



CITY OF INDIANOLA COUNCIL MEETING

September 3, 2019

6:00 p.m.

City Council Chambers

Agenda

1. Call to order
2. Pledge of allegiance
3. Roll call
4. Public comment
5. **Page 4** Administer the Oath of Office to Paramedic/Firefighter Eric Wallace, Police Officers Tye Sparks and Dalton Ebertowski
6. **Page 8** Presentation from Warren County Board of Supervisor Aaron DeKock
7. Consent
 - A. Approval of agenda
 - B. **Page 9** August 19, 2019 Minutes
 - C. Applications
 1. **Page 13** A renewal Class "C" Liquor License, Sunday Sales Privilege and Outdoor Area for Saint Thomas Aquinas Church - 210 R63 Highway
 2. **Page 14** A renewal Class "C" Beer Permit and Sunday Sales Privilege for Casey's - 507 S. Jefferson
 3. **Page 15** A renewal Class "C" Liquor License, Sunday Sales Privilege and Outdoor Area for The Hide Out - 204 E. Clinton
 - D. **Page 16** Final consideration of Ordinance for the division of revenues under Iowa Code Section 403.19 for Amendment No. 2 to the Hillcrest/Downtown Unified Urban Renewal Plan
 - E. **Page 33** Resolution approving the public purpose policy for certain expenditures
 - F. **Page 37** Resolution Approving Salaries

- G. **Page 39** Resolution approving the IDOT Street Finance Report
- H. **Page 51** Engagement Agreement with Ahlers Cooney Attorneys for the not to exceed \$7,900,000 General Obligation Refunding CLN (Qualified 501(c)(3) Bonds)
- I. **Page 59** Home Base Iowa Initiative Application from Dale Hlavacek and authorization of a handwritten warrant in the amount of \$1,500
- J. **Page 62** Home Base Iowa Initiative Application from Michael Kellaris and authorization of a handwritten warrant in the amount of \$1,500
- K. **Page 65** Authorize past due sewer, recycling and storm water fees to be sent to the State Off-Set Program for collection
* Sewer \$5,096.63, recycling \$525.97, storm water fee \$67.33.
- L. **Page 66** Street usage application from Indianola Christian Union Church for their annual Hillbilly Hike Half Marathon & 10K Race on November 2, 2019 from 7:00 a.m. - 8:45 a.m. - request is to start at the Indianola High School to 9th Street then to the McVay Trail
- M. **Page 72** Street closure request from the Indianola Public Library for their City of Indianola Trunk or Treat event - October 30, 2019 from 4:30 p.m. - 8:00 p.m. - will close "C" Street between Ashland and Boston
- N. **Page 77** Prior approval applications for Urban Revitalization Designation.
- O. **Page 78** Claims on the computer printout for September 3, 2019
- 8. Council Reports
- 9. Mayor's Report - Kelly B. Shaw
- A. Community Update
- 10. Public Consideration
 - A. Old Business
 - 1. **Page 91** Public hearing and first consideration of a request from Paul D/Rheanna M Edenburn, Timothy J/Shellie R Mc Connell, John R/Linda H Benoit and Michael/Natalie Smothers for a vacation and conveyance of the north and south alley lying adjacent to Lots 1-4, in Block 20 of College Addition to the City of Indianola (P&Z unanimously approved on August 13, 2019)
 - 2. **Page 102** Consider granting a public utility easement on the north and south alley lying adjacent to Lots 1-4, in Block 20 of College Addition to the City of Indianola
 - 3. **Page 105** Public hearing and consideration of a sign exemption request from Greater Iowa Credit Union located at 301 E. Scenic Valley Avenue
 - 4. Not to exceed \$7,900,000 General Obligation Refunding Capital Loan Notes

- a. **Page 108** Resolution fixing a date (September 16, 2019) for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder.
- 5. 2019 Drainage Improvement Project
 - a. **Page 114** Resolution ordering construction of public improvements and fixing a date for hearing (September 16, 2019) and taking of bids (September 12, 2019)
- B. New Business
 - 1. **Page 127** Resolution in support of the Boone, Jasper, Marion and Warren Counties' Housing Trust Fund
 - 2. **Page 129** Discussion and consideration of a resolution adding seasonal employees to assist with snow plowing operations
 - 3. **Page 132** Discussion and direction regarding City Hall/Public Safety workspace modifications
- 11. Other Business
 - A. **Page 134** Presentation on FY 2019 Pre-Audit - Robert Endriss
 - B. City Manager's Report - Ryan Waller
 - 1. **Page 146** Receive and file correspondence from August 16 and 23, 2019
 - 2. **Page 226** Discussion and direction regarding the Iowa USMCA Coalition Letter
 - 3. **Page 228** Consider approval of an EDA Grant Application submission for Iowa Avenue Improvements
 - D. **Page 230** Enter into closed session in accordance with Iowa Code Section 21.5(1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property.
 - E. **Page 231** 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.
- 12. Adjourn

Meeting Date: 09/03/2019

Subject

Administer the Oath of Office to Paramedic/Firefighter Eric Wallace, Police Officers Tye Sparks and Dalton Ebertowski

Information

Mayor Shaw will administer the oath of office to Paramedic/Firefighter Eric Wallace, Police Officers Tye Sparks and Dalton Ebertowski (packet).

Fiscal Impact

Attachments

Oath Wallace

Oath Sparks

Oath Ebertowski

OATH OF OFFICE

I, **Eric Wallace** do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge all the duties of **Paramedic/Firefighter** of the City of Indianola, Iowa, as now or hereafter required by law.

September 3, 2019

Attest:

Diana Bowlin, City Clerk

OATH OF OFFICE

I, **Tye Sparks** do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge all the duties of **Police Officer** of the City of Indianola, Iowa, as now or hereafter required by law.

September 3, 2019

Attest:

Diana Bowlin, City Clerk

OATH OF OFFICE

I, **Dalton Ebertowski** do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge all the duties of **Police Officer** of the City of Indianola, Iowa, as now or hereafter required by law.

September 3, 2019

Attest:

Diana Bowlin, City Clerk

Meeting Date: 09/03/2019

Subject

Presentation from Warren County Board of Supervisor Aaron DeKock

Information

Fiscal Impact

Attachments

No file(s) attached.

Subject
August 19, 2019 Minutes

Information

Fiscal Impact
Attachments

Minutes

REGULAR SESSION – AUGUST 19, 2019

The City Council met in regular session at 6:00 p.m. on August 19, 2019 in the City Hall Council Chambers. Mayor Kelly B. Shaw called the meeting to order and on roll the following members were present: Shirley Clark, Joe Gezel, Bob Kling, Greg Marchant and John Parker. Absent: Greta Southall.

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

Approval of agenda

August 5, 2019 Minutes

Application - A renewal Special Class "C" Liquor License and Outdoor Area for Mishmash Eats and Sweets - 113 E. Salem Suite 101

Resolution No. 2019-148 Approving Salaries (The complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2019-149 setting a public hearing (September 3, 2019) and first consideration of a request from Paul D/Rheanna M Edenburn, Timothy J/Shelli R Mc Connell, John R/Linda H Benoit and Michael/Natalie Smothers for a vacation and conveyance of the north and south alley lying adjacent to Lots 1-4, in Block 20 of College Addition to the City of Indianola (The complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2019-150 setting September 3, 2019 as a public hearing for a sign exemption request from Greater Iowa Credit Union located at 301 E. Scenic Valley Avenue (The complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2019-151 setting a public hearing (September 16, 2019) and first consideration of request from Steger Construction Inc. to rezone property located in the Northeast Quarter of the Southwest quarter and the Northwest Quarter of the Southeast Quarter of Section 18, Township 76 North, Range 23 West from R-3 (Mixed Residential) and C-2 (Highway Commercial) Zoning Districts to R-3 (Mixed Residential) Zoning District (The complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2019-152 setting a public hearing (September 16, 2019) and first consideration on an amendment to Chapter 165 (Zoning Regulations), regarding fence regulations (The complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2019-153 setting a public hearing (September 16, 2019) to approve and authorize the sale of real property located at the North Ninety-five (95) feet of Lots One (1) and Two (2) in Block Four (4), Crosthwait and Company's Addition to Indianola, Iowa; and Lot 3 in Block 4 in Crosthwait and Company's Addition to Indianola, Iowa and the East and West alley lying South of Lot 3, Block 4 Crosthwait and Company's addition to Indianola, Iowa AND vacated North-South alley lying West of said Lot 3 in Block 4 in Crosthwait and Company's Addition (South Indianola) an official plat in the City of Indianola, Warren County, Iowa (The complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2019-154 endorsing the appointment of Finance Director Andrew Lent to the Iowa Community Assurance Pool Board (The complete resolution may be viewed at the City Clerk's Office)

Claims on the computer printout for August 19, 2019

Second consideration of an ordinance for the division of revenues under Iowa Code Section 403.19 for Amendment No. 2 to the Hillcrest/Downtown Unified Urban Renewal Plan

The May 2019 Treasurer's Report was approved on a motion by Marchant and seconded by Parker. On roll call the vote was, AYES: Gezel, Parker, Kling, Clark and Marchant. NAYS: None. ABSENT: Southall. Whereupon the Mayor declared the motion carried unanimously.

It was moved by Marchant and seconded by Kling to receive and file of the monthly update regarding the EMS Billing Activity. On roll call the vote was, AYES: Gezel, Parker, Kling, Clark and Marchant. NAYS: None. ABSENT: Southall. Whereupon the Mayor declared the motion carried unanimously.

Finance Director Andrew Lent presented the FY 21 Budget Environmental Scan. It was the consensus of the City Council to receive and file this report.

A motion was made by Parker and seconded by Kling to receive and file the memo from Michael Maloney of DA Davidson on the refinancing of GO Bond Series 2011E and 2012A. On roll call the vote was, AYES: Kling, Clark, Marchant, Gezel and Parker. NAYS: None. ABSENT: Southall. Whereupon the Mayor declared the motion carried unanimously.

Parker moved and Kling seconded to approve the Engagement Letter with DA Davidson for Issuance of 2019A Series. On roll call the vote was, AYES: Kling, Clark, Marchant, Gezel and Parker. NAYS: None. ABSENT: Southall. Whereupon the Mayor declared the motion carried unanimously.

Council member Kling introduced the following resolution entitled, "RESOLUTION APPROVING THE REQUEST FROM CAPONE PROPERTY MANAGEMENT, LLC FOR APPROVAL OF A PLAT OF SURVEY AT 1109 SOUTH K STREET." Council member Marchant seconded the motion to adopt. On roll call the vote was, AYES: Clark, Marchant, Gezel, Parker and Kling. NAYS: None. ABSENT: Southall. Whereupon the Mayor declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2019-155
RESOLUTION APPROVING THE REQUEST FROM CAPONE PROPERTY MANAGEMENT, LLC FOR
APPROVAL OF A PLAT OF SURVEY AT 1109 SOUTH K STREET

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

Marchant moved and Parker seconded to adopt the following resolution entitled, "RESOLUTION APPROVING THE REQUEST FROM CIVIL ENGINEERING CONSULTANTS, INC., ON BEHALF OF PEOPLES COMPANY, FOR PRELIMINARY PLAT APPROVAL OF HERITAGE HILLS PLAT 10." On roll call the vote was, AYES: Gezel, Parker, Kling, Clark and Marchant. NAYS: None. ABSENT: Southall. Whereupon the Mayor declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2019-156
RESOLUTION APPROVING THE REQUEST FROM CIVIL ENGINEERING CONSULTANTS, INC., ON BEHALF
OF PEOPLES COMPANY, FOR PRELIMINARY PLAT APPROVAL OF HERITAGE HILLS PLAT 10

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

It was moved by Kling to adopt the following resolution entitled, "RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH HR GREEN FOR THE QUAIL MEADOWS THREE LIFT STATION AND SEWER IMPROVEMENTS." Marchant seconded the motion to adopt. On roll call the vote was, AYES: Clark, Marchant, Gezel, Parker and Kling. NAYS: None. ABSENT: Southall. Whereupon the Mayor declared

the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2019-157
RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH HR GREEN FOR THE
QUAIL MEADOWS THREE LIFT STATION AND SEWER IMPROVEMENTS

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

The following resolution entitled, "RESOLUTION APPROVING A HOLD HARMLESS AGREEMENT BETWEEN THE CITY OF INDIANOLA AND THOMAS H LEE FOR THE CONSTRUCTION OF A HANDICAP RAMP AT 111 W SALEM AVENUE" was approved on a motion by Marchant and seconded by Kling. On roll call the vote was, AYES: Gezel, Parker, Kling, Clark and Marchant. NAYS: None. ABSENT: Southall. Whereupon the Mayor declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2019-158
RESOLUTION APPROVING A HOLD HARMLESS AGREEMENT BETWEEN THE CITY OF INDIANOLA
AND THOMAS H LEE FOR THE CONSTRUCTION OF A HANDICAP RAMP AT 111 W SALEM AVENUE

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

A motion was made by Parker and seconded by Clark to receive and file correspondence of the weekly updates dated August 2 and 9, 2019 from Ryan Waller, City Manager and the update regarding the ISO Rating. On roll call the vote was, AYES: Kling, Clark, Marchant, Gezel and Parker. NAYS: None. ABSENT: Southall. Whereupon the Mayor declared the motion carried unanimously.

The Mayor and City Council discussed the request from Kading Property Management, LLC to create a No Parking Zone on North 9th Street starting at 300' north of East Madison Avenue and continuing north to 1,250 north of East Madison Avenue. It was the consensus of the City Council to authorize staff to pursue this process and bring back a recommendation to a future City Council meeting.

City Manager Ryan Waller updated the Mayor and City Council regarding the design phase of the proposed Wastewater Treatment Facility.

Council member Marchant moved to enter into closed session in accordance with Iowa Code Section 21.5(1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property. Council member Parker seconded the motion. On roll call the vote was, AYES: Gezel, Parker, Kling, Clark and Marchant. NAYS: None. ABSENT: Southall. Whereupon the Mayor declared the motion carried unanimously.

It was moved by Parker and seconded by Marchant to return to regular session at 7:44 p.m. On roll call the vote was, AYES: Kling, Clark, Marchant, Gezel and Parker. NAYS: None. ABSENT: Southall. Whereupon the Mayor declared the motion carried unanimously.

Meeting adjourned at 7:45 p.m. on a motion by Parker and seconded by Marchant.

Kelly B. Shaw, Mayor

Diana Bowlin, City Clerk

Meeting Date: 09/03/2019

Subject

A renewal Class "C" Liquor License, Sunday Sales Privilege and Outdoor Area for Saint Thomas Aquinas Church - 210 R63 Highway

Information

This is a renewal of Saint Thomas Aquinas Church liquor license located at 210 R63 Highway. The paperwork is in order for approval. Owners are Ray McHenry, Richard Pates and Christopher Hartshorn.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 09/03/2019

Subject

A renewal Class "C" Beer Permit and Sunday Sales Privilege for Casey's - 507 S. Jefferson

Information

This is a renewal of Casey's General Store liquor license located at 507 S. Jefferson. The paperwork is in order for approval. Owners are Michael Richardson, Casey's General Store, John Soupene, Julia Jackowski and James Pistillo.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 09/03/2019

Subject

A renewal Class "C" Liquor License, Sunday Sales Privilege and Outdoor Area for The Hide Out - 204 E. Clinton

Information

This is a renewal liquor license for the Hide Out located at 204 E. Clinton. The paperwork is in order for approval. Tina and Michael Bush are the owners.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 09/03/2019

Subject

Final consideration of Ordinance for the division of revenues under Iowa Code Section 403.19 for Amendment No. 2 to the Hillcrest/Downtown Unified Urban Renewal Plan

Information

Council will need to consider the final consideration of an Ordinance for the division of revenues under Iowa Code Section 403.19 for Amendment No. 2 to the Hillcrest/Downtown Unified Urban Renewal Plan.

