearing to consider the zoning district boundaries for the following described property:

The North One-half (N ½) of the Southeast Quarter (SE ¼), except Parcel “K”, in Section 22, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa; and

A copy of the proposed ordinance is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or present oral comments with respect to the subject matter of the hearing.

Due to the COVID-19 Pandemic, the City of Indianola is currently hosting its meetings virtually at https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw for those who do not wish to attend in person.

You may also view the meeting via a zoom webinar:

<https://zoom.us/j/92509379790?pwd=YWJWUzZYUWNGOTB3eWJSZjV0b0M3dz09>

Password: 157641 Webinar ID: 925 0937 9790

Or iPhone one-tap: 13017158592,,92509379790#,,1#,157641# or +13126266799,,92509379790#,,1#,157641#

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

All comments submitted will become a part of the published hearing. This Notice is published by order of the City Council of the City of Indianola, Iowa on June 1, 2020.

\s\Andrew J. Lent, City Clerk

RESOLUTION NO. 2020-_____

**RESOLUTION SETTING DATE OF PUBLIC HEARING TO CONSIDER THE
ZONING OF PROPERTY AS PART OF THE APPLICATION BY JON F. AND
MARY HELLEN PETERSON FOR ANNEXATION INTO THE CITY OF
INDIANOLA, IOWA**

WHEREAS, the City Council of the City of Indianola, Iowa (the “City”) desires to consider the zoning district boundaries for the following described property:

The North One-half (N ½) of the Southeast Quarter (SE ¼), except Parcel “K”, in Section 22, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa; and

WHEREAS, a public hearing upon the proposed amendment to the Zoning Ordinance should be held and a time and place for hearing thereon should be fixed.

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

1. That a public hearing be held by the Indianola City Council on the proposed amendment to the Zoning Ordinance, at the Indianola City Hall, 110 N 1st Street, Indianola, Iowa, at 6:00 p.m. on July 6, 2020, at which time the City Council will consider any objections to the proposed amendment and will hear all interested persons.

2. That the Mayor and Clerk be and hereby are authorized and instructed to give Notice of said public hearing, as required by law.

APPROVED this 1st day of June 2020.

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent, City Clerk

Meeting Date: 06/01/2020

Subject

Rezoning request from M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District

Information

Fiscal Impact

Attachments

Rezoning Memorandum

Staff Report

Application



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: May 22, 2020
Re: An Ordinance Amending The Municipal Code Of The City Of Indianola, Iowa, For
Change Of Zoning District Boundaries From the M-2 General Industrial Zoning
District to the R-4, Multiple Family (Residential) Zoning District

At its meeting on May 4, the City Council set a public hearing for this subject rezoning request to be held on June 1. The proposed rezoning is being requested to facilitate the proposed development of a two (2) story, 50-unit apartment complex for households 55 years of age and older.

At its meeting on April 21st, the Planning and Zoning Commission reviewed this item, and, on an 8-0 vote, recommended the request be approved. Attached to this memo is the staff report that was provided to the Planning and Zoning Commission, as well as the application materials. I will attend the June 1 Council meeting if you have any questions.





Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: April 21, 2020

Agenda Item: 7.G. Consider recommendation on request from Barry Accountius of Woda Cooper Development, Inc. to rezone property located on Outlot X of the Replat of the Hillcrest Industrial Park Plat 1, except Parcels B & C, from the M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District.

Application Type: Rezoning

Applicant: Barry Accountius of Woda Cooper Development, Inc.

Property Owner: Goering Properties LLC

Current Zoning: M-2 General Industrial

Comprehensive Plan Designation: Mixed Residential/Light Industrial

Application Summary: Request to rezone approximately 3.50 acres of land currently located in the M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District to facilitate the proposed development of a two (2) story, 50-unit apartment complex for households 55 years of age and older.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

165.38 CHANGES AND AMENDMENTS. The regulations and restrictions imposed in the districts, and the boundaries of the districts created by this chapter may be amended from time to time by the Council, but no such amendment shall be made without public hearing before the Council and after a report has been made upon the amendment by the Commission. Not less than seven nor more than 20 days' notice of the time and place of such hearing 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 the 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 a proposed amendment to the zoning district boundaries. In case the Commission does not approve the amendment or, in the case of a protest filed with the Council against an amendment to district boundaries signed by the owners of 20 percent or more either of the area of the lots included in such proposed amendment or of those immediately adjacent thereto and within 200 feet of the boundaries thereof, such amendment shall not be passed except by the favorable vote of three-fourths of all the members of the Council.

165.39 APPLICATION FOR CHANGE OF ZONING DISTRICT BOUNDARIES. Any person may submit to the Council an application requesting a change in the zoning district boundaries as shown on the official zoning district map. Such application shall be filed with the Administrative Officer accompanied by a fee of two hundred dollars (\$200.00) and shall contain the following information:

1. The legal description and local address of the property.
2. The present zoning classification and the zoning classification requested for the property.
3. The existing use and proposed use of the property.
4. The names and addresses of the owners of all property within two hundred (200) feet of the property for which the change is requested.
5. A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
6. A plat showing the locations, dimensions and use of the applicant's property and all property within two hundred (200) feet thereof, including streets, alleys, railroads, and other physical features.
7. If the requested zoning change is from A-1 (Agricultural) to any other classification, the application shall contain the number of acres in each soil type for which a rezoning change is requested and the crop suitability rating of each. The soil type and its crop suitability rating shall be determined by the latest cooperative soil survey and accompanying data.
8. Prior to rezoning any property, the Planning and Zoning Commission and the City Council shall consider the following relative to orderly regulated development: adequate size and location of public sanitary sewer, adequate size and location of public water and the presence of existing hard surfaced streets. Nothing in this chapter shall be construed to mean the City has any regulatory power for property used for agricultural purposes outside the City limits.

All fees shall be deposited to the General Revenue Fund of the City. Failure to approve the requested change shall not be deemed cause to refund the fee to the applicant.

ANALYSIS

The proposed rezoning is being requested to facilitate a proposed development of a two (2) story, 50-unit apartment complex for households 55 years of age and older. On March 9th, 2020, the applicant hosted a neighborhood meeting on this proposed project.

While the comprehensive plan does plan for this area as light industrial, it should be noted that the boundary line between mixed residential and light industrial is located on the south border of the proposed area to be rezoned, and the future land use map is a policy guide whose boundaries are not meant to be exact. As the applicant noted, this site, if used as a multi-family site, could serve as a transition from the residential uses to the south to the industrial uses to the north.

This site does provide a 15" sanitary sewer gravity main on the west side (rear yard) of the property. Additionally, there is an 8" water line on the west side of North 9th Street located just south of this property. That line does transition to the east side of North 9th Street just south of this property and becomes a 12" line as it moves north through the existing industrial area. North 9th Street is a hard surfaced, 31' back to back road that would serve to access this property.

A notification sign was placed in a visible location on the premises for this rezoning on April 10, 2020. Notification letters were sent out to property owners within 200' on April 9, 2020.

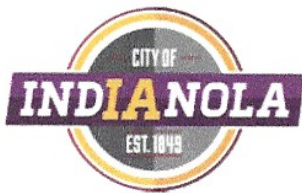
ALTERNATIVES

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

- 1) The City of Indianola Planning and Zoning Commission recommends the rezoning request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the rezoning request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the rezoning request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the rezoning 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 City of Indianola Planning and Zoning Commission move alternative 1, approving the rezoning request as submitted.



Community Development

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

REZONING APPLICATION

Local Address(es): Directly across the street from 1800 N. 9th Street, Indianola
Legal Description of Area: Please see attached.
Present Zoning: I - Industrial
Zoning Requested: R-4 Multifamily
Existing Use: Vacant land
Proposed Use: 50 unit Senior, independent living community.

☐ A statement of the reasons why the applicant feels the present zoning classification is no longer valid. The current zoning for the site is Industrial. Although it has industrial uses to the north and east, there are residential single- and multi-family uses to the south and southeast. The site is uniquely situated to be a "transition" for Industrial and Residential uses. The project is designed as a 2-story single building, with an elevator.

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

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

The undersigned affirmatively states that the special conditions and circumstances set out above did not result from the actions of the applicant and that the granting of this variance would not confer on the applicant and special privilege that is denied by this ordinance to other lands, structures or buildings in the same district.

Dated this 6th day of April, 20 20.

Applicant Signature

Darrel E. Goering, Jr

Property Owner Signature
Goering Properties, LLC

dotloop verified
04/06/20 4:21 PM CDT
CMW4-92RT-QKLG-YYTP

Date

Fee \$200.00 Receipt # _____

Applicant Full Name Printed: Barry Accountius, Vice President - Woda Cooper Development, Inc.

Applicant Mailing Address: 500 S. Front Street, 10th Fl., Columbus, OH 43215

Email Address: baccountius@wodagroup.com

Contact Number: 614-935-5466

Fee \$200.00 Receipt # _____

Applicant Full Name Printed: Barry Accountius, Vice President - Woda Cooper Development, Inc.

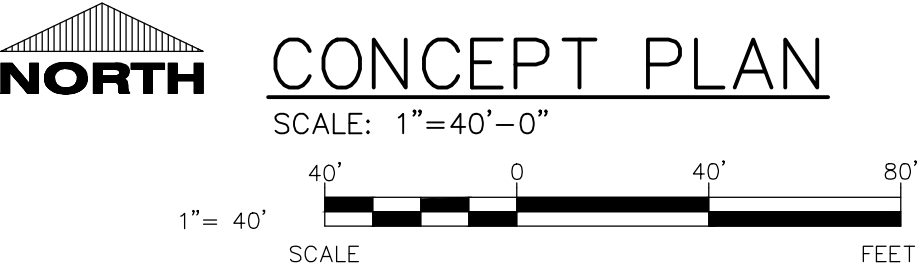
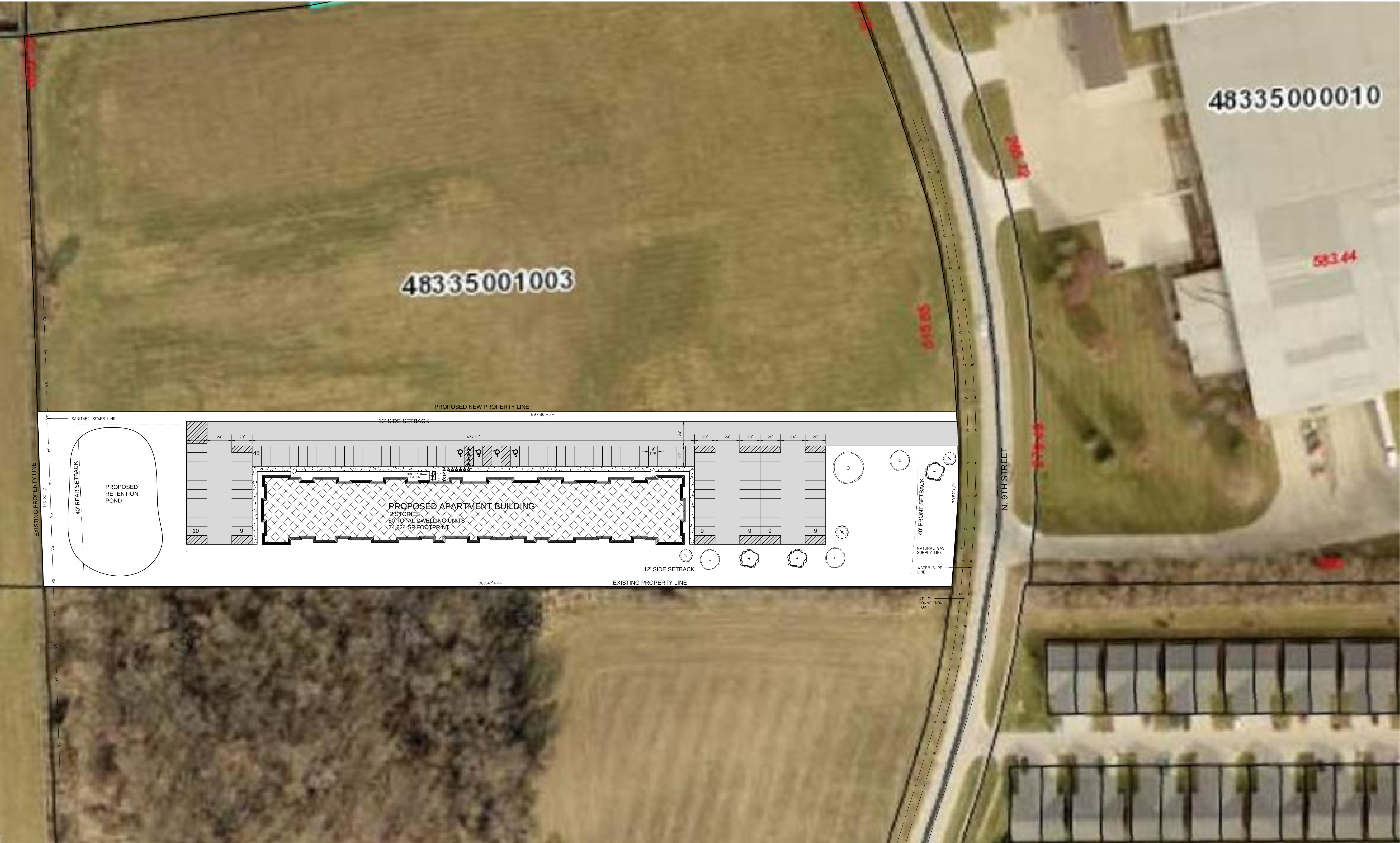
Applicant Mailing Address: 500 S. Front Street, 10th Fl., Columbus, OH 43215

Email Address: baccountius@wodagroup.com

Contact Number: 614-935-5466

GENERAL SITE NOTES:
UTILITY LOCATIONS SHOWN ARE ANTICIPATED AND/OR LOCATED IN EXISTING PROPERTY RIGHT OF WAY. ALL UTILITY INFORMATION TO BE VERIFIED UPON COMPLETION OF COMPLETE PROPERTY SURVEY AND ENGINEERING PLANS.
SITE SECURITY SYSTEM SHALL BE INSTALLED THAT SHALL RECORD ACTIVITY AT THE SITE SUCH THAT NO PART OF THE SITE CAN BE ACCESSED WITHOUT THAT ACTIVITY BEING RECORDED.

SITE INFORMATION:	
EXISTING PROPERTY AREA:	AREA = 521,413 S.F. (11.97 ACRES).
PROPOSED PROPERTY AREA:	AREA = APPROX. 152,570 S.F. (3.5 ACRES).
EXISTING ZONING:	I INDUSTRIAL
PROPOSED ZONING:	R-3 MULTI-FAMILY RESIDENTIAL
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
SETBACKS:	BUILDING: FRONT = 40' SIDE = 12' REAR = 40'
PARKING REQUIRED:	2 SPACES PER DWELLING UNIT (100 SPACES REQ.)
PARKING PROVIDED:	100 SPACES
HANDICAP STALLS REQUIRED:	4, HANDICAP STALLS PROVIDED: 4
BUILDING OCCUPANCY CLASSIFICATION:	= R-2
CLASS OF BUILDING CONSTRUCTION:	= VA
PROPOSED UNITS:	50 TOTAL UNITS 18 ONE BEDROOM UNITS (629 SF) 12 TWO BEDROOM (END) UNITS (826 SF) 20 TWO BEDROOM UNITS (813 SF)
PROPOSED ACCESSIBLE UNITS:	5 UNITS (2 ONE BED/3 TWO BED)
PROPOSED 'TYPE A' UNITS:	13 UNITS (6 ONE BED/7 TWO BED)
PROPOSED 'TYPE B' UNITS:	32 UNITS (10 ONE BED/22 TWO BED)
♿♿♿♿ PROPOSED ACCESSIBLE ROUTE	



SITE PLAN

PROJECT INFORMATION

PROPOSED MULTIFAMILY DEVELOPMENT

WODA COOPER COMPANIES

9th STREET • INDIANOLA, IOWA

PROFESSIONAL SEAL

PRELIMINARY DATES

FEB. 10, 2020

FEB. 11, 2020

FEB. 12, 2020

FEB. 24, 2020

FEB. 25, 2020

FEB. 26, 2020

NOT FOR CONSTRUCTION

JOB NUMBER

2007380

SHEET NUMBER

C

2020 © EXCEL ENGINEERING, INC.

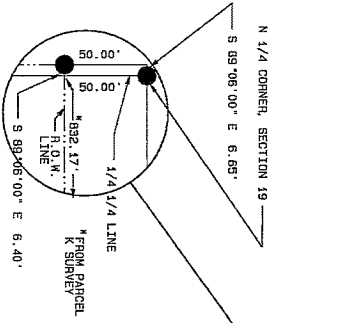
158

REPLAT - HILLCREST INDUSTRIAL PARK PLAT 1

I hereby certify that this plat and survey were made by me or under my direct personal supervision and I am a duly registered land surveyor under the laws of the State of Iowa.

Date: 12/24/95

1704975



CURVE DATA

CURVE	PI	PC	PT	LC	CHORD	AREA
C1	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C2	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C3	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C4	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C5	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C6	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C7	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C8	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C9	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C10	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C11	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C12	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C13	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C14	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C15	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C16	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C17	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C18	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C19	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C20	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C21	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C22	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C23	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C24	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C25	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C26	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C27	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C28	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C29	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00
C30	1000.00	1000.00	1000.00	1000.00	1000.00	1000.00

OWNER / DEVELOPER

INDIANANAMEREN COUNTY
DEVELOPMENT CORPORATION
8 CHAMBER OF COMMERCE
518 NORTH JEFFERSON, SUITE D
INDIANOLA, IOWA 50125
SURVEYOR: FOR FINAL PLAT
DAVID M. HILLER, P.E., L.S.
HILLER ENGINEERING
INDIANOLA, IOWA

- INDICATES PROPERTY PIN FOUND
- INDICATES PROPERTY PIN SET
- 3/4" IRON PIPE WITH CAP #12972
- PUE INDICATES PUBLIC UTILITY EASEMENT
- Δ INDICATES SECTION CORNER OR 1/4 CORNER
- P INDICATES PREVIOUSLY PLATTED DISTANCE
- M INDICATES MEASURED DISTANCE
- (C20) CURVE NO.

APPROVED BY WARREN COUNTY AUDITOR

BEVERLY DICKEYSON

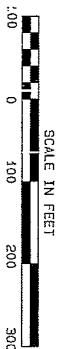
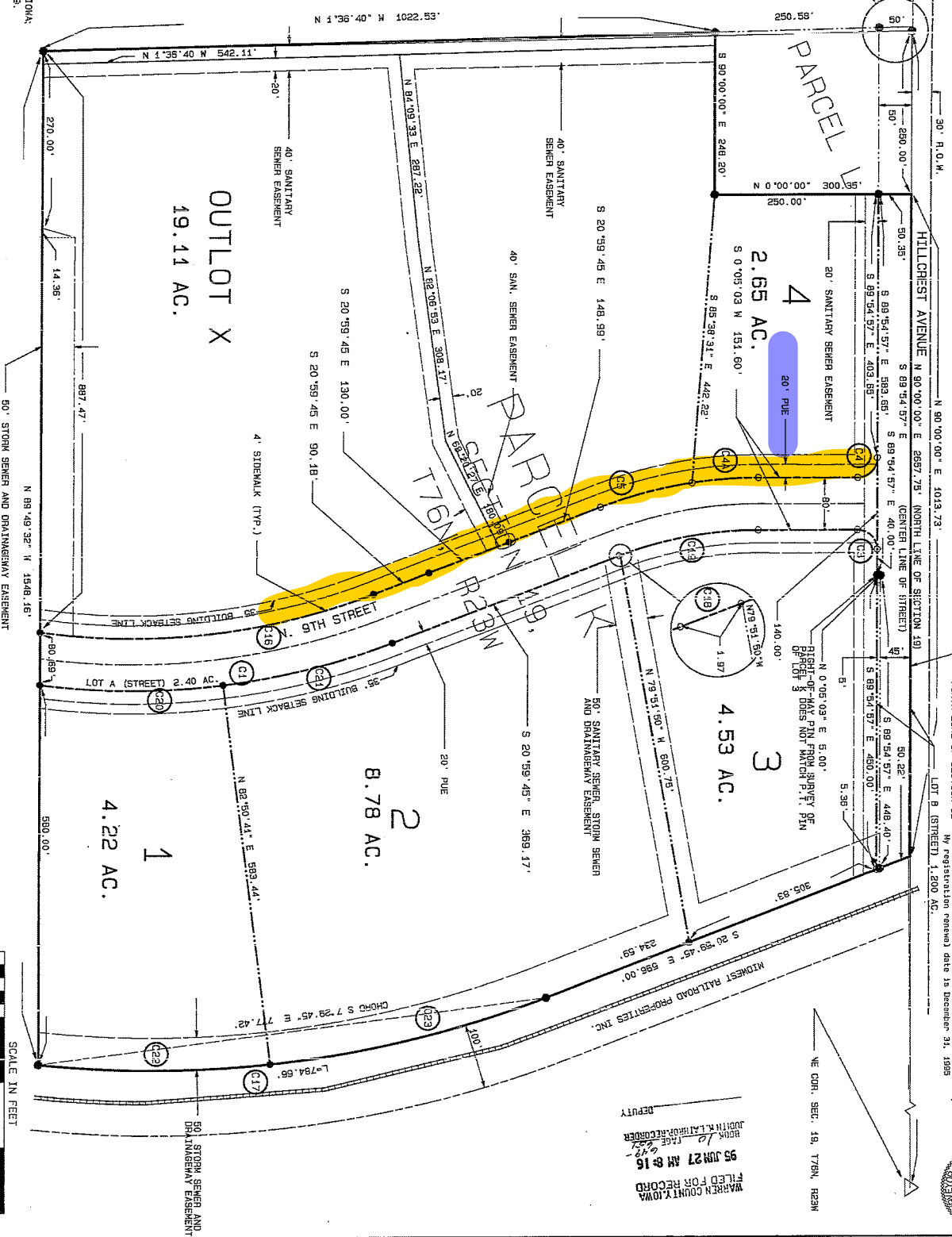
DATED THIS 23 DAY OF June 1995

David M. Hiller, P.E., L.S.

Hillier Engineering, Inc.

LEGAL DESCRIPTION

PARCEL K OF PLAT OF SURVEY OF SECTION 18,
TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH
PRINCIPAL MERIDIAN, IN AND FORMING
PART OF THE CITY OF INDIANOLA, WARREN COUNTY, IOWA,
EXCEPT PARCELS L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z,
SAID PARCEL OF LAND CONTAINING 42.592 ACRES.



REVISIONS	DATE	DESCRIPTION	BY	DATE	DESCRIPTION
1	5/11/95	THIS REPLAT WAS REQUIRED DUE TO	DAVID M. HILLER	5/11/95	THIS REPLAT WAS REQUIRED DUE TO
2	6/1/95	ALIGNMENT CHANGE IN N. 9TH STREET	DAVID M. HILLER	6/1/95	ALIGNMENT CHANGE IN N. 9TH STREET
3	6/1/95	DURING CONSTRUCTION, THE NORTH END	DAVID M. HILLER	6/1/95	DURING CONSTRUCTION, THE NORTH END
4	6/1/95	OF N. 9TH STREET WAS MOVED 40' WEST	DAVID M. HILLER	6/1/95	OF N. 9TH STREET WAS MOVED 40' WEST
5	6/1/95	FROM THE FINAL PLAT FILES PLAT BOOK	DAVID M. HILLER	6/1/95	FROM THE FINAL PLAT FILES PLAT BOOK
6	6/1/95	10 PAGE 277 (CABINET 57)	DAVID M. HILLER	6/1/95	10 PAGE 277 (CABINET 57)

WARREN COUNTY IOWA
FILED FOR RECORD
95 JUN 27 AM 8:16
DEPUTY

Meeting Date: 06/01/2020

Subject

Public Hearing on a rezoning from M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District.

Information

The Mayor will open the public hearing on a request from Barry Accountius of Woda Cooper Development, Inc. to rezone property located on Outlot X of the Replat of the Hillcrest Industrial Park Plat 1, except Parcels B & C, from the M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District.

Due to the COVID-19 pandemic, comments may be submitted prior to or during the public hearing to cityclerk@indianaiowa.gov or by calling 515-962-5240 during the meeting.

Fiscal Impact

Attachments

Public Hearing Notice

NOTICE OF PUBLIC HEARING TO CONSIDER AN AMENDMENT OF ZONING DISTRICT BOUNDARIES FROM THE FROM THE M-2 GENERAL INDUSTRIAL ZONING DISTRICT TO THE R-4, MULTIPLE FAMILY (RESIDENTIAL) ZONING DISTRICT

Notice is Hereby Given: That at 6:00 P.M., at the Council Chambers, City Hall, 110 N. 1st Street, Indianola, IA 50125 on June 1, 2020, the City Council of the City of Indianola, Iowa (The “City”) will hold a public hearing to consider an amendment of zoning district boundaries from the M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District:

The south 170.52’ of Outlot X of the Replat of the Hillcrest Industrial Park Plat 1, except Parcels B & C, including in and forming part of the City of Indianola, Warren County, Iowa.

A copy of the proposed ordinance is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or present oral comments with respect to the subject matter of the hearing.

Due to the COVID-19 Pandemic, the City of Indianola is currently hosting its meetings virtually at https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw for those who do not wish to attend in person.

You may also view the meeting via a zoom webinar:

<https://us02web.zoom.us/j/89986685758?pwd=WkwrblZCWet3Q3FCazRmNHQzNFF3dz09>

Password: 635778

Or iPhone one-tap: 1-646-558-8656, 89986685758# or 1-301-715-8592, 89986685758#

Or Telephone Dial: 1-646-558-8656 or 1-301-715-8592 or 1-312-626-6799 or 1-669-900-9128 or 1-253-215-8782 or 1-346-248-7799. Webinar ID: 899 8668 5758

All comments submitted will become a part of the published hearing. This Notice is published by order of the City Council of the City of Indianola, Iowa on May 4, 2020.

\s\Andrew J. Lent, City Clerk

Meeting Date: 06/01/2020

Subject

First consideration of an ordinance approving a rezoning from M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District.

Information

Council will need to consider an ordinance to rezone property located on Outlot X of the Replat of the Hillcrest Industrial Park Plat 1, except Parcels B & C, from the M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District.

Fiscal Impact

Attachments

Ordinance

ORDINANCE NO. 2020 - _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, FOR CHANGE OF ZONING DISTRICT BOUNDARIES FROM THE M-2 GENERAL INDUSTRIAL ZONING DISTRICT TO THE R-4, MULTIPLE FAMILY (RESIDENTIAL) ZONING DISTRICT

WHEREAS, the City Council of the City of Indianola, Iowa, deems it necessary and proper to amend the zoning from the M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District for real property described as the South 170.52' of Outlot X of the Replat of the Hillcrest Industrial Park Plat 1, except Parcels B & C in Section 19, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa.

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

Section 1: That the zoning is amended from the M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District for real property described as the South 170.52' of Outlot X of the Replat of the Hillcrest Industrial Park Plat 1, except Parcels B & C in Section 19, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa

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

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

PASSED AND APPROVED this ____ day of _____ 2020.

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent, City Clerk

First reading: _____

Second reading: _____

Third reading: _____

Publication Date: _____

Meeting Date: 06/01/2020

Subject

Proposed Development Plan and rezoning from the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District.

Information

Fiscal Impact

Attachments

Memorandum

Staff Report

Planned Residence District

Public Comments



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: May 22, 2020
Re: An Ordinance Amending The Municipal Code Of The City Of Indianola, Iowa, For Change Of Zoning District Boundaries from the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District and approval of a Proposed Development

At its meeting on May 4, the City Council set a public hearing for this subject rezoning request to be held on June 1. The proposed rezoning and related development plan are being requested to facilitate a proposed 71-lot residential development.

At its meeting on April 21st, the Planning and Zoning Commission reviewed this item, and, on an 8-0 vote, recommended the request be approved with the following conditions:

1. The development plan be updated to show minimum setbacks of 25 feet in the front, 30 feet in the rear, and 8 feet on the sides, plus a minimum lot area of 7,200 square feet for lots that are adjacent to the boundaries of the existing lot.
2. The development plan be updated to include landscaping standards that will be included for each lot, as well as perimeter landscaping that will be included along the south side of the development.
3. The development plan be amended to state minimum lots sizes will be 6,000 square feet
4. The development is restricted to single-family lots.

Attached to this memo is the staff report that was provided to the Planning and Zoning Commission, as well as the updated application materials with the changes requested by the Commission. Additionally, the City has received various public comments on this request, and those comments are attached. I will attend the June 1 Council meeting if you have any questions.

INDIANOLA

EST. 1849



Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: April 21, 2020

Agenda Item: 7.E. Consider recommendation on request from Josh Moulton of DR Horton for approval of a Proposed Development Plan and to rezone a parcel of land in the SE ¼ of the SW ¼ of Section 18, Township 76 North, Range 23 West Of The 5th P.M., City of Indianola, Iowa from the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District.

Application Type: Rezoning

Applicant: Josh Moulton of DR Horton

Property Owner: Kathleen Picken

Current Zoning: R-3, Mixed-Residential Zoning District

Comprehensive Plan Designation: Mixed Use/High Density Residential

Application Summary: Request to rezone approximately 17.72 acres of land currently located in the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District, and to approve a development plan for the proposed R-5, Planned Residence District, to facilitate the proposed development of a 73-lot single-family residential development.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

165.38 CHANGES AND AMENDMENTS. The regulations and restrictions imposed in the districts, and the boundaries of the districts created by this chapter may be amended from time to time by the Council, but no such amendment shall be made without public hearing before the Council and after a report has been made upon the amendment by the Commission. Not less than seven nor more than 20 days' notice of the time and place of such hearing 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 the 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 a proposed amendment to the zoning district boundaries. In case the Commission does not approve the amendment or, in the case of a protest filed with the Council against an amendment to district boundaries signed by the owners of 20 percent or more either of the area of the lots included in such proposed amendment or of those immediately adjacent thereto and within 200 feet of the boundaries thereof, such amendment shall not be passed except by the favorable vote of three-fourths of all the members of the Council.

165.39 APPLICATION FOR CHANGE OF ZONING DISTRICT BOUNDARIES. Any person may submit to the Council an application requesting a change in the zoning district boundaries as shown on the official zoning district map. Such application shall be filed with the Administrative Officer accompanied by a fee of two hundred dollars (\$200.00) and shall contain the following information:

1. The legal description and local address of the property.
2. The present zoning classification and the zoning classification requested for the property.
3. The existing use and proposed use of the property.
4. The names and addresses of the owners of all property within two hundred (200) feet of the property for which the change is requested.
5. A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
6. A plat showing the locations, dimensions and use of the applicant's property and all property within two hundred (200) feet thereof, including streets, alleys, railroads, and other physical features.
7. If the requested zoning change is from A-1 (Agricultural) to any other classification, the application shall contain the number of acres in each soil type for which a rezoning change is requested and the crop suitability rating of each. The soil type and its crop suitability rating shall be determined by the latest cooperative soil survey and accompanying data.
8. Prior to rezoning any property, the Planning and Zoning Commission and the City Council shall consider the following relative to orderly regulated development: adequate size and location of public sanitary sewer, adequate size and location of public water and the presence of existing hard surfaced streets. Nothing in this chapter shall be construed to mean the City has any regulatory power for property used for agricultural purposes outside the City limits.

All fees shall be deposited to the General Revenue Fund of the City. Failure to approve the requested change shall not be deemed cause to refund the fee to the applicant.

R-5 PLANNED RESIDENCE DISTRICT STATEMENT OF INTENT:

It is the intent of this district to permit innovative design concepts to be used in residential development where a deviation from conventional layout and development practices would result in a more appropriate use of land and subsequently promote the general health, welfare, safety and morals of future residents of the area. It is not the intent of this classification to permit an unrelated mixture of uses to be developed, but to permit the establishment of unified developments with uses arranged in a manner compatible with one another, the site to be developed and the surrounding area. It is further the intent of this district that such development adhere to recognized principles of civic design, land use planning and landscape architecture.

R-5 PLANNED RESIDENCE DISTRICT PERMITTED USES:

1. Any use permitted in the R-3 Mixed Residential District.

R-5 PLANNED RESIDENCE DISTRICT STANDARDS AND REQUIREMENTS:

Where in conflict with other provisions of this chapter, the following requirements shall prevail:

1. Lot Area. The minimum lot area shall be not less than four (4) acres.
2. Land Use. Combinations of land uses including single-family, multiple-family and commercial uses are permitted. Only commercial uses listed in the R-5 classification may be permitted as a part of a planned residence district. Such commercial uses shall serve primarily as supporting facilities to the residential use of the proposed development. Commercial uses shall not exceed fifteen percent (15%) of the total area of the development.
3. Yards, Area and Height. Variations in yard requirements, lot area and height required in the R-3 district may be approved for the planned residence district; however, the minimum yards around the boundaries of the R-5 district shall not be less than required in the R-3 district.
4. Density. The total number of dwelling units within the planned residence district shall not exceed the average net density that would be permitted in the R-3 district for the type or types of dwellings proposed. Density shall be computed on a total area basis using private streets and drives, common open space, park areas, recreation areas, off-street parking areas, as well as building site areas, but shall not include areas occupied or used for commercial purposes or related uses.
5. Open Space. Planned residence districts shall take into consideration the need for open space and recreation areas to enhance the general character of the area. In the event open space land or recreation areas are to be retained under private ownership, the owner shall submit a legally binding instrument setting forth the procedures and responsibilities for maintaining said areas including the means for financing maintenance costs.

R-5 PLANNED RESIDENCE DISTRICT PROCEDURE:

Requests for rezoning to the R-5 Planned Residence District shall be the same as set forth in Sections 165.38 and 165.39 of this chapter; provided however, the following additional information shall be submitted by the applicant with such request.

1. Proposed Development Plan. Six (6) copies of a proposed development plan showing the locations, types and arrangement of buildings, uses, streets, parks, open space, parking areas, landscaped areas, planting screens, drainage and other pertinent features.
2. Reports of Commission. The Commission shall review the proposal and submit its recommendations, whether for approval, disapproval, or modification thereof to the Council. A copy of the recommendations shall also be sent to the applicant.
3. Approval. Final action shall be by the Council as provided for in Sections 165.38 and 165.39 of this chapter

ANALYSIS

Attached to this staff report is the development plan related to this request. In summary, the development plan proposes a 73-lot single-family development with lots a minimum of 50' wide and at least 5,000 square feet in size. The plan does not provide for any landscaping standards. The proposed single-family residential lots and homes would vary in size, floor plans, and front elevations. According to the development plan, the following bulk regulations are proposed:

- A. Detached homes with minimum two-car attached or detached garages
- B. Minimum Lot Width at front yard setback - 50 feet
- C. Minimum Lot Area – 5,000 s.f.
- D. Minimum Yard Requirements:
 - i. Front – 25 feet
 - ii. Rear – 25 feet
- E. Side - 10 feet total (min. 5' one side)
- F. Screening Required: None
- G. R-3 Zoning Regulations shall apply to any items not covered within this PUD

According to the 3rd standard and requirement noted above, variations in yard requirements, lot area and height required in the R-3 district may be approved for the planned residence district; however, the minimum yards around the boundaries of the R-5 district shall not be less than required in the R-3 district. This plan does not show that the minimum requirements of the R-3 district around the boundary of this subdivision are met. The minimum setbacks for single family dwellings in the R-3 zoning district are 25 feet in the front, 30 feet in the rear, and 8 feet on the sides. The minimum lot area for single family homes is 7,200 square feet. The total number of dwelling units allowed for this parcel using the R-3 minimum lot size, would be 107 lots, or about 6.05 units per acre. This development proposes 73 lots, or 4.12 units per acre. No planned parks are located on this parcel.

This site does propose an 8" sanitary sewer gravity main throughout. The southern approximately two-thirds of this property can be serviced by existing sanitary gravity main. The northern one-third will need to flow to the new Quail Meadows lift station that is currently under construction. Additionally, there is an 8" water line proposed throughout this site. This site proposes an extension of North 7th Street going north to south, connecting to the recently approved Quail Meadows subdivision to the north, to the current intersection of North 7th Street and East Hillcrest Avenue to the south. This site also proposes a connection of East Scenic Valley Avenue where it is currently stubbed in on both the east and west sides of this development.

A notification sign was placed in a visible location on the premises for this rezoning on April 10, 2020. Notification letters were sent out to property owners within 200' on April 9, 2020.

ALTERNATIVES

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

- 1) The City of Indianola Planning and Zoning Commission recommends the rezoning request and development plan be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the rezoning request and development plan be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the rezoning request and development plan be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the rezoning request and development plan 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 City of Indianola Planning and Zoning Commission move alternative 2, approving the rezoning request and development plan with the following conditions:

1. The development plan be updated to show minimum setbacks of 25 feet in the front, 30 feet in the rear, and 8 feet on the sides, plus a minimum lot area of 7,200 square feet for lots that are adjacent to the boundaries of the existing lot.
2. The development plan be updated to include landscaping standards that will be included for each lot, as well as perimeter landscaping that will be included along the south side of the development.

SUMMERCREST

PLANNED RESIDENCE DISTRICT

CITY OF INDIANOLA

MAY 22, 2020

VICINITY MAP:



STUBBS ENGINEERING
431 NE 72ND ST, PLEASANT HILL, IA 50327

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SECTION 1

PROJECT PLAN

SUMMERCREST – INDIANOLA

PROJECT OVERVIEW

The Summercrest is a 17.72-acre Planned Residence District (PRD) proposing a single-family residential with 50'+ front lot width. The property is located North of E Hillcrest Ave and roughly east of N 6th Street. E Scenic Valley Ave will run through the property connecting the two subdivisions to the East and West of the property.

The property was annexed into the incorporated city limits of Indianola. The existing land use is agricultural farm land. The City of Indianola establishes zoning districts through Beacon. Beacon is an online map system that stores county public information. According to Beacon, the property currently holds the standard R-3 (Mixed Residential) zoning classification for the City of Indianola.

The proposed Summercrest PRD will include: a small pond and a larger pond for storm water management, street lighting features, and neighborhood signage will also be explored and implemented if feasible to enhance curb-appeal and promote a neighborhood/community setting.

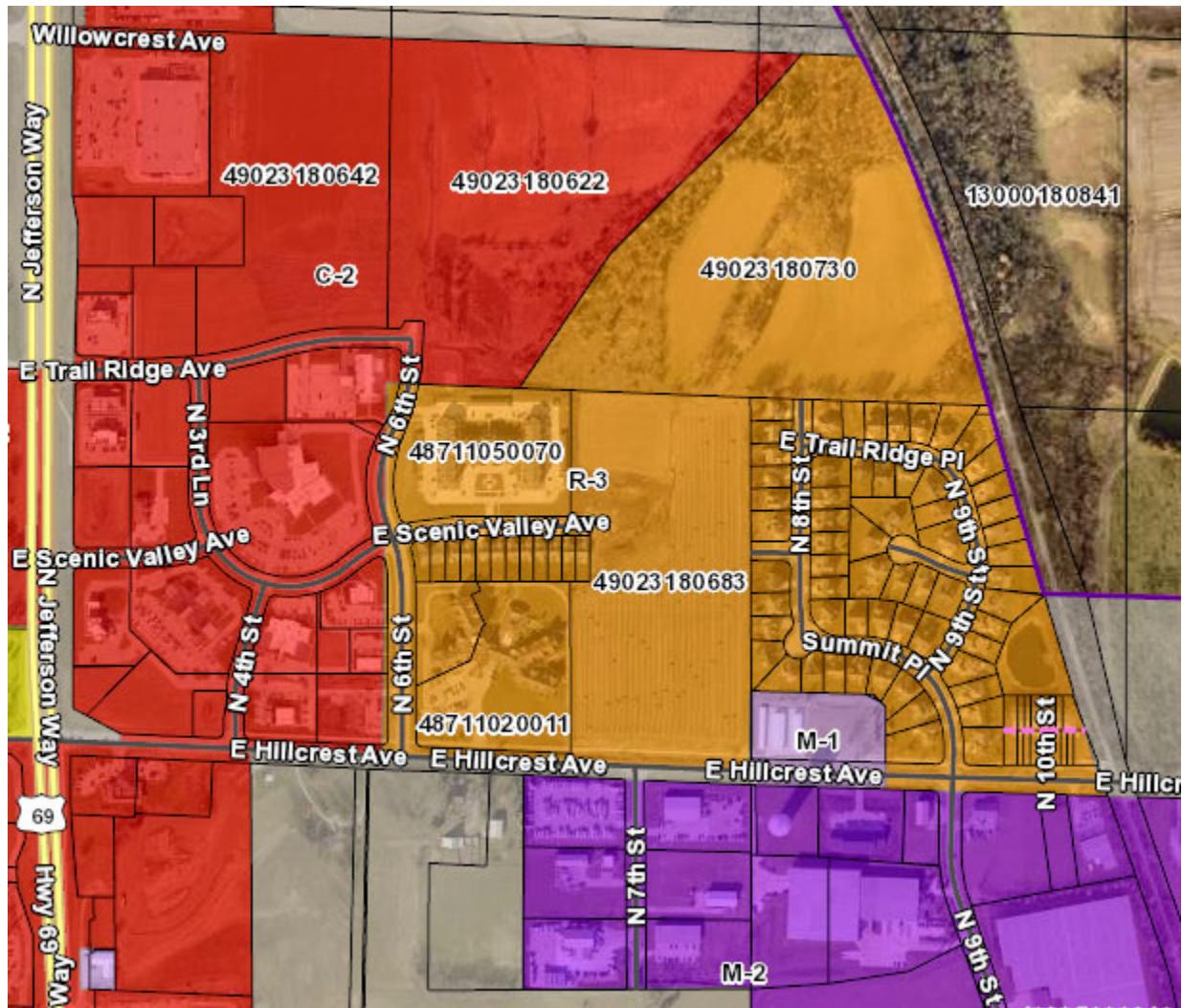
These single-family residential lots and homes will vary in size, floor plans, and front elevations to offer numerous product types and meet current demand from the marketplace while maintaining a consistent theme throughout the development. The minimum lot size will be 5,000 SF.

This proposed planned residence district establishes bulk regulation and provides supporting evidence for the development. The Conceptual Master Plan illustrates the proposed lot layout. Specifics for the PRD can be found in the bulk regulations.

A preliminary plat will be prepared and reviewed by the City of Indianola for the development of Summercrest. The preliminary plat will further address street layout, lot layout, utilities, and storm water calculations. A landscape buffer will be provided to lots adjacent to E. Hillcrest Ave and along the east side lots 39, 40, and 41.

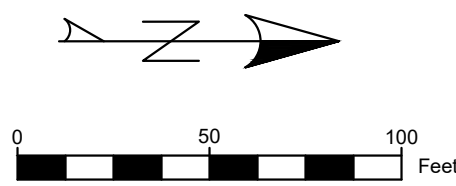
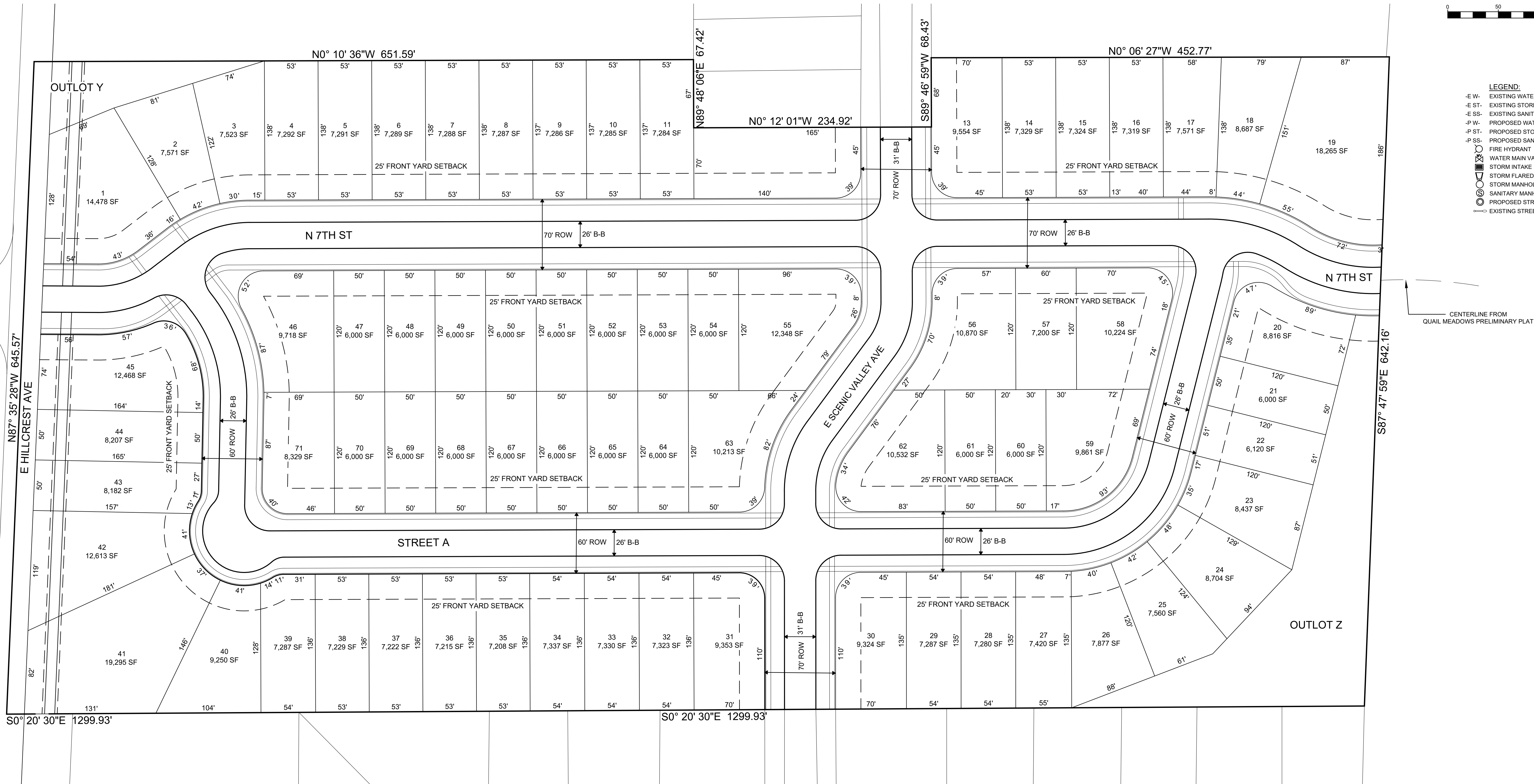
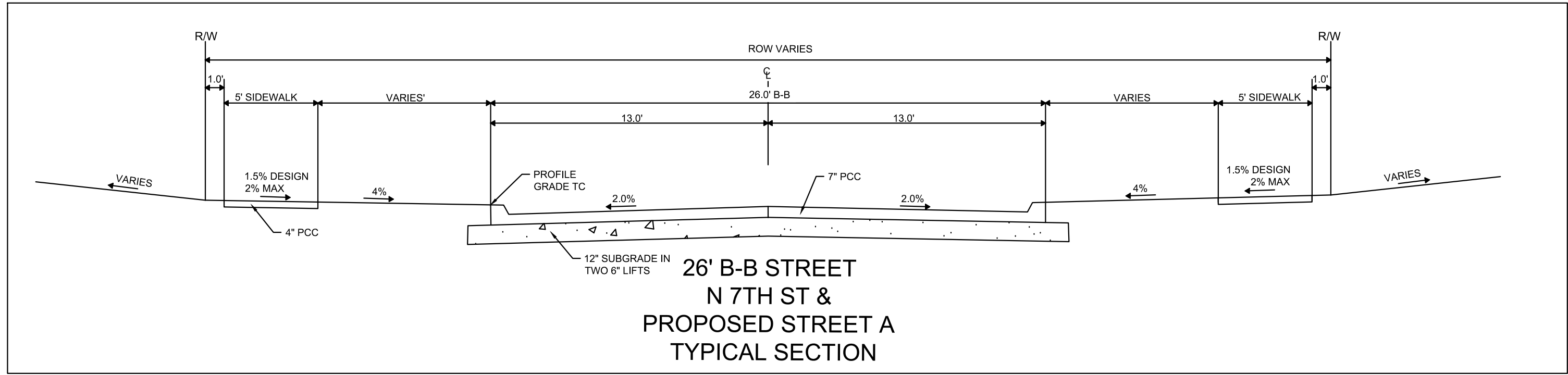
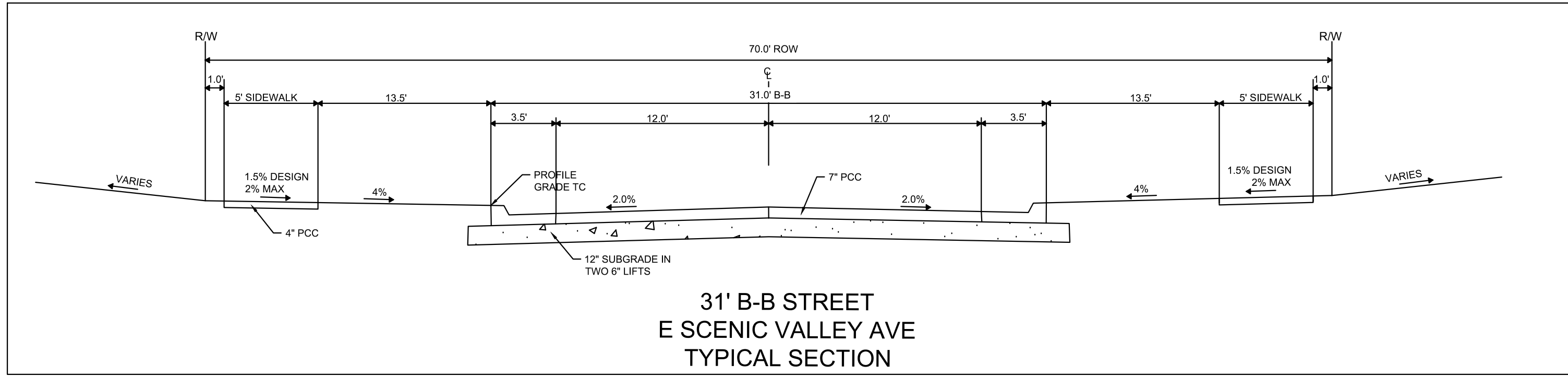
SUMMERCREST – INDIANOLA

CITY OF INDIANOLA ZONING MAP



Picture Captured: April 2, 2020

PARCEL 49023180683: Projected to be R-3



- LEGEND:**
- E W- EXISTING WATER
 - E ST- EXISTING STORM
 - E SS- EXISTING SANITARY
 - P W- PROPOSED WATER
 - P ST- PROPOSED STORM
 - P SS- PROPOSED SANITARY
 - FIRE HYDRANT
 - WATER MAIN VALVE
 - STORM INTAKE
 - STORM FLARED END
 - STORM MANHOLE
 - SANITARY MANHOLE
 - PROPOSED STREET LIGHT
 - EXISTING STREET LIGHT

SUMMERCREST – INDIANOLA
LAND USE SUMMARY

CITY OF INDIANOLA ZONING MAP - APRIL 3, 2020

- 100% R-3 MIXED RESIDENTIAL

CONCEPTUAL MASTER PLAN - MAY 22, 2020

- 100% R-5 PLANNED RESIDENTIAL
SINGLE-FAMILY RESIDENTIAL (50'+ LOTS)

SUMMERCREST – INDIANOLA

PLANNED UNIT DEVELOPMENT

BULK REGULATIONS

SINGLE-FAMILY RESIDENTIAL ADJACENT TO EAST & WEST BOUNDARY (50'+ LOTS)

- A. Detached homes with minimum two-car attached or detached garages
- B. Minimum Lot Width at front yard setback - 50 feet
- C. Minimum Lot Area – 7,200 s.f.
- D. Minimum Yard Requirements:
 - i. Front – 25 feet
 - ii. Rear – 30 feet
- E. Side - 16 feet total (min. 8' one side)
- F. Screening Required: None
- G. R-3 Zoning Regulations shall apply to any items not covered within this PUD

SINGLE-FAMILY RESIDENTIAL - ALL REMAINING LOTS (50'+ LOTS)

- A. Detached homes with minimum two-car attached or detached garages
- B. Minimum Lot Width at front yard setback - 50 feet
- C. Minimum Lot Area – 6,000 s.f.
- D. Minimum Yard Requirements:
 - i. Front – 25 feet
 - ii. Rear – 25 feet
- E. Side - 10 feet total (min. 5' one side)
- F. Screening Required: None
- G. R-3 Zoning Regulations shall apply to any items not covered within this PUD

SECTION 2

REZONING REQUEST



Community Development

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

REZONING APPLICATION

Local Address(es): N/A
Legal Description of Area: See attached document
Present Zoning: R-3 Mixed Residential
Zoning Requested: R-5 Planned Residential
Existing Use: Agriculture
Proposed Use: Single Family Residential

☒ A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
See planned residential district plan.

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

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

The undersigned affirmatively states that the special conditions and circumstances set out above did not result from the actions of the applicant and that the granting of this variance would not confer on the applicant and special privilege that is denied by this ordinance to other lands, structures or buildings in the same district.

Dated this _____ day of _____, 20 ____.

DocuSigned by:
Josh Moulton 4/3/2020
Applicant Signature RS913993E3E8426...

Fee \$200.00 Receipt # _____

Applicant Full Name Printed: DR Horton - Josh Moulton

Applicant Mailing Address: 1910 SW Plaza Shops Ln, Ankeny, IA 50023

Email Address: jlmoulton@drhorton.com

Contact Number: (515)965-7876

Legal Description Recorded in Book 1999, Page 10156 in the office of the Warren County Recorder:

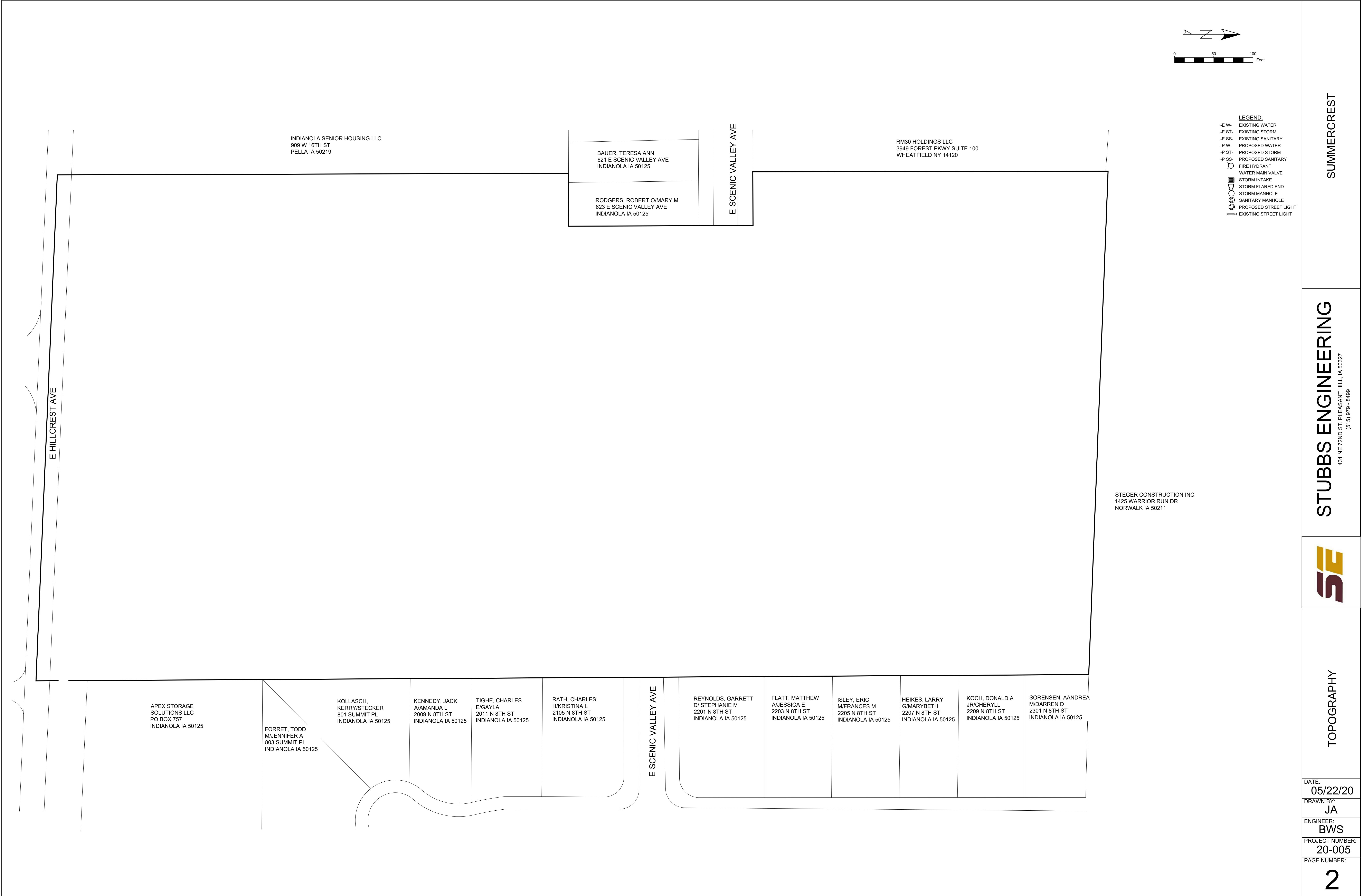
The S1/2 NE1/4 and the North 30 acres of the NE1/4 SE1/4 of Section 11, Township 76 North, Range 24, West of the 5th P.M., Warren County, Iowa,

AND

The Southwest Fractional Quarter and all of that part of the Southwest Quarter of the Northeast Quarter and also that part of the Northwest Quarter of the Southeast Quarter lying West of the right of way of the Chicago, Rock Island, and Pacific Railway Company all in Section 18, Township 76 North, Range 23 West of the 5th P.M., Iowa EXCEPT that part thereof of the SW1/4 of Section 18, Township 76 North, Range 23 West of the 5th P.M., Iowa, deeded to the State of Iowa by a Warranty Deed Recorded in Book 154, Pages 386-393 in the office of the Warren County Recorder,

AND EXCEPT

The North 100 feet of the SW1/4 of Section 18, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, and all that part of the SW1/4 of the NE1/4 of said Section 18, lying West of the Railroad Right-of-Way and all that part of the North 100 feet of the NW1/4 of the SE1/4 of said Section 18, lying West of the Railroad Right-of-Way;



SECTION 3

SUPPORTING EVIDENCE

SUMMERCREST – INDIANOLA

EXISTING CONDITIONS

The proposed property was annexed into the incorporated city limits of Indianola. The existing land use is agricultural farm land. The City of Indianola establishes zoning districts through Beacon. Beacon is an online map system that stores county public information. According to Beacon, the property currently holds the standard R-3 (Mixed Residential) zoning classification for the City of Indianola.

VEHICULAR CIRCULATION

There is one access street to the proposed property off E Hillcrest Ave that runs north and south through the entire property. This street will allow the property to the North to have an existing access point for future development. This will be the primary north south collector for the development. There is one street, E Scenic Valley Ave, running through the entire property East and West. This street ties into the existing roadway on both sides.

PEDESTRIAL CIRCULATION

Five-foot-wide public sidewalks on both sides of the public streets will be constructed throughout the entire single-family residential area. The sidewalk system will provide access for all residents to reach all parts of the subdivision. The sidewalks will also connect to the adjoining properties sidewalk system. Detectable warnings will be required at all sidewalk crossings of public streets.

Charlie Dissell

From: Todd Forret <toddforret@gmail.com>
Sent: Monday, April 13, 2020 1:38 PM
To: Charlie Dissell
Subject: Re: Zoning Question

This is exactly what I was looking for! Thank you very much. We live right to the east and this is the type of housing we were hoping to see developed on that property. Good luck with the project.

On Mon, Apr 13, 2020 at 12:36 PM Charlie Dissell <cdissell@indianolaiowa.gov> wrote:

Mr. Forret-

Please the attached document that shows the Development plan for this parcel. In short, they are requesting approval of a 73-lot single family residential development.

Thanks!

Charlie E. Dissell, AICP

Director of Community & Economic Development

City of Indianola

110 North 1st Street

Indianola, Iowa 50125

O- (515) 962-5276

cdissell@indianolaiowa.gov

From: Todd Forret <toddforret@gmail.com>
Sent: Monday, April 13, 2020 12:28 PM
To: Community Development <comdev@indianolaiowa.gov>
Subject: Zoning Question

Hi

I have a question regarding the rezoning of an area from R-3 Mixed Residential to R-5 Planned Residence in the Summercrest Subdivision. It is Section 18, Township 76 North, Range 23 West of the 5th P.M. I have tried to look up the definitions, but it didn't really help me understand. Can you give me a basic idea of what this change would mean? What kind of housing is being looked at for the area?

Thank you for your time and response.

Todd Forret

To: Mr. Charlie Dissel, Indianola Planning and Zoning Commission

From: Ms. Dawn Gross

Date: April 16, 2020

As a member of the referenced HOA, I am in agreement with the following letter and support the request.

Sincerely, 

To: City of Indianola Planning and Zoning Commission

From: Summercrest Hills HOA Members

Date: April 15, 2020

RE: Proposed Change in Zoning of Land to Our East ("Summercrest")

We oppose the proposed change in zoning of this land from R-3 to R-5 for the following reasons:

1. per CHAPTER 165 ZONING REGULATIONS, CODE OF ORDINANCES, INDIANOLA, IOWA - 1027 - R-5, PLANNED RESIDENCE DISTRICT R-5

STATEMENT OF INTENT:

It is the intent of this district to permit innovative design concepts to be used in residential development where a deviation from conventional layout and development practices would result in a more appropriate use of land and subsequently promote the general health, welfare, safety and morals of future residents of the area. It is not the intent of this classification to permit an unrelated mixture of uses to be developed, but to permit the establishment of unified developments with uses arranged in a manner compatible with one another, the site to be developed and the surrounding area.

2. Per that same statute, "Density. The total number of dwelling units within the planned residence district shall not exceed the average net density that would be permitted in the R-3 district for the type or types of dwellings proposed. Density shall be computed on a total area basis using private streets and drives, common open space, park areas, recreation areas, off-street parking areas, as well as building site areas..."

The proposed development is not consistent with the surrounding area. Home density would be considerably higher than those in our HOA and certainly than the homes immediately abutting this proposed development to the east.

3. Per that same statute: "Yards, Area and Height. Variations in yard requirements, lot area and height required in the R-3 district may be approved for the planned residence district; however, the minimum yards around the boundaries of the R-5 district shall not be less than required in the R-3 district."

The proposed layout of this development does not meet this requirement.

4. Per the proposal of the developer as submitted by Stubbs Engineering on April 2, 2020, each lot would have a minimum of 50 feet of road frontage. This is contradicted on the Lot Layout included in that same document, with 12 having less than 50 feet frontage.

5. According to our research, DR Horton, has a very low reputation for customer satisfaction. We urge you to research this at https://www.consumeraffairs.com/housing/dr_horton.html, a site that includes feedback from their customers. 485 reviews give DR Horton an average of 2 out of 5 possible stars.

Actual construction of Horton's properties is done by the lowest-bid contractors and their subcontractors, leaving the possibility for substandard workmanship. But the most common comments relate to customer dissatisfaction with Horton for lack of effectual remedy of conditions ranging from structural to improper house location on the lots to leaking and sagging roofs to improper land grading leading to flooded basements.

From the Better Business Bureau website, we have learned that DR Horton has a rating of 1 out of a possible 5 stars from customers, with 640 complaints in the last 3 years and 265 in the last 12 months. We will leave the interpretation of that to you.

We believe that Indianola has a reputation for quality housing. The development of this parcel by DR Horton would not serve to enhance this.

6. DR Horton employs their own sales representatives. This would exclude Indianola's own realtors from participating and benefitting in the sale of these homes.

7. Per the Warren County Zoning documents: 41.09 R-5 DISTRICT REGULATIONS. The R-5 Districts. "That such use shall not diminish or impair established property values in adjoining or surrounding property." It is inconceivable that the proposed development will not diminish or impair the value of all adjacent properties.

8. Finally, the roads served by these 65 homes would directly access East Scenic Valley Avenue, our street. Additionally, the roads in the neighborhood immediately to the east of this proposed development would likewise be connected to East Scenic Valley Avenue. This would create considerable additional traffic on our street from those in both the proposed development and the neighborhood to the east by vehicles accessing Highway 65/69 (North Jefferson Way.) East Scenic Valley Avenue was not intended to handle that much traffic and would likely pose unsafe conditions for motorists, pedestrians and bicyclists.

We appreciate your consideration of this matter and expect a response in our favor.

Respectfully submitted by the members of the Summercrest Hills Home Owners Association,

Mr. Ross Dale, President

615 East Scenic Valley Avenue

Indianola, IA 50125

641-660-2066

To: Mr. Charlie Dissel, Indianola Planning and Zoning Commission

From: Mr. Tom Charlton, Mrs. Carlisle Charlton

Date: April 16, 2020

As a member of the referenced HOA, we are in agreement with the following letter and support the request.