Fiscal Impact

Attachments

Ordinance

ORDINANCE NO. _____

AN ORDINANCE AMENDING ORDINANCE NOS. 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, AND 1613 PROVIDING THAT GENERAL PROPERTY TAXES LEVIED AND COLLECTED EACH YEAR ON ALL PROPERTY LOCATED WITHIN THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL AREA, IN THE CITY OF INDIANOLA, COUNTY OF WARREN, STATE OF IOWA, BY AND FOR THE BENEFIT OF THE STATE OF IOWA, CITY OF INDIANOLA, COUNTY OF WARREN, INDIANOLA COMMUNITY SCHOOL DISTRICT, AND OTHER TAXING DISTRICTS, BE PAID TO A SPECIAL FUND FOR PAYMENT OF PRINCIPAL AND INTEREST ON LOANS, MONIES ADVANCED TO AND INDEBTEDNESS, INCLUDING BONDS ISSUED OR TO BE ISSUED, INCURRED BY THE CITY IN CONNECTION WITH THE HILLCREST/DOWNTOWN UNIFIED URBAN RENEWAL AREA (**AMENDMENT NO. 2 TO THE HILLCREST/ DOWNTOWN UNIFIED URBAN RENEWAL PLAN AND CORRECTING SCRIVENER'S ERROR IN AMENDMENT NO. 1 TO THE HILLCREST/ DOWNTOWN UNIFIED URBAN RENEWAL PLAN**)

WHEREAS, by Resolution No. 2015-44, adopted November 16, 2015, the City unified the existing Hillcrest Urban Renewal Area and Downtown Urban Renewal Area, and approved and adopted the Hillcrest/Downtown Unified Urban Renewal Plan (the "Unified Plan" or "Unified Urban Renewal Plan") for the Hillcrest/Downtown Unified Urban Renewal Area (the "Area" or "Urban Renewal Area"), which Plan is on file in the office of the Recorder of Warren County; and

WHEREAS, prior to the unification described above, the City Council had, in Ordinance Nos. 1026, 1137, 1218, 1322, 1336, and 1428, provided for the division of taxes within the Hillcrest Urban Renewal Area, pursuant to Iowa Code Section 403.19; and

WHEREAS, prior to the unification described above, the City Council had, in Ordinance Nos. 1217, 1314, and 1396, provided for the division of taxes within the Downtown Urban Renewal Area, pursuant to Iowa Code Section 403.19; and

WHEREAS, contemporaneous with the unification described above the City Council adopted Ordinance No. 1549 to continue to provide for the division of taxes within the Urban Renewal Area, pursuant to Iowa Code Section 403.19; and

WHEREAS, the City Council adopted Ordinance No. 1613 to provide for the removal of territory from the Urban Renewal Area by the adoption of Amendment No. 1 to the Unified Urban Renewal Plan, but said Ordinance included a scrivener's error in the description of the Unified Amendment No. 1 Subarea; and

WHEREAS, additional territory now has been added to the Urban Renewal Area through the adoption of Amendment No. 2 Unified Urban Renewal Plan; and

WHEREAS, indebtedness has been incurred by the City, and additional indebtedness is anticipated to be incurred in the future, to finance urban renewal project activities within the amended Urban Renewal Area, and the continuing needs of redevelopment within the amended Urban Renewal Area are such as to require the continued application of the incremental tax resources of the amended Urban Renewal Area; and

WHEREAS, the following enactment is necessary to accomplish the objectives described in the premises.

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

Ordinance Numbers 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, and 1613 are hereby amended to read as follows:

Section 1. For purposes of this Ordinance, the following terms shall have the following meanings:

a) Hillcrest Original Urban Renewal Area means that portion of the City of Indianola, State of Iowa, described in the Hillcrest Urban Renewal Plan for the Hillcrest Urban Renewal Area approved by Resolution No. 11-94 on July 5, 1994, and described in Ordinance No. 1026, which includes the lots and parcels located within the area legally described as follows:

A part of the North ½ of Section 19, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa described as follows: Beginning at the North 1/4 corner of said Section 19, thence North 89° 06' West 6.15 feet, thence South 01° 36' 20" East 1323.7 feet to the Southwest corner of the NW 1/4 NE 1/4 of said Section 19; thence East 1552.0 feet to the West right-of-way line of the C.R. I. & P.R.R.; thence Northwesterly along a 3° 36' 36" curve with a central angle of 51° 58' a distance of 659.0 feet, thence North 21° 03' West 711.24 feet to the North line of said Section 19; thence West 1263.0 feet to the point of beginning, and being a part of the City of Indianola, Iowa. (Also known as a portion of Parcels K & L of the Replat of Hillcrest Industrial Park 1.)

b) Hillcrest Amendment No. 1 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 1 to the Hillcrest Urban Renewal Plan for the Hillcrest Urban Renewal Area approved by Resolution No. 14-98 on October 19, 1998, and described in Ordinance No. 1137, which includes the lots and parcels located within the area legally described as follows:

Beginning at a point 269.5' North of the Southeast corner of the NW 1/4 of the SE 1/4 of Section 19-76-23 thence North along West line until said line intersects the East boundary of the former C.R.I. & P. Railroad, thence North following R.R. ROW to North line of Section 19, thence East along Section line a distance of 1,980' to East Corporate Limits; thence South along East Corporate Limits line within

Section 20 a distance of 3,300', thence East along East Corporate Limits line 660' to East line of the NW 1/4 SW 1/4 of 20-76-23, thence South along corporate limits line to the center line of East Iowa Avenue, thence West along center line a distance of 2,458.22', thence North (N 00-05'-00" E) 269.5', thence West (N 00-08'-00" W) 165' to point of beginning. (Area includes Indianola Industrial Park Plats 1 & 2 and additional property.)

c) Hillcrest Amendment No. 2 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 2 to the Hillcrest Urban Renewal Plan for the Hillcrest Urban Renewal Area approved by Resolution No. 9-01 on September 4, 2001, and described in Ordinance No. 1218, which includes the lots and parcels located within the area legally described as follows:

The East 808.65' of North 777.46' of the NE 1/4 of the NW 1/4 of Section 19, Township 76, Range 23, Indianola, Iowa. (Also known as a portion of Hillcrest Industrial Park Plat 2.)

d) Hillcrest Amendment No. 3 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 3 to the Hillcrest Urban Renewal Plan for the Hillcrest Urban Renewal Area approved by Resolution No. 05-05 on March 7, 2005, which was corrected by Resolution No. 13-05 on July 18, 2005, and described in Ordinance No. 1336, which amended Ordinance No. 1322 to correct the legal description of the Amendment No. 3 Subarea, which includes the lots and parcels located within the area legally described as follows:

All of the SW 1/4 SE 1/4 of Section 18-76-23, now known as Quail Meadows Subdivision, lying west of the east line of the former Railroad Right of Way including all adjacent Public Right of Way and Road Easements of record.

Beginning 555' South of the NW corner of Section 18-76-23 and running thence East 289'; thence South 170'; thence West 289'; thence North 170' to the P.O.B, and including all adjacent highway right-of-way of record.

All of the NE 1/4 NW 1/4 of Section 19-76-23 including all adjacent Public Right of Way and Road Easements of record except 18.54 acres in the NE Corner.

West 50' of the East 43 Acres in the N 1/2 of the NW 1/4 of Section 19-76-23.

Lots 1-7 of Hulen's Subdivision including all north and west adjacent Public Right of Way and Road Easements of record.

Lots 1-5 of Scenic Pointe Subdivision including all adjacent Public Right of Way and Road Easements of record.

Lots C, D, E, F, G, and H of Goodale Place within SE 1/4 SE 1/4 of Section 12-76-24 including all adjacent Public Right of Way and Road Easements of record.

Part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12-76-24 described as follows: Beginning 294' West of SE Corner of said Section 12, thence West 156', thence North 170', thence East 156', thence South 170' to Point of Beginning including all adjacent Public Right of Way and Road Easements of record.

Part of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 12-76-24 described as follows: Beginning 450' West of the SE Corner of said Section 12, thence West 242', thence North 120', thence East 242', thence South 120' to the point of beginning including all adjacent Public Right of Way and Road Easements of record.

Lots 1, 2, 3, 4 and Parcel A of Lot 2 of Langfitt Subdivision Plat 2 including all adjacent Public Right of Way and Road Easements of record. Lot 2 was included in the Amendment No. 3 map but inadvertently omitted from the legal description.

Lots 1 & 2 of Langfitt Subdivision Plat 1 including all adjacent Public Right of Way and Road Easements of record.

Lots 1, 2, 3, and 4 of Bob Moore Subdivision including all adjacent Public Right of Way and Road Easements of record.

All of the West 229' of the North 96' of the South 242' of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 18-76-23 including all adjacent Public Right of Way and Road Easements of record.

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

All of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 13-76-24 including all adjacent Public Right of Way and Road Easements of record except West 200' East 355.5' North 96' and except South 416' North 512' West 416' East 571.5'.

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

e) Hillcrest Amendment No. 4 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 4 to the Hillcrest Urban Renewal Plan for the Hillcrest

Urban Renewal Area approved by Resolution No. 04-09 on March 16, 2009, and described in Ordinance No. 1428, which includes the lots and parcels located within the area legally described as follows:

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

AND

The Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ except the North 100' of 18-76-23:

AND

The Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ except U.S. Highway right-of-way of 18-76-23 (Area includes a portion of Summercrest Hills Plat 3):

AND

The Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ except the U.S. Highway right-of-way and except the North 100' (Area includes Summercrest Hills Plat 1.)

AND

The Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 18, Township 76, Section 23 (Area includes Summercrest Hills Plat 2 and a portion of Summercrest Hills Plat 3.)

AND

Parcel "J"

All that part of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of Section 24, Township 76 North, Range 24 West of the 5th P.M., Indianola, Warren County, Iowa being more accurately described as follows: Commencing at the Northeast corner of said Section 24, thence South 00 -00'-00" East along the East line of the Northeast $\frac{1}{4}$ of said Section 24 a distance of 1330.90 feet to the Southeast corner of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24; thence North 88 -59'-20" West along the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24 a distance of 85.01 feet to a point on the West Right of Way line of U.S. Highway 65-69, as it is presently established, said point being the POINT OF BEGINNING; thence continuing North 88-59'-20" West along the South line of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 24 a distance of 159.59 feet to the Southeast corner of Lot 1, Brookwood, an Official Plat, Indianola, Warren County, Iowa; thence North 45 -00'-00" West along the East lines of Lots 1, 2 and 3 of said Brookwood, a distance of 352.76 feet to the Northeast corner of said Lot 3; thence North 88 -59'-20" West along the North line of said Lot 3 a distance of 80.00 feet to the Northwest

corner of said Lot 3; thence North 01 -00'-40" East a distance of 130.00 feet; thence South 88 -59'-20" East a distance of 486.77 feet to a point on the West Right of Way line of said U.S. Highway 65- 69; thence South 00 -00'-00" East along the West Right of Way line of said U.S. Highway 65-69 a distance of 375.06 feet to the POINT OF BEGINNING. Said tract of land contains 3.055 acres more or less:

AND

The east 140 feet of Outlot 2 in Berry's Addition to Indianola, Iowa, except the East 30 feet thereof, and except the South 150 feet thereof, and except beginning 30 feet west of the northeast corner of said Outlot 2, thence South 86.4 feet, thence northwest 121 feet to a point of beginning, thence east 85 feet to point of beginning:

AND

The South 150 feet of the East 140 feet of Outlot 2, Berry's Addition to Indianola, Iowa, EXCEPT the East 30 feet thereof:

AND

Beginning at the Northeast corner of Outlot No. 1 of Berry's Addition to the City of Indianola, Warren County, Iowa, thence West 270 feet; thence South 83 feet; thence East 20 feet; thence South 75 feet; thence East to the East line of said Outlot No. 1; thence North 158 feet to the place of beginning.

AND

Commencing at the Northeast Corner of Outlot No. 1 of Berry's Addition to the City of Indianola, Warren County, Iowa, thence West 270 feet to the point of beginning, thence South 01 26'46" East 83.00 feet, thence South 90 00'00" East 20.00 feet, thence South 01 26'46" East 75 feet, thence South 90 00'00" West 38.30 feet, thence North 01 26'46" West 158 feet, thence North 90 00'00" East 18.31 feet to the point of beginning:

AND

The West 60 feet of the East 120 feet of the S ½ of Outlot 1 in Berry's Addition to Indianola, Iowa; NOW KNOWN as Lot 2 in Auditor's Sub-division of the East 420 feet of the S ½ of Outlot 1 in Berry's Addition to Indianola, Iowa.

The W ½ of the East 60 feet of the S ½ of Outlot 1 in Berry's Addition to the City of Indianola, Iowa, also known as the W ½ of Lot 1, Auditors Subdivision of Outlot 1, Berry's Addition to the City of Indianola, Iowa.

Lot 3 in Auditor's Subdivision of the East 420 feet of the South one-half of Outlot 1 in Berry's Addition to Indianola, Iowa:

AND

All of Auditor's Outlot 111, except the North 30 feet thereof, in Indianola, Warren County, Iowa; and

AND

Parcel 1:

A part of the Northwest Quarter of the Southwest Quarter of Section 19, Township 76 North, Range 23 West of the Fifth Principal Meridian, in the City of Indianola, County of Warren, State of Iowa, more particularly described as follows:

AND

Beginning at a point 33 feet East of the Southwest corner of the said Northwest Quarter of the Southwest Quarter of Section 19; thence North 238.5 feet; thence East 208.5 feet; thence South 238.5 feet; thence West 208.5 feet to the Point of Beginning, EXCEPTING therefrom the South 30 feet thereof AND EXCEPTING therefrom the North 108.5 feet thereof.

Parcel 2:

A part of the Northwest Quarter of the Southwest Quarter of Section 19, Township 76 North, Range 23 West of the Fifth Principal Meridian, in the City of Indianola, County of Warren, State of Iowa, more particularly described as follows:

Beginning at a point 33 feet East and 238.5 feet North of the Southwest corner of the said Northwest Quarter of the Southwest Quarter of Section 19; thence East 208.5 feet; thence South 108.5 feet; thence West 208.5 feet; thence North 108.5 feet to the Point of Beginning.

Parcel 3:

A part of the Northwest Quarter of the Southwest Quarter of Section 19, Township 76 North, Range 23 West of the Fifth Principal Meridian, in the City of Indianola, County of Warren, State of Iowa, more particularly described as follows:

The South 210.0 feet of the West 158.93 feet of the following described parcel of land; Commencing at the lead plug in the pavement marking the West Quarter corner of said Section 19; thence South 1332.5 feet; thence South 87 25' East, 241.5 feet to the Point of Beginning; thence continuing South 87 25' East, 710.18 feet; thence North 392 feet; thence West 710.18 feet; thence South 392 feet to the Point of Beginning; EXCEPT the South 30 feet thereof. (The West line of said Section 19 is taken as due North in describing this parcel of land.):

Beginning at a point 33 feet East and 238 ½ feet North of the Southwest corner of the Northwest Quarter of the Southwest Quarter Section 19, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, thence North 103 feet, thence East 208 ½ feet, thence South 103 feet, thence West 208 ½ feet to the place of beginning:

AND

The North 50 feet of the South Half (S ½) of the following described real estate: Beginning 33 feet East and 238 ½ feet North of the Southwest corner of the Northwest Quarter (NW ¼) of the Southwest Quarter (SW ¼) of Section 19, Township 76 North, Range 23 West of the 5th P.M. of Iowa, in Indianola, Iowa, thence North 306 feet, thence East 208 ½ feet, thence South 306 feet, thence West 208 ½ feet to the place of beginning:

AND

The N ½ of the following described real estate: Beginning at a point 33 feet East and 238 ½ feet North of the Southwest corner of the NW ¼ SW ¼ of Section 19, Township 76 North, Range 23 West of the 5th P.M., Iowa, in Indianola, Iowa thence North 306 feet, thence East 208 ½ feet thence South 306 feet, thence West 208 ½ feet to the place of beginning.

AND

Lot 9 of Woodward's Subdivision in Indianola, Iowa (also described below).

AND

The Northwest ¼ of the Southwest ¼ of Section 19, Township 76, Range 23 Except Sunset Knolls Subdivision and except Sunset Terrace Plat 1 and except Parcel P and except parcel Q.

AND

Southwest ¼ of the Northwest ¼ of Section 19, Township 76, Range 23 except Sunset Terrace Plat 1 and except Hulen's Subdivision and except the east 110' of the North 250' of the Southwest ¼ of the Northwest ¼ of Section 19, Township 76, Range 23.