Sincerely,



Carlisle Charlton

To: City of Indianola Planning and Zoning Commission

From: Summercrest Hills HOA Members

Date: April 15, 2020

RE: Proposed Change in Zoning of Land to Our East ("Summercrest")

We oppose the proposed change in zoning of this land from R-3 to R-5 for the following reasons:

1. per CHAPTER 165 ZONING REGULATIONS, CODE OF ORDINANCES,
INDIANOLA, IOWA - 1027 - R-5, PLANNED RESIDENCE DISTRICT R-5

STATEMENT OF INTENT:

It is the intent of this district to permit innovative design concepts to be used in residential development where a deviation from conventional layout and development practices would result in a more appropriate use of land and subsequently promote the general health, welfare, safety and morals of future residents of the area. It is not the intent of this classification to permit an unrelated mixture of uses to be developed, but to permit the establishment of unified developments with uses arranged in a manner compatible with one another, the site to be developed and the surrounding area.

2. Per that same statute, "Density. The total number of dwelling units within the planned residence district shall not exceed the average net density that would be permitted in the R-3 district for the type or types of dwellings proposed. Density shall be computed on a total area basis using private streets and drives, common open space, park areas, recreation areas, off-street parking areas, as well as building site areas..."

The proposed development is not consistent with the surrounding area. Home density would be considerably higher than those in our HOA and certainly than the homes immediately abutting this proposed development to the east.

3. Per that same statute: "Yards, Area and Height. Variations in yard requirements, lot area and height required in the R-3 district may be approved for the planned residence district; however, the minimum yards around the boundaries of the R-5 district shall not be less than required in the R-3 district."

The proposed layout of this development does not meet this requirement.

4. Per the proposal of the developer as submitted by Stubbs Engineering on April 2, 2020, each lot would have a minimum of 50 feet of road frontage. This is contradicted on the Lot Layout included in that same document, with 12 having less than 50 feet frontage.

5. According to our research, DR Horton, has a very low reputation for customer satisfaction. We urge you to research this at https://www.consumeraffairs.com/housing/dr_horton.html, a site that includes feedback from their customers. 485 reviews give DR Horton an average of 2 out of 5 possible stars.

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8. Finally, the roads served by these 65 homes would directly access East Scenic Valley Avenue, our street. Additionally, the roads in the neighborhood immediately to the east of this proposed development would likewise be connected to East Scenic Valley Avenue. This would create considerable additional traffic on our street from those in both the proposed development and the neighborhood to the east by vehicles accessing Highway 65/69 (North Jefferson Way.) East Scenic Valley Avenue was not intended to handle that much traffic and would likely pose unsafe conditions for motorists, pedestrians and bicyclists.

We appreciate your consideration of this matter and expect a response in our favor.

Respectfully submitted by the members of the Summercrest Hills Home Owners Association,

Mr. Ross Dale, President

615 East Scenic Valley Avenue

Indianola, IA 50125

641-660-2066

Charlie Dissell

From: Ross Dale <bosko2@nuagbosko.com>
Sent: Thursday, April 16, 2020 10:12 AM
To: Charlie Dissell
Subject: Traffic Pattern Change Request
Attachments: Scenic Valley Avenue Traffic Pattern Change Request 041620.pdf

Good morning Charlie,

When considering the development of the property immediately to the East of Summercrest Hills 5, and the obvious increase in the traffic pattern that will dramatically do to the potential two developments adding as many as 125 household of traffic, I would like to open a discussion, and suggestion of a change in the current proposed plan to abate the future problems with the welfare and safety of the current residence on East Scenic Valley Avenue.

Since it can be accepted that most traffic from these developments will be using Scenic Valley Avenue as their primary route when traveling West and North, and that street does not extend directly through to a main road controlled by a traffic light, it seems to be less efficient and more cumbersome than one that would have direct routing to the main roads. By changing the primary thoroughfare to be Trail Ridge Avenue, the traffic flow would be much more efficient, and less risk to the residence. It is a direct route to the main road controlled by traffic lights, and it wouldn't pass by residential drives and walkways which would reduce the risk to residence. Trail Ridge Avenue offers direct access to all the commercial district without passing by any current residences, and even when to adjacent property to the North of the Apartments is developed, it is not likely any of the drives would be connected to the main road.

Please consider this change, Charlie, and let me know if there is a process I can take to formally propose this change to the Planning and Development Board. And, of course, please call to discuss this issue further.

Thank you for your consideration!!
Ross

Ross Dale
615 East Scenic Valley Avenue
Indianola, IA 50125
641-660-2066

To: City of Indianola Planning and Zoning Commission

From: Summercrest Hills HOA Members

Date: April 15, 2020

RE: Proposed Change in Zoning of Land to Our East ("Summercrest")

We oppose the proposed change in zoning of this land from R-3 to R-5 for the following reasons:

1. per CHAPTER 165 ZONING REGULATIONS, CODE OF ORDINANCES, INDIANOLA, IOWA - 1027 - R-5, PLANNED RESIDENCE DISTRICT R-5

STATEMENT OF INTENT:

"It is the intent of this district to permit innovative design concepts to be used in residential development where a deviation from conventional layout and development practices would result in a more appropriate use of land and subsequently promote the general health, welfare, safety and morals of future residents of the area. It is not the intent of this classification to permit an unrelated mixture of uses to be developed, but to permit the establishment of unified developments with uses arranged in a manner compatible with one another, the site to be developed and the surrounding area."

2. Per that same statute, "Density. The total number of dwelling units within the planned residence district shall not exceed the average net density that would be permitted in the R-3 district for the type or types of dwellings proposed. Density shall be computed on a total area basis using private streets and drives, common open space, park areas, recreation areas, off-street parking areas, as well as building site areas..."

The proposed development is not consistent with the surrounding area. Home density would be considerably higher than those in our HOA and certainly than the homes immediately abutting this proposed development to the east.

3. Per that same statute: "Yards, Area and Height. Variations in yard requirements, lot area and height required in the R-3 district may be approved for the planned residence district; however, the minimum yards around the boundaries of the R-5 district shall not be less than required in the R-3 district."

The proposed layout of this development does not meet this requirement.

4. Per the proposal of the developer as submitted by Stubbs Engineering on April 2, 2020, each lot would have a minimum of 50 feet of road frontage. This is contradicted on the Lot Layout included in that same document, with 12 having less than 50 feet frontage.

5. According to our research, DR Horton, has a very low reputation for customer satisfaction. We urge you to research this at https://www.consumeraffairs.com/housing/dr_horton.html, a site that includes feedback from their customers. 485 reviews give DR Horton an average of 2 out of 5 possible stars.

According to what we have learned, actual construction of Horton's properties is done by the company's own imported tradesmen. So, local Indianola tradesmen and workers might not be able to participate in the construction process. But the most common comments relate to customer dissatisfaction with Horton for lack of effectual remedy of conditions ranging from structural to improper house location on the lots to leaking and sagging roofs to improper land grading leading to flooded basements.

From the Better Business Bureau website, we have learned that DR Horton has a rating of 1 out of a possible 5 stars from customers, with 640 complaints in the last 3 years and 265 in the last 12 months. We will leave the interpretation of that to you.

We believe that Indianola has a reputation for quality housing. The development of this parcel by DR Horton would not serve to enhance this.

6. DR Horton employs their own sales representatives. This would exclude Indianola's own realtors from participating and benefitting in the sale of these homes.

7. Per the Warren County Zoning documents: 41.09 R-5 DISTRICT REGULATIONS. The R-5 Districts. "That such use shall not diminish or impair established property values in adjoining or surrounding property." It is inconceivable that the proposed development will not diminish or impair the value of all adjacent properties.

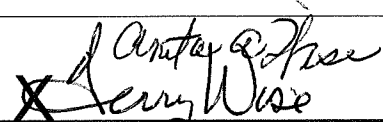
8. Finally, the roads served by these 65 homes would directly access East Scenic Valley Avenue, our street. Additionally, the roads in the neighborhood immediately to the east of this proposed development would likewise be connected to East Scenic Valley Avenue. This would create considerable additional traffic on our street from those in both the proposed high-density development and the neighborhood to the east by vehicles accessing Highway 65/69 (North Jefferson Way.) East Scenic Valley Avenue was not intended to handle that much traffic and would likely pose unsafe conditions for motorists, pedestrians and bicyclists.

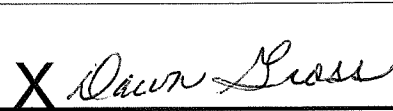
We appreciate your consideration of this matter and expect a response in our favor.

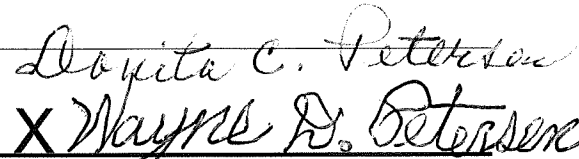
Respectfully submitted by the members of the Summerset Home Owners Association,

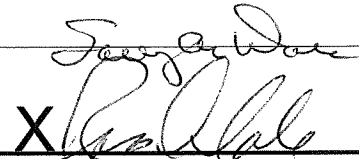
Mr. Ross Dale, President
615 East Scenic Valley Avenue
Indianola, IA 50125
641-660-2066

Members of the Summercrest Hills Home Owners Association with a residence address On East Scenic Valley Avenue are vehemently opposed to this proposed zoning change as demonstrated by the following signatures:

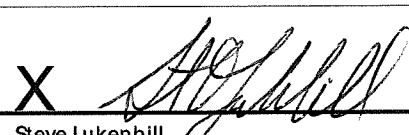

X
Terry and Anita Wise
601 East Scenic Valley Avenue

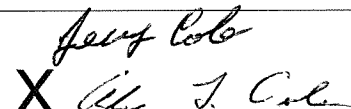

X
Dawn Gross
613 East Scenic Valley Avenue

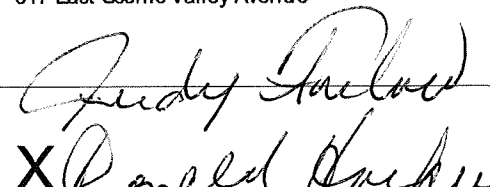

X
Wayne and Donita Peterson
603 East Scenic Valley Avenue

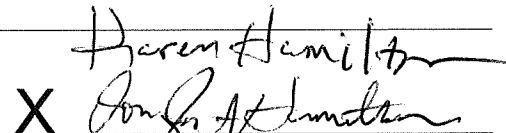

X
Ross and Sally Dale
615 East Scenic Valley Avenue


X
Pam Lukenbill
605 East Scenic Valley Avenue

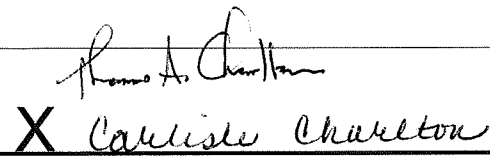

X
Steve Lukenbill
617 East Scenic Valley Avenue

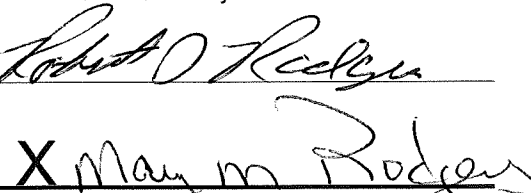

X
Jerry and Alyce Cole
607 East Scenic Valley Avenue


X
Donald Hocker and Judy Farlow
619 East Scenic Valley Avenue


X
Douglas and Karen Hamilton
609 East Scenic Valley Avenue


X
Teresa Ann Bauer
621 East Scenic Valley Avenue


X
Thomas and Carlisle Charlton
611 East Scenic Valley Avenue


X
Robert and Mary Rodgers
623 East Scenic Valley Avenue

Charlie Dissell

From: Charlie Dissell
Sent: Monday, April 20, 2020 1:13 PM
To: 'Becky Needles'; 'Erin Freeburg (erin@adorngiftandhome.com)'; 'Jeromy Pribil'; 'JoeB@downingconstruct.com'; 'Josh Rabe'; 'katfarris5@gmail.com'; 'misty@mistysold.com'; 'r-ormsby@svpa-architects.com'; 'Sarah Ritchie (ritchie.sarah@principal.com)'
Cc: Cortney Marmon
Subject: FW: Horton request

Another follow up.

Thanks!

Charlie E. Dissell, AICP
Director of Community & Economic Development
City of Indianola
110 North 1st Street
Indianola, Iowa 50125
O- (515) 962-5276
cdissell@indianolaiowa.gov

From: Betsy and Larry Heikes <redheikes@gmail.com>
Sent: Monday, April 20, 2020 12:43 PM
To: Charlie Dissell <cdissell@indianolaiowa.gov>
Subject: Re: Horton request

Thanks for the info.

On Mon, Apr 20, 2020 at 11:51 AM Charlie Dissell <cdissell@indianolaiowa.gov> wrote:

We have not seen any of the construction plans yet so I have no idea what kind of a pond they are developing here. It could be a permanent pond, similar to what is on the west side of your development next to the trail, or a temporary pond that will be used to retain water after rain event, and slowly discharge it once the rain event has concluded.

If the plan is ultimately approved, it might be a good idea for you to speak to the developer to see if they could be saved. As far as construction timeline, I have no idea. It could start as soon as this summer/fall, but it might be something that does not start until next year.

Thanks!

Charlie E. Dissell, AICP

Director of Community & Economic Development

City of Indianola

110 North 1st Street

Indianola, Iowa 50125

O- (515) 962-5276

cdissell@indianolaiowa.gov

From: Betsy and Larry Heikes <redheikes@gmail.com>

Sent: Monday, April 20, 2020 11:46 AM

To: Charlie Dissell <cdissell@indianolaiowa.gov>

Subject: Re: Horton request

Regarding the pond in Outlot Z - I have visions of an ugly ditch emptying into a stagnant pond breeding mosquitoes. Am I just paranoid?

We moved here just 1 1/2 years ago so we inherited a couple of small garden areas that appear to be about 1/2 on the new development property so I suppose these are doomed. Maybe I should contact the D R Horton representative to see if these could be saved. The ones I am concerned about would be in Outlot Z.

Assuming that the plan will be approved by Planning and Zoning, what will be the timeline for development if you know it. This summer?

Thanks again.

Larry

On Mon, Apr 20, 2020 at 11:12 AM Charlie Dissell <cdissell@indianolaiowa.gov> wrote:

Hey Larry-

1. There is not an official alley back there, but I do see the grass area you are talking about. The land that is owned by the adjacent property owner would be under their control to do in accordance to the approved plan.
2. Those outlots are the areas they are planning for their stormwater management ponds.
3. See above.
4. I am not sure of the developer's plans for these trees. The ones located in the area where the stormwater ponds would be located may be removed, but these are items we would review on the plat and the construction plans.

Please let me know if you have any other questions.

Thanks!

Charlie E. Dissell, AICP

Director of Community & Economic Development

City of Indianola

110 North 1st Street

Indianola, Iowa 50125

O- (515) 962-5276

cdissell@indianolaiowa.gov

From: Betsy and Larry Heikes <redheikes@gmail.com>

Sent: Monday, April 20, 2020 10:25 AM

To: Charlie Dissell <cdissell@indianolaiowa.gov>

Subject: Re: Horton request

We have a few more questions for the developer.

1. I assume the existing "alley way" west of our lot would disappear, is this correct? This was used mostly for the farmer who farmed this land but was maintained by people owning lots adjacent to the cornfield.

2. What are Outlots Y and Z? How will these be developed?

3. Where will the ponds be located?

4. Will the existing well established trees just to the west of our lot be removed? They appear to be part of Outlot Z and are not on any developed lots according to the diagram from D R Horton.

Thanks for your help.

Larry Heikes

On Fri, Apr 17, 2020 at 1:51 PM Betsy and Larry Heikes <redheikes@gmail.com> wrote:

Thank you for very much this information. I wish they would not try to pack so many houses in like sardines. 5000 sq. ft. lots seem tiny. Ours is 12000 with a width of 82'. It looks like the back of our lot would abut one of the developed lots and Outlot Z, whatever that is. I don't see the ponds they mention in their plan.

I was surprised to see that D R Horton received 2 out of 5 stars from Consumer Affairs based on 389 reviews from buyers. I understand that DR Horton doesn't actually do the construction but this makes me a little leery. I guess that has nothing to do with planning and zoning but I hope someone is inspecting the finished products!

Larry

On Fri, Apr 17, 2020 at 1:04 PM Charlie Dissell <cdissell@indianolaiaowa.gov> wrote:

Mr. and Ms. Heikes-

I can answer a few of these questions, but a few of them I will have to defer to the developer at the Planning and Zoning Commission meeting.

1. The R-3 Zoning District is our mixed residential zoning district and allows for single-family, two-family and multi-family residential structures. The R-5 is our planned residential zoning district. It allows the same uses as the R-3 district, but requires that the developer submit to us a plan that clarifies exactly what they will be developing.
2. The R-5 allows flexibility on lots sizes and setbacks. With the plan the developer is required to submit, they will propose lot sizes and setbacks that they feel is appropriate for their development. The Planning and Zoning Commission reviews the plan and makes a recommendation, but ultimately the City Council decides if that plan is accepted or not. The proposed plan, which I have attached, proposes the following:
 - a. Detached homes with minimum two-car attached or detached garages
 - b. Minimum Lot Width at front yard setback - 50 feet
 - c. Minimum Lot Area – 5,000 s.f.
 - d. Minimum Yard Requirements:
 - i. Front – 25 feet
 - ii. Rear – 25 feet
 - e. Side - 10 feet total (min. 5' one side)
 - f. Screening Required: None
 - g. R-3 Zoning Regulations shall apply to any items not covered within this PUD
3. The development plan is attached and proposes 73 single family residential lots. I am not aware of what the price points will be.

Hope this helps. Let me know if you have any other questions.

Thanks!

Charlie E. Dissell, AICP

Director of Community & Economic Development

City of Indianola

110 North 1st Street

Indianola, Iowa 50125

O- (515) 962-5276

cdissell@indianolaiowa.gov

From: Betsy and Larry Heikes <redheikes@gmail.com>
Sent: Friday, April 17, 2020 12:01 PM
To: Community Development <comdev@indianolaiaowa.gov>
Subject: Horton request

See attached. Thank you.



— PLANNING AND ZONING COMMISSION —

CITY OF INDIANOLA
PUBLIC COMMENT FORM

If you would like to enter an electronic public comment with the Planning and Zoning Commission, please take the following steps:

- Please turn in this completed form by 4:00 pm the business day before the meeting to comdev@indianolaiowa.gov.
- Your comment will be sent to all Planning and Zoning Commission members.
- Comments received after the deadline or during the meeting will be sent to the Planning and Zoning Commission during the meeting.

Please complete the following information:

Your Name: Larry and Marybeth Heikes

Address: 2207 N 8th St., Indianola

Agenda Item: DR Horton requested approval of Proposed Development Plan

Please provide a short summary of the topic you wish to address with the Planning and Zoning Commission.

- ① Please clarify the differences between R-3 and R-5 zoning
- ② Is DR Horton requesting a variance for their plan, such as smaller lot sizes?
- ③ Can we see a picture of the planned development? How many houses are planned? What will be the anticipated price range of the houses?

Charlie Dissell

From: Charlie Dissell
Sent: Friday, April 17, 2020 2:04 PM
To: Betsy and Larry Heikes
Subject: Re: Horton homes

This is something we review in their construction plans. They will be required to submit a stormwater management plan to show how they still take care of stormwater. And yes, we will inspect every home that is built, as well as all new roads, utilities and other infrastructure.

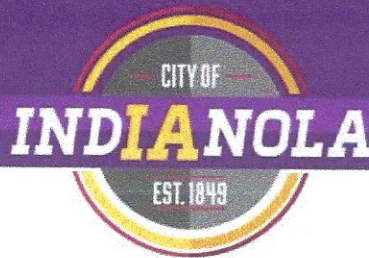
Thanks!

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

From: Betsy and Larry Heikes <redheikes@gmail.com>
Sent: Friday, April 17, 2020 2:00:39 PM
To: Charlie Dissell <cdissell@indianolaiowa.gov>
Subject: Horton homes

I forgot to ask how we can be assured that the grading in the new construction will be done so that run off from the properties abutting our backyard will not be coming into our backyard?

Larry



CITY OF INDIANOLA PUBLIC COMMENT FORM

If you would like to enter an electronic public comment with the City Council please take the following steps:

- Please turn in this completed form to cityclerk@indianolaiaowa.gov.
- Comments received by 4:00 pm the day of a council meeting will be distributed to the Mayor and City Council prior to the meeting.
- Comments received after the deadline or during the meeting will be sent to the Mayor and City Council during the meeting.

Please complete the following information:

Your Name: Linda Kerry Stecker

Address: 801 Summit Place, Indianola

City Council Meeting Date: 4-21-20

City Council Agenda Item: Proposed rezoning from R-3 mixed Res to R-5
Planned Residence District.

Example: 5A is the Consent to approve the agenda. If the comment does not relate to a specific agenda item, then please indicate "4, Public Comment".

Please provide a short summary of the topic you wish to address with the City Council. (complete a new form for each agenda item)

Please see attached.

4-21-20

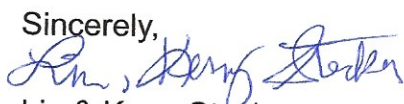
We do not support the proposed rezoning development plan from the R-3, Mixed Residential Zoning District to the R-5 Planned Residence District. As it's proposed in the preliminary plat for the following reasons:

1. The proposed plat does not enhance the Quail Meadows neighborhood, Vintage Hills, or the Summercrest businesses due to the high quantity of houses, small lot size, & small house size. We realize the developer/builder wants to maximize their investment, however, the proposed plat has too many homes for this area.
2. The target market for these homes would be first time home buyers, however, there is no room for growth and the turnover rate will become high as families will not have space to grow, possibly causing families to move out of Indianola due to a lack of new construction move up homes. There are other neighborhoods in Indianola that the proposed homes would be better suited.
3. This many homes in this small space will lead to traffic congestion on Hillcrest.
4. We would like to see comparable homes to Quail Meadows built in this space. We would like to see a plat with multiple builders to prevent the neighborhood from building cookie cutter homes.

In closing, we feel that the planning has not been well considered at times- i.e. the storage units backing up to existing homes in Quail Meadows. We love our neighborhood and want to see growth that enhances and supports our neighborhood and the surrounding area.

Thank you for your consideration.

Sincerely,


Lin & Kerry Stecker



— PLANNING AND ZONING COMMISSION —

NOTICE:

The City of Indianola is committed to the safety of our community and our organization. Therefore, since February, members of the City team have been meeting on a regular basis to monitor, plan and implement necessary communications and actions to ensure your safety and allow us all to continue to serve the Indianola community.

As the COVID-19 pandemic continues to unfold, we understand that many in our community may have questions of the City, but who also may be nervous about attending gatherings such as a Planning and Zoning Commission meeting.

Residents may view the meeting live via a live stream. To do so, please use the following link to access - https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw

If you have a question or would like to submit a public comment, but are unable to attend the Planning and Zoning Commission meeting due to concerns about COVID-19, please visit <https://www.indianolaiowa.gov/FormCenter/Community-Development-3/Public-Comment-78> or submit the form on the next page to:

comdev@indianolaiowa.gov

or

Community Development Department
110 N 1st Street
Indianola, IA 50125

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

Comments received by 5:00 pm on Tuesday, May 12, 2020 will be distributed to the Planning and Zoning Commission prior to the meeting. Comments received during the Planning and Zoning Commission meeting must be emailed to comdev@indianolaiowa.gov and contain your name and address.

If you plan on attending the meeting, please RSVP to comdev@indianolaiowa.gov.

Thank you for your cooperation, patience and understanding.



— PLANNING AND ZONING COMMISSION —

CITY OF INDIANOLA
PUBLIC COMMENT FORM

If you would like to enter an electronic public comment with the Planning and Zoning Commission, please take the following steps:

- Please turn in this completed form by 4:00 pm the business day before the meeting to comdev@indianolaiowa.gov.
- Your comment will be sent to all Planning and Zoning Commission members.
- Comments received after the deadline or during the meeting will be sent to the Planning and Zoning Commission during the meeting.

Please complete the following information:

Your Name: Charles & Kristi Rath

Address: 2105 N 8th St. Indianola

Agenda Item: Summerview plat approval

Please provide a short summary of the topic you wish to address with the Planning and Zoning Commission.

RE:
DR Horton request for approval of plat in Summerview Division
We, above named, disapprove because lots are too small,
it will devalue our properties resulting in lower tax
revenue for the city

To: City of Indianapolis Planning & Zoning Commission

RE: To the change of the land to my East
(Summercrest) from R-3 to R-5.

I live in a townhouse on East Scenic Valley Avenue. I strongly oppose this change. There are many reasons that this would not be beneficial to the residents around this land.

1) The quality of the housing is substandard. I understand the need for lower housing for families who can not afford more expensive homes; BUT providing poor quality housing for them is not the answer. They would also have a difficult time keeping up maintenance (we all know there are many costs to keeping up our homes!)

2) Squeezing more homes in the space also will cause a lot of traffic on our street; which wasn't built for that amount of traffic.

3) The proposed builders are not even using the local contractors, hence not helping the Indianapolis community.

4) The development would cause our property values to decline; making it harder for resale.

I have talked to many in our community and we are all opposed. I hope that you will consider your friends, neighbors, and taxpayers when you vote.

Thank you for your consideration,

Doug & Karen Hamilton, 609 E. Scenic Valley Avenue

Charlie Dissell

From: Charlie Dissell
Sent: Tuesday, May 5, 2020 9:26 AM
To: 'Ross Dale'
Cc: muscabucks@gmail.com; Judy Farlow
Subject: RE: Summercrest Zoning Change

Hey Ross-

Following up on this e-mail; our Commission doe have a rule in its Rules and Procedures that deals with conflict of interests. It states, "A Planning and Zoning Commission member shall abstain if the member believes there is a conflict of interest, particularly if the conflict is of a financial nature or otherwise. A member who elects to abstain from voting shall discuss the reason for the abstention with the Planning and Zoning Commission prior to the presentation of the matter under consideration. During the presentation and discussion of the matter under consideration, a member who plans to abstain from voting should remove him/herself from the proceedings and from taking any action on the issue or attempting to persuade any other member of the Planning and Zoning Commission to act in any specific direction. Planning and Zoning Commission members may not receive any type of gift for their own personal use or enjoyment related to transaction of their official Planning and Zoning Commission duties."

There is a lot of case law/examples out there, but typically, conflict of interest is a direct conflict. As far as the project subject here, I don't believe any Commission members have a direct conflict of interest. As you may recall, at the meeting in April, we had a Commission member abstain on another item because that Commission members was the listing agent on the parcel of ground. That is typically the type of conflict that requires a Commission member to abstain.

Hope this helps. Let me know if you have any other questions.

Thanks!

Charlie E. Dissell, AICP
Director of Community & Economic Development
City of Indianola
110 North 1st Street
Indianola, Iowa 50125
O- (515) 962-5276
cdissell@indianolaiowa.gov

From: Ross Dale <bosko2@nuagbosko.com>
Sent: Monday, May 4, 2020 8:45 AM
To: Charlie Dissell <cdissell@indianolaiowa.gov>
Cc: muscabucks@gmail.com; Judy Farlow <fpairiecity@gmail.com>
Subject: RE: Summercrest Zoning Change

Thanks for your prompt response, Charlie!!

As to the members of the Commission, since realtors and developers would often place themselves in conflict on many of the issues the Zoning Commission would consider, I think it only appropriate these individuals recuse themselves from any vote that directly places them in conflict. And this vote on the DR Horton zoning change is definitely one. And, if there is a mechanism in the voting protocol for someone from the public to challenge them on that, I would like to

know. I'm not trying to create a problem for you or the city; I just want the process to be fair, particularly to those most impacted by their decisions.

Thanks again, Charlie!!

Ross

From: Charlie Dissell <cdissell@indianolaiowa.gov>
Sent: Monday, May 4, 2020 8:30 AM
To: Ross Dale <bosko2@nuagbosko.com>
Cc: muscabucks@gmail.com; Judy Farlow <fpairiecity@gmail.com>
Subject: RE: Summercrest Zoning Change

Hey Ross-

First, this meeting is for the subdivision plat only, not the zoning change. The zoning change has already been reviewed by the Commission, so the next step for the Commission is to review the Subdivision Plat (the actual layout of the lots). I've attached the plat. There are some changes from what was presented before based on comments from the last review. Also, the lots numbers are not showing up on this, and I'm waiting for an updated copy from the Engineer. The packet for this meeting should be published in the next few days. This meeting will be set up just like the last one, so concerns can be voiced in the same manner.

The letters were sent to the same list, in which you were included on. I've attached a copy of the letter that was sent to you. I'm not sure why you did not receive yours.

The City Council selects members for the Planning and Zoning Commission based on those who submit applications to be placed on the Commission. I know we do not normally get many applications, so the pool of applications they choose from are typically limited. More information, including an application, can be found here:
<https://www.indianolaiowa.gov/164/Boards-Commissions>

Thanks!

Charlie E. Dissell, AICP
Director of Community & Economic Development
City of Indianola
110 North 1st Street
Indianola, Iowa 50125
O- (515) 962-5276
cdissell@indianolaiowa.gov

From: Ross Dale <bosko2@nuagbosko.com>
Sent: Monday, May 4, 2020 8:15 AM
To: Charlie Dissell <cdissell@indianolaiowa.gov>
Cc: muscabucks@gmail.com; Judy Farlow <fpairiecity@gmail.com>
Subject: RE: Summercrest Zoning Change

Charlie,

I have just received your letter dated April 30, 2020 addressed to some of our other Summercrest Hills HOA members giving notice of a meeting on the controversial issue of the zoning change for the property directly to the East of our homes. As indicated in the email exchange below, I had requested any further information surrounding this issue, including the required updated plats, and changes voted on in the previous zoning meeting. It would appear that there is more information, and there is another meeting prior to the June 1 Council meeting. I guess my question is, as

President of our HOA, and having received the original letter of notice due to living within 200 feet from the property in question, why did I not receive the April 30 letter? Further, I'm asking you what we need to do to voice our concerns to the board for this meeting?

A general question to you; How are the members of the planning and zoning board selected? It would seem there are a number of realtors and developers on the board which, by the nature of their vested interest and potential economic gain, would create a conflict of interest resulting in prejudicial judgement and the casting of a bias vote. And, from what I observed, their voice is much more weighty than the people most adversely affected by their decisions. I might suggest a much more balanced board that would be free from conflict. You might consider forming an advisory board that would offer input to the voting body, but would not be allowed to cast a bias vote that would, not doubt, result in their own person gain.

I look forward to the information relating to the May 12 meeting, and further discussion on the balance and fairness of the zoning board.

Ross

From: Charlie Dissell <cdissell@indianolaiowa.gov>

Sent: Monday, April 27, 2020 12:31 PM

To: Ross Dale <bosko2@nuagbosko.com>

Subject: RE: Summercrest Zoning Change

Hey Ross-

No information has been received yet. The next public hearing on this item will be set for the June 1 Council meeting. That meeting will be at 6 PM.

Thanks!

Charlie E. Dissell, AICP
Director of Community & Economic Development
City of Indianola
110 North 1st Street
Indianola, Iowa 50125
O- (515) 962-5276
cdissell@indianolaiowa.gov

From: Ross Dale <bosko2@nuagbosko.com>

Sent: Monday, April 27, 2020 12:12 PM

To: Charlie Dissell <cdissell@indianolaiowa.gov>

Subject: Summercrest Zoning Change

Hi Charlie,

During last Tuesday's meeting you gave DR Horton opportunity to revise their plat, provide grade drawings for their proposed housing and other things the commission requested them to do. You stated that you would make those items available to us once you received them. Have you received any further information on this proposal yet, and, if so, could you please forward them to me? Also, I need to know the dates and times for all future meetings regarding this issue.

Thank you for your response,

Ross

Ross Dale
615 East Scenic Valley Avenue

Indianola, IA 50125
641-660-2066

Charlie Dissell

From: Nuagbosko2 <bosko2@nuagbosko.com>
Sent: Monday, May 11, 2020 3:18 PM
To: Charlie Dissell
Cc: muscabucks@gmail.com; Judy Farlow; Ross Cell
Subject: Re: Summercrest Zoning Change

I'm sorry Charlie, but having built homes some 15 years ago, it's impossible to put that size home on the lot size they're proposing, and at the selling price they're suggesting! Even your realtor-laced Commission members should know that. To me it's a formula for disaster for Indianola, and the deceived home owner that buys one. How can you even think about allowing this to happen to our city, and the people who place their trust in our leadership. They will have no clue, but all the Commission does! Sorry for my emotion, Charlie, but this goes well beyond a simple zoning change.

Respectfully,

Ross

Sent from my iPhone

On May 11, 2020, at 11:22 AM, Charlie Dissell <cdissell@indianolaiowa.gov> wrote:

They did indicate in the e-mail that sizes ranged from 1,500 SF to 2,600 SF. Pricing will be market specific, but their guess was between \$250,000 - \$300,000.

Thanks!

Charlie E. Dissell, AICP
Director of Community & Economic Development
City of Indianola
110 North 1st Street
Indianola, Iowa 50125
O- (515) 962-5276
cdissell@indianolaiowa.gov

From: Nuagbosko2 <bosko2@nuagbosko.com>
Sent: Monday, May 11, 2020 11:17 AM
To: Charlie Dissell <cdissell@indianolaiowa.gov>
Cc: muscabucks@gmail.com; Judy Farlow <fpairiecity@gmail.com>; Ross Cell <bosko2@nuagbosko.com>
Subject: Re: Summercrest Zoning Change

Thank you, Charlie,

These seem to be general designs they might offer to the public, but they don't indicate square footage and/or dimensions of footprints. This information should be more specific to their intentions so we can all know what would actually be constructed. And, which ones are slab on grade designs? That would be important to know.

Thanks again!

Ross

Sent from my iPhone

On May 11, 2020, at 10:18 AM, Charlie Dissell <cdissell@indianolaiowa.gov> wrote:

Hey Ross-

We did get some elevations for the proposed homes this morning, and those will be distributed to the Commission tomorrow, and included in the City Council Packet.

I'm also attaching them here so you have a copy. Let me know if you have any questions.

Thanks!

Charlie E. Dissell, AICP
Director of Community & Economic Development
City of Indianola
110 North 1st Street
Indianola, Iowa 50125
O- (515) 962-5276
cdissell@indianolaiowa.gov

From: Ross Dale <bosko2@nuagbosko.com>
Sent: Saturday, May 9, 2020 5:21 PM
To: Charlie Dissell <cdissell@indianolaiowa.gov>
Cc: muscabucks@gmail.com; 'Judy Farlow' <fpriaiyecity@gmail.com>
Subject: RE: Summercrest Zoning Change

Hi Charlie,

Attached is a letter from the residents of both Summercrest Hills and Quail Meadows opposing the proposed zoning change from the current R-3 to R-5, and further, the development proposal by D.R Horton. It points out the request of change in the proposal that are obviously in direct conflict with the cities own codes. And you will notice the support of the letter is shown by some 45 signatures of the people that stand to be most harmed by allowing these changes to be made, and this type of development to proceed. Please consider the seriousness and substance of this letter, and have each member of the Commission give an honest review of the statutes and their position in conflict.

Also note that I and one other will be attending the meeting on Tuesday evening.

Thank you for your consideration to our position.

Ross Dale
615 East Scenic Valley Avenue

Indianola, IA 50125
641-660-2066

From: Charlie Dissell <cdissell@indianolaiowa.gov>
Sent: Monday, May 4, 2020 8:58 AM
To: Ross Dale <bosko2@nuagbosko.com>
Cc: muscabucks@gmail.com; 'Judy Farlow' <fprairiecity@gmail.com>
Subject: RE: Summercrest Zoning Change

Not sure why its not working...Ill just attach the whole list of letters that were sent.

Thanks!

Charlie E. Dissell, AICP
Director of Community & Economic Development
City of Indianola
110 North 1st Street
Indianola, Iowa 50125
O- (515) 962-5276
cdissell@indianolaiowa.gov

From: Ross Dale <bosko2@nuagbosko.com>
Sent: Monday, May 4, 2020 8:47 AM
To: Charlie Dissell <cdissell@indianolaiowa.gov>
Cc: muscabucks@gmail.com; 'Judy Farlow' <fprairiecity@gmail.com>
Subject: RE: Summercrest Zoning Change

Sorry Charlie, but the letter file won't open. Maybe you can try again.
Ross

From: Charlie Dissell <cdissell@indianolaiowa.gov>
Sent: Monday, May 4, 2020 8:30 AM
To: Ross Dale <bosko2@nuagbosko.com>
Cc: muscabucks@gmail.com; Judy Farlow <fprairiecity@gmail.com>
Subject: RE: Summercrest Zoning Change

Hey Ross-

First, this meeting is for the subdivision plat only, not the zoning change. The zoning change has already been reviewed by the Commission, so the next step for the Commission is to review the Subdivision Plat (the actual layout of the lots). I've attached the plat. There are some changes from what was presented before based on comments from the last review. Also, the lots numbers are not showing up on this, and I'm waiting for an updated copy from the Engineer. The packet for this meeting should be published in the next few days. This meeting will be set up just like the last one, so concerns can be voiced in the same manner.

The letters were sent to the same list, in which you were included on. I've attached a copy of the letter that was sent to you. I'm not sure why you did not receive yours.

The City Council selects members for the Planning and Zoning Commission based on those who submit applications to be placed on the Commission. I know we do not normally get many applications, so the pool of applications they choose from are typically limited. More information, including an application, can be found here: <https://www.indianolaiaowa.gov/164/Boards-Commissions>

Thanks!

Charlie E. Dissell, AICP
Director of Community & Economic Development
City of Indianola
110 North 1st Street
Indianola, Iowa 50125
O- (515) 962-5276
cdissell@indianolaiaowa.gov

From: Ross Dale <bosko2@nuagbosko.com>
Sent: Monday, May 4, 2020 8:15 AM
To: Charlie Dissell <cdissell@indianolaiaowa.gov>
Cc: muscabucks@gmail.com; Judy Farlow <fpairiecity@gmail.com>
Subject: RE: Summercrest Zoning Change

Charlie,

I have just received your letter dated April 30, 2020 addressed to some of our other Summercrest Hills HOA members giving notice of a meeting on the controversial issue of the zoning change for the property directly to the East of our homes. As indicated in the email exchange below, I had requested any further information surrounding this issue, including the required updated plats, and changes voted on in the previous zoning meeting. It would appear that there is more information, and there is another meeting prior to the June 1 Council meeting. I guess my question is, as President of our HOA, and having received the original letter of notice due to living within 200 feet from the property in question, why did I not receive the April 30 letter? Further, I'm asking you what we need to do to voice our concerns to the board for this meeting?

A general question to you; How are the members of the planning and zoning board selected? It would seem there are a number of realtors and developers on the board which, by the nature of their vested interest and potential economic gain, would create a conflict of interest resulting in prejudicial judgement and the casting of a bias vote. And, from what I observed, their voice is much more weighty than the people most adversely affected by their decisions. I might suggest a much more balanced board that would be free from conflict. You might consider forming an advisory board that would offer input to the voting body, but would not be allowed to cast a bias vote that would, not doubt, result in their own person gain.

I look forward to the information relating to the May 12 meeting, and further discussion on the balance and fairness of the zoning board.
Ross

From: Charlie Dissell <cdissell@indianolaiaowa.gov>
Sent: Monday, April 27, 2020 12:31 PM

To: Ross Dale <bosko2@nuagbosko.com>

Subject: RE: Summercrest Zoning Change

Hey Ross-

No information has been received yet. The next public hearing on this item will be set for the June 1 Council meeting. That meeting will be at 6 PM.

Thanks!

Charlie E. Dissell, AICP
Director of Community & Economic Development
City of Indianola
110 North 1st Street
Indianola, Iowa 50125
O- (515) 962-5276
cdissell@indianolaiowa.gov

From: Ross Dale <bosko2@nuagbosko.com>

Sent: Monday, April 27, 2020 12:12 PM

To: Charlie Dissell <cdissell@indianolaiowa.gov>

Subject: Summercrest Zoning Change

Hi Charlie,

During last Tuesday's meeting you gave DR Horton opportunity to revise their plat, provide grade drawings for their proposed housing and other things the commission requested them to do. You stated that you would make those items available to us once you received them. Have you received any further information on this proposal yet, and, if so, could you please forward them to me? Also, I need to know the dates and times for all future meetings regarding this issue.

Thank you for your response,

Ross

Ross Dale
615 East Scenic Valley Avenue
Indianola, IA 50125
641-660-2066

<x482 ASBURY-ASHER-Elevation-B3-CS23-DRHe.jpg>
<x424 BELFORD-BELLAMY-Elevation-B3-CS7-DRHe.jpg>
<x430 BRIDGEPORT-BRIDGESTONE-Elevation-B3-CS1-DRHe.jpg>
<x422 CLAIBORNE-CHATHAM-Elevation-A3-CS5-DRHe.jpg>
<x429 HALEY-HENLEY-Elevation-D3-CS19-DRHe.jpg>
<x421 HAMPSTEAD-HARMONY-Elevation-B2-CS21-DHRe.jpg>
<x427 HOLLAND-HOLCOMBE-Elevation-A2-CS12-DRHe.jpg>
<x450 NEWBERRY-NEWCASTLE-Elevation-B2-CS9-DRHe.jpg>
<x426 PENNINGTON-PENDLETON-Elevation-C2-CS17-DHRe.jpg>
<X423 SIERRA-SIENNA - Elevation-D1-CS13-DRHe.jpg>

From: noreply@civicplus.com
Sent: Monday, May 4, 2020 3:05 PM
To: Community Development
Subject: Online Form Submittal: Public Comment

Public Comment

Public Comment Form

Please complete this form to submit your public comment to the Community Development office. If you have any questions please contact Community Development at 515-961-9430, or email: ComDev@indianolaiaowa.gov

First Name	Elizabeth
------------	-----------

Last Name	Freese
-----------	--------

Street Address	603 E Hillcrest Ave
----------------	---------------------

Apt / Suite Number	<i>Field not completed.</i>
--------------------	-----------------------------

City	Indianola
------	-----------

State	IA
-------	----

Zip Code	50125
----------	-------

Email Address	betsy.freese@meredith.com
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Agenda Information

- Please indicate the date of the meeting your comment relates to. The type of comment you are submitting. The Agenda item number and title as it appears on the published agenda.

Agenda Date	5/12/2020
-------------	-----------

My comment applies to:	Specific Agenda Item
------------------------	----------------------

Agenda Item Number & Title	DR Horton plat of Summercrest subdivision
----------------------------	---

Public Comment	We live across from the proposed subdivision and are concerned with the density and quality of houses being built. It sounds like there is very little green space and some of the houses are built on slabs and low quality. Also, please consider the impact on traffic along busy Hillcrest Ave.
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Email not displaying correctly? [View it in your browser.](#)

From: noreply@civicplus.com
Sent: Friday, May 8, 2020 11:58 AM
To: Community Development
Subject: Online Form Submittal: Public Comment

Public Comment

Public Comment Form

Please complete this form to submit your public comment to the Community Development office. If you have any questions please contact Community Development at 515-961-9430, or email: ComDev@indianolaiaowa.gov

First Name	Todd
Last Name	Forret
Street Address	803 Summit Place
Apt / Suite Number	<i>Field not completed.</i>
City	Indianola
State	Iowa
Zip Code	50125
Email Address	<i>Field not completed.</i>

Agenda Information

- Please indicate the date of the meeting your comment relates to. The type of comment you are submitting. The Agenda item number and title as it appears on the published agenda.

Agenda Date	5/12/2020
My comment applies to:	Specific Agenda Item
Agenda Item Number & Title	Summercrest Subdivision
Public Comment	Planning and Zoning Commission I am contacting you in regards to the housing development proposed by Josh Moulton of DR Horton. After reviewing the information the city sent I tried finding some information on the builder. Realizing that there are going to be many different opinions on quality, etc. I didn't find any glowing comments on the BBB or any other consumer sites.

1. In talking with neighbors, no one is excited about over 70 homes being shoehorned into this small tract of land. If I understand correctly, our city code calls for lots to be no smaller than 6000 sq. ft. and they have proposed 5000 sq.ft. as the minimum. We would like to see yards, landscaping, and trees. Not rows of boxes 8 feet apart!

2. We would like to see homes and yards of similar size and style to the Quail Meadows neighborhood. We are hearing that at least some of these proposed homes would be slab homes. My concern is that putting in small homes with no land to go with it only promotes lots of turnover and not long-term homeownership. We want to see variety and not a cookie cutter neighborhood. I emailed the builder weeks ago asking about what type of homes he intended to build there and if he could give me some examples. I got no reply.

3. We don't want our homes to become devalued because of what is built nearby. I already made the mistake of not doing more to assure the storage units didn't go behind my home. I don't need low income housing next to me, too.

4. I also have some concern as to the amount of traffic that would eventually be created in relation to the number of streets, lanes of traffic, and businesses located in this area.

5. As an employee of the Indianola CSD, I can tell you we have seen a downward trend in our enrollment over the last three years. We need to have homes being built that encourage families to come here and stay. Homes that offer room to grow over years will be needed. **OUR CITY DOES NOT NEED MORE SHORT TERM HOUSING!**

I don't pretend to have a deep knowledge about everything that goes into these decisions, but I do have some concerns about the proposal as it was presented. If our city leaders are serious about Indianola growing in a positive way they need to be very cautious about how to go about it and listen to the citizens.

Consider what image we are presenting to prospective homeowners we are trying to attract and the other suburb cities we are competing with. I don't want to be Ankeny or Waukee, but I also don't necessarily want to be stuck in what we've been either. Thank you for your time and consideration.

Todd and Jen Forret
803 Summit Place

Email not displaying correctly? [View it in your browser.](#)

To: Indianola Planning and Zoning Commission

From: Residents of Summercrest Hills and Quail Meadow subdivisions

Date: May 9, 2020

RE: Rezoning

We were surprised and disappointed with the decision made by the Indianola Planning and Zoning Commission at their most recent meeting regarding the proposed development of the land between our subdivisions, north of East Hillcrest Avenue.

There were decisions made that will violate at least two chapters in the current zoning regulations. The proposed request made by D.R. Horton, builders, is to change the zoning from R-3 to R-5 so they can build homes that could not be built if it were to remain R-3, and for variances to the R-5 requirements if the change were to be approved.

1. To quote from chapter 165, 1027, *"It is not the intent of this classification to permit an unrelated mixture of uses to be developed, but to permit the establishment of unified developments with uses arranged in a manner **compatible with one another, the site to be developed and the surrounding area.**"*

The proposed development would permit an unrelated mixture, not unified with the surrounding area. Immediately abutting properties include the Vintage Hills and Scenic Trails facilities, both of which are housing for senior citizens.

The proposed homes would also not be compatible in dollar value or lot sizes with those on East Scenic Valley Avenue nor with those in Quail Meadow that abut the proposed new subdivision are, and would certainly have a negative impact on the value of those homes.

2. The builder proposes to construct 70 homes on this 17.7-acre site. This would result in a density of 4.0 lots per acre, or .252 acres/lot, which is greater than what is set out in the Indianola Comprehensive Plan.

The lots in Quail Meadow that abut the proposed plat are 12,808 square feet, and the lots in Summercrest Hills are 9,000 square feet, whereas the proposed lots are approximately 7,200 square feet. Obviously, this is **not "compatible with the surrounding area."**

The members of the commission suggested that the average density of the area, when this new development is combined with the density in Summercrest Hills and Quail Meadow, would be acceptable. We believe this would be in contradiction with the intent of the density plan and therefore in violation. We believe each new subdivision should stand on its own and meet the zoning requirements.

The houses on the west end of Quail Meadow range from 25 to 42 feet apart, whereas those in the proposed plan will be between 10 and 15 feet apart. Again, **not “compatible with the surrounding area.”**

Chapter 165-1027 STANDARDS AND REQUIREMENTS #3 reads: “*Yards, Area and Height. Variations in yard requirements, lot area and height required in the R-3 district may be approved for the planned residence district; however, the minimum yards around the boundaries of the R-5 district shall not be less than required in the R-3 district.*” Under the R-3 requirements cited in Chapter 165-1020 under MINIMUM LOT AREA, WIDTH AND DEPTH, for single-family Dwelling: Area is 7200 square feet, but width is 60 feet. According to the city’s own CODE OF ORDINANCES, the “yards around the boundaries of the R-5 district shall not be less than required in the R-3 district”.

So, the statute requires a 60-foot lot frontage for each lot that abuts an R-3 zone, but most of those abutting lots on the plat plan proposed by Stubbs Engineering show a 53-foot frontage.

When presented with this fact during the Planning and Zoning Commission’s meeting, the developer’s representative (Brandon Stubbs) stated that D.R. Horton could not make this development “work for them, financially,” if they were held to that clause, and would have to look elsewhere to build. Why is this the City of Indianola’s problem?

The two most recent two homes sold in Quail Meadow sold for an average of \$346,000.00. The townhomes in Summercrest Hills have appraised values ranging from \$270,000.00 to \$305,000.00. We were told in the meeting that the proposed homes would be listed in the \$240,000.00 to \$260,000.00 range. Once again, **not “compatible with the surrounding area.”**

During the meeting, Al Farris, a member of the commission asked, “If we were to approve this, wouldn’t that be in effect setting a new regulation for the future? If you approve this variance once, you’ll be expected to approve it again. Are we prepared to do that every time?”

All of this prompts us to ask you: is it the city’s responsibility to bend the codes to meet a developer’s financial needs or is it the developer’s responsibility to meet the city’s codes?

3. During that meeting, the commission requested that grade drawings of the houses be submitted to the commission members so they could see what the houses would look like. They also requested a plan for landscaping, especially in the buffer zones. As of today, two business days before the next meeting, neither have been received. We cannot believe the Commission can even consider this zoning change request without them.

4. The plat for this new development indicates East Scenic Valley Avenue being connected from Summercrest Hills to Quail Meadows, traversing the proposed development. This would result in a considerable increase of traffic on East Scenic Valley Avenue, which is currently a dead end. This would also reduce the value of our homes and increase safety risks to pedestrians and bicyclists.

5. In the zoning meeting, Mr. Stubbs was asked if there were going to be plans to comply with the city's Comprehensive Plan regarding open space in an R-5 zone. That plan reads, "*Planned residence districts shall take into consideration the need for open space and recreation areas to enhance the general character of the area.*" He asked if the city would take ownership and maintenance of a park or open space, were it to be included, and was told the Commission would have to ask the Parks and Recreation department but their budget was already stressed. One committee member indicated there would be access to recreation via the Summerset (hiking and bicycling) Trail, however this development would not have direct access to it, and the closest public park, according to Mr. Farris, would be Dayton Park. Parents would not likely permit their children to walk or bike westward on Hillcrest, (where there is no sidewalk connecting all the way to Hwy. 65), southerly on Jefferson Way, then easterly on Euclid Ave, to northward on North 6th Street to get to that park, for a total of 2.1 miles each way.

6. It is my understanding the D.R. Horton uses their own corporate real estate brokers. This would eliminate any of our local realtors from receiving any benefit from the listing of these units for sale. However, local realtors might bring prospective buyers to the table and receive partial commission from the sale, which brings up another point of concern: there are realtors and developers on the Planning and Zoning Commission, including one who, we understand, was once an ~~associate~~ D.R. Horton. This presents a conflict of interest, and per the rules of the Commission, those persons who have any possible vested interest or possible gain from the Commission's decisions and actions should recuse themselves from the discussions and decisions of that matter as well as from discussing the matter with other members of the Commission.

associate
with

That has not happened in this case, and such disrespect of the Commission's own rules should send this zoning change request back to the commission for another hearing without all such members present.

7. It is also my understanding that D.R. Horton brings their own tradespeople: carpenters, plumbers, electricians, roofers, HVAC installers, etc. This would eliminate any of our Indianola companies from receiving any benefit from the construction of these units. Will our city inspectors be on site daily to ensure that these imported tradespeople are properly certified by the city and/or state?

8. Has any consideration been given to the impact of additional students to our schools that may result from these 69 units? Is there adequate physical space and are there funds to pay for additional staff to accommodate the increased number of children that this development will bring?
9. Finally, I strongly urge each member of the council to research what D.R. Horton's past home buyers have said about their experiences. You can do this at https://www.consumeraffairs.com/housing/dr_horton.html, where the company received a 2-star rating out of a possible 5 stars from 383 submissions in the past year and 640 complaints in the past 3 years. You can learn even about more disturbing issues at <https://www.bbb.org/us/tx/arlington/profile/home-builders/dr-horton-0825-1000147885>, where they receive a 1-star out of a possible 5 rating. While a few of the complaints are about relatively minor issues, most concern major problems, like cracked foundations, houses too close to their lot lines, sagging roofs, leaking plumbing, improper grading leading to flooded basements and more.

A very common comment is that D.R. Horton rarely replies to complaints timely and, when they do, the customer is often stalled beyond the 1-year home warranty period or until they simply give up trying to get satisfaction.

One might say that this number of registered complaints, plus the unknown number of complaints that are not listed on these two sites, is an "inconsequential" percentage when considering the total number of homes D.R. Horton builds. We ask, "How many complaints need to be registered for the lack of quality and customer service for it to be "consequential?"

Is that the kind of construction we want Indianola to be known for?

In consideration of all of the above, we ask that you deny D.R. Horton's request to change the zoning of this parcel from R-3 to R-5.

Representing these concerned residents,

Tom Charlton

611 East Scenic Valley Avenue

Indianola, IA 50125

563-299-9451

1) Tom and Carlisle Charlton - 611 E. Scenic Valley Avenue.
Tom Charlton Carlisle Charlton

2) Terry and Anita Wise - 601 E. Scenic Valley Ave.
Anita Wise Terry Wise

3) Ross and Selly Dale - 615 E. Scenic Valley Ave.
Ross Dale Selly Dale

4) Judy Farlow *Judy Farlow*
Don Hoeker *Don Hoeker*
619 E Scenic Valley Ave
Indianola, Iowa 50125

5) Wayne & Donita Petersen - 603 E. Scenic Valley Ave.
Wayne Petersen
Donita C. Petersen

6) Teresa Bruer - 621 E. Scenic Valley Ave.
Teresa Bruer

7) Jerry + Alyce Cole - 607 E Scenic Valley Ave.
Jerry Cole *Alyce Cole*

8) Doug + Karen Hamilton - 609 E. Scenic Valley Ave.
Doug A. Hamilton *Karen Hamilton*

9) Steve Luckenbill - 617 E. Scenic Valley Ave.
Steve Luckenbill

10) Robert + Mary Rodgers - 623 E. Scenic Valley Ave
Robert Rodgers *Mary Rodgers*

11) Bob + Merrie Schoarover - 2053 9th Ave
Bob Schoarover *Merrie Schoarover*

12) Frank Brent & Michelle Willis
Frank Brent Willis *Michelle Willis* *mwillis7949@gmail.com*

13) Jaci Kennedy *Jaci Kennedy*
2009 N 8th St *Amelia Kennedy*

14) Kerry Stecker - 881 Summit Pl.
Kerry Stecker

15) *Todd and Jen Forret*
603 Place,

Todd M. Forret

Jen Forret

16) Alan Schneider
805 Summit Place

Alan Schneider

17) Rhonda Henry

Rhonda Henry

18) Wade Henry

Wade Henry

19) Gayla Tighe.
2011 N. 8th St.

Gayla Tighe

20) Kristi Ratt
2105 N. 8th St.

Kristi Ratt

Charles Ratt

21) Garrett Reynolds
2201 N 8th St
Stephanie Reynolds

Garrett Reynolds

22) Don Koch Sr
2208 No. 8th
Cheryl

Don A. Koch
Cheryl Koch

23) Sue Edwards
800 E Trail Ridge Pl

Sue Edwards

24) Randy R. Edwards
800 E. Trail Ridge

Randy R. Edwards

25) Emily Edwards
800 E Trail Ridge Pl

Emily R. Edwards

26) Robert Burkhardt - 808 Summit Place

John R. Burkhardt

27) Dawn Gross 413 E Scenic Valley Ave
Dawn Gross

Charlie Dissell

From: Scott J Kelly <SJKelly@drhorton.com>
Sent: Monday, May 11, 2020 10:17 AM
To: Charlie Dissell
Cc: Nathan Drew; Branden Stubbs
Subject: RE: Summercrest

The smallest is 1,500 SF and the largest is 2,600 SF. Those numbers do not include basement finishes. They're large. Pricing will be market specific, but I would guess \$250,000 - \$300,000.

From: Charlie Dissell <cdissell@indianolaiowa.gov>
Sent: Monday, May 11, 2020 10:12 AM
To: Scott J Kelly <SJKelly@drhorton.com>
Cc: Nathan Drew <nathan@drewrealtyusa.com>; Branden Stubbs <branden@stubbs3.com>
Subject: RE: Summercrest

Yes, we will include this with both the Commission and Council packets. Just out of curiosity, can we get a range on the square feet of the homes, as well as an estimated price point?

Thanks!

Charlie E. Dissell, AICP
Director of Community & Economic Development
City of Indianola
110 North 1st Street
Indianola, Iowa 50125
O- (515) 962-5276
cdissell@indianolaiowa.gov

From: Scott J Kelly <SJKelly@drhorton.com>
Sent: Monday, May 11, 2020 10:03 AM
To: Charlie Dissell <cdissell@indianolaiowa.gov>
Cc: Nathan Drew <nathan@drewrealtyusa.com>; Branden Stubbs <branden@stubbs3.com>
Subject: RE: Summercrest

No problem. Word travels like wild fire. Can you please make sure each one of the city council members has these elevations so they are informed and can inform others so the rumor doesn't persist?

Thanks,
Scott

From: Charlie Dissell <cdissell@indianolaiowa.gov>
Sent: Monday, May 11, 2020 9:50 AM
To: Scott J Kelly <SJKelly@drhorton.com>
Cc: Nathan Drew <nathan@drewrealtyusa.com>; Branden Stubbs <branden@stubbs3.com>
Subject: RE: Summercrest

Hey Scott!

I appreciate these elevations. This will help hopefully. The rumor on a mobile home park got started because a property owner looked up Warren County's zoning ordinance rather than the City's zoning ordinance (Warren County's R-5 zoning is for mobile home parks). I corrected that landowner when I got asked the question on a Monday morning, but the rumor really took off that weekend.

Thanks!

Charlie E. Dissell, AICP
Director of Community & Economic Development
City of Indianola
110 North 1st Street
Indianola, Iowa 50125
O- (515) 962-5276
cdissell@indianolaiowa.gov

From: Scott J Kelly <SJKelly@drhorton.com>
Sent: Monday, May 11, 2020 9:42 AM
To: Charlie Dissell <cdissell@indianolaiowa.gov>
Cc: Nathan Drew <nathan@drewrealtyusa.com>; Branden Stubbs <branden@stubbs3.com>
Subject: Summercrest

Charlie,

There is a rumor out there (who knows how the heck it got started) that we're pursuing a literal "trailer park" in Indianola... I thought I would send you some example streetscapes so if/when you hear it, you have some firepower to dispel that nonsense. Please see attached.

Let me know if you have any questions and feel free to pass these along to whomever at the city level.

Thanks,
Scott



SCOTT KELLY
Land Acquisitions

D.R. HORTON
1910 SW Plaza Shops Ln, Ankeny, IA 50023
office: 515.620.4227 **mobile:** 515.650.0216

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Meeting Date: 06/01/2020

Subject

Public Hearing on a proposed Development Plan and rezoning from the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District.

Information

The Mayor will open the public hearing on a request from Josh Moulton of DR Horton for approval of a Proposed Development Plan and to rezone a parcel of land in the SE ¼ of the SW ¼ of Section 18, Township 76 North, Range 23 West Of the 5th P.M., City of Indianola, Iowa from the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District.

Due to the COVID-19 pandemic, comments may be submitted prior to or during the public hearing to cityclerk@indianolaiowa.gov or by calling 515-962-5240 during the meeting.

Fiscal Impact

Attachments

Public Hearing Notice

**NOTICE OF PUBLIC HEARING TO CONSIDER AN AMENDMENT OF ZONING
DISTRICT BOUNDARIES FROM THE R-3, MIXED-RESIDENTIAL ZONING
DISTRICT TO THE R-5, PLANNED RESIDENCE DISTRICT AND FOR APPROVAL
OF A PROPOSED DEVELOPMENT PLAN.**

Notice is Hereby Given: That at 6:00 P.M., at the Council Chambers, City Hall, 110 N. 1st Street, Indianola, IA 50125 on June 1, 2020, the City Council of the City of Indianola, Iowa (The “City”) will hold a public hearing to consider an amendment of zoning district boundaries from the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District and for approval of a proposed development Plan for the following described property:

A parcel of land in the SE ¼ of the SW ¼, except Summercrest Hills Plats 2, 3, 4 & 5, of Section 18, Township 76 North, Range 23 West of the 5th P.M., City of Indianola, Iowa

A copy of the proposed ordinance is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or present oral comments with respect to the subject matter of the hearing.

Due to the COVID-19 Pandemic, the City of Indianola is currently hosting its meetings virtually at https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw for those who do not wish to attend in person.

You may also view the meeting via a zoom webinar:

<https://us02web.zoom.us/j/89986685758?pwd=WkwrbIZCWet3Q3FCazRmNHQzNFF3dz09>

Password: 635778

Or iPhone one-tap: 1-646-558-8656, 89986685758# or 1-301-715-8592, 89986685758#

Or Telephone Dial: 1-646-558-8656 or 1-301-715-8592 or 1-312-626-6799 or 1-669-900-9128 or 1-253-215-8782 or 1-346-248-7799. Webinar ID: 899 8668 5758

All comments submitted will become a part of the published hearing. This Notice is published by order of the City Council of the City of Indianola, Iowa on May 4, 2020.

\s\Andrew J. Lent, City Clerk

Meeting Date: 06/01/2020

Subject

First consideration of an ordinance approving a proposed Development Plan and rezoning from the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District.

Information

Council will need to consider an ordinance to rezone a parcel of land in the SE ¼ of the SW ¼ of Section 18, Township 76 North, Range 23 West Of The 5th P.M., City of Indianola, Iowa from the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District.

Fiscal Impact

Attachments

Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, FOR CHANGE OF ZONING DISTRICT BOUNDARIES FROM THE R-3, MIXED-RESIDENTIAL ZONING DISTRICT TO THE R-5, PLANNED RESIDENCE DISTRICT AND APPROVAL OF A PROPOSED DEVELOPMENT PLAN

WHEREAS, the City Council of the City of Indianola, Iowa, deems it necessary and proper to amend the zoning from the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District and approval of a Proposed Development Plan for real property described as the Southeast Quarter of the Southwest Quarter, except Summercrest Hills Plats 2, 3, 4 and 5, of Section 18, Township 76 North, Range 23 West of the 5th P.M., Iowa.

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 R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District for real property described as the Southeast Quarter of the Southwest Quarter, except Summercrest Hills Plats 2, 3, 4 and 5, of Section 18, Township 76 North, Range 23 West of the 5th P.M., Iowa.

Section 2: That the Proposed Development Plan for real property described as the Southeast Quarter of the Southwest Quarter, except Summercrest Hills Plats 2, 3, 4 and 5, of Section 18, Township 76 North, Range 23 West of the 5th P.M., Iowa, is approved.

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 _____ 2020.

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent, City Clerk

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

Subject
Campground Rezoning

Information

Fiscal Impact

Attachments

Campground Rezoning Memorandum
Staff Report
Campground Application
Map
Campground East



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: May 22, 2020
Re: An Ordinance Amending The Municipal Code Of The City Of Indianola, Iowa, For
Change Of Zoning District Boundaries From The A-1, Agricultural Zoning District
To A-2 Mixed Agricultural Zoning District

At its meeting on May 4, the City Council set a public hearing for this rezoning request to be held on June 1. The proposed rezoning is being requested to facilitate a future campground. As the City Council will recall, at its January 21, 2020 meeting, a rezoning request of approximately 65 acres of land, located immediately west of the area proposed in this application, from A-1 to A-2, was approved. This subject rezoning is to add additional land to the area planned for the campground.

At its meeting on April 21st, the Planning and Zoning Commission reviewed this item, and, on an 8-0 vote, recommended the request be approved. Attached to this memo is the staff report that was provided to the Planning and Zoning Commission, as well as the application materials. Additionally, the applicant has requested that 2nd and 3rd considerations of the ordinance be waived, and that request is attached. I will attend the June 1 Council meeting if you have any questions.





Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: April 21, 2020

Agenda Item: 7.D. Consider recommendation on request from the Edward H. Arp of Civil Engineering Consultants Inc. to rezone a parcel of land in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 36, Township 76 North, Range 24 West Of The 5th P.M., City of Indianola, Iowa, from A-1, Agricultural Zoning District to A-2 Mixed Agricultural Zoning District.