AND

A tract of land located in the SW ¼ of the NW ¼ of Section 19, Township 76, Range 23 West of the 5th P.M. in the City of Indianola, Warren County, Iowa more particularly described as: Beginning at the West ¼ corner of said Section 19, thence

S87 36'50"E along the South line of the SW ¼ of the NW ¼ of said Section 19, a distance of 60.06' to an iron pin, said pin being on the East right of way line of U.S. Highways 65 & 69, thence N06 10'10"E along the East right of way line of U.S. Highways 65 & 69, a distance of 269.99' to an iron pin, thence N15 37'30"E along the East right of way line of U.S. Highways 65 & 69 a distance of 158.07' to an iron pin. Said pin being the true point of beginning, thence N15 37'30"E along the East right of way line of U.S. Highway 65 & 69, a distance of 116.76' to an iron pin. Thence N 89 47'20"E a distance of 210.00' to an iron pin, thence N00 12'40"W a distance of 399.00' to an iron pin, thence N89 47'20"E a distance of 560.00' to an iron pin, thence S00 12'40"E a distance of 360.60' to an iron pin, thence S89 47'20"W a distance of 290.00' to an iron pin, thence N00 12'40"W a distance of 25.50' to an iron pin, thence S89 47'20"W a distance of 198.53' to an iron pin, thence S14 20'30"W a distance of 182.20' to an iron pin, thence S89 48'50"W a distance of 267.55' to an iron pin, said pin being the true point of beginning, containing 5.257 acres. SUBJECT to all easements, restrictions, encumbrances, and other matters, if any, of record:

AND

A lot 399 feet by 275 feet situated 530 feet north and 100 feet east of the west ¼ corner, Section 19, Township 76, Range 23, Warren County, Iowa, and locally known as 1508 North Jefferson, Indianola, Iowa.

AND

Lots 1 and 4 of Orchard Plaza Plat

AND

Lots 1, 2, 3, 4, 5 and 6 of Orchard Plaza Replat

AND

Berry's Outlots 3 and 4 except the West 75' of the South 150' of Lot 4

AND

Parcels A and C of Berry's Outlot 5

AND

Lots 1, 4 and 5 and 12' alley adjoining West, Except the East 5.5', Block 25, College Addition

AND

All of Block 9 and alleys except the former Railroad R.O.W., All of Block 10 and alleys and former street R.O.W. between Blocks 9 and 10 and All of Block 12 and alleys except the West 5.5' of Windle's Addition

AND

Lots 1, 2, 3, 4, 5, 6, 7, 8 and 9 of Woodward's Subdivision

AND

All of the Wal-Mart Subdivision

AND

The area includes the full right-of-way of all streets forming the boundary.

f) Downtown Original Urban Renewal Area means that portion of the City of Indianola, State of Iowa, described in the Downtown Urban Renewal Plan for the Downtown Urban Renewal Area approved by Resolution No. 8-01 on September 4, 2001, and described in Ordinance No. 1217, which includes the lots and parcels located within the area legally described as follows:

Beginning at the intersection of Highway 65/69 and Highway 92, then North on Highway 65/69 to Franklin Avenue, then West to North 1st Street, then South on North 1st Street to East Detroit Avenue, then West on East Detroit Avenue to North Buxton Street, then South on North Buxton Street to Boston Avenue, then West on Boston Avenue to B Street, then South on B Street to Highway 92, then East on Highway 92 to the point of beginning.

The area includes the full right-of-way of all the streets forming the boundary.

g) Downtown Amendment No. 1 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 1 to the Downtown Urban Renewal Plan for the Downtown Urban Renewal Area approved by Resolution No. 06-05 on March 7, 2005, and described in Ordinance No. 1314, which includes the lots and parcels located within the area legally described as follows:

All of Blocks 1, 2, 3, 4, & 8 of South Indianola Addition; all of Blocks 3 & 4 of Hayworths Addition; all of Blocks 3, 4, 9, 10, & 15 of East Indianola Addition; all of Parcel A and Parcel B of Auditors Outlot 93, and Parcel D, E, & F of former Railroad Right of Way west of Auditors Outlots 103, 104, & 106, and all of Auditors Outlots 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, and former Railroad Right of Way; all of Blocks 13, 14, & 15 Windles Addition; all of the public street Right of Ways of record adjacent thereof.

h) Downtown Amendment No. 2 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 2 to the Downtown Urban Renewal Plan for the Downtown Urban Renewal Area approved by Resolution No. 10-07 on December 17, 2007, and described in

Ordinance No. 1396, which includes the lots and parcels located within the area legally described as follows:

All of Block 24, Original Town Plat; all of Blocks 18 and 19, Jones and Windles Addition; All of Lots 15 and 16, Jones and Windles Outlots; All of North/South alley between Lots 15 and 16, Jones and Windles Outlots and Block 31, Cheshires Addition; All of Blocks 31, 32, 33, 34, 35, 36, 37, 38, 39 and 40, Cheshires Addition; All of Block 4, Fairview Addition; All of Lots 4, 5 and 6, Block 3 and North/South alley between Lots 4, 5 and 6, Block 3, Fairview Addition; All of Lots 1 and 9, Van-El Addition; All of Auditor's Outlot 121; Lots 1 through 11 of Day's Outlots; All of Lot 122 of Auditor's Outlots; Lots 1, 2, 3 and 24 of Replat of Lots 45 through 52 of Kenwood Place; Lots 1, 2 and 3 of Kenwood Place; All of Parcel G in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, Township 76 North, Range 24, Lots 5 and 6, Leonard Subdivision, Plat 2; Beginning at a point 2119.55' east and 559.0' south of the NW corner of the North $\frac{1}{2}$ of the SW $\frac{1}{4}$ of Section 26, Township 76 North, Range 24, Thence South 300' to North right-of-way, Thence West 200', thence North 300', thence East 200' to point of beginning. Lots 1, 2, 3, 4 and 5 in Leonard's Subdivision; Parcels A, B and C in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, Township 76 North, Range 24; The West 150' of the NW $\frac{1}{4}$ of Section 26, Township 76 North, Range 24; Lots 1, 2, 3, 4 and 5 of the Newsome Subdivision; The West 677.6' of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$, except the South 436' of Section 23, Township 76 North, Range 24; The East 150' of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 76 North, Range 24; The East 150' of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 76 North, Range 24; The east 660' of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 76 North, Range 24, The N $\frac{1}{2}$ of the SE $\frac{1}{4}$ Section 27, Township 76 North, Range 24; And the South 421.5' of the North 1066.1' of East 319' of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 27, Township 76 North, Range 24; Outlot X of Wesley Corner Plat 1; The East $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 27, Township 76 North, Range 24; Lot 1 of Naberhaus Subdivision; Lots 1, 2 and 3 of the Subdivision of Lot 1, except the South 125' of the Naberhaus Subdivision Plat 2; South 125' of Lot 1 of Naberhaus Subdivision Plat 2; South 150' of East 512.5' and the West 2' of the East 512.15' of North 125' South 275' of Lot 2 Naberhaus Subdivision Plat 2; The East 512.15' of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of 1 Section 34, Township 76 North, Range 24, except the North 950'; East 512.15' of the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$ except the South 438.9' of Section 34, Township 76 North, Range 24; Lots 1, 2, 3, 39, 40 and 41 Deer Run Plat 2; Lot 1 Deer Run Plat 4; All portions of Lot 3 Deer Run Subdivision which lies in the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 26, Township 76 North, Range 24; All portions of Lot 3 Deer Run Subdivision which lies in NE $\frac{1}{4}$ of SW $\frac{1}{4}$ of Section 26, Township 76 North, Range 24; Parcel A of Lot 3 Deer Run Plat the West 430' of SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ Section 26, Township 76 North, Range 24; The West 430' of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 35, Township 76 North, Range 24 except Deer Run Subdivision Plat 2; The West 430' of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ Section 35, Township 76 North, Range 24 which lies within the corporate limits except for Deer Run Subdivision Plat 2: Lot 1 and Lots 8 through 29 Lennie's Subdivision; Lots 1 through 7 Block 2, Buxton Addition; Lots 1 and 2, Block 1, Buxton Addition: Lots 1, 2 and Outlot X in the F.S.I.

Addition; Auditor's Outlot 123; All of Blocks 1, 4 and 5 of Day's Addition; Auditor's Outlots 133, 134, 135, 137, 138 and Lot 136 except the South 282' and Lot A of Auditor's Outlot 139, 140 and 141; All of Auditor's Outlots 142, 143, 144, 145 and 146, all of the Public Alley and Street Right of Ways of Record Adjacent Thereof.

i) Unified Amendment No. 1 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 1 to the Unified Plan for the Urban Renewal Area approved by Resolution No. 2019-100 on May 20, 2019 and as corrected by Resolution No. 2019-100-A, approved on June 17, 2019, which removes the lots and parcels located within the Hillcrest Amendment No. 1 Subarea legally described as follows:

Beginning at a point 269.5' North of the Southeast corner of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 19-76-23 thence North along the West line until said line intersects the East boundary of the former C.R.I. & P. Railroad, thence North following R.R. ROW to North line of Section 19, thence East along Section line a distance of 1,980' to the Northeast corner of the West $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20-76-23; thence South along the East line of the of the West $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 20-76-23 to the Northeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20-76-23; thence South along the East line of the of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20-76-23 to the Southeast corner of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20-76-23; thence East along the North line of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20-76-23, 660' to East line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 20-76-23, thence South along the East line of the of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 20-76-23 to center line of East Iowa Avenue, thence West along center line a distance of 2,458.22', thence North (N 00°-05'-00" E) 269.5', thence West (N 00°-08'-00" W) 165' to point of beginning. (area includes Indianola Industrial Park Plats 1 & 2 and additional property).

j) Unified Amendment No. 2 Subarea means that portion of the City of Indianola, State of Iowa, described in Amendment No. 2 to the Unified Plan for the Urban Renewal Area approved by Resolution No. _____ on August 5, 2019, which includes the lots and parcels located within the Hillcrest Amendment No. 2 Subarea legally described as follows:

The South 50' of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$ SW $\frac{1}{4}$), of Section Seventeen (17), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa; and

The South 50' of the Southeast Quarter of the Southeast Quarter (SE $\frac{1}{4}$ SE $\frac{1}{4}$), lying East of the railroad right-of-way, of Section Eighteen (18), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa; and

The East Half of the North Three-quarters of the East Half (E $\frac{1}{2}$ N $\frac{3}{4}$ E $\frac{1}{2}$), lying East of the railroad right-of-way, of Section Nineteen (19), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa, except the West 306.32 feet of Lots One and Two; Lot Three; Lot Four, except

the North 38 feet thereof; and Lots Five, Six, Seven, Eight, Nine, Ten and Eleven of the Indianola Industrial Park Addition to the City of Indianola, Iowa; and except a tract beginning at the Southwest Corner of the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼), thence North 16 rods, thence East 10 rods, thence South 16 rods, thence West 10 rods to point of beginning; and except Lot Two on the Indianola Industrial Park Plat Two, an Official Plat in Indianola, Iowa; and except Tract "D" on the plat of survey prepared by Anderson-Bogert Engineers and Surveyors, Inc., and recorded at Irregular Plat Book 6, Page 14 of Indianola, with the Recorder of Warren County, Iowa; and except the South 11.92 acres of the West Half of the Southeast Quarter of the Northeast Quarter (W ½ SE ¼ NE ¼) lying East of the railroad right-of-way, except the East 30 feet thereof; and,

The North Half of the Southwest Quarter (N ½ SW ¼) and the West Half of the Northwest Quarter (W ½ NW ¼) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa (Parcel IDs 49023200440, 49023200441, 49023200460, 49023200462, 49023200469, 49023200500, 49023200620, 49023200643 and 49023200644); and

The North 33' of the South Half of the Southwest Quarter (S ½ SW ¼) of Section Twenty (20), Township Seventy-six (76) North, Range Twenty-three (23) West of the 5th P.M., Warren County, Iowa.

k) Amended Area shall mean that portion of the City of Indianola, State of Iowa, included within the Urban Renewal Area, as amended, which Amended Area includes the lots and parcels located within the area legally described in Sections 1(a) - 1(j) above.

Section 2. The taxes levied on the taxable property in the Amended Area, legally described in Section 1 hereof, by and for the benefit of the State of Iowa, County of Warren, Iowa, Indianola Community School District, and all other taxing districts from and after the effective date of this Ordinance shall be divided as hereinafter in this Ordinance provided.

Section 3. As to the Hillcrest Original Urban Renewal Area, that portion of the taxes which would be produced by the rate at which the tax is levied each year by or for each of the taxing districts taxing property in the Area upon the total sum of the assessed value of the taxable property in the Area as shown on the assessment roll as of January 1, 1993, being January 1 of the calendar year preceding the effective date of Ordinance No. 1026, shall be allocated to and when collected be paid into the fund for the respective taxing district as taxes by or for the taxing district into which all other property taxes are paid. The taxes so determined shall be referred herein as the "base period taxes" for such area.

As to Hillcrest Amendment No. 1 Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 1997, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 1137, minus the assessed value on the assessment roll as of January 1, 1997 for the property removed by Amendment No. 1 to the Unified Plan.

As to Hillcrest Amendment No. 2 Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2000, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 1218.

As to Hillcrest Amendment No. 3 Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2004, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effective date of Ordinance Nos. 1322 and 1336.

As to Hillcrest Amendment No. 4 Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2008, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 1428.

As to the Downtown Original Urban Renewal Area, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2000, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the first calendar year in which the City certified to the county auditor the amount of loans, advances, indebtedness, or bonds payable from the division of property tax revenue described in Ordinance No. 1217.

As to Downtown Amendment No. 1 Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2004, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 1314.

As to Downtown Amendment No. 2 Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2006, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effective date of Ordinance No. 1396.

As to the Unified Amendment No. 1 Subarea, base period taxes shall be reduced due to the removal of area from the Hillcrest Amendment No. 1 Subarea.

As to the Unified Amendment No. 2 Subarea, base period taxes shall be computed in the same manner using the total assessed value shown on the assessment roll as of January 1, 2018, being the assessment roll applicable to the property in such area as of January 1 of the calendar year preceding the effect date of this Ordinance.

Section 4. That portion of the taxes each year in excess of the base period taxes for the Amended Area, determined for each sub-area thereof as provided in Section 3 of this Ordinance, shall be allocated to and when collected be paid into the special tax increment fund previously established by the City of Indianola, State of Iowa, to pay the principal of and interest on loans, monies advanced to, or indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under authority of Iowa Code Section 403.9 or Section 403.12, incurred by the City of Indianola, State of Iowa, to finance or refinance, in whole or in part, urban renewal projects undertaken within the Amended Area pursuant to the Unified Urban Renewal Plan, as amended,

except that (i) taxes for the regular and voter-approved physical plant and equipment levy of a school district imposed pursuant to Iowa Code Section 298.2, and taxes for the instructional support program of a school district imposed pursuant to Iowa Code Section 257.19 (but in each case only to the extent required under Iowa Code Section 403.19(2)); (ii) taxes for the payment of bonds and interest of each taxing district; (iii) taxes imposed under Iowa Code Section 346.27(22), related to joint county-city buildings; and (iv) any other exceptions under Iowa Code Section 403.19, shall be collected against all taxable property within the Amended Area without any limitation as hereinabove provided.

Section 5. Unless or until the total assessed valuation of the taxable property in the areas of the Amended Area exceeds the total assessed value of the taxable property in the areas shown by the assessment rolls referred to in Section 3 of this Ordinance, all of the taxes levied and collected upon the taxable property in the Amended Area shall be paid into the funds for the respective taxing districts as taxes by or for the taxing districts in the same manner as all other property taxes.

Section 6. At such time as the loans, monies advanced, bonds and interest thereon and indebtedness of the City of Indianola, State of Iowa, referred to in Section 4 hereof have been paid, all monies thereafter received from taxes upon the taxable property in the Amended Area shall be paid into the funds for the respective taxing districts in the same manner as taxes on all other property.