Application Type: Rezoning

Applicant: Stacy Crow on behalf of Lyelca Of Warren Co Et Al

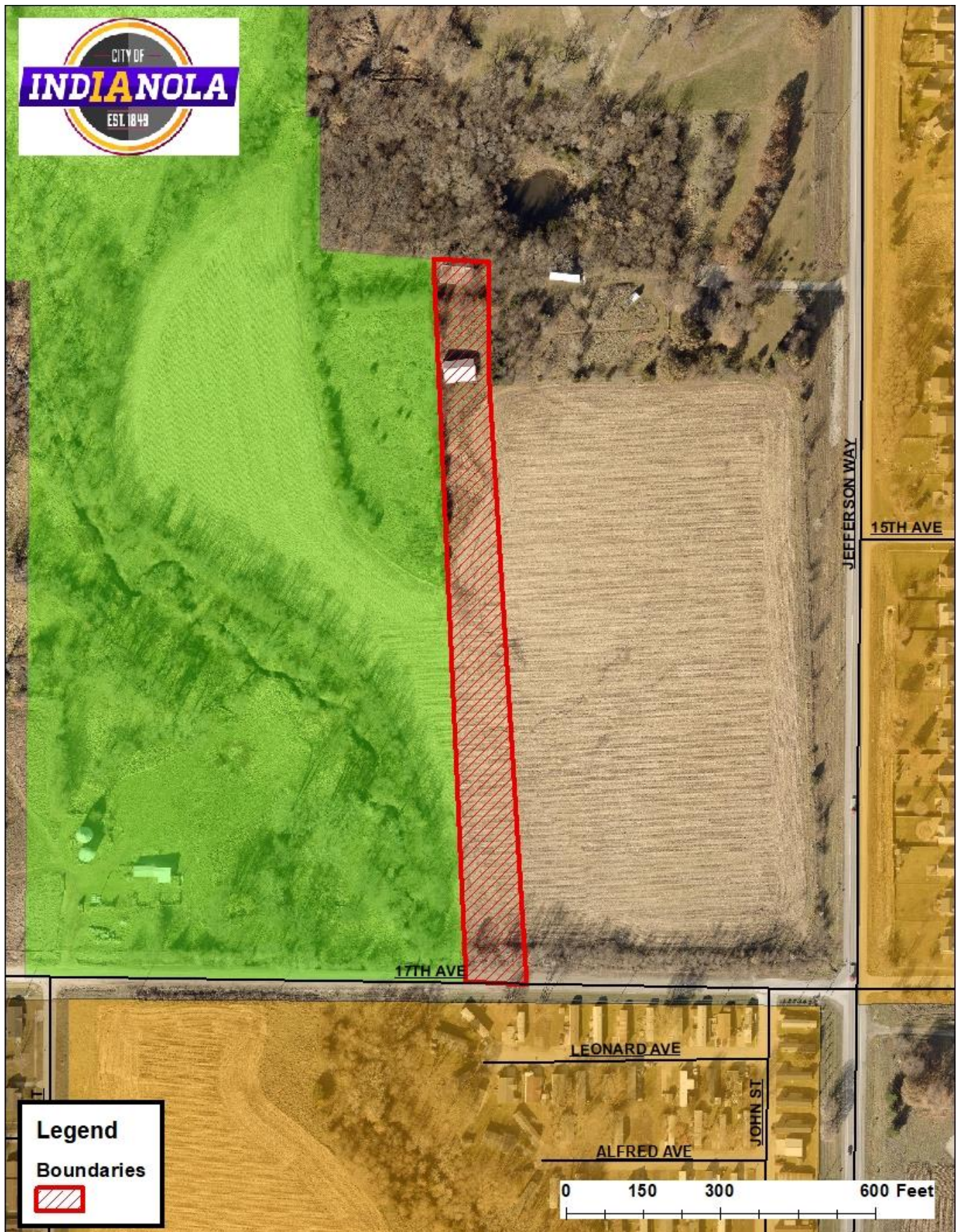
Property Owner: Lyelca Of Warren Co Et Al

Current Zoning: A-1, Agricultural

Comprehensive Plan Designation: Mixed Residential

Application Summary: Request for to rezone approximately 3.5 acres of land currently located in the A-1, Agricultural Zoning District to the A-2, Mixed Agricultural Zoning District to facilitate the proposed development of a campground.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

165.38 CHANGES AND AMENDMENTS. The regulations and restrictions imposed in the districts, and the boundaries of the districts created by this chapter may be amended from time to time by the Council, but no such amendment shall be made without public hearing before the Council and after a report has been made upon the amendment by the Commission. Not less than seven nor more than 20 days' notice of the time and place of such hearing 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 the 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 a proposed amendment to the zoning district boundaries. In case the Commission does not approve the amendment or, in the case of a protest filed with the Council against an amendment to district boundaries signed by the owners of 20 percent or more either of the area of the lots included in such proposed amendment or of those immediately adjacent thereto and within 200 feet of the boundaries thereof, such amendment shall not be passed except by the favorable vote of three-fourths of all the members of the Council.

165.39 APPLICATION FOR CHANGE OF ZONING DISTRICT BOUNDARIES. Any person may submit to the Council an application requesting a change in the zoning district boundaries as shown on the official zoning district map. Such application shall be filed with the Administrative Officer accompanied by a fee of two hundred dollars (\$200.00) and shall contain the following information:

1. The legal description and local address of the property.
2. The present zoning classification and the zoning classification requested for the property.
3. The existing use and proposed use of the property.
4. The names and addresses of the owners of all property within two hundred (200) feet of the property for which the change is requested.
5. A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
6. A plat showing the locations, dimensions and use of the applicant's property and all property within two hundred (200) feet thereof, including streets, alleys, railroads, and other physical features.
7. If the requested zoning change is from A-1 (Agricultural) to any other classification, the application shall contain the number of acres in each soil type for which a rezoning change is requested and the crop suitability rating of each. The soil type and its crop suitability rating shall be determined by the latest cooperative soil survey and accompanying data.
8. Prior to rezoning any property, the Planning and Zoning Commission and the City Council shall consider the following relative to orderly regulated development: adequate size and location of public sanitary sewer, adequate size and location of public water and the presence of existing hard surfaced streets. Nothing in this chapter shall be construed to mean the City has any regulatory power for property used for agricultural purposes outside the City limits.

All fees shall be deposited to the General Revenue Fund of the City. Failure to approve the requested change shall not be deemed cause to refund the fee to the applicant.

ANALYSIS

The proposed rezoning is being requested to facilitate a future campground. As the Planning and Zoning Commission will recall, at its November 12, 2019 meeting, a recommendation of approval was forwarded to the City Council to rezone approximately 65 acres of land, located immediately west of the area proposed in this application, from A-1 to A-2, and that rezoning was approved by the City Council on January 21, 2020. The subject rezoning is to add additional land to the area planned for the campground.

On October 3, 2019 City staff held a preapplication meeting for the proposed development. A conceptual sketch was presented which showed a campground that included 118 RV sites, eight (8) cabins, and an area for tent camping.

There are two (2) sanitary sewer lines that run from the northwest corner of the area proposed to be rezoned, along the east side of the creek, and down to the south plant lift station. Both of those lines have the capacity to serve this proposed development. Additionally, there are two (2) water mains that run on the north side of East 17th Avenue, which have the capacity to serve this area.

West 17th Avenue is paved for about 200' past South Jefferson Way before it turns to gravel. The last traffic counts staff could find from the Iowa DOT show that there are about 300 ADT on this section of road. Based off what staff could find, it appears that campgrounds produce no more than three (3) trips per day, per unit. It is estimated that the additional traffic generated by this land use on West 17th Street would not rise to the level of needing paving, but any additional development in this area may cause West 17th Street to cross that threshold.

As this change is from A-1 (Agricultural) to A-2 (Mixed Agricultural), the application does contain the number of acres in each soil type for which a rezoning change is requested and the crop suitability rating of each, which is attached.

A notification sign was placed in a visible location on the premises for this rezoning on April 10, 2020. Notification letters were sent out to property owners within 200' on April 9, 2020.

If the rezoning were to be approved, the proposed development would be subject to all site plan requirements of the City of Indianola.

ALTERNATIVES

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

- 1) The City of Indianola Planning and Zoning Commission recommends the rezoning request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the rezoning request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the rezoning request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the rezoning 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 City of Indianola Planning and Zoning Commission move alternative 1, approving the rezoning request as submitted.



Community Development

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

REZONING APPLICATION

Local Address(es): NW CORNER OF S. JEFFERSON WAY & W. 17TH AVENUE
Legal Description of Area: SEE PLAN
Present Zoning: A-1 AGRICULTURE
Zoning Requested: A-2 MIXED AGRICULTURE
Existing Use: FARM FIELD & OUT BUILDINGS
Proposed Use: CAMP GROUND

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

AN ADDITIONAL STRIP OF GROUND HAS BEEN
ADDED TO ORIGINAL CAMP GROUND REZONING,

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

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

The undersigned affirmatively states that the special conditions and circumstances set out above did not result from the actions of the applicant and that the granting of this variance would not confer on the applicant and special privilege that is denied by this ordinance to other lands, structures or buildings in the same district.

Dated this _____ day of _____, 20 ____.

Applicant Signature

PROPERTY OWNER:

YELCA OF WARREN COUNTY ET.AL.
364TH HIGH MEADOWS LANE
CUMMING, IA 50061
ATTN: STACY CROW
secrow02@gmail.com
515.321.1114

SITE PLAN PREPARED BY:

CIVIL ENGINEERING CONSULTANTS, INC.
2400 86th STREET #12
DES MOINES, IA 50322
515.276.4884

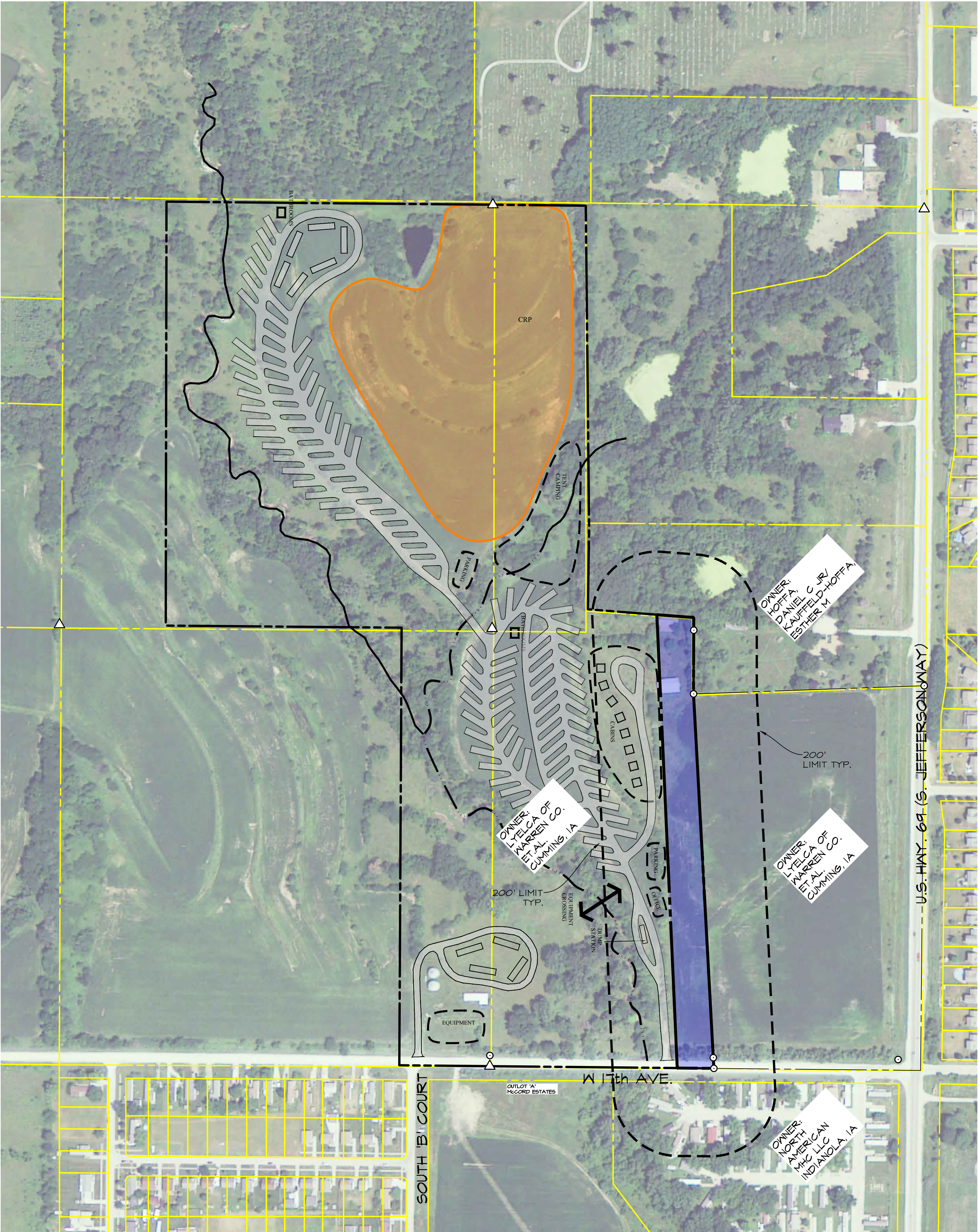
LAND USE:

EXISTING: FARM AND TIMBER
PROPOSED: CAMPGROUND

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NE1/4 SE1/4 AND SE1/4 NE1/4
OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 24 WEST
OF THE 5th P.M., CITY OF INDIANOLA, IOWA THAT IS
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AS A POINT OF REFERENCE AT THE SE
CORNER OF SAID NE1/4 SE1/4; THENCE N89°26'02"W,
640.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4
SE1/4 TO THE POINT OF BEGINNING; THENCE CONTINUING
N84°26'02"W, 113.34 FEET TO A POINT; THENCE
N02°34'19"W, 1403.35 FEET TO A POINT ON THE SOUTH
LINE OF THE TRACT RECORDED IN IRREGULAR PLAT
BOOK 2A, PAGE 11 OF 76-24 AT THE WARREN COUNTY
RECORDER'S OFFICE; THENCE S85°33'48"E, 114.59 FEET
ALONG SAID SOUTH LINE TO A POINT; THENCE
S00°11'39"W, 236.23 FEET ALONG SAID SOUTH LINE TO
A POINT; THENCE S03°06'35"E, 1160.27 FEET TO THE
POINT OF BEGINNING AND CONTAINING 3.46 ACRES
MORE OR LESS.



SCALE: 1"=400' (11X17)
SCALE: 1"=200'



CAMPGROUND
INDIANOLA, IA

REZONING SKETCH

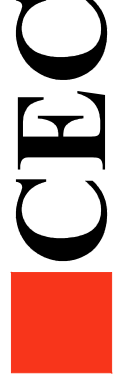
SHEET
OF 1

A1825

DATE:	REVISIONS	COMMENTS
APRIL 3, 2020	1	
	2	
	3	
	4	
	5	EHA
	6	KSZ

DATE OF SURVEY:	
DESIGNED BY:	EHA
DRAWN BY:	KSZ

Civil Engineering Consultants, Inc.



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

Custom Soil Resource Report
 Map—Iowa Corn Suitability Rating CSR2 (IA) (Indianola Campground East CSR)



Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)		Transportation	
	Area of Interest (AOI)		Rails
Soils			Interstate Highways
Soil Rating Polygons			US Routes
	<= 8		Major Roads
	> 8 and <= 49		Local Roads
	> 49 and <= 67	Background	
	> 67 and <= 75		Aerial Photography
	> 75 and <= 85		
	Not rated or not available		
Soil Rating Lines			
	<= 8		
	> 8 and <= 49		
	> 49 and <= 67		
	> 67 and <= 75		
	> 75 and <= 85		
	Not rated or not available		
Soil Rating Points			
	<= 8		
	> 8 and <= 49		
	> 49 and <= 67		
	> 67 and <= 75		
	> 75 and <= 85		
	Not rated or not available		
Water Features			
	Streams and Canals		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Warren County, Iowa
Survey Area Data: Version 24, Sep 12, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 26, 2012—Sep 28, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Custom Soil Resource Report

Table—Iowa Corn Suitability Rating CSR2 (IA) (Indianola Campground East CSR)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	67	0.9	27.9%
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	75	0.0	1.3%
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	49	0.7	21.4%
185E2	Bauer silt loam, 14 to 18 percent slopes, moderately eroded	8	1.2	36.1%
273C	Olmitz loam, 5 to 9 percent slopes	85	0.5	13.4%
Totals for Area of Interest			3.4	100.0%

Rating Options—Iowa Corn Suitability Rating CSR2 (IA) (Indianola Campground East CSR)

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Higher

Calculating a Weighted Average Corn Suitability Rating 2

Ag Decision Maker -- Iowa State University Extension and Outreach

To learn more about this spreadsheet see Information File C2-87, [Computing the Corn Suitability Rating for Your Farm](#), or, view the [video](#) walking through Web Soil Survey.

Place the cursor over cells with red triangles to read comments.

Enter your input values in shaded cells.

Owner's Name	Stacy Crow	
Farm Name	Indianola Campground - East	
Location	Indianola, Iowa	
Legal Description	NE1/4 of SE1/4 and SE1/4 of NE1/4 Section 36, Township 76, Range 24 West	
Total Acres		3
Cropland Acres		100

[illegible]**Weighted Average Corn Suitability Rating 2 (CSR2) (per acre)**

44.5

* Soil type number ** Acres of each soil type in the Area of Interest (AOI) *** Percent of each soil type in the AOI

Completed by: Kent Zarley - Civil Engineering Consultants - Des Moines, IA

Version 1.2 92016

Spreadsheet Contact: Ann Johanns

Date Printed: 4/6/2020

IOWA STATE UNIVERSITY
Extension and Outreach

... and justice for all

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Many materials can be made available in alternative formats for ADA clients. To file a complaint of discrimination, write USDA, Office of Civil Rights, Room 326-W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-6410 or call 202-720-5964.

Issued in furtherance of Cooperative Extension work, Acts of May 8 and July 30, 1914, in cooperation with the U.S. Department of Agriculture. Catharn A. Kress, director, Cooperative Extension Service, Iowa State University of Science and Technology, Ames, Iowa.

Meeting Date: 06/01/2020

Subject

Public Hearing on rezoning a parcel of land from the A-1 Agricultural Zoning District to A-2 Mixed Agricultural Zoning District.

Information

The Mayor will open the public hearing on a request from the Edward H. Arp of Civil Engineering Consultants Inc. to rezone a parcel of land in the NE ¼ of the SE ¼ and the SE ¼ of the NE ¼ of Section 36, Township 76 North, Range 24 West Of the 5th P.M., City of Indianola, Iowa, from A-1, Agricultural Zoning District to A-2 Mixed Agricultural Zoning District.

Due to the COVID-19 pandemic, comments may be submitted prior to or during the public hearing to cityclerk@indianolaiowa.gov or by calling 515-962-5240 during the meeting.

Fiscal Impact

Attachments

Public Hearing Notice

NOTICE OF PUBLIC HEARING TO CONSIDER AN AMENDMENT OF ZONING DISTRICT BOUNDARIES FROM THE A-1, AGRICULTURAL ZONING DISTRICT TO A-2 MIXED AGRICULTURAL ZONING DISTRICT.

Notice is Hereby Given: That at 6:00 P.M., at the Council Chambers, City Hall, 110 N. 1st Street, Indianola, IA 50125 on June 1, 2020, the City Council of the City of Indianola, Iowa (The "City") will hold a public hearing to consider an amendment of zoning district boundaries from the A-1, Agricultural Zoning District to A-2 Mixed Agricultural Zoning District for the following described property:

A PARCEL OF LAND IN THE NE1/4 SE1/4 AND SE1/4 NE1/4 OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5th P.M., CITY OF INDIANOLA, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AS A POINT OF REFERENCE AT THE SE CORNER OF SAID NE1/4 SE1/4; THENCE N89°26'02"W, 640.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 SE1/4 TO THE POINT OF BEGINNING; THENCE CONTINUING N89°26'02"W, 113.39 FEET TO A POINT; THENCE N02°34'19"W, 1403.95 FEET TO A POINT ON THE SOUTHLINE OF THE TRACT RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE 11 OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE; THENCE S85°33'48"E, 114.59 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S00°11'39"W, 236.23 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S03°06'35"E, 1160.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.46 ACRES MORE OR LESS;

A copy of the proposed ordinance is on file for public inspection in the office of the City Clerk.

At said hearing any interested person may file written objections or present oral comments with respect to the subject matter of the hearing.

Due to the COVID-19 Pandemic, the City of Indianola is currently hosting its meetings virtually at https://www.youtube.com/channel/UCCwqdy2irWQILB_1QzcVrdw for those who do not wish to attend in person.

You may also view the meeting via a zoom webinar:

<https://us02web.zoom.us/j/89986685758?pwd=Wkwrb1ZCWet3Q3FCazRmNHQzNFF3dz09>

Password: 635778

Or iPhone one-tap: 1-646-558-8656, 89986685758# or 1-301-715-8592, 89986685758#

Or Telephone Dial: 1-646-558-8656 or 1-301-715-8592 or 1-312-626-6799 or 1-669-900-9128 or 1-253-215-8782 or 1-346-248-7799. Webinar ID: 899 8668 5758

All comments submitted will become a part of the published hearing. This Notice is published by order of the City Council of the City of Indianola, Iowa on May 4, 2020.

\s\Andrew J. Lent, City Clerk

Meeting Date: 06/01/2020

Subject

First consideration of a request rezoning a parcel of land from the A-1 Agricultural Zoning District to A-2 Mixed Agricultural Zoning District.

Information

Council will need to consider an ordinance to rezone a parcel of land in the NE ¼ of the SE ¼ and the SE ¼ of the NE ¼ of Section 36, Township 76 North, Range 24 West Of The 5th P.M., City of Indianola, Iowa, from A-1, Agricultural Zoning District to A-2 Mixed Agricultural Zoning District.

Fiscal Impact

Attachments

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 ZONING DISTRICT TO A-2 MIXED AGRICULTURAL ZONING DISTRICT

WHEREAS, the City Council of the City of Indianola, Iowa, deems it necessary and proper to amend the zoning from the A-1, Agricultural Zoning District to A-2 Mixed Agricultural Zoning District for real property described as:

A PARCEL OF LAND IN THE NE1/4 SE1/4 AND SE1/4 NE1/4 OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5th P.M., CITY OF INDIANOLA, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AS A POINT OF REFERENCE AT THE SE CORNER OF SAID NE1/4 SE1/4; THENCE N89°26'02"W, 640.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 SE1/4 TO THE POINT OF BEGINNING; THENCE CONTINUING N89°26'02"W, 113.39 FEET TO A POINT; THENCE N02°34'19"W, 1403.95 FEET TO A POINT ON THE SOUTHLINE OF THE TRACT RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE 11 OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE; THENCE S85°33'48"E, 114.59 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S00°11'39"W, 236.23 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S03°06'35"E, 1160.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.46 ACRES MORE OR LESS.

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 Zoning District to A-2 Mixed Agricultural Zoning District for real property described as:

A PARCEL OF LAND IN THE NE1/4 SE1/4 AND SE1/4 NE1/4 OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5th P.M., CITY OF INDIANOLA, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AS A POINT OF REFERENCE AT THE SE CORNER OF SAID NE1/4 SE1/4; THENCE N89°26'02"W, 640.00 FEET ALONG THE SOUTH LINE OF SAID NE1/4 SE1/4 TO THE POINT OF BEGINNING; THENCE CONTINUING N89°26'02"W, 113.39 FEET TO A POINT; THENCE N02°34'19"W, 1403.95 FEET TO A POINT ON THE SOUTHLINE OF THE TRACT RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE 11 OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE; THENCE S85°33'48"E, 114.59 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S00°11'39"W, 236.23 FEET ALONG SAID SOUTH LINE TO A POINT; THENCE S03°06'35"E, 1160.27 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.46 ACRES 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 full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED this ____ day of _____ 2020.

Kelly B. Shaw, Mayor

ATTEST:

Andrew J. Lent, City Clerk

First reading: _____

Second reading: _____

Third reading: _____

Publication Date: _____

Meeting Date: 06/01/2020

Subject

Consider waiving additional readings of the ordinance rezoning a parcel of land from the A-1 Agricultural Zoning District to A-2 Mixed Agricultural Zoning District.

Information

In your packet is a request by the applicant to waive the second and third considerations of the Ordinance rezoning a parcel of land from the A-1 Agricultural Zoning District to A-2 Mixed Agricultural Zoning District.

Fiscal Impact

Attachments

Waiver request



Civil Engineering Consultants, Inc.

May 4, 2020

City of Indianola
110 N. First Street
Indianola, Iowa 50125

Attn: Charlie Dissell, Director of Community Development

RE: REZONING – LYELCA PROPERTY

Dear Charlie:

On behalf of Stacie Crow with LYELCA of Warren County; with this letter we are requesting a waiver of the 2nd and 3rd considerations at City Council for the rezoning of the property that will be included in the proposed Crow's Nest RV Campground project.

Because the same land use is in place on the adjacent property, we believe any further consideration of the land use change on this small addition to the proposed campground is not necessary.

Please let us know if you have any questions or comments.

Sincerely,

CIVIL ENGINEERING CONSULTANTS, INC.

A handwritten signature in blue ink, appearing to read 'Ed Arp', with a stylized flourish at the end.

Edward H. Arp, PLA, ASLA
Landscape Architect
Chairman

Enclosure

Cc: Stacie Crow, LYELCA of Warren County

Meeting Date: 06/01/2020

Subject

Presentation and direction regarding proposed plans for various City facilities impacted by the COVID-19 pandemic.

Information

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 06/01/2020

Subject

Discussion and direction regarding a request from Cheryl Geurts of Indianola Preschool on a possible zoning ordinance amendment.

Information

Fiscal Impact

Attachments

R1 Zoning Request

Indianola Preschool, Inc

205 South Howard, Suite B

Indianola, IA 50125

515-961-3798

indianolapreschool@hotmail.com

www.indianolapreschool.com



May 28, 2020

To whom it may concern:

I am writing on behalf of Indianola Preschool, Inc. with a request for consideration for preschools and child care centers to be allowed to operate in R1 zoning under a special use permit. We have been searching throughout Indianola for the past several years for a location to relocate our preschool/child care business with no success. We have exhausted our options within the R2, R3, and C2 zoning and would like the opportunity to look at R1 zoned properties. Thank you for your consideration.

Cheryl Geurts, Director

Indianola Preschool, Inc.

Meeting Date: 06/01/2020

Subject

Discussion and possible scheduling of a special Council meeting to approve claims.

Information

Historically, Council has held a special meeting to approve claims at the end of June. Staff has suggested June 25, 2020. Last year the meeting was held at 10:00 am.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 06/01/2020

Subject

Discussion and direction regarding continuation of the temporary suspension of various administrative and penalty charges for City provided utilities due to COVID-19.

Information

At the March 25 City Council meeting, Council passed a Resolution temporarily suspending administrative and late fees for City provided utilities for a period of 60 days due to COVID-19.

At the May 26 IMU Board of Trustees meeting, the Trustees directed IMU staff to bring a resolution to their next meeting extending the suspension and to send a 30-day notice to delinquent accounts asking them to call IMU to discuss payment arrangements.

City staff is asking for direction on extending the temporary suspension of administrative and late fees for City provided utilities for an additional 30 days.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 06/01/2020

Subject

Receive and file correspondence from May 15 and 22, 2020 weekly updates from City Manager, Ryan Waller.

Information

Roll call to receive and file the updates is in order.

Fiscal Impact

Attachments

Waller's Weekly 0515
Indianola Developments
Building Permits 0515
Code Enforcements 0515
Current Projects 0515
WCJC Update 0515
June 1 Anticipated Agenda
June 15 Anticipated Agenda
Waller's Weekly 0522
Current Projects 0522
Building Permits 0522
Code Enforcements 0522
April 2020 Report
Notice from Fire Chief
Anticipated June 15 Agenda
WCJC Weekly Update 0522
Anticipated June 1 Agenda
Streetscape Door Hangers
Construction Notice

Jackie Raffety

From: Ryan Waller
Sent: Friday, May 15, 2020 2:02 PM
To: Ryan Waller
Subject: Waller's Weekly 5.15.2020
Attachments: Indianola Developments.pdf; 2020 Building Permits- May 15.pdf; Code Enforcement- May 15.pdf; Curent Projects Update-May 15.pdf; WCJC Weekly- May 15.pdf; June 1 Anticipated CC Agenda.pdf; June 15 Anticipated CC Agenda.pdf

Happy Friday, all.

I hope you all are well and had a productive week. Below and attached, please find the materials comprising this week's update email. If there are any questions, please let me know.

Have a great weekend!

Ryan

Ryan J. Waller
City Manager

Small Business Grant Program – Thank you to Peoples Bank, TruBank, WCEDC and the Greater Des Moines Partnership for their financial support to the Small Business Recovery Grant program to aid small businesses affected by the COVID-19 pandemic. Information about the grant program and the application may be found at www.DSMpartnership.com/smallbusinessgrant. Applications are due by May 20, 2020.

May 18th City Council Meetings – The City Council will meet on Monday, May 18th for its regular meeting and study session. The agendas and meeting materials are available on the City's website at <http://indianolaiowa.gov/AgendaCenter>. The meetings will be aired live via the City's YouTube channel (accessed [here](#)) and a Zoom Webinar.

Spring Planting Update - As the weather improves, staff continues to beautify our community with the annual spring planting. Planting was completed in Buxton Park and Sesquicentennial Park on May 11th and 12th. Additional planting efforts will continue over the next several days focusing on the smaller flower beds around the community. The Square planters are expected to be completed on Tuesday, May 19th. Spring maintenance and planting of the medians along the north sections of Highway 65/69 will take place on Wednesday, May 20th. In accordance

with IDOT guidelines, both inside lanes will be closed from 6:00 a.m. to 4:00 p.m. that day to ensure the safety of our staff.

Indianola Development Map – Last week, the Indianola School District requested information regarding current developments. Attached is a map that was prepared in response to this request. You'll notice that that some developments have only had preliminary plats approved, while some have had final plats approved. Typically, during the preliminary approval stage grading, as well as road and utility installation occurs. Final approval is when construction of homes commences.

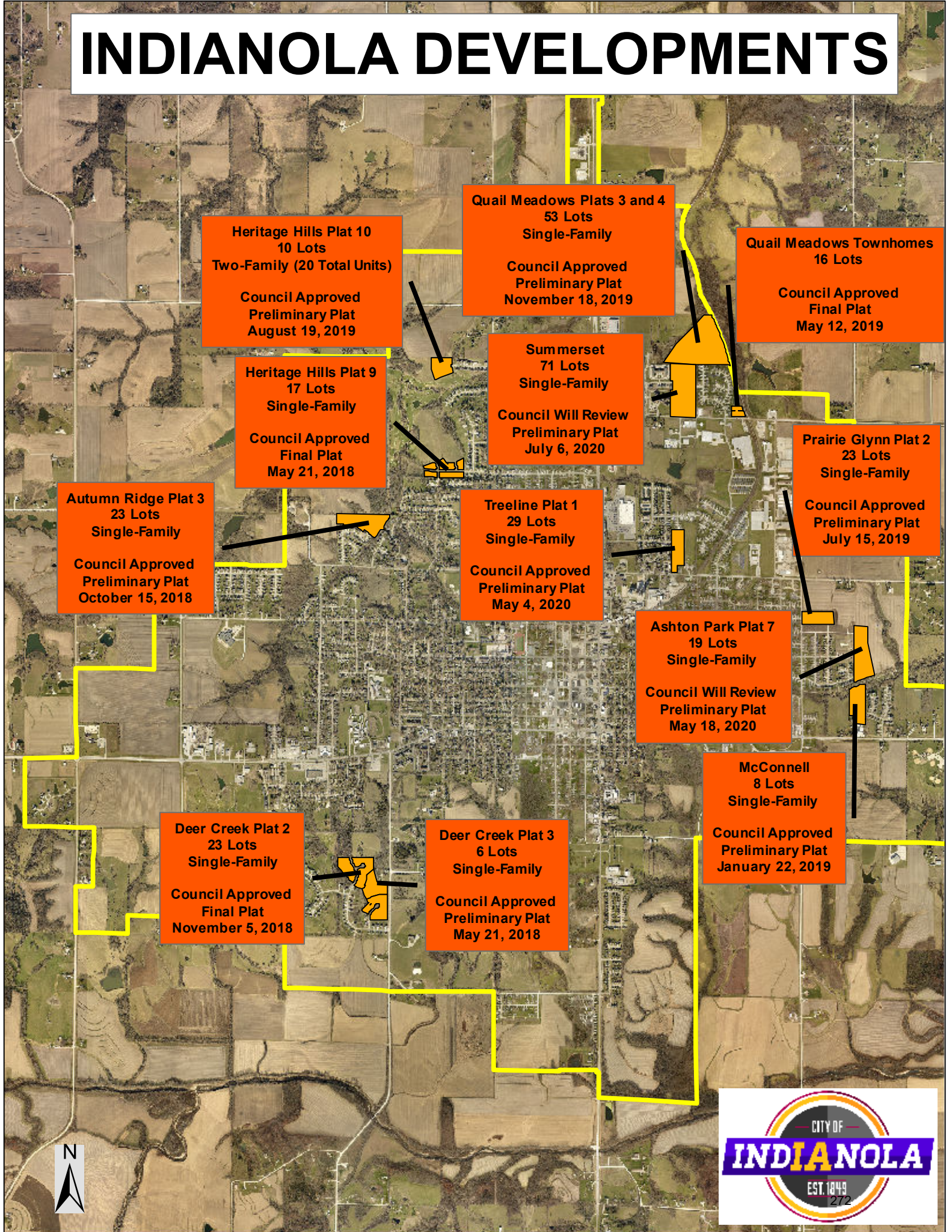
Warren County Justice Center (WCJC) Weekly Update – In the attached WCJC update, DCI reports that footing work will continue. The update also notes that a notice was distributed to contractors regarding parking. Late last week, staff received a complaint about workers parking in front of local businesses for an extended period of time. As City Code only allows for parking in and around the Square for no more than three hours, staff worked with DCI to propose alternatives for the long-term parking. It was agreed that DCI would encourage workers to utilize the public parking lot located at the southwest corner of South 1st Street and East 1st Avenue, which is about an 800' walk from the Square. Additionally, Public Works staff inventoried and added signage in and around the Square this week to make sure the three-hour limit was properly posted.