Section 7. All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed. The provisions of this Ordinance are intended and shall be construed so as to implement the division of taxes from property under the provisions of Iowa Code Section 403.19 for property in the Unified Amendment No. 2 Subarea and to continue the division of taxes from property under the provisions of Iowa Code Section 403.19 as authorized in Ordinance Nos. 1026, 1137, 1218, 1322, 1336, 1428, 1217, 1314, 1396, 1549, and 1613 for the property in the Amended Area. Notwithstanding any provisions in any prior Ordinances or other documents, the provisions of this Ordinance and all prior Ordinances relating to the Urban Renewal Area, as amended, shall be construed to continue the division of taxes from property within the Amended Area for the maximum period of time allowed by Iowa Code Section 403.19. In the event that any provision of this Ordinance shall be determined to be contrary to law it shall not affect other provisions or application of this Ordinance which shall at all times be construed to fully invoke the provisions of Iowa Code Section 403.19 with reference to the Amended Area and the territory contained therein.

Section 8. This Ordinance shall be in effect after its final passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2019.

Mayor

ATTEST:

City Clerk

Read First Time: _____, 2019

Read Second Time: _____, 2019

Read Third Time: _____, 2019

PASSED AND APPROVED: _____, 2019.

I, _____, City Clerk of the City of Indianola, State of Iowa, hereby certify that the above and foregoing is a true copy of Ordinance No. _____ passed and approved by the City Council of the City at a meeting held _____, 2019, signed by the Mayor on _____, 2019, and published in the Indianola Record Herald on _____, 2019.

City Clerk, City of Indianola, State of Iowa

(SEAL)

01605113-1\13538-156

Meeting Date: 09/03/2019

Subject

Resolution approving the public purpose policy for certain expenditures

Information

Included in your packet is a resolution to adopt a public purpose policy. The policy states that there is a public purpose for expenditures, such as food for training workshops or memorial flowers, since these items serve to enhance the service given by the City employees to the general public. This expenditure would also include events such as the annual awards banquet.

This policy (packet) meets a strategic goal of the Council to be more transparent and to ensure excellent stewardship of the public funds.

The City's auditor, Robert Endriss of Denman and Company has reviewed the policy and recommends that the City adopt such a policy.

Fiscal Impact

Attachments

Memo
Policy
Resolution



— FINANCE DEPARTMENT —

To: Mayor and Council
From: Andrew J. Lent, Director of Finance
CC: Ryan Waller, City Manager
Date: 3 September 2019
Re: Public Purpose Policy

Included in the Council packet is a resolution to adopt a public purpose policy for the Council to consider. The policy states that there is a public purpose for expenditures, such as food for training workshops or memorial flowers, since these items serve to enhance the service given by the City employees to the general public. This expenditure would also include events such as the annual awards banquet.

The purpose of the policy is to clear any misunderstanding as to whether such expenditures were allowed by the Council and why the Council would allow such expenditures. The policy meets a strategic goal of the Council to be more transparent and to ensure excellent stewardship of the public funds.

The City's auditor, Robert Endriss of Denman and Company has reviewed the policy and recommends that the City adopt such a policy. I recommend adoption of the policy as well.



City of Indianola

Section: Financial

Title: Public Purpose Policy

Effective Date:
(Revisions)

Policy Number:

1. **PURPOSE:** The purpose of the policy is to establish a public purpose policy for certain expenditures. The City Council of the City of Indianola believes that the expenditures cited below serve a general public purpose in recruitment of key employees and improved employee training and public service.
2. **PUBLIC PURPOSE EXPENDITURES:** The expenditures listed below serve a general public purpose in the recruitment of quality department heads and maintaining the service delivery of employees to the citizens of Indianola: At no time will public funds be spent on alcoholic beverages.
 - a. **Employee Recruitment:** The expenditure of funds for food and drink for the recruitment of department head employees as deemed necessary by the City Manager or Director of Finance.
 - b. **Employee Training:** The expenditure of funds for refreshments for the training of employees. This expenditure will be approved by the department head of the department holding the training and will be paid by funds of the same department as allocated for training. It will be the determination of the City Manager or Director of Finance if such expenditure is considered excessive and will take such corrective action as deemed necessary.
 - c. **Sustenance Supplies:** The expenditure of funds for sustenance supplies, including, coffee, coffee creamer, coffee filters, sweetener, paper products including plates, cups, and utensils, paper towels or napkins, and any products deemed necessary by the City Manager or Director of Finance falling under the term “sustenance”. The expenditure will be made by the department for which the supplies will be utilized.
 - d. **Promotional Items:** The expenditure of promotional material for city departments and activities, for such items as stress relievers, pencil, pens, and coasters. The annual expenditure on such items for each department shall not be in excess of \$1000.
 - e. **Employee Recognition Events:** The expenditure of funds for employee recognition events authorized by the Indianola City Council either by a one-time approval or through the annual budgeting process (i.e. annual awards banquet).
 - f. **Funeral or Get-Well Flowers/Memorials:** The expenditure of flowers or other items not exceeding the amount of \$100 for employees or family members in the case of death or extended hospitalization as approved by the City Manager.

CITY OF INDIANOLA
RESOLUTION NO. _____

RESOLUTION APPROVING THE PUBLIC PURPOSE POLICY
FOR CERTAIN EXPENDITURES

WHEREAS, the City Council of the City of Indianola, Iowa believes that it is in the best interest of the residents of the City to establish a Public Purpose Policy for certain expenditures, and

WHEREAS, the city's auditor and Director of Finance recommend the adoption of a Public Purpose Policy; and

WHEREAS, the Indianola City Council believes that certain expenditures serve a general public purpose in the recruitment of key employees and improved employee training and public service.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Indianola, Iowa approves and adopts the attached Public Purpose Policy for Certain Expenditures.

PASSED AND APPROVED this _____ day of _____, 2019.

By: _____
Kelly B. Shaw
Mayor

ATTEST:

Diana Bowlin
City Clerk

Meeting Date: 09/03/2019

Subject

Resolution Approving Salaries

Information

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

Tye Sparks, Police Officer, from Hire \$55,834.39/year to PO-1 \$58,722.55/year effective August 4, 2019

Jill Burrell, EMS Paramedic Part-time, \$19.32/hour effective August 14, 2019

Jody Ross, Library Tech Ser Coord, from CE 4-1 \$38,744.86/year to CE 4-2 \$40,058.47/year effective August 18, 2019

Jennifer Williams, Police Officer, from PO-2 \$61,823.66/year to PO-3 \$65,121.83/year effective August 18, 2019

Michael Chia, Police Officer, from PO-1 \$58,772.55/year to PO-2 \$61,823.66/year effective September 1, 2019

Zach Ewing, Police Officer, from PO-1 \$58,772.55/year to PO-2 \$61,823.66/year effective September 1, 2019

Devan Wicks, Police Officer, from PO-1 \$58,772.55/year to PO-2 \$61,823.66/year effective September 1, 2019

Catherine Brangers, Seasonal Crossing Guard, \$19.49/hour effective September 3, 2019

Shawn Tipling, WPC Operator, Grade 1 Range 21+-2 \$50,702.59/year effective September 9, 2019

Fiscal Impact

Attachments

Resolution

RESOLUTION 2019-____
APPROVING SALARIES

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

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

Tye Sparks, Police Officer, from Hire \$55,834.39/year to PO-1 \$58,722.55/year effective August 4, 2019

Jill Burrell, EMS Paramedic Part-time, \$19.32/hour effective August 14, 2019

Jody Ross, Library Tech Ser Coord, from CE 4-1 \$38,744.86/year to CE 4-2 \$40,058.47/year effective August 18, 2019

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Devan Wicks, Police Officer, from PO-1 \$58,772.55/year to PO-2 \$61,823.66/year effective September 1, 2019

Catherine Brangers, Seasonal Crossing Guard, \$19.49/hour effective September 3, 2019

Shawn Tipling, WPC Operator, Grade 1 Range 21+-2 \$50,702.59/year effective September 9, 2019

Passed and approved on the 3rd day of September, 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

Meeting Date: 09/03/2019

Subject

Resolution approving the IDOT Street Finance Report

Information

You have the annual street finance report (required by IDOT) completed by Finance Director Andrew Lent providing expenditures for streets, alleys, sidewalks and other "street related" items for FY 19/20. Also included in your packet is a memo and resolution.

Fiscal Impact

Attachments

Indianola SRF

Memo

Resolution



Form 517007 {5-2019}
Office of Local Systems
Ames, IA 50010

City Name
INDIANOLA
City Number
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City Street Financial Report

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Cover Sheet

Now therefore let it be resolved that the city council INDIANOLA, Iowa
(City Name)

On _____ did hereby approve and adopt the annual
(month/day/year)

City Street Financial Report from July 1, 2018 to June 30, 2019
(Year) (Year)

Contact Information

Name	E-mail Address	Street Address	city	ZIP Code
Andrew Lent	alent@indianolaiowa.gov	110 North First Street, P.O. Box 299	Indianola	50125-0299
Hours	Phone	Extension	Phone(Altenative)	
8:00 A.M. - 5:00 P.M.	515-962-5246		515-962-5246	

Preparer Information

Name	E-mail Address	Phone	Extension
Andrew Lent	alent@indianolaiowa.gov	515-962-5246	

Mayor Information

Name	E-mail Address	Street Address	city	ZIP Code
Kelly Shaw	kshaw@indianolaiowa.gov	110 North First Street, P.O. Box 299	Indianola	50125-0000
Phone	Extension			
515-961-9410				

Resolution Number _____

Signature Mayor

Signature City Clerk



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Summary Statement Sheet

Column 1
Road use
Tax Fund

Column 2
Other Street
Monies

Column 3
Street Debt

Column 4
Totals

Round Figures to Nearest Dollars

A.BEGINNING BALANCE				
1. July 1 Balance	\$1,571,570	\$192,807	\$0	\$1,764,377
2. Adjustments (Note on Explanation Sheet)	\$925	\$0	\$0	\$925
3. Adjusted Balance	\$1,572,495	\$192,807	\$0	\$1,765,302
B. REVENUES				
1. Road Use Tax	\$1,909,623			\$1,909,623
2. Property Taxes		\$203,767	\$277,902	\$481,669
3. Special Assessments		\$0	\$0	\$0
4. Miscellaneous		\$533,693	\$63,900	\$597,593
5. Proceeds from Bonds,Notes, and Loans		\$0	\$0	\$0
6. Interest Earned		\$0	\$0	\$0
7. Total Revenues (Lines B1 thru B6)	\$1,909,623	\$737,460	\$341,802	\$2,988,885
C. Total Funds Available (Line A3 + Line B7)	\$3,482,118	\$930,267	\$341,802	\$4,754,187

Column 1
Road use
Tax Fund

Column 2
Other Street
Monies

Column 3
Street Debt

Column 4
Totals

Round Figures to Nearest Dollars

EXPENSES				
D. Maintenance				
1. RoadWay Maintenance	\$1,220,441	\$294,730	\$0	\$1,515,171
2. Snow and Ice Removal	\$97,486	\$0	\$0	\$97,486
E.Construction, Reconstruction and Improvements				
1. Engineering	\$16,840	\$124,099	\$0	\$140,939
2. Right of Way Purchased	\$0	\$0	\$0	\$0
3. Street/Bridge Construction	\$0	\$504,115	\$0	\$504,115
4.Traffic Services	\$0	\$0	\$0	\$0
F. Administration	\$118,714	\$7,323	\$0	\$126,037
G. Equipment	\$190,000	\$0	\$0	\$190,000
H. Miscellaneous		\$0	\$0	\$0
J. street Debt				
1. Bonds, Notes and Loans -Principal Paid	\$0	\$0	\$306,650	\$306,650
2. Bonds, Notes and Loans - Interest Paid	\$0	\$0	\$35,152	\$35,152
TOTALS				
K. Total Expenses (Lines D thru J)	\$1,643,481	\$930,267	\$341,802	\$2,915,550
L. Ending Balance (Line C-K)	\$1,838,637	\$0	\$0	\$1,838,637
M. Total Funds Accounted For (K + L = C)	\$3,482,118	\$930,267	\$341,802	\$4,754,187



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Office of Local Systems
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Miscellaneous Revenues and Expenses Sheet

Code Number and Itemization of Miscellaneous Revenues (Line B4 on the Summary Statement Sheet)(See Instructions)	Column 2 Other Street Monies	Column 3 Street Debt
112---Utility Revenue	\$211,051.00	\$63,900.00
190---Other Miscellaneous	\$322,642.00	\$0.00
Line B4 Totals	\$533,693.00	\$63,900.00

Code Number and Itemization of Miscellaneous Expenses (Line H on the Summary Statement Sheet) "On street" parking expenses, street maintenance, buildings, insurance, administrative costs for printing, legal fees,bond fees etc. (See Instructions)	Column 2 Other Street Monies	Column 3 Street Debt
Line H Totals		



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Bonds, Notes and Loans Sheet

New Bond ?	Debt Type	Debt Purpose	DOT Use Only	Issue Date	Issue Amount	% Related to Street	Year Due	Principal Balance as of 7/1	Total Principal Paid	Total Interest Paid	Principal Roads	Interest Roads	Principal Balance as of 6/30
☐	General Obligation	Paving & Construction	307	10/19/2011	\$850,000	22	2021	\$360,000	\$115,000	\$7,518	\$25,300	\$1,654	\$245,000
☐	General Obligation	Paving & Construction	309	05/01/2012	\$3,875,000	67	2025	\$2,265,000	\$320,000	\$45,490	\$214,400	\$30,478	\$1,945,000
☐	General Obligation	Equipment	402	01/09/2013	\$1,865,000	12	2018	\$1,335,000	\$260,000	\$16,740	\$31,200	\$2,009	\$1,075,000
☐	General Obligation	Equipment	403	07/17/2013	\$2,070,000	13	2020	\$555,000	\$275,000	\$7,775	\$35,750	\$1,011	\$280,000
		New Bond Totals			\$0	\$0	Totals	\$4,515,000	\$970,000	\$77,523	\$306,650	\$35,152	\$3,545,000



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Project Final Costs Sheet

For construction, reconstruction, and improvement projects with costs equal to or greater than 90% of the bid threshold in effect as the beginning of the fiscal year.

[Check here if there are no entities for this year](#) ☐

Project Final Costs Sheet (Section A)

1. Project Number	2. Estimated Cost	3. Project Type	4. Public Letting?	5. Location/Project Description (limits, length, size of structure)
2018-001	\$569,383	RDWY	Yes	Reconstruction of Clinton Avenue 2 blocks west from Jefferson Way.

Project Final Costs Sheet (Section B)

1. Project Number	6. Contractor Name	7. Contract Price	8. Additions/ Deductions	9. Labor	10. Equipment	11. Materials	12. Overhead	13. Total
2018-001	Sternquist	\$472,079	\$76,896	\$0	\$0	\$0	\$0	\$548,975



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Road/Street Equipment Inventory Sheet

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used On Project this FY?	8. Status
	2012	Buckshot Saws (2)	\$3,900	\$0		\$0		No	NOCH
	2010	Case 621E Front-End Loader	\$78,700	\$0		\$0		No	NOCH
	2007	John Deere Backhoe	\$65,000	\$0		\$0		No	NOCH
	2006	International Dump Truck	\$93,395	\$0		\$0		No	NOCH
	1996	Asphalt Paver	\$35,900	\$0		\$0		No	NOCH
	2004	Asphalt Roller/Compactor	\$24,750	\$0		\$0		No	NOCH
34	2006	Dowler	\$6,625	\$0		\$0		No	NOCH
10	2004	Maintainer CASE	\$125,725	\$0		\$0		No	NOCH
20	1998	Mack Dump Truck	\$53,000	\$0		\$0		No	NOCH
22	2000	Ford 1 Ton Dually 4-dr	\$25,646	\$0		\$0		No	NOCH
24	1999	Crafco Cracksealer	\$20,000	\$0		\$0		No	NOCH
26	1990	Air Compressor	\$9,200	\$0		\$0		No	NOCH
27	1990	EZ Drill	\$5,659	\$0		\$0		No	NOCH
29	2001	Dodge Ram 350 Dually	\$19,722	\$0		\$0		No	TRAD
30	2002	Dodge Ram 250 4x4	\$21,519	\$0		\$0		No	TRAD
32	1998	Bobcat Skid Loader	\$14,335	\$0		\$0		No	NOCH
33	2007	Concrete Saw	\$14,771	\$0		\$0		No	NOCH
	2007	International Dump Truck (2)	\$93,395	\$0		\$0		No	NOCH
	2008	Freightliner Dump Truck	\$88,697	\$0		\$0		No	NOCH



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Office of Local Systems
Ames, IA 50010

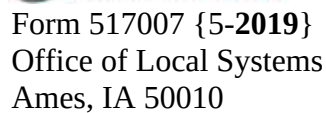
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Road/Street Equipment Inventory Sheet

1. Local Class I.D. #	2. Model Year	3. Description	4. Purchase Cost	5. Lease Cost	/Unit	6. Rental Cost	/Unit	7. Used On Project this FY?	8. Status
	2010	SNO GO Snow Blower	\$78,700	\$0		\$0		No	NOCH
	2012	Concrete Breakers (2)	\$15,990	\$0		\$0		No	NOCH
	2014	International Dump Truck	\$128,363	\$0		\$0		No	NOCH
	2014	International Dump Truck	\$128,363	\$0		\$0		No	NOCH
	2012	Trailer	\$2,000	\$0		\$0		No	NOCH
	2016	Ford F250	\$30,645	\$0		\$0		No	NOCH
	2016	Freighliner, Dump Box, Sander, Cement Mixer	\$305,357	\$0		\$0		No	NOCH
	2017	F350 Chassis	\$26,881	\$0		\$0		No	NOCH
	2017	Case 580N Backhoe	\$83,317	\$0		\$0		No	NOCH
	2017	Cement Silo	\$32,655	\$0		\$0		No	NOCH
	2014	Elgin Street Sweeper	\$250,000	\$0		\$0		No	NOCH
	2018	Kubota 95-2sv Skidloader	\$65,000	\$0		\$0		No	NOCH
	2018	Freightliner Dump Truck	\$175,000	\$0		\$0		No	NOCH
	2017	Air Compressor	\$12,000	\$0		\$0		No	NOCH
	2015	Case Backhoe	\$125,000	\$0		\$0		No	NOCH
	2019	Dodge 3500 Mini Dump Truck	\$27,573	\$0		\$0		No	NEW
	2019	Dodge 3500 4x4	\$36,965	\$0		\$0		No	NEW



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Explanation Sheet

Comments
\$925 adjustment for refund/reimbursements and misc. sales
Other Miscellaneous Income: Gas Franchise Fee: \$240,000; Reserves: \$82,642



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Monthly Payment Sheet

Month	Road Use tax Payments
July	\$140,972.72
August	\$223,506.94
September	\$214,459.29
October	\$132,497.80
November	\$165,730.23
December	\$167,790.30
January	\$161,281.99
February	\$159,830.16
March	\$130,182.28
April	\$80,450.13
May	\$178,207.72
June	\$154,713.79
Totals	\$1,909,623.35



— FINANCE DEPARTMENT —

To: Mayor and Council
From: Andrew J. Lent, Director of Finance
CC: Ryan Waller, City Manager
Date: 3 September 2019
Re: FY2019 Street Finance Report

In 2003, the State of Iowa began to mandate the completion of the Street Finance Report for cities and counties to account for all street-related expenses. The focus of the report is to account for the expenditure of Road Use Tax Fund monies which are constitutionally protected to be spent on street-related expenses. The report also requires cities to report on other funds spent on street-related items including storm water drainage improvements. The report is required by state law to be approved by resolution of the Council.

Here is a review of the expenses covered in the report:

Roadway Maintenance: This is where most of the expenses are categorized, including the street crew wages, benefits and allowances; maintenance and repair supplies, and other street department expenses such as utilities, insurance, and transfers to other support departments. Street lighting expense is also here.

Snow Removal: Expenses for snow removal during the fiscal year.

Engineering: Street engineering paid for by Road Use Tax Fund (street engineering) and under Other monies for the storm water utility projects.

Street/Bridge Construction: The construction project on Clinton is accounted for here under Other Monies.

Administration: Street Superintendent's salary and benefits that needs to be reported separately.

Equipment: Transfer to Fund 190 for Vehicles and Equipment.

Street Debt: Principal and Interest Payments for street-related debt for FY2019 only.

I recommend approval of the FY2019 Street Finance Report by resolution.

CITY OF INDIANOLA, IOWA
RESOLUTION NO. 2019-_____

RESOLUTION APPROVING FY 2019 STREET FINANCE REPORT

WHEREAS, cities in Iowa are required to submit an annual report on the expenditure of street monies for the fiscal year (FY) by September 30; and

WHEREAS, the Street Finance Report (SFR) for Indianola during FY 2019 is attached.

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

Section 1. The attached FY 2019 Street Finance Report for the City of Indianola is approved.

Section 2. The Mayor and City Clerk are authorized to sign said report on behalf of the City.

Section 3. The Director of Finance is authorized to submit said agreement on behalf of the City.

PASSED AND APPROVED this 3rd day of September, 2019.

Kelly B. Shaw
Mayor

ATTEST:

Diana Bowlin
City Clerk

Meeting Date: 09/03/2019

Subject

Engagement Agreement with Ahlers Cooney Attorneys for the not to exceed \$7,900,000 General Obligation Refunding CLN (Qualified 501(c)(3) Bonds)

Information

In your packet is the Engagement Agreement to disclose and memorialize the terms and conditions under which services will be rendered by Ahlers & Cooney, P.C. as bond counsel and disclosure counsel to Indianola, Iowa in connection with the issuance of the not to exceed \$7,900,000 General Obligation Refunding CLN (Qualified 501(c)(3) Bonds), to the underwritten by D.A. Davidson.

Fiscal Impact

Attachments

Agreement

August 26, 2019

Sent via Email

Mayor and City Council
c/o Andy Lent, Finance Director
City of Indianola
110 North 1st Street
Indianola, Iowa 50125-0299

RE: Indianola, Iowa – Bond Counsel and Disclosure Counsel Engagement Agreement
Not to exceed \$7,900,000 General Obligation Refunding CLN
(Qualified 501(c)(3) Bonds)

Dear Mayor and City Council:

The purpose of this Engagement Agreement (the "Agreement") is to disclose and memorialize the terms and conditions under which services will be rendered by Ahlers & Cooney, P.C. as bond counsel and disclosure counsel to Indianola, Iowa (the "Issuer") in connection with the issuance of the above referenced proposed refunding issue (the "Bonds"), to be underwritten by D.A. Davidson & Co. (the "Underwriter"). While additional members of our firm may be involved in representing the Issuer on other matters unrelated to the Bonds, this Agreement relates to the agreed-upon scope of bond counsel and disclosure services described herein.

SCOPE OF ENGAGEMENT

Bond Counsel

In the role of Bond Counsel, we will provide the following services:

- (1) Subject to the completion of proceedings and execution of documents to our satisfaction, render our legal opinion (the "Bond Opinion") regarding the validity and enforceability of the Bonds, the source of payment and security for the Bonds, and the tax status of the Bonds for federal income tax purposes.
- (2) Prepare and review documents necessary or appropriate to the authorization, issuance and delivery of the Bonds, and coordinate the authorization and execution of such documents.
- (3) Review legal issues relating to the structure of the Bond issue.
- (4) Review or prepare those sections of the official statement, private placement memorandum or other form of offering or disclosure document (the "Offering

Documents") to be disseminated in connection with the sale of the Bonds that describe the terms of the Bonds, Iowa and federal law pertinent to the validity of the Bonds, the tax status of interest on the Bonds, and the Bond Opinion.

- (5) Upon request, assist the Issuer in presenting information to bond rating organizations and providers of credit enhancement relating to the issuance of Bonds.
- (6) Draft the Continuing Disclosure Certificate of the Issuer, if applicable.
- (7) File an appropriate Form 8038 with the IRS after Closing.

As Bond Counsel, our examination will extend to the actions and approvals necessary to authorize the issuance and initial delivery of the Bonds to the original purchaser thereof. Our Bond Opinion does not extend to any re-offering of the Bonds by the original purchaser or other persons. The Bond Opinion will be delivered by us on the date the Bonds are exchanged for their purchase price (the "Closing") and will be based on facts and law existing as of its date. In rendering our Bond Opinion, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation, and we will assume continuing compliance by the Issuer with applicable laws relating to the Bonds. During the course of this engagement, we will rely on the Issuer, and authorized officials, to provide us with complete and timely information on all developments pertaining to any aspect of the Bonds and their security.

Disclosure Counsel

In the role of Disclosure Counsel, we will work with the Issuer, including the officials, officers, and employees, the Underwriter, and other parties to this transaction to provide the following services:

- (1) Consult with Issuer officials, staff, Issuer counsel, and Underwriter (as applicable), concerning disclosure requirements, questions and issues relating to the initial issuance of Bonds and concerning continuing disclosure requirements.
- (2) Participate or attend, upon request, any meeting of the Issuer or Issuer's staff relating to disclosure matters that pertain to Issuer's issuance of Bonds.
- (3) Participate in the drafting of Issuer's Purchase Agreement for the negotiated sale of Bonds.
- (4) Participate in the drafting/review of the "front-end" of Issuer's preliminary and final official statements in connection with the offering of Bonds, with assistance of Issuer officials and staff (appendices are excluded from the scope of this Agreement).
- (5) Coordinate with the printing and delivery of the preliminary and final official statements.
- (6) Review all Bond documents prepared in connection with the issuance of Bonds to the extent such documents involve or affect disclosure matters.

- (7) Provide written advice to the Issuer at the time the Bonds are issued as described herein.
- (8) Consult with Issuer officials and staff through Closing regarding all matters relating to continuing disclosure requirements that pertain to the Bonds, specifically to include those imposed by Securities and Exchange Commission Rule 15c2-12.

Subject to the completion of proceedings to our satisfaction, we will render our written advice addressed to the Issuer stating that, in the course of our participation in the preparation of the Official Statement, no information has come to our attention which leads us to believe that the Official Statement (excluding the financial and demographic information or charts, engineering and statistical data, financial statements, statements of trends and forecasts, information concerning any bond insurance and The Depository Trust Company, included in the Official Statement, and in the Appendices, as to which we will not express any opinion or view) contains any untrue statement of a material fact or omits to state a material fact required to be stated therein or necessary in order to make the statements therein, in light of the circumstances under which they were made, not misleading. In rendering our advice, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation. During the course of the engagement, we will rely on the Issuer's staff to provide us with complete and timely information on all developments pertaining to any aspect of the Bonds and their security.

The written advice rendered hereunder will be dated and executed and delivered by us at Closing and will be based on existing law as of its date. Upon delivery of our written advice, our responsibilities as Disclosure Counsel as outlined herein will conclude with respect to the Bonds.

COOPERATION

To enable us to provide effective representation, the Issuer agrees to: (1) disclose to us, fully and accurately and on a timely basis, all facts and documents that are or might be material or that we may request; (2) keep us apprised on a timely basis of all developments relating to the representation that are or might be material; (3) attend meetings, conferences, and other proceedings when it is reasonable to do so; and (4) cooperate fully with us in all matters relating to the engagement. During the course of this engagement, we will rely on the Issuer staff to provide us with complete and timely information on all developments pertaining to any aspect of the Bonds and the security for the Bonds.

LIMITATIONS

The duties covered by this engagement are limited to those expressly set forth above. Our fee **does not** include the following services, or any other matter not required to render our Bond Opinion or written advice as Disclosure Counsel:

- (a) Preparing requests for tax rulings from the Internal Revenue Service, or "no action" letters from the Securities and Exchange Commission.

- (b) Drafting state constitutional or legislative amendments.
- (c) Pursuing test cases or other litigation, such as contested validation proceedings.
- (d) Representing the Issuer in Internal Revenue Service examinations or inquiries, or Securities and Exchange Commission investigations.
- (e) After Closing, providing continuing advice to the Issuer or any other party concerning actions necessary to assure that interest paid on the Bonds will continue to be excludable from gross income for federal income tax purposes (e.g. this Bond Counsel engagement for the Bonds does not include rebate calculations, nor continuing post-issuance compliance activities).
- (f) Opining on a continuing disclosure undertaking pertaining to the Bonds and, after the execution and delivery of the Bonds, providing advice concerning any actions necessary to assure compliance with any continuing disclosure requirements.
- (g) After Closing, providing continuing advice to the Issuer or any other party concerning disclosure issues or questions that relate to the Bonds, e.g., questions regarding actions necessary to assure fulfillment of continuing disclosure responsibilities.

We will provide one or more of the services listed in (a)–(g) upon your request, however, a separate, written engagement will be required before we assume one or more of these duties. The remaining services in this list, specifically those listed in subparts (h)–(l) below, are not included in this Agreement, nor will they be provided by us at any time.

- (h) Providing any advice, opinion or representation as to the financial feasibility or the fiscal prudence of issuing the Bonds, the financial condition of the Issuer, or to any other aspect of the financing, such as the proposed financing structure, use of a financial advisor, or the investment of proceeds of the Bonds.
- (i) Acting as an underwriter, or otherwise marketing the Bonds.
- (j) Acting in a financial advisory role.
- (k) Preparing blue sky or investment surveys with respect to the Bonds.
- (l) Making an investigation or expressing any view as to the creditworthiness of the Issuer or of the Bonds.

ATTORNEY-CLIENT RELATIONSHIP

Upon execution of this Agreement, the Issuer will be our client and an attorney-client relationship will exist between us with respect to the issuance of the Bonds. We assume that all other parties will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction. We further assume that all parties understand that in this transaction we represent only the Issuer, we are not counsel to any other party, and we are not acting as an intermediary among the parties. Our services are limited to those contracted for in this Agreement; the Issuer's execution of this Agreement will constitute an acknowledgement of those limitations. Our representation of the Issuer will not affect, however, our responsibility to render an objective Bond Opinion or written advice as Disclosure Counsel.

Our representation of the Issuer and the attorney-client relationship created by this Agreement with respect to a series of Bonds will be concluded upon issuance of such Bonds. Nevertheless, subsequent to Closing, we will mail the appropriate completed Internal Revenue Service Form 8038 and prepare and distribute to the participants in the transaction a transcript of the proceedings pertaining to the Bonds.

OTHER REPRESENTATIONS

As you are aware, our firm represents many political subdivisions, companies and individuals. It is possible that during the time that we are representing the Issuer, one or more of our present or future clients will have transactions with the Issuer. We do not believe such representation, if it occurs, will adversely affect our ability to represent you as provided in this Agreement, either because such matters will be sufficiently different from the issuance of the Bonds so as to make such representations not adverse to our representation of you, or because the potential for such adversity is remote or minor and outweighed by the consideration that it is unlikely that advice given to the other client will be relevant to any aspect of the issuance of the Bonds. We will decline to participate in any matter where the interests of our clients, including the Issuer, may differ to the point where separate representation is advisable. The firm historically has arranged its practice to hold such occasions to a minimum, and intends to continue doing so. Execution of this Agreement will signify the Issuer's consent to our representation of others consistent with the circumstances described in this paragraph.

FEES

We will charge a flat fee for the services we render under this Agreement for Bonds upon which we give a Bond Opinion and written advice as Disclosure Counsel, enumerated as to each role. Based on the information available to us regarding the Bonds, our Bond Counsel fee will be \$18,500, and our Disclosure Counsel fee will be \$14,000. The fees described herein will be based upon: (i) our current understanding of the terms, structure, size and schedule of the financing represented by the Bonds; (ii) the duties we will undertake pursuant to this Agreement; (iii) the time we anticipate devoting to the financing; and (iv) the responsibilities we will assume in connection therewith. It is anticipated that our fees will be capitalized into the Bond issue. If, at any time, we believe that circumstances require an adjustment of our original fee estimate(s), we will advise the finance team, including the Auditor. Such adjustment might be necessary in the event: (a) the principal amount of Bonds actually issued differs significantly from the amount anticipated at the time we initially estimated our fee(s); (b) material changes in the structure or schedule of the financing occur; or (c) unusual or unforeseen circumstances arise which require a significant increase or decrease in our time or responsibility. It is not anticipated that it will be necessary for us to personally attend meetings in order to provide the services outlined above but we will do so in the event that circumstances require.