Community Development Reports – Attached, please find the following reports provided by the Community Development Department:

- **Current Projects Update** – The Planning and Zoning Commission met and forwarded two recommendations on submitted preliminary plats to the City Council.
- **2020 Building Permits** – Four building permit applications were submitted, and three building permits issued. There are currently two building permit applications in review and 73 building permits have been issued year to date.
- **Code Enforcement** – Two new code enforcement cases were opened, and five cases closed. There are currently 30 open code enforcement cases.

Upcoming City Council Agenda – Attached, please find the anticipated agendas for the June 1st and June 15th upcoming meetings. As a reminder, these are fluid documents that can change on a regular basis (i.e. some items may get added/rescheduled due to Council direction, as well as other factors that may or may not be within the control of the City departments).

INDIANOLA DEVELOPMENTS



Heritage Hills Plat 10
10 Lots
Two-Family (20 Total Units)

Council Approved
Preliminary Plat
August 19, 2019

Quail Meadows Plats 3 and 4
53 Lots
Single-Family

Council Approved
Preliminary Plat
November 18, 2019

Quail Meadows Townhomes
16 Lots

Council Approved
Final Plat
May 12, 2019

Heritage Hills Plat 9
17 Lots
Single-Family

Council Approved
Final Plat
May 21, 2018

Summerset
71 Lots
Single-Family

Council Will Review
Preliminary Plat
July 6, 2020

Autumn Ridge Plat 3
23 Lots
Single-Family

Council Approved
Preliminary Plat
October 15, 2018

Treeline Plat 1
29 Lots
Single-Family

Council Approved
Preliminary Plat
May 4, 2020

Prairie Glynn Plat 2
23 Lots
Single-Family

Council Approved
Preliminary Plat
July 15, 2019

Ashton Park Plat 7
19 Lots
Single-Family

Council Will Review
Preliminary Plat
May 18, 2020

Deer Creek Plat 2
23 Lots
Single-Family

Council Approved
Final Plat
November 5, 2018

Deer Creek Plat 3
6 Lots
Single-Family

Council Approved
Preliminary Plat
May 21, 2018

McConnell
8 Lots
Single-Family

Council Approved
Preliminary Plat
January 22, 2019





Community Development

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2020 Building Permit Report

Date Application Submitted	Permit	DATE Permit Issued	NAME	ADDRESS	CONTRACTOR	CONSTRUCTION	SQUARE FEET *new residential only	Finaled Date	C.O.Date	VALUE
12/31/2019	1	1/2/2020	North American MHC LLC	9 Leonard Avenue	Heartland Living	Mobile Home				\$51,300
12/31/2019	2	1/2/2020	North American MHC LLC	21 Leonard Avenue	Heartland Living	Mobile home				\$51,300
1/7/2020	3	1/7/2020	Chad Keller	206 N Jefferson	B and D	DEMO				
1/7/2020	4	1/7/2020	Chad Keller	208 N Jefferson	B and D	DEMO				
1/7/2020	5	1/8/2020	North American MHC LLC	24 Leonard	Heartland Living	Mobile Home				\$51,300
1/7/2020	6	1/8/2020	North American MHC LLC	26 Alfred	Heartland Living	Mobile Home				\$38,494
1/7/2020	7	1/8/2020	North American MHC LLC	6 Leonard	Heartland Living	Mobile Home				\$38,494
1/14/2020	8	1/14/2020	Foxwood Apts	1005 W 3rd	Rainbow International	Remodel				\$859,560
1/7/2020	9	1/13/2020	Kurt Ripperger	804 N B	Construction by Cambron	Remodel				\$80,000
10/29/2019	10	1/16/2020	Wal Mart	1500 N Jefferson Way	Midland	Commercial Remodel		4/15/2020		\$1,891,511
1/15/2020	11	1/20/2020	Jerry's Homes	506 N 17th	Jerry's Homes	Basement Finish				\$18,000
1/15/2020	12	1/27/2020	Jerry's Homes	402 N 18th	Jerry's Homes	Single Family Dwelling	1435			\$208,000
1/15/2020	13	1/27/2020	Jerry's Homes	406 N 18th	Jerry's Homes	Single Family Dwelling	1339			\$203,000
1/15/2020	14	1/27/2020	Jerry's Homes	408 N 18th	Jerry's Homes	Single Family Dwelling	1474			\$217,000
1/15/2020	15	1/27/2020	Jerry's Homes	1708 Detroit	Jerry's Homes	Single Family Dwelling	1644			\$201,000
1/15/2020	16	1/27/2020	Jerry's Homes	1704 Detroit	Jerry's Homes	Single Family Dwelling	1605			\$212,000
1/31/2020	17	2/3/2020	Sherwin and Leeann Back	808 W Salem	Vanderpool	Alteration				\$15,158
2/10/2020	18	2/10/2020	Dusty Jordan	1107 N 6th Street	Jordan Building & Design LLC	Screened In Porch	192			\$15,000
1/10/2020	19	2/12/2020	Pritesh Patel	1215 N Jefferson Way	Rod Curtis	Commercial Remodel				\$80,000
2/12/2020	20	2/12/2020	KC Inc	404 W Jefferson	Iowa Demolition	DEMO				
2/13/2020	21	2/18/2020	Top Hat Homes	810 W Orchard	Top Hat Homes	Single Family Dwelling	2404			\$448,000
2/21/2020	22	2/28/2020	North American MHC LLC	29 Alfred	Heartland Living	Mobile Home				\$38,494
3/2/2020	23	3/2/2020	Kyle Tipling	411 W Salem	Dirt Work	Garage Demo				
2/22/2020	24	3/2/2020	Horton-Robinson	709 Sunset	Horton-Robinson	Single Family Dwelling	1850			\$257,000
3/11/2020	25	3/11/2020	North American MHC LLC	24 Leonard	Miller Scrap Metal	DEMO				
3/11/2020	26	3/11/2020	North American MHC LLC	6 Leonard	Miller Scrap Metal	DEMO				
3/11/2020	27	3/11/2020	Jerry's Homes	400 N 18th	Jerry's Homes	Basement Finish				\$15,000
3/9/2020	28	3/9/2020	Tyler Christonski	1319 S O	Crosscut Custom Carpentry	Four Seasons Room				\$41,500
3/13/2020	29	3/13/2020	North American MHC LLC	38 Alfred	Miller Scrap Metal	DEMO				
3/13/2020	30	3/13/2020	North American MHC LLC	52 Lincoln	Miller Scrap Metal	DEMO				
3/13/2020	31	3/13/2020	Jerry's Homes	1703 Euclid	Jerry's Homes	Basement Finish				\$7,000
3/13/2020	32	3/13/2020	Steger Construction	608 S Y	Steger Construction	Duplex	18400			\$100,000



Community Development

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2020 Building Permit Report

3/13/2020	33	3/13/2020	Steger Construction	610 S Y	Steger Construction	Duplex	18400			\$100,000
3/13/2020	34	3/13/2020	Rory and Kathy Crooks	1209 W Euclid	Rory and Kathy Crooks	Deck				\$1,650
3/4/2020	35	3/16/2020	WJH LLC	1800 E Euclid	Century Complete	Single Family Dwelling	1810			\$92,047
3/4/2020	36	3/16/2020	WJH LLC	1710 E Euclid	Century Complete	Single Family Dwelling	1417			\$84,942
3/4/2020	37	3/16/2020	WJH LLC	1708 E Euclid	Century Complete	Single Family Dwelling	2009			\$98,876
3/4/2020	38	3/16/2020	WJH LLC	1706 E Euclid	Century Complete	Single Family Dwelling	1810			\$92,047
3/4/2020	39	3/16/2020	WJH LLC	1704 E Euclid	Century Complete	Single Family Dwelling	1625			\$90,935
3/4/2020	40	3/16/2020	WJH LLC	1606 E Euclid	Century Complete	Single Family Dwelling	1417			\$84,942
3/4/2020	41	3/16/2020	WJH LLC	1504 E Euclid	Century Complete	Single Family Dwelling	2009			\$98,876
3/4/2020	42	3/16/2020	WJH LLC	1502 E Euclid	Century Complete	Single Family Dwelling	1810			\$92,047
3/4/2020	43	3/16/2020	WJH LLC	1500 E Euclid	Century Complete	Single Family Dwelling	1417			\$84,942
3/4/2020	44	3/16/2020	WJH LLC	602 N 17th	Century Complete	Single Family Dwelling	1417			\$84,942
3/4/2020	45	3/16/2020	WJH LLC	600 N 17th	Century Complete	Single Family Dwelling	1602			\$90,542
3/20/2020	46	3/23/2020	Scott and Janelle Greene	1512 W Salem	self	Shed				\$2,000
3/6/2020	47	3/26/2020	Giovanti Homes	1401 W 14th	Giovanti Homes	Single Family Dwelling	3940			\$401,000
3/26/2020	48	3/26/2020	North American MHC LLC	45 Lincoln	Heartland Living	Mobile Home				\$37,080
3/26/2020	49	4/2/2020	Stephen Muldrow	400 E 1st	Stephen Muldrow	Single Family Dwelling	2022			\$109,300
3/26/2020	50	4/2/2020	Carlson Homes LLC	1107 S O	Carlson Homes	Single Family Dwelling	1675			\$275,000
3/26/2020	51	4/2/2020	North American MHC LLC	41 Alfred	Heartland Living	Mobile Home				\$37,679
3/26/2020	52	4/2/2020	North American MHC LLC	58 Lincoln	Heartland Living	Mobile Home				\$37,080
3/26/2020	53	4/2/2020	North American MHC LLC	11 Leonard	Heartland Living	Mobile Home				\$37,080
4/3/2020	54	4/6/2020	GroundBreaker Homes	1001 W Orchard	GroundBreaker Homes	Single Family Dwelling	1751			\$220,000
4/3/2020	55	4/6/2020	GroundBreaker Homes	1108 S O	GroundBreaker Homes	Single Family Dwelling	2781			\$210,000
10/9/2019	56	4/9/2020	Brew Enterprises (Scooters)	1112 N Jefferson Way	ASI Commerical Construction	Commercial Building	561			\$75,000
4/9/2020	57	4/13/2020	Five Seven Enterprises/Eagle	1306 S L	Eagle Homes	Single Family Dwelling	1642			\$322,080
4/13/2020	58	4/17/2020	Cody McKasson	1312 E Detroit	Cody McKasson	Deck Overhang				\$1,000
3/13/2020	59	4/17/2020	People's Bank	500 E iowa	Downing	Commerical	5616			\$1,050,000
4/17/2020	60	4/20/2020	Orton Homes	1304 S L	Orton Homes	Single Family Dwelling	2244			\$320,000
4/23/2020	61	4/27/2020	Dan Corsair	1611 W iowa	Top Notch Renovations	Deck addition				\$4,050
4/27/2020	62	4/29/2020	Chris Bauer	811 N U	Chris Bauer	Deck				\$550
4/23/2020	63	4/30/2020	Mark Gaddls	1605 W Detroit	Crosscut Construction Co	Deck				\$6,500
4/29/2020	64	4/30/2020	Sam Bedwell	1204 Ann Pkwy	Sam Bedwell	Deck				\$2,500
4/29/2020	65	4/30/2020	Shelly Sponer	509 S Freeman	Risetter Construction	Deck				\$5,000



Community Development

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2020 Building Permit Report

4/27/2020	66	5/1/2020	Fisher Decker	403 W 18th Pl	Fisher Decker	Deck				\$1,500
5/5/2020	67	5/5/2020	Marice and Dwight Freeman	104 S 4th	Marice and Dwight Freeman	DEMO				\$5,000
4/29/2020	68	5/5/2020	Pamela Hodges	805 W 4th	Pamela Hodges	Deck				\$1,100
5/5/2020	69	5/6/2020	Jerry's Homes	1709 Clinton	Jerry's Homes	Basement Finish				\$14,500
4/15/2020	70	5/7/2020	Bunnell Properties	1003 E Lincoln	Gruringre Construction	Single Family Dwelling	2734			\$336,000
4/13/2020	71	5/11/2020	Construction By Cambron	1602 S K	Construction by Cambron	Commerical Building	2500			\$299,950
5/7/2020	72	5/12/2020	Brian Marron	303 N 16th	Brian Marron	Deck				\$12,000
5/14/2020	73	5/14/2020	James Oakes	607 W 1st	James Oakes	Deck				
4/17/2020		IR	Bill Bussanmas	1409 W 6th	Marvin Van Dam	Single Family Dwelling	2400			\$589,000
5/14/2020		IR	Darko Blazevic	308 S G	Darko Blazevic	Deck				\$3,000



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Code Enforcement Tracking Report

Case Status	Case No.	Complaint Date	Description of Complaint	Location/Address	Date of Initial Inspection	Date of Written Notice	Current Status	Next Follow-up Date	Final Compliance Date
Open	CE: 22-2020	4/15/2020	Junk race car in front yard, garbage, trash, and construction debris piled in back yard.	808 West 3rd Avenue	4/15/2020	4/16/2020	30 Days to bring property use back into compliance.	5/18/2020	
Open	CE: 21-2020	4/15/2020	Sidewalk Violation	100 West Orchard	4/15/2020	4/16/2020	Sent letter 4/17/2020 Allowing 30 days for compliance.	5/18/2020	
Open		9/17/2019	Tall Grass/Weeds, Debris	Property E of East Scenic Valley Ave	9/17/2019		Discussed this with the representative for property owner. Tall grass and weeds will be mowed, and they will work to get remaining construction debris off the property.	5/21/2020	
Open	CE: 04-2020	1/9/2020	Junk and junk debris throughout property	107 North Kenwood	1/10/2020	1/10/2020	Sent letter of Nuisance and Demand for Abatement on 1/10/2020 and established a deadline of January 20th, 2020. Spoke with homeowner and she said she will have van removed from property as soon as the weather turns. Vehicles were not listed in the original Nuisance and Demand for Abatement Letter. I have drafted a new letter with the vehicles included allowing 14 days for abatement. One vehicle has been moved back inside a garage. Other vehicle (van) still remains on trailer. Allowed one more week for compliance otherwise we will move forward with municipal infraction.	5/21/2020	
Open	CE: 20-2020	4/8/2020	Chickens	1106 North 9th	4/8/2020	4/8/2020	Spoke with Crystal on 4/9/2020 and established 30 day deadline (May 9th, 2020) for compliance. Without any complaints, I cannot confirm the chickens are still present but will keep the case open for now.	5/21/2020	
Open	CE: 23-2020	4/17/2020	Junk accumulating on apartment balconies	801 South R	4/17/2020	4/18/2020	Emailed Jason Frederick on 4/18/2020 about tenants collecting junk on their apartment balconies, and of trash such as old furniture and appliances sitting outside of dumpsters. Sent pictures on Monday 4/20/2020 giving 14 days to abate. He responded by saying he will take care of it. Dumpster onsite. Progress is being made.	5/21/2020	
Open	CE: 25-2020	4/23/2020	Clutter and trash on the back deck. Tall grass and weeds. Junk vehicle.	110 South Kenwood	4/23/2020	4/23/2020	Left door hanger for clutter/trash on back deck. Upon inspection, I noticed the grass is higher than what ordinance allows for and made note of it on the door hanger as well. Junk vehicle. Sent Letter 5/8/2020 allowing one week for compliance. Contact for abatement. May need to tow a couple vehicles. Contact for abatement.	5/21/2020	
Open	CE: 27-2020	4/30/2020	Possible driveway violation	110 Buxton Place	5/1/2020		Currently looking into violation	5/21/2020	
Open	CE: 31-2020	5/5/2020	Tall grass and weeds	Parcel ID: 48870190655	5/5/2020	5/5/2020	Sent Letter 5/6/2020. Contact for abatement.	5/21/2020	
Open			Abandon/Unsafe Building	310 E Boston	3/28/2019	4/5/2019	Property posted as unsafe. Building has been ordered to be vacated and was posted to prevent further occupancy until the work is completed. Met with owner to discuss timing for making improvements. Deadline set for November 1. Work has commenced on west side of house. Will check regularly. Owner continues to make progress on west side of structure. Will send letter to property owner stating requirements for completion of next phase.	5/21/2020	
Open			Unsafe Building	401 W Salem	6/25/2019	6/26/2019	Notice of unsafe building issued. Property owner obtained a building permit for work. Substantial progress made. Still needs to finish roof and siding. Owner continues to make progress.	5/21/2020	
Open			Junk/Junk Vehicles	1105 E Salem	4/22/2019	4/26/2019	Spoke with Kevin King. He said he will remove manhole and keep us updated. Will check regularly.	5/21/2020	
Open			Abandon/Unsafe Building	911 N C Street	3/28/2019	4/5/2019	Notice of unsafe building issued. Property owner has applied or a building permit. Default judgement issued by court on December 6. Property owner had until January 5 to have all work completed. Working on getting quotes for work to be completed to determine next steps. In the process of getting quotes to abate the property. Not going to abate. Will continue to issue Municipal Infractions.	5/21/2020	
Open	CE: 28-2020	5/4/2020	Junk and junk debris throughout property	308 West 1st Avenue	5/4/2020	5/4/2020	Left door Hanger on 5/4/2020. Sent Letter 5/8/2020 allowing 2 weeks for compliance.	5/22/2020	
Open	CE: 33-2020	5/12/2020	Tall grass and weeds, junk debris scattered throughout property, trash on back deck.	502 South D Street	5/12/2020	5/12/2020	Sent letter on 5/12/2020 allowing 10 days for compliance.	5/22/2020	
Open	CE: 34-2020	5/14/2020	Tall grass and weeds	Deer Run golf course, south side of West 13th, east side of cart path	5/15/2020		Spoke with property owner and he said he will take care of it.	5/22/2020	
Open	CE: 01-2020	12/27/2019	Multiple Campers on property. Junk and junk vehicles parked on driveway and other miscellaneous junk debris.	1801 West Euclid	1/2/2020	1/2/2020	Sent letter of Nuisance and Demand for Abatement on 1/10/2020 and established a deadline of January 20th, 2020. Spoke with Uele and established a 30 day deadline for each camper to be removed/moved from property. Only one camper remains. All vehicles are now parked on the driveway.	5/30/2020	



Community Development

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Code Enforcement Tracking Report

Open	CE: 08-2020	1/9/2020	Sign missing panels	1801 West 2nd	1/10/2020	1/14/2020	Sent letter of Nuisance and Demand for Abatement on 1/14/2020 and established a deadline of February 13th, 2020. Spoke with Deb from DML Management. She is working with a sign company and will be taking care of the existing sign as soon as possible. Established another deadline of March 31st, 2020. Spoke with Deb on Tuesday (4-7) about the status of the sign. She said they got a quote of \$18,000.00 for the new sign, which the landlord is a little hesitant to spend that much money with everything going on right now but will when things calm down. I granted additional time and told her I would follow up the first week in June.	6/1/2020	
Open	CE: 09-2020	1/10/2020	Shed in front/side yard	640 North N	1/14/2020	1/16/2020	Sent letter of ordinance violation on 1/16/2020 and established a deadline of February 14th, 2020. Spoke with Diana and gave extension until May 1st, 2020. Asked for extension until end of May for company to move shed.	6/1/2020	
Open	CE: 17-2020	3/3/2020	Abandoned, unsafe & dangerous building	1009 E Salem		3/4/2020	Sent letter of Unsafe/Dangerous Building on 3/4/2020. Has until April 3rd to secure building permit and June 2nd to complete the work.	6/2/2020	
Open			Abandon/Unsafe Building	506 N Kenwood Blvd	4/17/2018	5/6/2019	Municipal Infraction Issued. Service has been attempted on property owner, and has failed. Discovered that property was in foreclosure, and was sold on August 15. New owner is working on updating property. Property is now for sale. Will check regularly. House is up for sale by Berkshire Hathaway. Moving forward with Municipal Infraction.	6/6/2020	
Open			Abandon/Unsafe Building	2103 N Jefferson	4/17/2018	5/6/2019	Municipal Infraction Issued. Court order issued establishing a deadline for abatement of June 9, 2020. Will check regularly.	6/8/2020	
Open	CE: 32-2020	5/7/2020	Subsoil drainage discharging directly onto neighbor's property to the east.	102 South 20th Street	5/8/2020	5/11/2020	Sent letter on 5/11/2020 allowing 30 days for compliance.	6/10/2020	
Open	CE: 02-2020	1/9/2020	Trailer park needs to be cleaned up. Junk and junk vehicles.	307 West 2nd	1/10/2020	1/10/2020	Sent letter of Nuisance and Demand for Abatement on 1/10/2020 and established a deadline of April 30th, 2020. Spoke with Larry today 4/16/2020. 4 vehicles have been removed and they continue to make progress on junk/debris removal. He informed me that he may not have everything completed by April 30th and may need to ask for an extension. Still gradually making progress. Asked for extension to June 15th. Extension granted, however this is the final extension before municipal infraction.	6/15/2020	
Open	CE: 19-2020	3/24/2020	Junk/Junk Vehicles and dead potentially dangerous trees in back yard	501 S G St	3/24/2020	4/9/2020	Upon inspection, there is junk in the rear yard that needs to be abated. Will send notice. Sent letter 4/17/2020. Established deadline of July 17th, 2020 (90 days) for compliance due to the amount of junk in back yard.	7/8/2020	
Open	CE: 26-2020	4/22/2020	Tall grass and weeds	Parcel ID: 48775011000, (North L & Iowa)	4/22/2020	4/22/2020	Sent letter allowing one week for compliance. Bid for abatement.	ABATE	
Open	CE 07-2020	1/9/2020	Abandoned/Dangerous/Unsafe Building	2110 West 2nd	1/9/2020	1/10/2020	Sent letter of Abandoned, Dangerous, & Unsafe Building on 1/10/2020 and established a date of April 9th for completion. No progress has been made. Bid for abatement or move forward with Municipal Infraction. Moving forward with Municipal Infraction.	TBD	
Open	CE: 24-2020	4/16/2020	Vehicles parked in front yard and other junk debris piled up in front and side of house.	505 West 2nd Avenue	4/17/2020	4/20/2020	Sent letter on 4/20/2020 giving 14 days to abate. Spoke with property owner. He sent letter back requesting to be heard before city council to determine if nuisance exists.	TBD	
Open			Unsafe Building	210 N Jefferson	7/29/2019	7/31/2019	Relative of the property owner claimed the home would be rehabbed. Notice of unsafe building issued. Work being done on building. Spoke with contractor on 10/17/19 about structural portion of front porch. Contractor will be pulling building permit sometime within the next week. Spoke with property owner on 10/30. She asked for a 30 day extension to finish the exterior. 30 day extension was granted. Spoke with contractor, he said their waiting on materials and work will resume as soon as they are available but no later than 1/31/2020. Spoke with property owner. Contractor is waiting to finish siding until the weather warms up to avoid cracking the vinyl. Trying to make contact with owner before moving forward with a municipal infraction. Spoke with Diane and she will have her contractor get in touch with me beginning of next week. Still have not heard from contractor. If no update is recieved by 5/4/2020, then we will move forward with municipal infraction. Moving forward with Municipal Infraction.	TBD	
Open			Unsafe Building	407 West 1st Ave	12/11/2019	12/11/2019	House caught fire over thanksgiving weekend 11/28/2019. Inspected house on 12/11/2019 to determine extent of damage and see if the structure can be saved. Unfortunately the structure cannot be saved and must be torn down. Sent letter to property owner on 12/11/2019 ordering the house to be demolished by January 20th, 2020. Person in charge of the estate called in on 2/3/2020. Insurance claim has been filed, and adjuster will evaluate. Still waiting on insurance adjuster. Sent Dangerous & Unsafe Building letter to Raviro Shoniwa, asset prevention coordinator with Mortgage Contracting Services on March 26th, 2020. Raviro contacted me on 4/22/2020 asking for the date upon which the house was to be demolished by. I told her it was to be demolished by the middle of January 2020 and seeing how it hasnt been demolished yet, we will be moving forward with a Municipal Infraction if we dont have something in writing from the mortgage/insurance company within the next 2 weeks showing a timeframe of when it will be demolished. Moving forward with Municipal Infraction.	TBD	



Community Development

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Code Enforcement Tracking Report

			Green wrecked Malibu? No doors, in the side yard.	Parcel ID: 48860001371 503 West 2nd Ave	2/20/2020	2/21/2020	Left notice with tennant on 2/21/2020. Sent letter 3/6/2020. Gave until April 13th to have vehicle moved inside. Vehicle hasn't moved. Trying to make contact with owner before we abate. Spoke with Brenda 4/23/2020 and gave final extension to May 4th. If not removed by May 4th, we will abate the following day. Spoke with towing company. Vehicle will be moved elsewhere by 5/8/2020.		5/8/2020
Closed	CE: 16-2020	2/20/2020							
Closed	CE: 29-2020	5/4/2020	Tall grass and weeds	513 West Jackson	5/4/2020	5/4/2020	Left door Hanger on 5/4/2020		5/8/2020
Closed	CE: 30-2020	5/5/2020	Tall grass and weeds	Parcel ID: 48335001003	5/5/2020	5/5/2020	Spoke with property owner. Said it will be mowed by this weekend		5/11/2020
Closed			Unsafe Building	206 N Jefferson	4/17/2018		Demolition has taken place. Will close out once all work is completed, and lot has been seeded. Lot has been seeded.		5/8/2020
Closed			Unsafe Building	208 N Jefferson Way	4/17/2018		Demolition has taken place. Will close out once all work is completed, and lot has been seeded. Lot has been seeded.		5/8/2020
Closed			Unsafe Building	306 S F Street	4/17/2018	8/16/2019	Property no longer Dangerous or Unsafe.		4/24/2020
			Unlicensed vehicle on jack stands in driveway, Trailers parked in front yard, Junk debris scattered throughout property.				Door hanger left on 3/11/2020. The car in the driveway will be off jack stands within 2 weeks, the trailers have been moved out of the front yard and the remainder of the yard will be picked up and disposed of during spring cleanup. Car is no longer on jack stands, property has been cleaned up and is back in compliance as of April 20th, 2020.		
Closed	CE: 18-2020	3/9/2020		1108 North B Street	3/11/2020	3/11/2020			4/20/2020



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: May 15, 2020
Subject: Current Projects Update

The purpose of this memorandum is to provide a brief synopsis of different projects that may be of interest to the Council.

1. Williams Terrace (1600 Block of North 9th Street)

- Developer hosted a neighborhood meeting on March 9.
- Rezoning petition received on April 6.
- The Planning and Zoning Commission reviewed the rezoning request at its April 21 meeting, and recommended approval to the Council.
- The City Council will hold a public hearing on June 1.

2. People Bank Administration Building (500 East Iowa Avenue)

- Site plan and building permit submitted on March 13.
- Site plan review comments returned on March 24.
- Building permit comments returned on April 6.
- Updated building permit and site plan submitted on April 16.
- Site plan approved on April 17.
- Building permit issued on April 17.

3. Peterson Annexation (south of Inwood Street, west of 110th Avenue (North Y Street) and east of County Highway R-63)

- Application for annexation was received on February 25th, 2020.
- The applicant has indicated that this property, if annexed, would be developed residentially.
- At its meeting on March 25th, the City Council forwarded this applicant to the Board of Trustees and Planning and Zoning Commission for its review.
- The Board of Trustees reviewed the request at its April 14 meeting.
- The Planning and Zoning Commission reviewed the request at its April 21 meeting and recommended approval of the request.
- The City Council will hold a public hearing on June 1.

4. Apple Tree Inn (1215 North Jefferson Way)

- Building permit application for interior remodel submitted on January 10.
- Review comments were returned on January 13.
- Revised building plans submitted on February 5.
- Building Permit issued on February 12.

5. Cabin Coffee (910 East 2nd Avenue)

- Sale of D&D lot and development agreement was approved by Council on October 21.
- Staff hosted a preapplication meeting with the developers on October 22.
- Developer closed on the property on November 22.
- On March 16, developer notified City that, due to the COVID 19 pandemic, this project is being suspended until further notice.
- On April 23, the developer requested a 90-day extension to the approved development agreement.
- Council to review extension at its May 18 meeting.

6. Scooters Coffee (1112 North Jefferson Way)

- Site plan and building permit were submitted on October 9.
- Site plan comments returned to applicant on November 4.
- Updated site plan submitted on November 18.
- Staff continues to work with the property owner on a solution for the storm sewer pipe located on this property.
- Revised site plan submitted on February 28.
- Site plan comments returned on March 9.
- Revised site plan submitted on March 9.
- Site plan approved on March 11.
- Building Permit issued on April 9.

7. Proposed Campground (Northwest Corner of South Jefferson Way and East 17th Avenue)

- Staff held a preapplication meeting on a proposed campground on October 3
- A rezoning petition was submitted on October 25 for a proposed campground
- The Planning and Zoning Commission recommended the rezoning for approval at its November 12 meeting.
- The City Council held a public hearing on the request at its December 16 meeting.
- The City Council approved the request at its January 21 meeting.
- A plat of survey to split ground for the campground was submitted on April 1.
- A rezoning petition was submitted on April 3 for additional ground for the campground.
- The Planning and Zoning Commission reviewed the Plat of Survey and rezoning at its April 21 meeting and recommended approval of both to the City Council.
- The City Council will hold a public hearing on June 1.

8. Missouri Valley JATC Training Facility (1600 East Iowa Avenue)

- Site Plan for this project was submitted on April 3 to the City and comments were returned on April 22.
- City Staff has also held internal meetings regarding new road alignment within the industrial park expansion.
- City staff met with the Missouri Valley on May 1 to discuss access to this site and possible road upgrades/funding.
- A revised site plan was submitted on May 20.
- Revised comments were returned on June 4.
- A second revised site plan was submitted on June 11.

- Site Plan was approved on June 11.
- Building permit application was submitted on June 14.
- Building permit comments were returned on July 2.
- Staff has meet with Missouri Valley on a development agreement related to future infrastructure improvements.
- Building permit application submitted on August 2
- Staff meet with the contractor on August 23 to discuss building/inspection process.
- Fire review comments returned to applicant on September 23.
- Response to fire review comments received on October 29.
- Full building permit issued on November 13.

9. Ace Hardware (506 North Jefferson Way)

- City staff held a pre-development meeting on this project on February 22.
- The old car wash was demolished the week of July 15.
- The existing Mudslingers Coffee Shop would remain.
- A code review was submitted to the City for review by the architect on July 29.
- The City returned comments on that code review on July 31.
- Engineer inquired about site plan approval process on August 23.
- Site plan submitted on September 5.
- Initial comments on the site plan were returned on September 19.
- Variance application for parking submitted on September 24. Will be placed on November 6 agenda.
- Revised site plan submitted on October 4.
- Building Permit application and plans submitted on October 14.
- 2nd review comments on the site plan were returned on October 17.
- Building permit comments returned on October 18.
- Revised building permit plans received on October 23.
- Revised site plan submitted on October 25.
- Variance request for parking was approved by the Board of Adjustment on November 6.
- Site plan approved and building permit issued on November 7.