In addition to the fees for Bond Counsel and Disclosure Counsel services rendered, we will bill for all customary client charges made or incurred on your behalf, such as travel costs reimbursement, photocopying, deliveries, computer-assisted research, bond printing, and other

related expenses. We estimate that such charges will not exceed \$750 per issue of Bonds. We will contact you prior to incurring expenses that exceed this amount.

The delivery of written advice, or opinions beyond the Bond Opinion, to third parties at the request of the Issuer with respect to a series of Bonds shall be subject to a separate opinion charge in an amount established at the time of the request.

Billing Matters:

We will submit an electronic summary invoice for the professional services described herein after Closing. In the event of a substantial delay in completing the financing, we reserve the right to present an interim statement for payment. Unless other arrangements have been agreed upon in advance, we anticipate our statements to be paid in full within thirty (30) days of receipt.

If, for any reason, the Bonds are not issued, or are completed without the delivery of our Bond Opinion or written advice as Disclosure Counsel, or our services are otherwise terminated prior to Closing, we will expect to be compensated at our normal hourly rates, plus client charges, as described above (not to exceed the fee we would have received if we had rendered our Bond Opinion and written advice as Disclosure Counsel). My current hourly rate is \$325. Work performed by other attorneys will be billed at their current hourly rate (ranging from \$225-360). Associate attorneys range from \$195-220, and work by legal assistants will be billed at \$125. The hourly rates reflected herein are as of January 1, 2019, and are subject to our periodic review and adjustment by us – typically annually effective January 1.

Other Advice:

If requested, we will maintain one or more separate accounts for periodic services rendered to the Issuer in connection with other matters unrelated to any particular Bond financing. Such services may involve the rendering of advice, opinions or other assistance in connection with such issues including, but not limited to (i) financing alternatives in connection with a particular project, (ii) compliance with lending programs, (iii) the impact of specified actions on tax-exempt status of outstanding Bonds, or (iv) other matters the Issuer may seek advice or guidance upon. Billings for such separate services will be based on our standard hourly rate of the individual attorney performing the services.

RECORDS

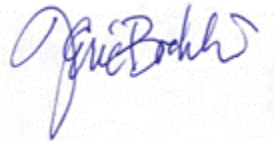
At your request, papers and property furnished by you will be returned promptly upon receipt of payment for outstanding fees and client charges. Our own files, including lawyer work product, pertaining to the transaction will be retained by us. For various reasons, including the minimization of unnecessary storage expenses, we reserve the right to dispose of any documents or other material retained by us after the termination of this Agreement. It is our practice to retain transcripts for each financing for at least the life of the Bonds. You will be notified prior to destruction of our file, and will have the option to request them, should you desire.

Please carefully review the terms and conditions of this Agreement. ***If the above correctly reflects our mutual understanding, please so indicate by returning a signed and dated copy of this letter, retaining the original for your file.***

If you have questions regarding any aspect of the above or our representation as Bond Counsel or Disclosure Counsel, please do not hesitate to contact me.

It has been a pleasure to serve you in the past, and we look forward to our continued relationship.

Very truly yours,



J. Eric Boehlert
FOR THE FIRM

JEB:sk

Accepted:
Indianola, Iowa

By: _____ Date: _____

*Approved by action of the governing body on _____, 2019.

Meeting Date: 09/03/2019

Subject

Home Base Iowa Initiative Application from Dale Hlavacek and authorization of a handwritten warrant in the amount of \$1,500

Information

Council needs to consider approval of the Home Base Iowa Initiative Application (packet) and a handwritten warrant in an amount of \$1,500. Mr. Hlavacek purchased his home on August 1, 2019 and the application was received on August 26, 2019. All the paperwork is in order for approval.

FYI - this will be the third application which has been approved for this fiscal year.

Fiscal Impact

Attachments

Home Base Iowa App

☒ NO

MILITARY INFORMATION



INDIANOLA VETERANS AFFAIRS APPLICATION FOR VETERAN INCENTIVE PROGRAM

Full Name: DALE E HLAVACEK
First MI Last

Previous Address: 811 W 1st Ave Indianola IA 50125
Street Address Apartment/Unit # City State ZIP Code

How Long: 2 weeks

Remarks: Closed on 8/1/19

Signature: [Signature] Date: 8/16/19

CERTIFICATION FROM AUDITORS OFFICE

Full Name: Dale E Hlavacek
First MI Last

Date Recorded: 7-29-19 First Time Buyer in Indianola: ☒ YES ☐ NO
48-120-35-9011

Signature: Sharon K Wiley

CITY INTERNAL USE
Date: 8-26-19
Time: 8:10 am

Meeting Date: 09/03/2019

Subject

Home Base Iowa Initiative Application from Michael Kellaris and authorization of a handwritten warrant in the amount of \$1,500

Information

Council needs to consider approval of the Home Base Iowa Initiative Application (packet) and a handwritten warrant in an amount of \$1,500. Mr. Kellaris purchased his home on July 26, 2019 and the application was received on August 27, 2019. All the paperwork is in order for approval.

FYI - this will be the fourth application which has been approved for this fiscal year.

Fiscal Impact

Attachments

Application



INDIANOLA VETERANS AFFAIRS APPLICATION FOR VETERAN INCENTIVE PROGRAM

Full Name: Michael L Kellaris
First MI Last

Address: 404 W. Lincoln Ave
Street Address Apartment/Unit #
Indianola IA 50125
City State ZIP Code

Home Phone: _____ Alternate Phone: _____

Email: _____

Birth Date: _____ Marital Status: Married

Date of Purchase: 26 July 2019

Owned Home
in Indianola
Previously:

☐ YES

☒ NO

MILITARY INFORMATION

Branch of Service: USMC / USAR

Date Entered: 08/86 / 01/92

Date of Discharge: October 1st 2015

Character of
Discharge: Honorable

Signature VA Rep: Jerry White

2019 AUG 22 PM 4: 05

FILED
TRACI VANDERLINDE
WARREN COUNTY AUDITOR



INDIANOLA VETERANS AFFAIRS APPLICATION FOR VETERAN INCENTIVE PROGRAM

Full Name: Michael L Kellaris
First MI Last

Previous Address: 1605 22nd Street
Street Address Apartment/Unit #
Des Moines IOWA 50310
City State ZIP Code

How Long: 16 Yrs.

Remarks: _____

Signature: [Signature] Date: 8-20-19

CERTIFICATION FROM AUDITORS OFFICE

Full Name: Michael L Kellaris
First MI Last

Date Recorded: 7-31-19 First Time Buyer in Indianola: ☒ YES ☐ NO

Signature: [Signature]
48-310-00-0070

CITY INTERNAL USE	
Date:	<u>8-27-19</u>
Time:	<u>2:30pm</u>

Meeting Date: 09/03/2019

Subject

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

* Sewer \$5,096.63, recycling \$525.97, storm water fee \$67.33.

Information

We are sending past due balances of \$5,096.63 sewer, \$525.97 recycling and \$67.33 for storm water to the State Income Offset Program for collection.

A comparison of past quarters are shown below:

<u>Date</u>	<u>Sewer</u>	<u>Recycling</u>	<u>Storm Water</u>
October - December 2018	\$4,020.33	\$753.13	\$137.67
July - September 2018	\$4,429.97	\$640.77	\$153.05
April - June 2018	\$3,259.00	\$477.77	\$69.77
January 2018-March 2018	\$1,869.49	\$463.80	\$17.77
October 2017 - December 2017	\$1,927.68	\$442.96	\$54.99
July 2017-September 2017	\$3,398.68	\$390.66	\$62.76
April 2017-June 2017	\$4,041.68	\$608.71	\$126.82
January 2017-March 2017	\$2,194.62	\$476.09	\$83.40
October 2016 - December 2016	\$4,204.15	\$553.39	\$111.24
July 2016-September 2016	\$3,030.24	\$686.70	\$ 69.31
April 2016-June 2016	\$5,270.54	\$583.05	\$167.41
January 2016 - March 2016	\$4,886.69	\$649.23	\$137.44
October 2015 - December 2015	\$5,313.43	\$663.76	\$143.91
July 2015 - September 2015	\$5,294.54	\$643.19	\$127.22
April 2015 - June 2015	\$6,145.16	\$726.13	\$179.26
January 2015-March 2015	\$4,823.37	509.39	\$84.33

Fiscal Impact**Attachments**

No file(s) attached.

Meeting Date: 09/03/2019

Subject

Street usage application from Indianola Christian Union Church for their annual Hillbilly Hike Half Marathon & 10K Race on November 2, 2019 from 7:00 a.m. - 8:45 a.m. - request is to start at the Indianola High School to 9th Street then to the McVay Trail

Information

In your packet is the event application from the Indianola Christian Union Church for their annual Hillbilly Hike Half Marathon & 10K Race on November 2, 2019 from 7:00 a.m. - 8:45 a.m. The race will start at the Indianola High School to 9th Street then to the McVay Trail. Staff has reviewed and approved. The application was received on August 6, 2019.

Fiscal Impact

Attachments

Event Application

Date: 8/6/19

Event Application

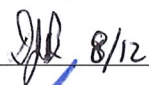
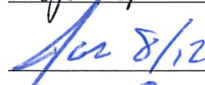
For Hillbilly Hike Half Marathon & 10K Race

Event Date : November 2, 2019 (7:00 a.m. - 8:45 a.m.)

Staff Recommendation and Chamber Notification

Attached is an event application. Please review; add any comments you feel are necessary, such as concerns or other items to be considered regarding the request.

Initial and date under either approval or disapproval and pass on to the next department.

	Approve	Disapprove
Park and Recreation Director – Doug Bylund	<u> 8/12</u>	_____
Street Department – Jason Etnyre	<u> 8/12</u>	_____
Fire Department – Greg Chia	<u></u>	_____
Police Department – Brian Sher	<u></u>	_____
HR & Risk Manager – Melissa McCoy	<u></u>	_____
City Manager – Ryan Waller	<u></u>	_____
Chamber of Commerce	Fax: 961-9753	_____

Comments:

Please return to Diana Bowlin by: ASAP

Thank you for your time and consideration!

Event Name: Hillbilly Hike Half Marathon & 10K Race³
Date/Time of Event: 11/2/19 @ 8:00 am
Location of Event: Indianola High School
Event Sponsor(s): Indianola Christian Union Church

Contact Information:

Organization: Indianola Christian Union Church
Contact Name: Bobbi Snodgrass
Address: 106 S. 8th Street, Indianola IA 50125
Telephone Number: 515-979-7751
Cell Phone Number: 515-267-2006
Fax Number: —
Email Address: b3nodgrass@guideone.com
Today's Date: 8/6/19

Anticipated Attendance: 400 Per Day Same Total

Event Information:

Set up & tear down same morning 11/2/19

Setup Begins	Date: <u>11/2</u>	Time <u>7am</u>	Day of Week <u>Saturday</u>
Event Starts	Date: <u>11/2</u>	Time <u>8am</u>	Day of Week <u>11</u>
Event Ends	Date: <u>11/2</u>	Time <u>8:30am</u>	Day of Week <u>11</u>
Dismantle	Date: <u>11/2</u>	Time <u>8:45am</u>	Day of Week <u>11</u>

Bobbi Snodgrass
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@cityofindianola.com

Narrative:

4

Please describe your request and event:

Fundraiser for our church Missions Team

Please describe what streets you are planning to close:

Race starts in front of IHS then to 9th St, then to McWay
Ave all the way to Carlisle.

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. 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.

Same as last year, we work with Indianola Fire Dept
and communicate to our course guards a safety plan to
stop oncoming traffic as the runners cross street
intersections on their way North out of town.

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

We work side by side with Bass of the Indianola
Fire & Rescue to ensure safety.

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

We have many volunteers who will make it
seem as though the event never happened at all.
No damages, no mess, we will remove trash.

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

RETURN PERMIT APPLICATION TO:

110 North First Street, PO Box 299

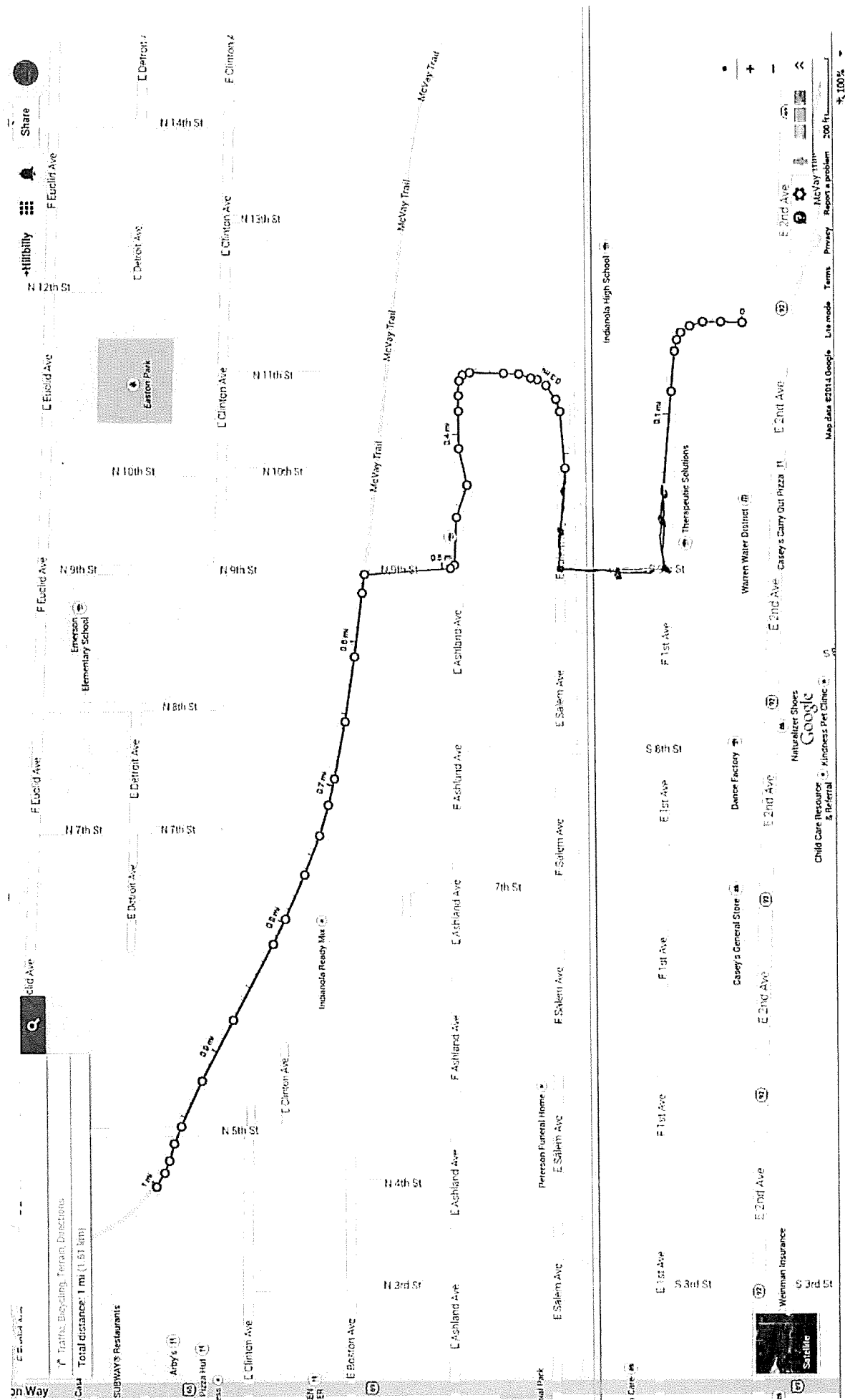
Indianola, Iowa 50125

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

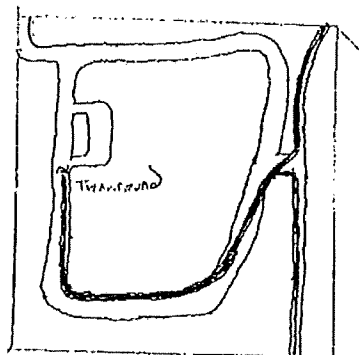
www.indianolaiowa.gov

E-Mail: dbowlin@cityofindianola.com

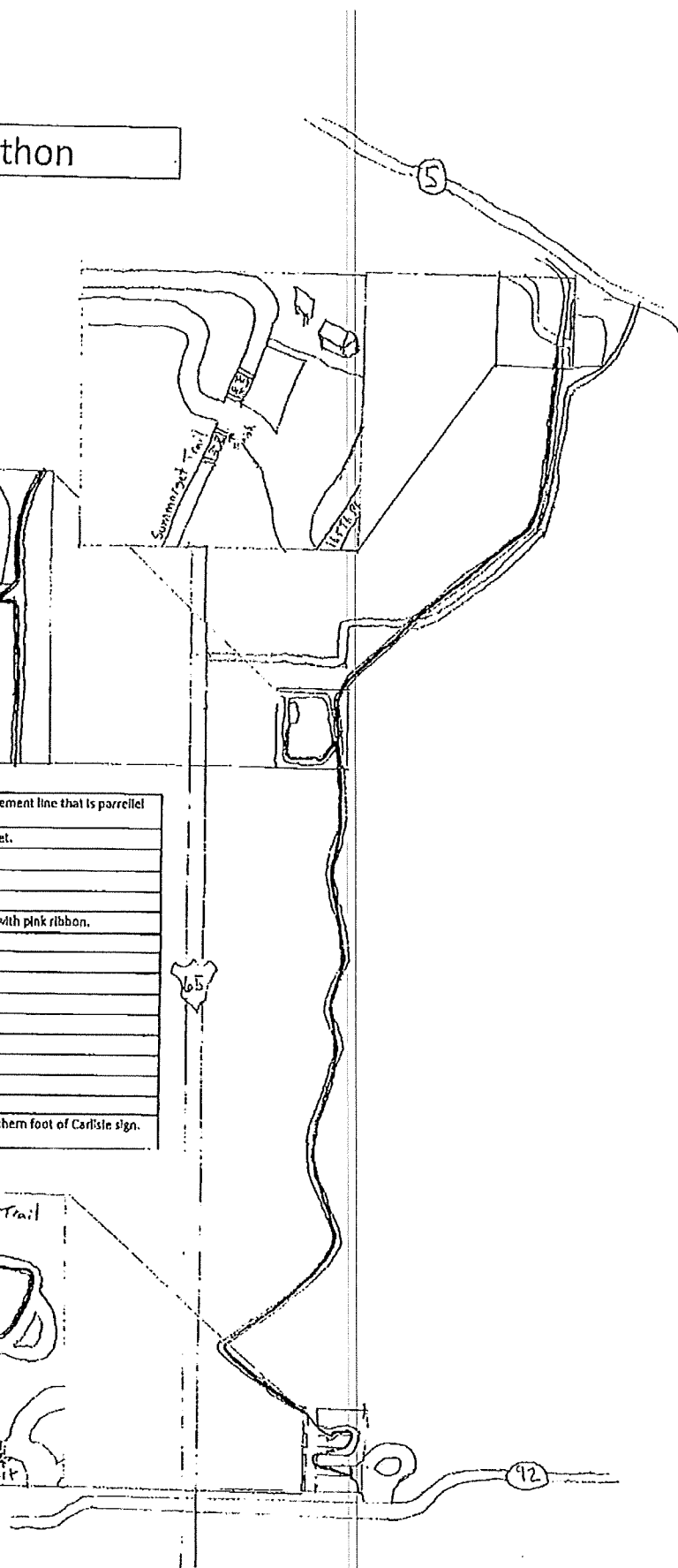
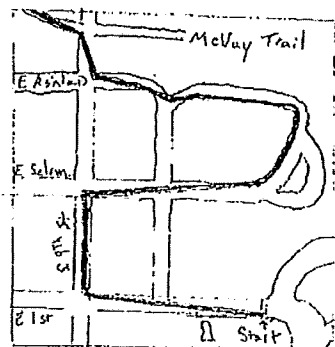
Diagram of the 1st Mile of the HillBilly Hike Half Marathon. The race will start in front of the IHS on 1st St, use the High School Parking lot, then exit onto 9th street for approx. a block until connecting with the McVay Trail which it will use the rest of the way out of town. We are working with the Indianola Fire Dept. to secure and train volunteers to help ensure safety for participants, spectators, and provide traffic control along the course where it intersects with or uses city streets.



Hillbilly Hike Half Marathon



Start	65'4" east of Fire Hydrant on south side of E. 1st Ave. Also in line with Cement line that is parallel with Door to School
Mile 1	In middle of E. 15th St on trail. 1'6" West of center cement crack of street.
Mile 2	Marked on Tree with nail and pink ribbon.
Mile 3	Marked with nail and pink ribbon on wooden bridge
Mile 4	66'6" south of Mile marker 3 painted by Parks and Rec
Mile 5	2'10" north of mile marker 4 painted by Parks and Rec. Also nail in tree with pink ribbon.
Mile 6	Center of Mile marker 5 painted by parks and rec
Mile 7	31'1" NE of Yellow sign in 3rd parking lot
Turnaround	116'0" South of turn into parking lot
Mile 8	29'0" SW of yellow sign in second parking lot
Mile 9	Marked on Tree with nail and pink ribbon.
Mile 10	Marked on Tree with nail and pink ribbon.
Mile 11	Marked on Gravel side with nail and pink ribbon
Mile 12	Marked on Tree with nail and pink ribbon.
Mile 13	12'6" north of start of bridge
Finish	Center of Last solid line on 1st HWY XING sign. 109'9" south of most northern foot of Carlisle sign.



Meeting Date: 09/03/2019

Subject

Street closure request from the Indianola Public Library for their City of Indianola Trunk or Treat event - October 30, 2019 from 4:30 p.m. - 8:00 p.m. - will close "C" Street between Ashland and Boston

Information

In your packet is the event application from the Indianola Public Library for their Trunk or Treat event on October 30, 2019 from 4:30 p.m. - 8:00 p.m. Their request is to close "C" Street between Ashland and Boston. All of the paper work is in order and staff has approved. The application was received on August 19, 2019.

Fiscal Impact

Attachments

Event Application

Date: 8/19/19

Event Application

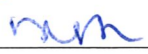
For Indianola Library Trunk or Treat

Event Date : October 30, 2018 (4:30 p.m. - 8:00 p.m.)

Staff Recommendation and Chamber Notification

Attached is an event application. Please review; add any comments you feel are necessary, such as concerns or other items to be considered regarding the request.

Initial and date under either approval or disapproval and pass on to the next department.

	Approve	Disapprove
Street Department – Jason Etnyre	<u></u>	_____
Fire Department – Greg Chia	<u></u>	_____
Police Department – Brian Sher	<u></u>	_____
HR & Risk Manager – Melissa McCoy	<u></u>	_____
City Manager – Ryan Waller	<u></u>	_____
Chamber of Commerce		

Fax: 961-9753

Comments:

Please return to Diana Bowlin by: ASAP

Thank you for your time and consideration!

Event Name: City of Indianola Trunk or Treat

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): Trunk or Treat

Date/Time of Event: 10/30/2019, 5:30-6:30 pm

Location of Event: Indianola Public Library lawn and parking lot at 207 N. B St

Event Sponsor(s): Indianola Public Library

Contact Information:

Organization: Indianola Public Library

Contact Name: Michele Patrick

Address: 207 N. B St., Indianola IA

Telephone Number: 961-9418

Cell Phone Number: 515-250-3423

Fax Number: not applicable

Email Address: mpatrick@indianolaiowa.gov

Today's Date: _____

Anticipated Attendance: 400 Per Day _____ 400 Total _____

Event Information:

Setup Begins	Date:	10/30/19	Time	4:30 pm	Day of Week	TH
Event Starts	Date:	10/30/19	Time	5:30 pm	Day of Week	TH
Event Ends	Date:	10/30/19	Time	6:30 pm	Day of Week	TH
Dismantle	Date:	10/30/19	Time	8:00 pm	Day of Week	TH

Michele Patrick
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@cityofindianola.com

Narrative:

Please describe your request and event:

The library would like to host a Trunk or Treat event with the City of Indianola Departments and IMU in the library parking lot. Departments will decorate vehicles and distribute treats to trick or treaters.

This event will be open to the public.

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

We are requesting to close C Street between Ashland and Boston.

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.

We are anticipating a crowd of about 400, more than half of which will be children. We will not be serving alcohol.

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

We will give prior notification of the event to the Indianola Police and Fire Departments and will immediately contact them during the event if needs arise.

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

We will have volunteers scheduled to clean the site immediately after the event. Garbage and recyclable goods will be discarded in the library's trash and recycling bins.

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

RETURN PERMIT APPLICATION TO:

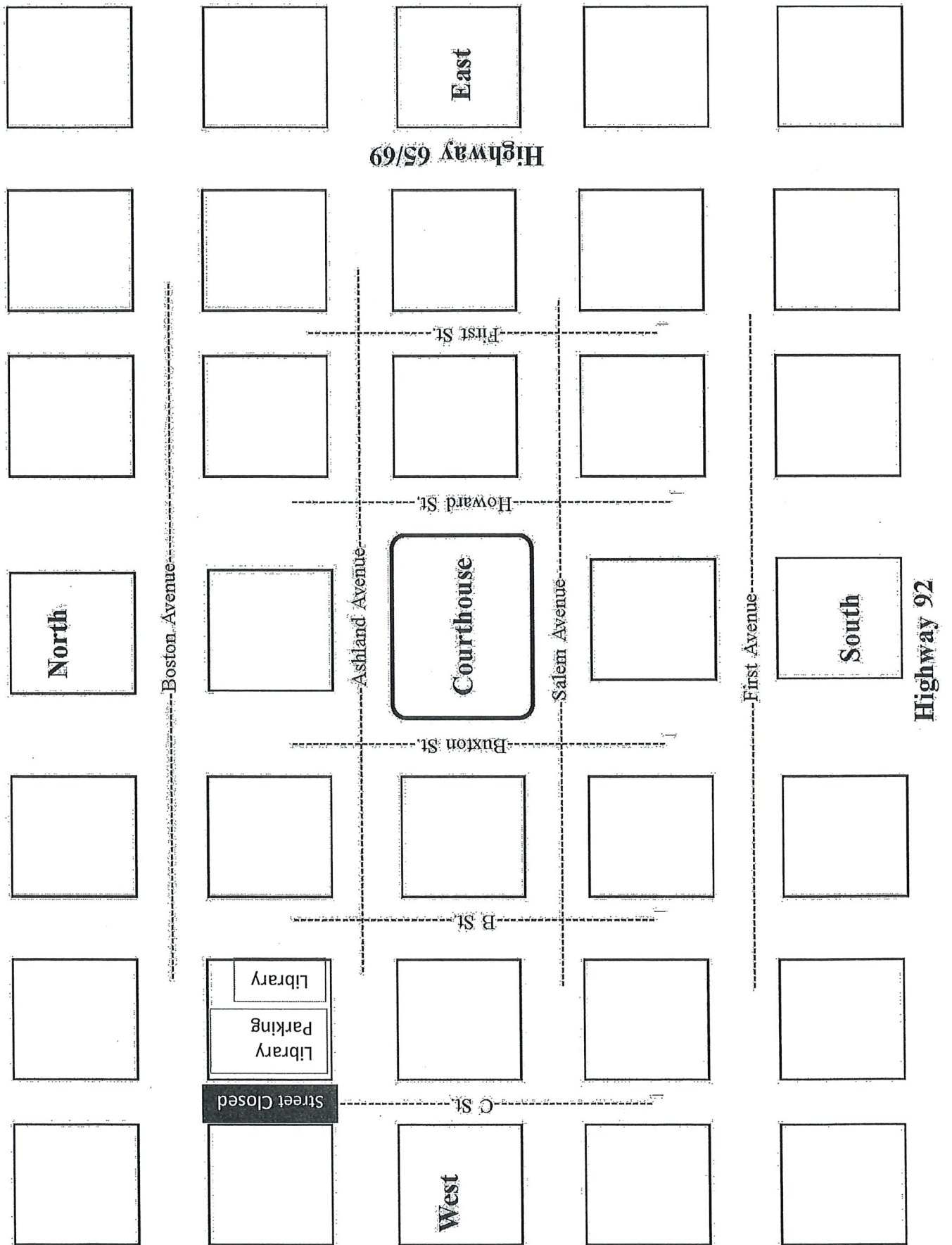
110 North First Street, PO Box 299

Indianola, Iowa 50125

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

www.indianolaiowa.gov

E-Mail: dbowlin@cityofindianola.com



Meeting Date: 09/03/2019

Subject

Prior approval applications for Urban Revitalization Designation.

Information

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

Prior

Jerry's Homes - 1710 E. Detroit Place - SFD

Jerry's Homes - 400 N. 18th Street - SFD

Jerry's Homes - 1703 E. Euclid Avenue - SFD

Below is a list of permits issued through July 2019 and previous years.

	2019		2018		2017		2016		2015	
SFD	47	\$6,689,154 \$142,322	18	\$3,205,250 \$178,069	25	\$4,369,980 \$174,799	26	\$4,866,802 \$187,185	22	\$3,816,700 \$173,486
Duplexes	1	\$492,000	4	\$1,115,000	3	\$819,800	6	\$1,734,600	2	\$456,500
MFD	0	-0-	0	-0-	1	\$375,900	3	\$11,744,453	1	\$426,350
Add/Alt	35	\$741,099	31	\$420,519	38	\$292,670	38	\$305,633	20	\$106,308
Non-Residential	20	\$1,591,965	38	\$9,194,175	23	\$1,934,952	30	\$7,672,379	26	\$11,170,867
Total	103	\$9,514,218	91	\$13,934,944	90	\$7,793,302	103	\$26,323,867	71	\$15,976,725

Fiscal Impact**Attachments**

No file(s) attached.