10. New Heights Church (309 East Hillcrest Avenue)

- The project engineer contacted the City on February 7 to clarify plan review comments.
- Updated site plan was received on March 7.
- Updated comments returned to applicant on March 20.
- The project engineer contacted the City on July 11 to clarify plan review comments.
- Staff responded to those questions on July 12.
- An updated site plan was submitted on July 29.
- Staff responded to fire code requirements on August 21.
- An updated site plan was submitted on August 30.
- Site plan comments were returned on September 2.
- Revised site plan submitted on September 20.
- Site plan comments returned on October 18.
- An updated site plan was submitted on April 22.

11. Ashton Park Plat 7

- Located east of the intersections of East Euclid Avenue and North 18th Street and East Boston Avenue and North 18th Street
- Preliminary plat submitted on April 27.
- The Planning and Zoning Commission recommended approval of the preliminary plat at its May 12th meeting.
- City Council will review the preliminary plat at its May 18th meeting.

12. Summercrest

- Located north of the intersection of North 7th Street and East Hillcrest Avenue.
- Rezoning/PRD plan and preliminary plat received on April 3.
- Rezoning/PRD plan was reviewed by the Planning and Zoning Commission at its April 21 meeting and was recommended approval, with conditions, to the Council.
- The Planning and Zoning Commission recommended approval of the preliminary plat at its May 12th meeting.
- The City Council will hold a public hearing on June 1 regarding the Rezoning/PRD plan.
- The City Council will review the preliminary plat upon final consideration of the Rezoning/PRD plan.

13. Treeline Plat 1

- Located north of East Iowa Avenue and south of North 7th Court
- Preliminary Plat and Construction Plans submitted on March 16.
- Comments on Preliminary Plat and Construction Plans returned on April 3.
- Updated Preliminary Plat submitted on April 8.
- Preliminary Plat was reviewed by Planning and Zoning Commission at its April 21 meeting and was recommended for approval to the Council.
- The City Council approved the preliminary plat at its May 4 meeting.

14. Quail Meadows Plat 3

- Located north of North 8th Street and East Trail Ridge Place.
- Staff has been notified that about 30 acres of land in the Summercrest Hills development was sold to a developer who intends to develop single family lots.
- A rezoning application was submitted on July 1 to change a portion on this land from C-2 to R-3. The Planning and Zoning Commission recommended approval of this request at its August 13 meeting.
- The City Council held a public hearing and first consideration at its September 16 meeting.
- This development will require the City to relocate the current lift station north of the Quail Meadows Subdivision to the north of the Summercrest Hills development. The tentative schedule it to have the new lift station designed by this fall, bid of by next spring, and completion by fall of 2020.
- Staff meet with HR Green and Developer engineer to discuss timing of improvements and new lift station on September 9.
- The developer submitted a preliminary plat to the City on September 24.
- Comments on preliminary plat returned on October 4.

- Preliminary plat recommended for approval by Planning and Zoning Commission on November 12.
- City Council approved the preliminary plat at its November 18th meeting.
- Construction plans were submitted on December 2.
- Comments on construction plans returned on December 17.
- Revised construction plans submitted on February 7.
- Comments on construction plans returned on February 18.
- Revised construction plans submitted on March 2.
- Pre-construction meeting for both the Lift Station project and the Qual Meadows 3 development was held on March 11.
- Construction plans approved on March 13.

15. Heritage Hills Plat 10

- Located at the west end of Trailridge Road.
- Preliminary plat for a 10-lot residential subdivision was submitted to the City on July 12.
- The Planning and Zoning Commission recommended approval of this plat at its August 13 meeting.
- The City Council approved the preliminary plat at its August 19 meeting.
- Construction Plans were submitted on August 27.
- Comments on construction plans returned on September 11.
- Revised construction plans were submitted on September 18
- Construction plans were approved on October 8.
- Plat of survey to convey property to developer was submitted on January 2. This Plat of survey was reviewed by the Planning Commission on January 15 and the City Council adopted a resolution of approval on January 21.
- Final Plat submitted on May 8.

16. Prairie Glynn Plat 2

- Located east of East Franklin Avenue and North 15th Street.
- Construction plans have been submitted and will be approved once changes are made.
- A second revised preliminary and final plat were submitted on June 5. The Planning and Zoning Commission reviewed the preliminary plat at its July 9 meeting, and the Council approved the preliminary plat at its July 15 meeting.
- Final Plat submitted on April 2.

17. Autumn Ridge Subdivision Plat 3

- Located north of North O Street and West Kentucky Avenue.
- City Council approved a Development Agreement on June 17.
- Staff meet with developer on November 14 to outline utility installs and final approvals.

Charlie Dissell

From: Nick Bruck <nickb@dcigroup-us.com>
Sent: Friday, May 15, 2020 10:10 AM
To: Charlie Dissell
Cc: Megan Andrew (megana@warrencountyia.org); Chris Conn; Justin Page
Subject: WCJC Update Week of May 18th

Charlie:

Similar to this week, next week will be a steady amount of foundation work.

As you saw we distributed a notice about Contractor parking this past Monday.

Thanks and have a good weekend.

 Nick Bruck
Senior Project Manager
221 E 6th Street - Suite 200
Des Moines, IA 50309
C 515-202-3395 | W 515-244-5043
  

June 1, 2020

Draft Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Second consideration of the Codification Project.
- Public Hearing and consideration for a request from Jon F. and Mary Hellen Peterson for an Annexation into the City of Indianola.
- Public Hearing and consideration for a request from the Edward H. Arp of Civil Engineering Consultants Inc. to rezone a parcel of land in the NE ¼ of the SE ¼ and the SE ¼ of the NE ¼ of Section 36, Township 76 North, Range 24 West Of The 5th P.M., City of Indianola, Iowa, from A-1, Agricultural Zoning District to A-2 Mixed Agricultural Zoning District.
- Public Hearing and consideration for a request from Josh Moulton of DR Horton for approval of a Proposed Development Plan and to rezone a parcel of land in the SE ¼ of the SW ¼ of Section 18, Township 76 North, Range 23 West Of The 5th P.M., City of Indianola, Iowa from the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District.
- Public Hearing and consideration for a request from Barry Accountius of Woda Cooper Development, Inc. to rezone property located on Outlot X of the Replat of the Hillcrest Industrial Park Plat 1, except Parcels B & C, from the M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District.
- Resolution directing preparation of detailed plans, specifications, form of contract and notice to bidders for the East Iowa Avenue Paving Project.
- Resolution ordering bids, approving plans, specifications and form of contract and notice to bidders, fixing amount of bid security, and ordering Clerk to post notice and fixing a date for receiving same, and for a public hearing on plans, specifications, form of contract and estimate of costs.
- Public hearing and consideration to determine if a nuisance exists for Carl Alexander, 505 West Second Avenue
- Resolution authorizing the submission of the application for the Iowa Great Places Grant Program.
- Discussion of possible year-end special Council meeting (for invoices and other end of year items)
- Set Public Hearing for FY21 budget amendment for July 6 (this is for CIP and other items that will need to be transferred from FY20 to FY21)

June 15, 2020

Draft Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Treasurer's Report
- Approval of Cigarette License renewals
- Third consideration of the Code of Ordinances
- Resolution adopting the draft City Council Rules and Procedures Document
- Resolution approving the ICAP and IMWCA renewal
- Year-End Transfer resolution

Jackie Raffety

From: Ryan Waller
Sent: Friday, May 22, 2020 11:49 AM
To: Ryan Waller
Subject: Waller's Weekly 5.22.2020
Attachments: Curent Projects Update- May 22.pdf; 2020 Permits- May 22.pdf; Code Enforcement- May 22.pdf; April 2020 Building Permit Report.pdf; Notice from Fire Chief 05.21.2020.pdf; Anticipated June 15 CC Agenda.pdf; WCJC Weekly Update- May 22.pdf; Anticipated June 1 CC Agenda.pdf; Indianola Downtown Streetscape_Door Hanger.pdf; Iowa Ave Construction Notice.pdf

Happy Friday!

I hope this finds you all well. Below and attached, please find the materials comprising this week's update on various City happenings. If there are any questions on these or other City related items, please let me know.

Have a safe and relaxing Memorial Day weekend!

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

Small Business Grant Program – The deadline for the Small Business Grant Program has been extended to May 31st. Thank you to Peoples Bank, TruBank, WCEDC and the Greater Des Moines Partnership for their financial support to the Small Business Recovery Grant program to aid small businesses affected by the COVID-19 pandemic. Information about the grant program and the application may be found at www.DSMpartnership.com/smallbusinessgrant.

Streetscape Project – At its meeting on May 18th, the City Council approved an engineering contract with Bolton & Menk for the Square Streetscape Plan. The initial phase of the project will consist of gathering existing information and surveying the project area, including the street and areas in the front yard of properties. Property pins may also be located as part of the surveying. This work will begin next week. Bolton & Menk vehicles are clearly marked with the firm's logo. Attached is a doorhanger that the consultants will be handing out to businesses on the Square.

Traffic Signal Timing & Iowa Avenue Project – The contractor (Sternquist Construction) anticipates this project to commence the week of June 8th. As a reminder, this project, which is partially funded by a grant, will improve the synchronization of the traffic signals on Jefferson Way (US highway 65/69) and 2nd Ave (IA 92) and will involve the reconstruction of Iowa Avenue from 1st Street to Jefferson Way. Attached is a notice that is being provided to impacted properties. The contract for this project has a late completion date of July 17, 2020.

Veteran's Memorial Aquatic Center – The City continues to monitor the events of the COVID pandemic. In light of the Governor's recent proclamation regarding aquatic centers, Staff is in the process of evaluating guidelines, procedures and available options. Staff anticipates providing an overview and recommendation to the City Council at its upcoming meeting on June 1st.

Honor Roll Award – Congratulations to Jackie Raffety, Deputy City Clerk, for earning a well-deserved spot on the 2020 Municipal Clerks Honor Roll.

Fire Safety Regulations – The Indianola Fire Department received information that some businesses have adopted procedures to lock egress doors in an attempt to limit occupants in their businesses during daily operations. Attached is a letter from Greg Chia, Fire Chief, reminding businesses that these actions are a violation of code and asking for compliance. A copy of this letter has been shared with various community partners.

Workers Compensation (work comp) Insurance – The City received positive news regarding our work comp insurance renewal. Our current "MOD" factor is .86 and our renewal is now .79. Work comp premiums are calculated using a modification "MOD" rate and is determined by industry classification and claims history. The industry average is 1.0. For example, a company with a MOD rate of 1.25 will pay **25%** higher premiums than the average company does and a company with a MOD rate of 0.80 will pay **20%** less per dollar than average. This is a direct reflection on our team's commitment to safety. Congratulations and thank you to the entire team!

South K Street Dust Control – This week, the dust control contractor, Jerico, applied the first application of calcium chloride on the gravel road surface for South K Street. As you know, this gravel road surface creates a lot of dust from the vehicular traffic. Calcium chloride is used as a chemical suppressant to control the dust on the gravel road surface. The City's short-term plan involves a total of three calcium chloride applications. Engineering for the paving of South K Street will commence later during the upcoming fiscal year (July 1, 2020 to June 30, 2021).

Pavement Markings – The recent cold and rainy weather has delayed the pavement markings planned by the Streets Division. The Streets Division maintains the pavement markings to help organize the movement of vehicular, bicycle, and pedestrian traffic. These include white and yellow lane lines, stop lines, turn symbols, and bike lanes, which are re-painted annually to help ensure the markings are visible and well-maintained following winter snow removal efforts. The striping season traditionally falls between May and October and is heavily dependent on the weather. Optimal painting weather is warm and sunny (ideally 70 degrees with low humidity). Colder temperatures prevent successful paint application.

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

- **Current Projects Update** - At its meeting on May 18th, the City Council approved an extension to the Cabin Coffee Development agreement, as well as the preliminary plat of Ashton Park Plat 7. Additionally, the site plan for New Heights Church was approved, and the site plan for the proposed Crow's Nest campground on the south side of town was submitted.
- **2020 Building Permits** - Five building permits applications were submitted. Three of these were for single family dwellings valued at over \$1.1 Million. Three building permits were issued. There are currently four building permit applications in review and 77 building permits that have been issued year to date.

- **Code Enforcement** - Four code enforcement cases were opened and seven were closed. There are currently 27 open code enforcement cases.
- **Des Moines Home Builders Association** - The Des Moines Home Builders Association issued their April 2020 Building permit report. The Des Moines Metro area reported 99 less permits for single-family in March 2020 compared to March 2019 and has seen 114 more permits for single-family year-to-date in 2020 compared to 2019. Indianola issued the same number of building permits (six) in March 2020 compared to March 2019 and has issued five more year to date compared to 2019.

Warren County Justice Center (WCJC) Weekly Update – In the attached WCJC update, DCI reports that footing work will continue. The update also notes that Vanderpool will be submitting a traffic plan for the new water service connection, which will include a closure of Ashland between Howard and Buxton. This work is contemplated for the week of June 1st.

Upcoming City Council Agenda – Attached, please find the anticipated agendas for the June 1st and June 15th upcoming meetings. As a reminder, these are fluid documents that can change on a regular basis (i.e. some items may get added/rescheduled due to Council direction, as well as other factors that may or may not be within the control of the City departments).



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: May 22, 2020
Subject: Current Projects Update

The purpose of this memorandum is to provide a brief synopsis of different projects that may be of interest to the Council.

1. Williams Terrace (1600 Block of North 9th Street)

- Developer hosted a neighborhood meeting on March 9.
- Rezoning petition received on April 6.
- The Planning and Zoning Commission reviewed the rezoning request at its April 21 meeting, and recommended approval to the Council.
- The City Council will hold a public hearing on June 1.

2. People Bank Administration Building (500 East Iowa Avenue)

- Site plan and building permit submitted on March 13.
- Site plan review comments returned on March 24.
- Building permit comments returned on April 6.
- Updated building permit and site plan submitted on April 16.
- Site plan approved on April 17.
- Building permit issued on April 17.

3. Peterson Annexation (south of Inwood Street, west of 110th Avenue (North Y Street) and east of County Highway R-63)

- Application for annexation was received on February 25th, 2020.
- The applicant has indicated that this property, if annexed, would be developed residentially.
- At its meeting on March 25th, the City Council forwarded this applicant to the Board of Trustees and Planning and Zoning Commission for its review.
- The Board of Trustees reviewed the request at its April 14 meeting.
- The Planning and Zoning Commission reviewed the request at its April 21 meeting and recommended approval of the request.
- The City Council will hold a public hearing on June 1.

4. Apple Tree Inn (1215 North Jefferson Way)

- Building permit application for interior remodel submitted on January 10.
- Review comments were returned on January 13.
- Revised building plans submitted on February 5.
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- Sale of D&D lot and development agreement was approved by Council on October 21.
- Staff hosted a preapplication meeting with the developers on October 22.
- Developer closed on the property on November 22.
- On March 16, developer notified City that, due to the COVID 19 pandemic, this project is being suspended until further notice.
- On April 23, the developer requested a 90-day extension to the approved development agreement.
- Council approved the extension at its May 18 meeting.

6. Scooters Coffee (1112 North Jefferson Way)

- Site plan and building permit were submitted on October 9.
- Site plan comments returned to applicant on November 4.
- Updated site plan submitted on November 18.
- Staff continues to work with the property owner on a solution for the storm sewer pipe located on this property.
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- Building Permit issued on April 9.

7. Crow's Nest Campground (Northwest Corner of South Jefferson Way and East 17th Avenue)

- Staff held a preapplication meeting on a proposed campground on October 3
- A rezoning petition was submitted on October 25 for a proposed campground
- The Planning and Zoning Commission recommended the rezoning for approval at its November 12 meeting.
- The City Council held a public hearing on the request at its December 16 meeting.
- The City Council approved the request at its January 21 meeting.
- A plat of survey to split ground for the campground was submitted on April 1.
- A rezoning petition was submitted on April 3 for additional ground for the campground.
- The Planning and Zoning Commission reviewed the Plat of Survey and rezoning at its April 21 meeting and recommended approval of both to the City Council.
- The City Council will hold a public hearing on June 1.
- Site plan submitted on May 18.

8. Missouri Valley JATC Training Facility (1600 East Iowa Avenue)

- Site Plan for this project was submitted on April 3 to the City and comments were returned on April 22.
- City Staff has also held internal meetings regarding new road alignment within the industrial park expansion.
- City staff met with the Missouri Valley on May 1 to discuss access to this site and possible road upgrades/funding.
- A revised site plan was submitted on May 20.
- Revised comments were returned on June 4.

- A second revised site plan was submitted on June 11.
- Site Plan was approved on June 11.
- Building permit application was submitted on June 14.
- Building permit comments were returned on July 2.
- Staff has meet with Missouri Valley on a development agreement related to future infrastructure improvements.
- Building permit application submitted on August 2
- Staff meet with the contractor on August 23 to discuss building/inspection process.
- Fire review comments returned to applicant on September 23.
- Response to fire review comments received on October 29.
- Full building permit issued on November 13.

9. Ace Hardware (506 North Jefferson Way)

- City staff held a pre-development meeting on this project on February 22.
- The old car wash was demolished the week of July 15.
- The existing Mudslingers Coffee Shop would remain.
- A code review was submitted to the City for review by the architect on July 29.
- The City returned comments on that code review on July 31.
- Engineer inquired about site plan approval process on August 23.
- Site plan submitted on September 5.
- Initial comments on the site plan were returned on September 19.
- Variance application for parking submitted on September 24. Will be placed on November 6 agenda.
- Revised site plan submitted on October 4.
- Building Permit application and plans submitted on October 14.
- 2nd review comments on the site plan were returned on October 17.
- Building permit comments returned on October 18.
- Revised building permit plans received on October 23.
- Revised site plan submitted on October 25.
- Variance request for parking was approved by the Board of Adjustment on November 6.
- Site plan approved and building permit issued on November 7.

10. New Heights Church (309 East Hillcrest Avenue)

- The project engineer contacted the City on February 7 to clarify plan review comments.
- Updated site plan was received on March 7.
- Updated comments returned to applicant on March 20.
- The project engineer contacted the City on July 11 to clarify plan review comments.
- Staff responded to those questions on July 12.
- An updated site plan was submitted on July 29.
- Staff responded to fire code requirements on August 21.
- An updated site plan was submitted on August 30.
- Site plan comments were returned on September 2.
- Revised site plan submitted on September 20.
- Site plan comments returned on October 18.

- An updated site plan was submitted on April 22.
- Site plan approved on May 18

11. Ashton Park Plat 7

- Located east of the intersections of East Euclid Avenue and North 18th Street and East Boston Avenue and North 18th Street
- Preliminary plat submitted on April 27.
- The Planning and Zoning Commission recommended approval of the preliminary plat at its May 12th meeting.
- City Council approved the preliminary plat at its May 18th meeting.

12. Summercrest

- Located north of the intersection of North 7th Street and East Hillcrest Avenue.
- Rezoning/PRD plan and preliminary plat received on April 3.
- Rezoning/PRD plan was reviewed by the Planning and Zoning Commission at its April 21 meeting and was recommended approval, with conditions, to the Council.
- The Planning and Zoning Commission recommended approval of the preliminary plat at its May 12th meeting.
- The City Council will hold a public hearing on June 1 regarding the Rezoning/PRD plan.
- The City Council will review the preliminary plat upon final consideration of the Rezoning/PRD plan.

13. Treeline Plat 1

- Located north of East Iowa Avenue and south of North 7th Court
- Preliminary Plat and Construction Plans submitted on March 16.
- Comments on Preliminary Plat and Construction Plans returned on April 3.
- Updated Preliminary Plat submitted on April 8.
- Preliminary Plat was reviewed by Planning and Zoning Commission at its April 21 meeting and was recommended for approval to the Council.
- The City Council approved the preliminary plat at its May 4 meeting.

14. Quail Meadows Plat 3

- Located north of North 8th Street and East Trail Ridge Place.
- Staff has been notified that about 30 acres of land in the Summercrest Hills development was sold to a developer who intends to develop single family lots.
- A rezoning application was submitted on July 1 to change a portion on this land from C-2 to R-3. The Planning and Zoning Commission recommended approval of this request at its August 13 meeting.
- The City Council held a public hearing and first consideration at its September 16 meeting.
- This development will require the City to relocate the current lift station north of the Quail Meadows Subdivision to the north of the Summercrest Hills development. The tentative schedule it to have the new lift station designed by this fall, bid of by next spring, and completion by fall of 2020.
- Staff meet with HR Green and Developer engineer to discuss timing of improvements and new lift station on September 9.
- The developer submitted a preliminary plat to the City on September 24.

- Comments on preliminary plat returned on October 4.
- Preliminary plat recommended for approval by Planning and Zoning Commission on November 12.
- City Council approved the preliminary plat at its November 18th meeting.
- Construction plans were submitted on December 2.
- Comments on construction plans returned on December 17.
- Revised construction plans submitted on February 7.
- Comments on construction plans returned on February 18.
- Revised construction plans submitted on March 2.
- Pre-construction meeting for both the Lift Station project and the Qual Meadows 3 development was held on March 11.
- Construction plans approved on March 13.

15. Heritage Hills Plat 10

- Located at the west end of Trailridge Road.
- Preliminary plat for a 10-lot residential subdivision was submitted to the City on July 12.
- The Planning and Zoning Commission recommended approval of this plat at its August 13 meeting.
- The City Council approved the preliminary plat at its August 19 meeting.
- Construction Plans were submitted on August 27.
- Comments on construction plans returned on September 11.
- Revised construction plans were submitted on September 18
- Construction plans were approved on October 8.
- Plat of survey to convey property to developer was submitted on January 2. This Plat of survey was reviewed by the Planning Commission on January 15 and the City Council adopted a resolution of approval on January 21.
- Final Plat submitted on May 8.
- The Planning and Zoning Commission will review the final plat at its June 9 meeting.

16. Prairie Glynn Plat 2

- Located east of East Franklin Avenue and North 15th Street.
- Construction plans have been submitted and will be approved once changes are made.
- A second revised preliminary and final plat were submitted on June 5. The Planning and Zoning Commission reviewed the preliminary plat at its July 9 meeting, and the Council approved the preliminary plat at its July 15 meeting.
- Final Plat submitted on April 2.
- The Planning and Zoning Commission will review the final plat at its June 9 meeting.

17. Autumn Ridge Subdivision Plat 3

- Located north of North O Street and West Kentucky Avenue.
- City Council approved a Development Agreement on June 17.
- Staff meet with developer on November 14 to outline utility installs and final approvals.



Community Development

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2020 Building Permit Report

Date Application Submitted	Permit	DATE Permit Issued	NAME	ADDRESS	CONTRACTOR	CONSTRUCTION	SQUARE FEET *new residential only	Finaled Date	C.O.Date	VALUE
12/31/2019	1	1/2/2020	North American MHC LLC	9 Leonard Avenue	Heartland Living	Mobile Home				\$51,300
12/31/2019	2	1/2/2020	North American MHC LLC	21 Leonard Avenue	Heartland Living	Mobile home				\$51,300
1/7/2020	3	1/7/2020	Chad Keller	206 N Jefferson	B and D	DEMO				
1/7/2020	4	1/7/2020	Chad Keller	208 N Jefferson	B and D	DEMO				
1/7/2020	5	1/8/2020	North American MHC LLC	24 Leonard	Heartland Living	Mobile Home				\$51,300
1/7/2020	6	1/8/2020	North American MHC LLC	26 Alfred	Heartland Living	Mobile Home				\$38,494
1/7/2020	7	1/8/2020	North American MHC LLC	6 Leonard	Heartland Living	Mobile Home				\$38,494
1/14/2020	8	1/14/2020	Foxwood Apts	1005 W 3rd	Rainbow International	Remodel				\$859,560
1/7/2020	9	1/13/2020	Kurt Ripperger	804 N B	Construction by Cambron	Remodel				\$80,000
10/29/2019	10	1/16/2020	Wal Mart	1500 N Jefferson Way	Midland	Commercial Remodel		4/15/2020		\$1,891,511
1/15/2020	11	1/20/2020	Jerry's Homes	506 N 17th	Jerry's Homes	Basement Finish				\$18,000
1/15/2020	12	1/27/2020	Jerry's Homes	402 N 18th	Jerry's Homes	Single Family Dwelling	1435			\$208,000
1/15/2020	13	1/27/2020	Jerry's Homes	406 N 18th	Jerry's Homes	Single Family Dwelling	1339			\$203,000
1/15/2020	14	1/27/2020	Jerry's Homes	408 N 18th	Jerry's Homes	Single Family Dwelling	1474			\$217,000
1/15/2020	15	1/27/2020	Jerry's Homes	1708 Detroit	Jerry's Homes	Single Family Dwelling	1644			\$201,000
1/15/2020	16	1/27/2020	Jerry's Homes	1704 Detroit	Jerry's Homes	Single Family Dwelling	1605			\$212,000
1/31/2020	17	2/3/2020	Sherwin and Leeann Back	808 W Salem	Vanderpool	Alteration				\$15,158
2/10/2020	18	2/10/2020	Dusty Jordan	1107 N 6th Street	Jordan Building & Design LLC	Screened In Porch	192			\$15,000
1/10/2020	19	2/12/2020	Pritesh Patel	1215 N Jefferson Way	Rod Curtis	Commercial Remodel				\$80,000
2/12/2020	20	2/12/2020	KC Inc	404 W Jefferson	Iowa Demolition	DEMO				
2/13/2020	21	2/18/2020	Top Hat Homes	810 W Orchard	Top Hat Homes	Single Family Dwelling	2404			\$448,000
2/21/2020	22	2/28/2020	North American MHC LLC	29 Alfred	Heartland Living	Mobile Home				\$38,494
3/2/2020	23	3/2/2020	Kyle Tipling	411 W Salem	Dirt Work	Garage Demo				
2/22/2020	24	3/2/2020	Horton-Robinson	709 Sunset	Horton-Robinson	Single Family Dwelling	1850			\$257,000
3/11/2020	25	3/11/2020	North American MHC LLC	24 Leonard	Miller Scrap Metal	DEMO				
3/11/2020	26	3/11/2020	North American MHC LLC	6 Leonard	Miller Scrap Metal	DEMO				
3/11/2020	27	3/11/2020	Jerry's Homes	400 N 18th	Jerry's Homes	Basement Finish				\$15,000
3/9/2020	28	3/9/2020	Tyler Christonski	1319 S O	Crosscut Custom Carpentry	Four Seasons Room				\$41,500
3/13/2020	29	3/13/2020	North American MHC LLC	38 Alfred	Miller Scrap Metal	DEMO				
3/13/2020	30	3/13/2020	North American MHC LLC	52 Lincoln	Miller Scrap Metal	DEMO				
3/13/2020	31	3/13/2020	Jerry's Homes	1703 Euclid	Jerry's Homes	Basement Finish				\$7,000
3/13/2020	32	3/13/2020	Steger Construction	608 S Y	Steger Construction	Duplex	18400			\$100,000



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3/13/2020	33	3/13/2020	Steger Construction	610 S Y	Steger Construction	Duplex	18400			\$100,000
3/13/2020	34	3/13/2020	Rory and Kathy Crooks	1209 W Euclid	Rory and Kathy Crooks	Deck				\$1,650
3/4/2020	35	3/16/2020	WJH LLC	1800 E Euclid	Century Complete	Single Family Dwelling	1810			\$92,047
3/4/2020	36	3/16/2020	WJH LLC	1710 E Euclid	Century Complete	Single Family Dwelling	1417			\$84,942
3/4/2020	37	3/16/2020	WJH LLC	1708 E Euclid	Century Complete	Single Family Dwelling	2009			\$98,876
3/4/2020	38	3/16/2020	WJH LLC	1706 E Euclid	Century Complete	Single Family Dwelling	1810			\$92,047
3/4/2020	39	3/16/2020	WJH LLC	1704 E Euclid	Century Complete	Single Family Dwelling	1625			\$90,935
3/4/2020	40	3/16/2020	WJH LLC	1606 E Euclid	Century Complete	Single Family Dwelling	1417			\$84,942
3/4/2020	41	3/16/2020	WJH LLC	1504 E Euclid	Century Complete	Single Family Dwelling	2009			\$98,876
3/4/2020	42	3/16/2020	WJH LLC	1502 E Euclid	Century Complete	Single Family Dwelling	1810			\$92,047
3/4/2020	43	3/16/2020	WJH LLC	1500 E Euclid	Century Complete	Single Family Dwelling	1417			\$84,942
3/4/2020	44	3/16/2020	WJH LLC	602 N 17th	Century Complete	Single Family Dwelling	1417			\$84,942
3/4/2020	45	3/16/2020	WJH LLC	600 N 17th	Century Complete	Single Family Dwelling	1602			\$90,542
3/20/2020	46	3/23/2020	Scott and Janelle Greene	1512 W Salem	self	Shed				\$2,000
3/6/2020	47	3/26/2020	Giovanti Homes	1401 W 14th	Giovanti Homes	Single Family Dwelling	3940			\$401,000
3/26/2020	48	3/26/2020	North American MHC LLC	45 Lincoln	Heartland Living	Mobile Home				\$37,080
3/26/2020	49	4/2/2020	Stephen Muldrow	400 E 1st	Stephen Muldrow	Single Family Dwelling	2022			\$109,300
3/26/2020	50	4/2/2020	Carlson Homes LLC	1107 S O	Carlson Homes	Single Family Dwelling	1675			\$275,000
3/26/2020	51	4/2/2020	North American MHC LLC	41 Alfred	Heartland Living	Mobile Home				\$37,679
3/26/2020	52	4/2/2020	North American MHC LLC	58 Lincoln	Heartland Living	Mobile Home				\$37,080
3/26/2020	53	4/2/2020	North American MHC LLC	11 Leonard	Heartland Living	Mobile Home				\$37,080
4/3/2020	54	4/6/2020	GroundBreaker Homes	1001 W Orchard	GroundBreaker Homes	Single Family Dwelling	1751			\$220,000
4/3/2020	55	4/6/2020	GroundBreaker Homes	1108 S O	GroundBreaker Homes	Single Family Dwelling	2781			\$210,000
10/9/2019	56	4/9/2020	Brew Enterprises (Scooters)	1112 N Jefferson Way	ASI Commerical Construction	Commercial Building	561			\$75,000
4/9/2020	57	4/13/2020	Five Seven Enterprises/Eagle	1306 S L	Eagle Homes	Single Family Dwelling	1642			\$322,080
4/13/2020	58	4/17/2020	Cody McKasson	1312 E Detroit	Cody McKasson	Deck Overhang				\$1,000
3/13/2020	59	4/17/2020	People's Bank	500 E Iowa	Downing	Commerical	5616			\$1,050,000
4/17/2020	60	4/20/2020	Orton Homes	1304 S L	Orton Homes	Single Family Dwelling	2244			\$320,000
4/23/2020	61	4/27/2020	Dan Corsair	1611 W Iowa	Top Notch Renovations	Deck addition				\$4,050
4/27/2020	62	4/29/2020	Chris Bauer	811 N U	Chris Bauer	Deck				\$550
4/23/2020	63	4/30/2020	Mark Gaddls	1605 W Detroit	Crosscut Construction Co	Deck				\$6,500
4/29/2020	64	4/30/2020	Sam Bedwell	1204 Ann Pkwy	Sam Bedwell	Deck				\$2,500



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4/29/2020	65	4/30/2020	Shelly Sponer	509 S Freeman	Risetter Construction	Deck				\$5,000
4/27/2020	66	5/1/2020	Fisher Decker	403 W 18th Pl	Fisher Decker	Deck				\$1,500
5/5/2020	67	5/5/2020	Marice and Dwight Freeman	104 S 4th	Marice and Dwight Freeman	DEMO				\$5,000
4/29/2020	68	5/5/2020	Pamela Hodges	805 W 4th	Pamela Hodges	Deck				\$1,100
5/5/2020	69	5/6/2020	Jerry's Homes	1709 Clinton	Jerry's Homes	Basement Finish				\$14,500
4/15/2020	70	5/7/2020	Bunnell Properties	1003 E Lincoln	Gruringre Construction	Single Family Dwelling	2734			\$336,000
4/13/2020	71	5/11/2020	Construction By Cambron	1602 S K	Construction by Cambron	Commerical Building	2500			\$299,950
5/7/2020	72	5/12/2020	Brian Marron	303 N 16th	Brian Marron	Deck				\$12,000
5/14/2020	73	5/14/2020	James Oakes	607 W 1st	James Oakes	Deck				\$1,500
5/6/2020	74	5/14/2020	Tony Hixson	1227 S 3rd St	Self	Fence				
5/14/2020	75	5/19/2020	Darko Blazevic	308 S G	Darko Blazevic	Deck				\$3,000
5/18/2020	76	5/20/2020	Kimberly Development	1208 S O	Kimberly Development	Single Family Dwelling	1582			\$310,000
5/19/2020	77	5/20/2020	Wade Williams	1206 S O	Cornerstone Construction Ser	Single Family Dwelling	1585			\$276,100
4/17/2020		IR	Bill Bussanmas	1409 W 6th	Marvin Van Dam	Single Family Dwelling	2400			\$589,000
5/20/2020		IR	Chad Amos	1200 S O	Chad Amos	Single Family Dwelling	3569			\$560,000
5/21/2020		IR	Joseph and Rhonda Casazza	712 W Ashland	Joseph Casazza	Garage				\$24,500
5/21/2020		IR	Todd Koeppan	911 W Boston	Wet Pain Co Inc	Deck				\$2,000



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Code Enforcement Tracking Report

Case Status	Case No.	Complaint Date	Description of Complaint	Location/Address	Date of Initial Inspection	Date of Written Notice	Current Status	Next Follow-up Date	Final Compliance Date
Open		9/17/2019	Tall Grass/Weeds, Debris	Property E of East Scenic Valley Ave	9/17/2019		Discussed this with the representative for property owner. Tall grass and weeds will be mowed, and they will work to get remaining construction debris off the property.	5/21/2020	
Open	CE: 22-2020	4/15/2020	Junk race car in front yard, garbage, trash, and construction debris piled in back yard.	808 West 3rd Avenue	4/15/2020	4/16/2020	30 Days to bring property use back into compliance. Spoke with owner 5/21/2020. Gave until Monday 5/25/2020 to have all construction debris cleaned up.	5/25/2020	
Open	CE: 35-2020	5/19/2020	Tall grass and weeds	48775010130	5/19/2020	5/19/2020	Sent Letter 5/19/2020	5/26/2020	
Open	CE: 36-2020	5/19/2020	Tall grass and weeds	48775010180	5/19/2020	5/19/2020	Sent Letter 5/19/2020	5/26/2020	
Open	CE: 37-2020	5/19/2020	Tall grass and weeds	1009 E Salem Ave	5/19/2020	5/19/2020	Sent Letter 5/19/2020	5/26/2020	
Open	CE:38-2020	5/19/2020	Tall grass and weeds	1603 West Detroit Ave	5/19/2020	5/19/2020	Sent Letter 5/19/2020	5/26/2020	
Open	CE: 04-2020	1/9/2020	Junk and junk debris throughout property	107 North Kenwood	1/10/2020	1/10/2020	Sent letter of Nuisance and Demand for Abatement on 1/10/2020 and established a deadline of January 20th, 2020. Spoke with homeowner and she said she will have van removed from property as soon as the weather turns. Vehicles were not listed in the original Nuisance and Demand for Abatement Letter. I have drafted a new letter with the vehicles included allowing 14 days for abatement. One vehicle has been moved back inside a garage. Other vehicle (van) still remains on trailer. Allowed one more week for compliance otherwise we will move forward with municipal infraction. Owner making progress little by little.	5/28/2020	
Open	CE: 20-2020	4/8/2020	Chickens	1106 North 9th	4/8/2020	4/8/2020	Spoke with Crystal on 4/9/2020 and established 30 day deadline (May 9th, 2020) for compliance. Without any complaints, I cannot confirm the chickens are still present but will keep the case open for now.	5/28/2020	
Open	CE: 28-2020	5/4/2020	Junk and junk debris throughout property	308 West 1st Avenue	5/4/2020	5/4/2020	Left door Hanger on 5/4/2020. Sent Letter 5/8/2020 allowing 2 weeks for compliance. Trailer onsite full of half the garbage and junk piled up on back side of house. Will continue to monitor progress.	5/28/2020	
Open	CE: 33-2020	5/12/2020	Tall grass and weeds, junk debris scattered throughout property, trash on back deck.	502 South D Street	5/12/2020	5/12/2020	Sent letter on 5/12/2020 allowing 10 days for compliance. Contact for abatement.	5/28/2020	
Open			Abandon/Unsafe Building	310 E Boston	3/28/2019	4/5/2019	Property posted as unsafe. Building has been ordered to be vacated and was posted to prevent further occupancy until the work is completed. Met with owner to discuss timing for making improvements. Deadline set for November 1. Work has commenced on west side of house. Will check regularly. Owner continues to make progress on west side of structure. Will send letter to property owner stating requirements for completion of next phase. Moving forward with Municipal Infraction.	5/28/2020	
Open			Unsafe Building	401 W Salem	6/25/2019	6/26/2019	Notice of unsafe building issued. Property owner obtained a building permit for work. Substantial progress made. Still needs to finish roof and siding. Owner continues to make progress.	5/28/2020	
Open			Junk/Junk Vehicles	1105 E Salem	4/22/2019	4/26/2019	Spoke with Kevin King. He said he will remove manhole and keep us updated. Will check regularly.	5/28/2020	
Open			Abandon/Unsafe Building	911 N C Street	3/28/2019	4/5/2019	December 6. Property owner had until January 5 to have all work completed. Working on getting quotes for work to be completed to determine next steps. In the process of getting quotes to abate the property. Not going to abate. Will continue to issue Municipal Infractions.	5/28/2020	
Open	CE: 08-2020	1/9/2020	Sign missing panels	1801 West 2nd	1/10/2020	1/14/2020	Sent letter of Nuisance and Demand for Abatement on 1/14/2020 and established a deadline of February 15th, 2020. Spoke with Deb from DML Management. She is working with a sign company and will be taking care of the existing sign as soon as possible. Established another deadline of March 31st, 2020. Spoke with Deb on Tuesday (4-7) about the status of the sign. She said they got a quote of \$18,000.00 for the new sign, which the landlord is a little hesitant to spend that much money with	6/1/2020	



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Code Enforcement Tracking Report

Open	CE: 09-2020	1/10/2020	Shed in front/side yard	640 North N	1/14/2020	1/16/2020	Sent letter of ordinance violation on 1/16/2020 and established a deadline of February 14th, 2020. Spoke with Diana and gave extension until May 1st, 2020. Asked for extension until end of May for company to move shed.	6/1/2020	
Open	CE: 21-2020	4/15/2020	Sidewalk Violation	100 West Orchard	4/15/2020	4/16/2020	Sent letter 4/17/2020 Allowing 30 days for compliance. Owner asked for extension to June 1st.	6/1/2020	
Open	CE: 17-2020	3/3/2020	Abandoned, unsafe & dangerous building	1009 E Salem		3/4/2020	Sent letter of Unsafe/Dangerous Building on 3/4/2020. Has until April 3rd to secure building permit and June 2nd to complete the work.	6/2/2020	
Open			Abandon/Unsafe Building	506 N Kenwood Blvd	4/17/2018	5/6/2019	Municipal Infraction Issued. Service has been attempted on property owner, and has failed. Discovered that property was in foreclosure, and was sold on August 15. New owner is working on updating property. Property is now for sale. Will check regularly. House is up for sale by Berkshire Hathaway. Moving forward with Municipal Infraction.	6/6/2020	
Open			Abandon/Unsafe Building	2103 N Jefferson	4/17/2018	5/6/2019	Municipal Infraction Issued. Court order issued establishing a deadline for abatement of June 9, 2020. Will check regularly.	6/8/2020	
Open	CE: 32-2020	5/7/2020	Subsoil drainage discharging directly onto neighbor's property to the east.	102 South 20th Street	5/8/2020	5/11/2020	Sent letter on 5/11/2020 allowing 30 days for compliance.	6/10/2020	
Open	CE: 02-2020	1/9/2020	Trailer park needs to be cleaned up. Junk and junk vehicles.	307 West 2nd	1/10/2020	1/10/2020	Sent letter of Nuisance and Demand for Abatement on 1/10/2020 and established a deadline of April 30th, 2020. Spoke with Larry today 4/16/2020. 4 vehicles have been removed and they continue to make progress on junk/debris removal. He informed me that he may not have everything completed by April 30th and may need to ask for an extension. Still gradually making progress. Asked for extension to June 15th. Extension granted, however this is the final extension before municipal infraction.	6/15/2020	
Open	CE: 19-2020	3/24/2020	Junk/Junk Vehicles and dead potentially dangerous trees in back yard	501 S G St	3/24/2020	4/9/2020	Upon inspection, there is junk in the rear yard that needs to be abated. Will send notice. Sent letter 4/17/2020. Established deadline of July 17th, 2020 (90 days) for compliance due to the amount of junk in back yard.	7/8/2020	
Open	CE 07-2020	1/9/2020	Abandoned/Dangerous/Unsafe Building	2110 West 2nd	1/9/2020	1/10/2020	Sent letter of Abandoned, Dangerous, & Unsafe Building on 1/10/2020 and established a date of April 9th for completion. No progress has been made. Bid for abatement or move forward with Municipal Infraction. Moving forward with Municipal Infraction.	TBD	
Open	CE: 24-2020	4/16/2020	Vehicles parked in front yard and other junk debris piled up in front and side of house.	505 West 2nd Avenue	4/17/2020	4/20/2020	Sent letter on 4/20/2020 giving 14 days to abate. Spoke with property owner. He sent letter back requesting to be heard before city council to determine if nuisasnce exists.	TBD	
Open			Unsafe Building	210 N Jefferson	7/29/2019	7/31/2019	Relative of the property owner claimed the home would be rehabbed. Notice of unsafe building issued. Work being done on building. Spoke with contractor on 10/17/19 about structural portion of front porch. Contractor will be pulling building permit sometime within the next week. Spoke with property owner on 10/30. She asked for a 30 day extension to finish the exterior. 30 day extension was granted. Spoke with contractor, he said their waiting on materials and work will resume as soon as they are available but no later than 1/31/2020. Spoke with property owner. Contractor is waiting to finish siding until the weather warms up to avoid cracking the vinyl. Trying to make contact with owner before moving forward with a municipal infraction. Spoke with Diane and she will have her contractor get in touch with me beginning of next week. Still have not heard from contractor. If no update is recieved by 5/4/2020, then we will move forward with municipal infraction. Moving forward with Municipal Infraction.	TBD	



Community Development

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

Code Enforcement Tracking Report

Open			Unsafe Building	407 West 1st Ave	12/11/2019	12/11/2019	House caught fire over thanksgiving weekend 11/28/2019. Inspected house on 12/11/2019 to determine extent of damage and see if the structure can be saved. Unfortunately the structure cannot be saved and must be torn down. Sent letter to property owner on 12/11/2019 ordering the house to be demolished by January 20th, 2020. Person in charge of the estate called in on 2/3/2020. Insurance claim has been filed, and adjuster will evaluate. Still waiting on insurance adjuster. Sent Dangerous & Unsafe Building letter to Raviro Shoniwa, asset prevention coordinator with Mortgage Contracting Services on March 26th, 2020. Raviro contacted me on 4/22/2020 asking for the date upon which the house was to be demolished by. I told her it was to be demolished by the middle of January 2020 and seeing how it hasnt been demolished yet, we will be moving forward with a Municipal Infraction if we dont have something in writing from the mortgage/insurance company within the next 2 weeks showing a timeframe of when it will be demolished. Moving forward with Municipal Infraction.	TBD	
Closed	CE: 23-2020	4/17/2020	Junk accumulating on apartment balconies	801 South R	4/17/2020	4/18/2020	Emailed Jason Frederick on 4/18/2020 about tennants collecting junk on their apartment balconies, and of trash such as old furniture and appliances sitting outside of dumpsters. Sent pictures on Monday 4/20/2020 giving 14 days to abate. He responded by saying he will take care of it. Dumpster onsite. Progress is being made. Owner abated nuisance.		5/21/2020
Closed	CE: 25-2020	4/23/2020	Clutter and trash on the back deck. Tall grass and weeds. Junk vehicle.	110 South Kenwood	4/23/2020	4/23/2020	Left door hanger for clutter/trash on back deck. Upon inspection, I noticed the grass is higher than what ordinance allows for and made note of it on the door hanger as well. Junk vehicle. Sent Letter 5/8/2020 allowing one week for compliance. Contact for abatement. May need to tow a couple vehicles. Contact for abatement. City Abated 5/21/2020		5/21/2020
Closed	CE: 27-2020	4/30/2020	Possible driveway violation	110 Buxton Place	5/1/2020		Currently looking into violation. No violation at this time.		5/21/2020
Closed	CE: 31-2020	5/5/2020	Tall grass and weeds	Parcel ID: 48870190655	5/5/2020	5/5/2020	Sent Letter 5/6/2020. Contact for abatement. City abated 5/21/2020		5/21/2020
Closed	CE: 34-2020	5/14/2020	Tall grass and weeds	Deer Run golf course, south side of West 13th, east side of cart path	5/15/2020		Spoke with property owner and he said he will take care of it.		5/21/2020
Closed	CE: 01-2020	12/27/2019	Multiple Campers on property. Junk and junk vehicles parked on driveway and other miscellaneous junk debris.	1801 West Euclid	1/2/2020	1/2/2020	Sent letter of Nuisance and Demand for Abatement on 1/10/2020 and established a deadline of January 20th, 2020. Spoke with Uele and established a 30 day deadline for each camper to be removed/moved from property. Only one camper remains. All vehicles are now parked on the driveway.		5/21/2020
Closed	CE: 26-2020	4/22/2020	Tall grass and weeds	Parcel ID: 48775011000, (North L & Iowa)	4/22/2020	4/22/2020	Sent letter allowing one week for compliance. Bid for abatement. City abated 5/21/2020		5/21/2020
Closed	CE: 30-2020	5/5/2020	Tall grass and weeds	Parcel ID: 48335001003	5/5/2020	5/5/2020	Spoke with property owner. Said it will be mowed by this weekend		5/11/2020
Closed	CE: 16-2020	2/20/2020	Green wrecked Malibu? No doors, in the side yard.	Parcel ID: 48860001371 503 West 2nd Ave	2/20/2020	2/21/2020	Left notice with tennant on 2/21/2020. Sent letter 3/6/2020. Gave until April 13th to have vehicle moved inside. Vehicle hasn't moved. Trying to make contact with owner before we abate. Spoke with Brenda 4/23/2020 and gave final extension to May 4th. If not removed by May 4th, we will abate the following day. Spoke with towing company. Vehicle will be moved elsewhere by 5/8/2020.		5/8/2020
Closed	CE: 29-2020	5/4/2020	Tall grass and weeds	513 West Jackson	5/4/2020	5/4/2020	Left door Hanger on 5/4/2020		5/8/2020
Closed			Unsafe Building	206 N Jefferson	4/17/2018		Demolition has taken place. Will close out once all work is completed, and lot has been seeded. Lot has been seeded.		5/8/2020
Closed			Unsafe Building	208 N Jefferson Way	4/17/2018		Demolition has taken place. Will close out once all work is completed, and lot has been seeded. Lot has been seeded.		5/8/2020
Closed			Unsafe Building	306 S F Street	4/17/2018	8/16/2019	Property no longer Dangerous or Unsafe.		4/24/2020
Closed	CE: 18-2020	3/9/2020	Unlicensed vehicle on jack stands in driveway, Trailers parked in front yard, Junk debris scattered throughout property.	1108 North B Street	3/11/2020	3/11/2020	Door hanger left on 3/11/2020. The car in the driveway will be off jack stands within 2 weeks, the trailers have been moved out of the front yard and the remainder of the yard will be picked up and disposed of during spring cleanup. Car is no longer on jack stands, property has been cleaned up and is back in compliance as of April 20th, 2020.		4/20/2020

2019-April				2020-April				2019 - To Date Building				2020 - To Date Building			
Permit Totals				Permit Totals				Permit Totals				Permit Totals			
City	SF	TH	MF	City	SF	TH	MF	City	SF	TH	MF	City	SF	TH	MF
Adel	7			Adel	0			Adel	7	0	0	Adel	3	0	0
Altoona	17			Altoona	14			Altoona	40	0	0	Altoona	39	0	44
Ames	9		3	Ames	7			Ames	19	0	11	Ames	19	0	8
Ankeny	77	16		Ankeny	52	22		Ankeny	164	50	34	Ankeny	163	67	0
Bondurant	9			Bondurant	9	4	30	Bondurant	24	0	0	Bondurant	39	8	30
Carlisle	4			Carlisle	1			Carlisle	10			Carlisle	5		
Clive	12			Clive	13			Clive	28	0	0	Clive	29	0	0
Des Moines	17	13		Des Moines	6		20	Des Moines	32	43	85	Des Moines	44	3	77
Grimes	17			Grimes	6			Grimes	37	0	0	Grimes	34	4	0
Indianola	6			Indianola	6			Indianola	22	0	0	Indianola	27	0	0
Johnston	10			Johnston	18		48	Johnston	18	0	0	Johnston	20	0	0
Newton	0			Newton	2			Newton	1	0	0	Newton	4	0	0
Norwalk	24			Norwalk	10	3	48	Norwalk	37	20	0	Norwalk	57	16	48
Pella	2			Pella	1			Pella	3	0	0	Pella	3	0	0
Pleasant Hill	24			Pleasant Hill	3			Pleasant Hill	27	0	0	Pleasant Hill	8	2	0
Polk City	13			Polk City	8			Polk City	40	0	0	Polk City	22	0	0
Polk County	14			Polk County	7			Polk County	33	0	0	Polk County	25	0	0
Urbandale	18			Urbandale	19			Urbandale	54	0	0	Urbandale	65	0	0
Waukee	32			Waukee	40	12		Waukee	50	6	0	Waukee	106	12	0
WDM	14	10		WDM	15	23	54	WDM	30	36	0	WDM	78	39	78
TOTAL	326	39	3	TOTAL	237	64	200	TOTAL	676	155	130	TOTAL	790	151	285
368				501				961				1226			



FIRE DEPARTMENT

05-21-2020

Indianola Business Owners and Occupants of Public Buildings

As the state begins to relax its restrictions to reopen the business community through a phased approach, the Indianola community needs to remember, based on current levels of transmission and healthcare capacity at the state and local level, to follow all code requirements. Business operations are given guidance through the CDC, IDPH and the Governor's office as what to achieve to provide the necessary social distancing and safe practices to limit the level of disease transmission. When resuming business operations decisions should be based on limiting the level of disease transmission and decreasing the impact of COVID-19 in your workplace.

Keeping that in mind, the community and your readiness to protect the safety and health of your employees and customers, please do not overlook the original safety guidelines in-place prior to the disaster declaration such as the International Fire Code and International Building Code. While trying to provide the necessary social distancing prescribed, you still need to comply with International Fire Code on "Means of Egress". The Indianola Fire Department has received information that some businesses have adopted procedures to lock egress doors in an attempt to limit occupants in their businesses during daily operations. This action is a violation of the adopted International Fire Code and International Building Code. If you have doors that are dead-bolt or key turn-lock they must remain unlocked during normal business operations. We appreciate your attention in this matter of compliance and safety.

If you have questions on this subject, please contact the Indianola Fire Department at 515-961-9405.

Respectfully,

Gregory M. Chia
Fire Chief
Indianola, Iowa 50125
gchia@indianolaiowa.gov
515-961-9405



greater than $\frac{1}{4}$ inch (6.4 mm) at doorways shall be beveled with a slope not greater than one unit vertical in two units horizontal (50-percent slope).

Exception: In occupancy Group R-2 or R-3, threshold heights for sliding and side-hinged exterior doors shall be permitted to be up to $7\frac{3}{4}$ inches (197 mm) in height if all of the following apply:

1. The door is not part of the required *means of egress*.
2. The door is not part of an accessible route as required by Chapter 11 of the *International Building Code*.
3. The door is not part of an Accessible unit, Type A unit or Type B unit.

[B] 1008.1.8 Door arrangement. Space between two doors in a series shall be 48 inches (1219 mm) minimum plus the width of a door swinging into the space. Doors in a series shall swing either in the same direction or away from the space between the doors.

Exceptions:

1. The minimum distance between horizontal sliding power-operated doors in a series shall be 48 inches (1219 mm).
2. Storm and screen doors serving individual dwelling units in Groups R-2 and R-3 need not be spaced 48 inches (1219 mm) from the other door.
3. Doors within individual *dwelling units* in Groups R-2 and R-3 other than within Type A *dwelling units*.

[B] 1008.1.9 Door operations. Except as specifically permitted by this section egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort.

[B] 1008.1.9.1 Hardware. Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the *International Building Code* shall not require tight grasping, tight pinching or twisting of the wrist to operate.

[B] 1008.1.9.2 Hardware height. Door handles, pulls, latches, locks and other operating devices shall be installed 34 inches (864 mm) minimum and 48 inches (1219 mm) maximum above the finished floor. Locks used only for security purposes and not used for normal operation are permitted at any height.

Exception: Access doors or gates in barrier walls and fences protecting pools, spas and hot tubs shall be permitted to have operable parts of the release of latch on self-latching devices at 54 inches (1370 mm) maximum above the finished floor or ground, provided the self-latching devices are not also self-locking devices operated by means of a key, electronic opener or integral combination lock.

[B] 1008.1.9.3 Locks and latches. Locks and latches shall be permitted to prevent operation of doors where any of the following exists:

1. Places of detention or restraint.
2. In buildings in occupancy Group A having an *occupant load* of 300 or less, Groups B, F, M and S, and in *places of religious worship*, the main exterior door or doors are permitted to be equipped with key-operated locking devices from the egress side provided:

2.1. The locking device is readily distinguishable as locked;

2.2. A readily visible durable sign is posted on the egress side on or adjacent to the door stating: **THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED**. The sign shall be in letters 1-inch (25 mm) high on a contrasting background; and

2.3. The use of the key-operated locking device is revokable by the *fire code official* for due cause.

3. Where egress doors are used in pairs, *approved* automatic flush bolts shall be permitted to be used, provided that the door leaf having the automatic flush bolts has no doorknob or surface-mounted hardware.
4. Doors from individual *dwelling* or *sleeping units* of Group R occupancies having an *occupant load* of 10 or less are permitted to be equipped with a night latch, dead bolt or security chain, provided such devices are openable from the inside without the use of a key or tool.
5. *Fire doors* after the minimum elevated temperature has disabled the unlatching mechanism in accordance with listed fire door test procedures.

[B] 1008.1.9.4 Bolt locks. Manually operated flush bolts or surface bolts are not permitted.

Exceptions:

1. On doors not required for egress in individual dwelling units or sleeping units.
2. Where a pair of doors serves a storage or equipment room, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf.
3. Where a pair of doors serves an *occupant load* of less than 50 persons in a Group B, F or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf. The inactive leaf shall contain no doorknobs, panic bars or similar operating hardware.

4. Where a pair of doors serves a Group B, F or S occupancy, manually operated edge- or surface-mounted bolts are permitted on the inactive leaf provided such inactive leaf is not needed to meet egress width requirements and the building is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1. The inactive leaf shall contain no doorknobs, panic bars or similar operating hardware.
5. Where a pair of doors serves patient care rooms in Group I-2 occupancies, self-latching edge- or surface-mounted bolts are permitted on the inactive leaf provided that the inactive leaf is not needed to meet egress width requirements and the inactive leaf contains no doorknobs, panic bars or similar operating hardware.

[B] 1008.1.9.5 Unlatching. The unlatching of any door or leaf shall not require more than one operation.

Exceptions:

1. Places of detention or restraint.
2. Where manually operated bolt locks are permitted by Section 1008.1.9.4.
3. Doors with automatic flush bolts as permitted by Section 1008.1.9.3, Exception 3.
4. Doors from individual dwelling units and sleeping units of Group R occupancies as permitted by Section 1008.1.9.3, Exception 4.

[B] 1008.1.9.5.1 Closet and bathroom doors in Group R-4 occupancies. In Group R-4 occupancies, closet doors that latch in the closed position shall be openable from inside the closet, and bathroom doors that latch in the closed position shall be capable of being unlocked from the ingress side.

[B] 1008.1.9.6 Special locking arrangements in Group I-2. Approved special egress locks shall be permitted in a Group I-2 occupancy where the clinical needs of persons receiving care require such locking. Special egress locks shall be permitted in such occupancies where the building is equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or an approved automatic smoke or heat detection system installed in accordance with Section 907, provided that the doors are installed and operate in accordance with Items 1 through 7 below.

1. The doors unlock upon actuation of the automatic sprinkler system or automatic fire detection system.
2. The doors unlock upon loss of power controlling the lock or lock mechanism.
3. The door locks shall have the capability of being unlocked by a signal from the fire command center, a nursing station or other approved location.

4. A building occupant shall not be required to pass through more than one door equipped with a special egress lock before entering an *exit*.
5. The procedures for the operation(s) of the unlocking system shall be described and approved as part of the emergency planning and preparedness required by Chapter 4.
6. All clinical staff shall have the keys, codes or other means necessary to operate the locking devices.
7. Emergency lighting shall be provided at the door.

Exception: Items 1 through 4 shall not apply to doors to areas where persons, which because of clinical needs, require restraint or containment as part of the function of a psychiatric treatment area.

[B] 1008.1.9.7 Delayed egress locks. *Approved, listed,* delayed egress locks shall be permitted to be installed on doors serving any occupancy except Group A, E and H occupancies in buildings that are equipped throughout with an *automatic sprinkler system* in accordance with Section 903.3.1.1 or an *approved* automatic smoke or heat detection system installed in accordance with Section 907, provided that the doors unlock in accordance with Items 1 through 6 below. A building occupant shall not be required to pass through more than one door equipped with a delayed egress lock before entering an *exit*.

1. The doors unlock upon actuation of the *automatic sprinkler system* or automatic fire detection system.
2. The doors unlock upon loss of power controlling the lock or lock mechanism.
3. The door locks shall have the capability of being unlocked by a signal from the fire command center.
4. The initiation of an irreversible process which will release the latch in not more than 15 seconds when a force of not more than 15 pounds (67 N) is applied for 1 second to the release device. Initiation of the irreversible process shall activate an audible signal in the vicinity of the door. Once the door lock has been released by the application of force to the releasing device, relocking shall be by manual means only.

Exception: Where approved, a delay of not more than 30 seconds is permitted.

5. A sign shall be provided on the door located above and within 12 inches (305 mm) of the release device reading: PUSH UNTIL ALARM SOUNDS. DOOR CAN BE OPENED IN 15 [30] SECONDS.
6. Emergency lighting shall be provided at the door.

[B] 1008.1.9.8 Access-controlled egress doors. The entrance doors in a *means of egress* in buildings with an occupancy in Groups A, B, E, I-2, M, R-1 or R-2, and entrance doors to tenant spaces in occupancies in

June 15, 2020

Draft Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Treasurer's Report
- Third consideration of the Code of Ordinances
- Resolution adopting the draft City Council Rules and Procedures Document
- Resolution approving the ICAP and IMWCA renewal
- Year-End Transfer resolution
- Resolution directing preparation of detailed plans, specifications, form of contract and notice to bidders for the East Iowa Avenue Paving Project.
- Resolution ordering bids, approving plans, specifications and form of contract and notice to bidders, fixing amount of bid security, and ordering Clerk to post notice and fixing a date for receiving same, and for a public hearing on plans, specifications, form of contract and estimate of costs.
- Receive and file Fiscal Year 21/22 budget calendar
- Resolution setting salaries for FY 20/21

Charlie Dissell

From: Nick Bruck <nickb@dcigroup-us.com>
Sent: Friday, May 22, 2020 8:04 AM
To: Charlie Dissell
Cc: Justin Page; Chris Conn; Megan Andrew (megana@warrencountyia.org)
Subject: WCJc Weekly Update Week of May 25

Good Morning:

Monday is Memorial Day so jobsite will be closed. Balance of week will be concrete foundation work.

Vanderpool will be submitting a traffic plan soon so that the new water service can be tapped and installed. This occurs on Ashland.

Have a great weekend.

 **Nick Bruck**
Senior Project Manager
DCI GROUP
DESIGN + CONSTRUCTION INTEGRATION
222 E 6th Street - Suite 200
Des Moines, IA 50309
  
C 515-202-3394 | W 515-244-5043

June 1, 2020

Draft Agenda

- Minutes
- Claims
- Applications
 - Square closure
- City Manager's Report
- Salaries
- Second consideration of the Codification Project.
- Public Hearing and consideration for a request from Jon F. and Mary Hellen Peterson for an Annexation into the City of Indianola.
- Resolution setting Public Hearing for July 6, 2020, to establish the zoning district boundaries regarding request from Jon F. and Mary Hellen Peterson for an Annexation into the City of Indianola.
- Public Hearing and consideration for a request from the Edward H. Arp of Civil Engineering Consultants Inc. to rezone a parcel of land in the NE ¼ of the SE ¼ and the SE ¼ of the NE ¼ of Section 36, Township 76 North, Range 24 West Of The 5th P.M., City of Indianola, Iowa, from A-1, Agricultural Zoning District to A-2 Mixed Agricultural Zoning District.
 - Request by applicant to waive second and third considerations
- Public Hearing and consideration for a request from Josh Moulton of DR Horton for approval of a Proposed Development Plan and to rezone a parcel of land in the SE ¼ of the SW ¼ of Section 18, Township 76 North, Range 23 West Of The 5th P.M., City of Indianola, Iowa from the R-3, Mixed-Residential Zoning District to the R-5, Planned Residence District.
- Public Hearing and consideration for a request from Barry Accountius of Woda Cooper Development, Inc. to rezone property located on Outlot X of the Replat of the Hillcrest Industrial Park Plat 1, except Parcels B & C, from the M-2 General Industrial Zoning District to the R-4, Multiple Family (Residential) Zoning District.
- Public hearing and consideration to determine if a nuisance exists for Carl Alexander, 505 West Second Avenue
- Resolution authorizing the submission of the application for the Iowa Great Places Grant Program.
- Discussion of possible year-end special Council meeting (for invoices and other end of year items)
- Set Public Hearing for FY21 budget amendment for July 6 (this is for CIP and other items that will need to be transferred from FY20 to FY21)
- ICAAP Project Change Order for rock base on Iowa Avenue
- Resolution to update brush facility fee for loading compost
- Approval of Home Base Iowa application and warrant for \$1500.
- Approval of Cigarette License renewals
- Consideration of the nomination of Jeromy Pribil to the Planning and Zoning Commission
- Presentation and direction regarding proposed plans for various City facilities impacted by the COVID-19 pandemic.
-



The City of Indianola has hired Bolton & Menk, Inc. to design the City's Downtown Streetscape Project. The anticipated schedule is the project design and bidding activities will be performed through winter 2021. Construction is anticipated to start in spring of 2021. The exact phasing of the construction is yet to be determined, but it will be communicated as the design develops.

The initial phase of the project will consist of gathering existing information and surveying the project area, including the street and areas in the front yard of your property. Property pins may also be located. Bolton & Menk crews are in the process of conducting these surveys and their vehicles are clearly marked with the Bolton & Menk logo.

As the design advances, you will be notified when public information meetings are scheduled, so that the full scope and timing of the project can be presented to you. This will also be a good opportunity to address any specific questions you may have about the project with the Indianola staff and Bolton & Menk.

Please direct any question you may have to Chadd Kahlsdorf or Jim Harbaugh at Bolton & Menk at (515) 259-9190. Thank you for your cooperation.





— CONSTRUCTION NOTICE —

May 18, 2020

Traffic Signal Timing Project & Iowa Avenue

This notice is to inform residents that the City of Indianola has retained Sternquist Construction to improve the synchronization of all the traffic signals and to reconstruct the pavement on Iowa Avenue, from 1st Street to Jefferson Way. **Construction is scheduled to begin on Monday, June 8, 2020.** The construction contract for this project has a completion date of July 17, 2020. A portion of Iowa Avenue, from 1st Street to Jefferson Way, will be closed to traffic during this construction phase. Expect some traffic delays due to road closures during construction. Detour signs will be posted. The construction contractor will maintain temporary trash services and temporary mailboxes for property owners directly impacted by this project.

This project will improve the synchronization of all the traffic signals on Jefferson Way (US highway 65/69) and 2nd Ave (IA 92). This will help to reduce delays, improve traffic flow, and help the environment by reducing emissions from idling. As part of this project, which is being partially funded by Iowa DOT Iowa Clean Air Attainment Program, the pavement on Iowa Avenue from 1st Street to Jefferson Way, will also be replaced.

If you have any questions or concerns during construction, please contact the construction contractor, Brad Freeman with Sternquist, at (515) 961-8127 or the construction inspector, Matt Allender with Snyder & Associates, at (515) 964-2020. For general project information, please contact the City's Public Works Director, Akhilesh Pal, at (515) 961-9415 or by email at apal@indianolaiowa.gov.

Thank you for your patience and understanding while we work to improve the City of Indianola!