Meeting Date: 09/03/2019

Subject

Claims on the computer printout for September 3, 2019

Information

Fiscal Impact

Attachments

Vendor Report

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
AGRILAND FS INC				
AGRILAND FS INC	RANGER PRO - GLYPHOSATE	08/13/2019	87.25	PARK & RECREATI
Total AGRILAND FS INC:			87.25	
AGSOURCE COOPERATIVE SERVICES				
AGSOURCE COOPERATIVE SE	WATER TESTING SERVICES	08/15/2019	39.00	POOL (MEMORIAL)
Total AGSOURCE COOPERATIVE SERVICES:			39.00	
AIR-CON MECHANICAL CORP.				
AIR-CON MECHANICAL CORP.	AC POLICE DEPARTMENT	08/13/2019	256.09	GENERAL FUND
AIR-CON MECHANICAL CORP.	BOILER AIR COMPRESSOR REPAIRS	08/21/2019	472.78	GENERAL FUND
Total AIR-CON MECHANICAL CORP.:			728.87	
ALLSUP, PAT				
ALLSUP, PAT	CELL PHONE - JULY	08/19/2019	50.00	POLICE FUND
Total ALLSUP, PAT:			50.00	
AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	NEW CODE BOOKS	08/27/2019	470.23	GENERAL FUND
AMAZON CAPITAL SERVICES	NEW CODE BOOKS	08/24/2019	321.64	GENERAL FUND
AMAZON CAPITAL SERVICES	4 MINI DISPLAY PORT TO VGA ADAPTERS A	08/13/2019	77.82	VEHICLE RESERV
AMAZON CAPITAL SERVICES	FOLDING HAND TRUCK AND HAND BASKET	08/13/2019	66.27	GENERAL FUND
AMAZON CAPITAL SERVICES	4 WIRELESS MICA AND 1 WIRELESS KEYBO	08/20/2019	85.35	VEHICLE RESERV
AMAZON CAPITAL SERVICES	HAND TRUCK & DOLLY	08/21/2019	59.99	GENERAL FUND
AMAZON CAPITAL SERVICES	3 SURFACE PRO CAR CHARGERS	08/20/2019	48.54	VEHICLE RESERV
Total AMAZON CAPITAL SERVICES:			1,129.84	
ATLANTIC BOTTLING CO.				
ATLANTIC BOTTLING CO.	PICKARD CONCESSIONS - DRINKS	08/23/2019	136.60	PARK & RECREATI
Total ATLANTIC BOTTLING CO.:			136.60	
B & B BEDDING				
B & B BEDDING	PLAYGROUND MULCH	08/14/2019	1,890.00	PARK & RECREATI
Total B & B BEDDING:			1,890.00	
BENDON INDIANOLA MECHANICAL LLC				
BENDON INDIANOLA MECHANI	REPLACE TOILET	08/21/2019	459.10	GENERAL FUND
Total BENDON INDIANOLA MECHANICAL LLC:			459.10	
BONNIE'S BARRICADES				
BONNIE'S BARRICADES	RAGBRAI BARRICADES	07/24/2019	236.00	ROAD USE TAX FU
Total BONNIE'S BARRICADES:			236.00	
BSN SPORTS				
BSN SPORTS	ASTS SPFTBALLS	07/29/2019	159.10	PARK & RECREATI
Total BSN SPORTS:			159.10	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
BUHROW, LUKE				
BUHROW, LUKE	CELL PHONE 07/09/19 - 08-08-19	08/15/2019	50.00	POLICE FUND
BUHROW, LUKE	TRAINING	08/22/2019	531.25	POLICE FUND
Total BUHROW, LUKE:			581.25	
CENTRAL SALT LLC				
CENTRAL SALT LLC	SALT	05/31/2019	9,117.36	ROAD USE TAX FU
CENTRAL SALT LLC	SALT	08/12/2019	1,407.60	ROAD USE TAX FU
Total CENTRAL SALT LLC:			10,524.96	
CINTAS CORPORATION				
CINTAS CORPORATION	RESTOCK MEDICINE CABINET	08/16/2019	21.44	SEWER FUND
Total CINTAS CORPORATION:			21.44	
CNM OUTDOOR EQUIPMENT				
CNM OUTDOOR EQUIPMENT	REPAIRS ON WEED EATER	07/25/2019	110.15	PARK & RECREATI
CNM OUTDOOR EQUIPMENT	SHARPEN CHAINS	08/20/2019	72.00	PARK & RECREATI
Total CNM OUTDOOR EQUIPMENT:			182.15	
CR SERVICES				
CR SERVICES	CAN LINERS	08/12/2019	55.20	PARK & RECREATI
CR SERVICES	SUPPLIES	08/13/2019	125.60	ROAD USE TAX FU
CR SERVICES	TRASH BAGS, EAR PLUGS	08/13/2019	73.68	SEWER FUND
CR SERVICES	RESTROOM SUPPLIES - T-PAPER	08/22/2019	72.60	POOL (MEMORIAL)
Total CR SERVICES:			327.08	
CRAWFORD, RICHARD L.				
CRAWFORD, RICHARD L.	COED LEAGUE SB	08/15/2019	112.00	PARK & RECREATI
CRAWFORD, RICHARD L.	COED LEAGUE SB	08/22/2019	112.00	PARK & RECREATI
Total CRAWFORD, RICHARD L.:			224.00	
DES MOINES REGISTER MEDIA				
DES MOINES REGISTER MEDIA	CC MIN-06	07/31/2019	482.01	GENERAL FUND
DES MOINES REGISTER MEDIA	CC MIN-06	07/31/2019	27.58	GENERAL FUND
DES MOINES REGISTER MEDIA	ORD 1614	07/31/2019	44.16	GENERAL FUND
DES MOINES REGISTER MEDIA	CC MIN-06	07/31/2019	231.01	GENERAL FUND
DES MOINES REGISTER MEDIA	SALARIES	07/31/2019	171.74	GENERAL FUND
DES MOINES REGISTER MEDIA	PH	07/31/2019	33.11	GENERAL FUND
DES MOINES REGISTER MEDIA	ORD 1615	07/31/2019	198.56	GENERAL FUND
DES MOINES REGISTER MEDIA	PH	07/31/2019	97.62	GENERAL FUND
DES MOINES REGISTER MEDIA	CC MIN-07	07/31/2019	483.73	GENERAL FUND
Total DES MOINES REGISTER MEDIA:			1,769.52	
DLH GRAFX				
DLH GRAFX	BALLOON CAMP SHIRTS & BAGS	07/25/2019	407.06	PARK & RECREATI
Total DLH GRAFX:			407.06	
DOWNEY TIRE PROS				
DOWNEY TIRE PROS	TIRE & TUBE	08/20/2019	44.78	PARK & RECREATI
DOWNEY TIRE PROS	TIRE REPAIR	08/23/2019	23.45	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total DOWNEY TIRE PROS:			68.23	
DUST PROS JANITORIAL				
DUST PROS JANITORIAL	PULL TOWELS	08/10/2019	75.30	FIRE FUND
DUST PROS JANITORIAL	MONTHLY CLEANING	08/20/2019	4,000.00	GENERAL FUND
DUST PROS JANITORIAL	MONTHLY CLEANING FEE	08/20/2019	1,462.00	PARK & RECREATI
Total DUST PROS JANITORIAL:			5,537.30	
EDGINGTON, MATT				
EDGINGTON, MATT	EMPLOYEE LIFEGUARD COURSE REIMBUR	08/27/2019	115.00	POOL (MEMORIAL)
EDGINGTON, MATT	MALE SUIT REIMBURSEMENT	08/27/2019	15.00	POOL (MEMORIAL)
Total EDGINGTON, MATT:			130.00	
ESTRADA, NANCY				
ESTRADA, NANCY	DAMAGE DEPOSIT REFUND	08/27/2019	200.00	PARK & RECREATI
Total ESTRADA, NANCY:			200.00	
FAREWAY STORE				
FAREWAY STORE	SENIOR POTLUCK PIES	08/08/2019	23.98	PARK & RECREATI
FAREWAY STORE	ISF SUPPLIES - PIES	08/13/2019	223.68	PARK & RECREATI
Total FAREWAY STORE:			247.66	
FARNER-BOCKEN				
FARNER-BOCKEN	VMAC CONCESSION FOOD	08/12/2019	535.39	POOL (MEMORIAL)
FARNER-BOCKEN	PICKARD CONCESSIONS	08/19/2019	511.79	PARK & RECREATI
Total FARNER-BOCKEN:			1,047.18	
FORMATION GROUP				
FORMATION GROUP	CH ASSESSMENT FOLLOWUP #2	07/31/2019	852.50	GENERAL FUND
Total FORMATION GROUP:			852.50	
GALLS LLC				
GALLS LLC	UNIFORM - VEST/EBERTOWSKI	08/02/2019	689.99	POLICE FUND
Total GALLS LLC:			689.99	
GRAINGER INC				
GRAINGER INC	IEC TIMER MODULE FOR BLOWER 1	08/22/2019	112.58	SEWER FUND
Total GRAINGER INC:			112.58	
GRAVES, RICK				
GRAVES, RICK	MILEAGE TO MARSHALLTOWN LIBRARY FO	08/15/2019	24.36	SEWER FUND
Total GRAVES, RICK:			24.36	
HARRISON TRUCK CENTERS				
HARRISON TRUCK CENTERS	BRAKE CHAMBER	08/21/2019	170.83	ROAD USE TAX FU
Total HARRISON TRUCK CENTERS:			170.83	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
HART, NORMAN				
HART, NORMAN	WELLNESS JULY & AUG	08/20/2019	50.00	SEWER FUND
Total HART, NORMAN:			50.00	
HAWKINS INC				
HAWKINS INC	POOL CHEMICALS	08/02/2019	894.02	POOL (MEMORIAL)
HAWKINS INC	POOL CHEMICALS	08/09/2019	478.80	POOL (MEMORIAL)
Total HAWKINS INC:			1,372.82	
HAWKINS, ROB				
HAWKINS, ROB	CELL PHONE 07/26/19 - 08/25/19	08/12/2019	50.00	POLICE FUND
HAWKINS, ROB	MEALS/TRAINING	08/13/2019	62.64	POLICE FUND
Total HAWKINS, ROB:			112.64	
HEIMAN FIRE EQUIPMENT				
HEIMAN FIRE EQUIPMENT	PARTS FOR 338 PUMP	08/13/2019	57.38	FIRE FUND
Total HEIMAN FIRE EQUIPMENT:			57.38	
HIRTA PUBLIC TRANSIT				
HIRTA PUBLIC TRANSIT	BALLOON CAMP TRANSPORTATION	07/31/2019	192.00	PARK & RECREATI
Total HIRTA PUBLIC TRANSIT:			192.00	
HOGER, LOGAN				
HOGER, LOGAN	EMPLOYEE LIFEGUARD COURSE REIMBUR	08/27/2019	115.00	POOL (MEMORIAL)
Total HOGER, LOGAN:			115.00	
HOWREY CONSTRUCTION LLC				
HOWREY CONSTRUCTION LLC	JERRY KELLEY TRAIL PAY APP #3	08/26/2019	195,766.51	CAPITAL PROJECT
Total HOWREY CONSTRUCTION LLC:			195,766.51	
IBM CORPORATION				
IBM CORPORATION	MAAS360 SOFTWARE FOR TABLETS	08/01/2019	195.00	GENERAL FUND
Total IBM CORPORATION:			195.00	
INDIANOLA YMCA				
INDIANOLA YMCA	CREDIT FOR POOL PARTY - RAINED OUT	08/22/2019	325.00	POOL (MEMORIAL)
INDIANOLA YMCA	BALLOON CAMP Y FEES	08/05/2019	600.00	PARK & RECREATI
Total INDIANOLA YMCA:			925.00	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	DEVICE PAYMENT WITH PAPER CUT & CONN	07/26/2019	3,220.60	GENERAL FUND
INFOMAX OFFICE SYSTEMS IN	CITY HALL - PRINTING OVERAGES	07/26/2019	10.07	GENERAL FUND
INFOMAX OFFICE SYSTEMS IN	POLICE - PRINTING OVERAGE	07/26/2019	8.81	POLICE FUND
INFOMAX OFFICE SYSTEMS IN	FIRE - PRINTING OVERAGE	07/26/2019	6.29	FIRE FUND
INFOMAX OFFICE SYSTEMS IN	LIBRARY - PRINTING OVERAGE	07/26/2019	6.29	LIBRARY FUND
INFOMAX OFFICE SYSTEMS IN	PARKS & RECREATION - PRINTING OVERAG	07/26/2019	1.53	PARK & RECREATI
INFOMAX OFFICE SYSTEMS IN	REPAIR OFFICE EQUIPMENT	08/19/2019	50.00	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total INFOMAX OFFICE SYSTEMS INC.:			3,303.59	
IOWA LAW ENFORCEMENT ACADEMY				
IOWA LAW ENFORCEMENT AC	TRAINING	08/09/2019	50.00	POLICE FUND
IOWA LAW ENFORCEMENT AC	TRAINING	08/16/2019	175.00	POLICE FUND
Total IOWA LAW ENFORCEMENT ACADEMY:			225.00	
IOWA PARK & REC. ASSOC.				
IOWA PARK & REC. ASSOC.	IPRA ANNUAL MEMBERSHIP - PARK STAFF	08/22/2019	170.00	PARK & RECREATI
IOWA PARK & REC. ASSOC.	IPRA ANNUAL MEMBERSHIP - REC STAFF	08/22/2019	735.00	PARK & RECREATI
Total IOWA PARK & REC. ASSOC.:			905.00	
IOWA SIGNAL INC.				
IOWA SIGNAL INC.	2018 TRAFFIC SIGNAL UPGRADE RETAINAG	08/21/2019	6,326.60	STREET CAPITAL
Total IOWA SIGNAL INC.:			6,326.60	
IOWA SOUND LC				
IOWA SOUND LC	INSTALL NEW VMACC SOUND SYSTEM	08/26/2019	6,392.00	CAPITAL PROJECT
Total IOWA SOUND LC:			6,392.00	
IP PATHWAYS				
IP PATHWAYS	VEEAM BACKUP ESSENTIALS	08/05/2019	4,590.96	GENERAL FUND
Total IP PATHWAYS:			4,590.96	
JESS' LOCK AND KEY				
JESS' LOCK AND KEY	REKEYING DOORS	07/25/2019	276.00	GENERAL FUND
Total JESS' LOCK AND KEY:			276.00	
KEYSTONE LABORATORIES INC				
KEYSTONE LABORATORIES IN	WEEKLY LAB TESTS	08/13/2019	256.80	SEWER FUND
KEYSTONE LABORATORIES IN	WEEKLY LAB TESTS	08/15/2019	256.80	SEWER FUND
Total KEYSTONE LABORATORIES INC:			513.60	
KIRKWOOD COMM. COLLEGE				
KIRKWOOD COMM. COLLEGE	BOB G. X2 CLASSES	08/12/2019	80.00	FIRE FUND
Total KIRKWOOD COMM. COLLEGE:			80.00	
KIYA KODA HUMANE SOCIETY				
KIYA KODA HUMANE SOCIETY	HUMANE SOCIETY CONTRACT - SEPT 2019	08/22/2019	2,912.00	POLICE FUND
Total KIYA KODA HUMANE SOCIETY:			2,912.00	
LOGAN CONTRACTORS SUPPLY INC.				
LOGAN CONTRACTORS SUPPL	MAG FLOAT	06/06/2019	332.17	ROAD USE TAX FU
LOGAN CONTRACTORS SUPPL	CRACK SEALER	08/14/2019	1,806.00	ROAD USE TAX FU
Total LOGAN CONTRACTORS SUPPLY INC.:			2,138.17	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MAHASKA COMMUNICATION GROUP				
MAHASKA COMMUNICATION G	MONTHLY PHONE SERVICES	08/01/2019	29.09	GENERAL FUND
MAHASKA COMMUNICATION G	MONTHLY INTERNET SERVICES	08/01/2019	7.60	GENERAL FUND
MAHASKA COMMUNICATION G	MONTHLY PHONE SERVICES	08/01/2019	96.02	GENERAL FUND
MAHASKA COMMUNICATION G	MONTHLY PHONE SERVICES	08/01/2019	804.43	GENERAL FUND
MAHASKA COMMUNICATION G	MONTHLY INTERNET SERVICES	08/01/2019	200.00	GENERAL FUND
MAHASKA COMMUNICATION G	MONTHLY PHONE SERVICES	08/01/2019	29.34	GENERAL FUND
Total MAHASKA COMMUNICATION GROUP:			1,166.48	
MCCOMBS, ELLIE				
MCCOMBS, ELLIE	SUIT REIMBURSEMENT - FEMALE	08/27/2019	30.00	POOL (MEMORIAL)
Total MCCOMBS, ELLIE:			30.00	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	CLEAR SILICONE CAULKING	08/13/2019	19.68	PARK & RECREATI
MCCOY HARDWARE INC	PAINT	08/14/2019	7.64	PARK & RECREATI
MCCOY HARDWARE INC	3/4" CAP, THREAD SEAL	08/14/2019	6.10	PARK & RECREATI
MCCOY HARDWARE INC	VMAC CONCESSION SUPPLIES: COTTON C	08/20/2019	73.77	POOL (MEMORIAL)
MCCOY HARDWARE INC	MARKING PAINT	08/21/2019	11.29	PARK & RECREATI
Total MCCOY HARDWARE INC:			118.48	
MCINTYRE, CRAIG				
MCINTYRE, CRAIG	COED LEAGUE SB	08/15/2019	112.00	PARK & RECREATI
MCINTYRE, CRAIG	COED LEAGUE SB	08/22/2019	112.00	PARK & RECREATI
Total MCINTYRE, CRAIG:			224.00	
METCALF, BRAD				
METCALF, BRAD	CELL PHONE - AUGUST 2019	08/22/2019	50.00	POLICE FUND
Total METCALF, BRAD:			50.00	
METROPOLITAN COMMUNITY COLLEGE				
METROPOLITAN COMMUNITY C	COLLIER NATIONAL REGISTRY TESTING FO	08/29/2019	275.00	AMBULANCE FUN
Total METROPOLITAN COMMUNITY COLLEGE:			275.00	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	05931-25003 N HWY 65/69 ENTRANCE SIGN	08/20/2019	12.77	GENERAL FUND
MID AMERICAN ENERGY CO.	26321-30003 ST LIGHTING	08/20/2019	129.19	GENERAL FUND
MID AMERICAN ENERGY CO.	07741-18004 65/69 LIFT	08/15/2019	63.96	SEWER FUND
MID AMERICAN ENERGY CO.	09750-87035 WESLEY LIFT	08/15/2019	33.19	SEWER FUND
MID AMERICAN ENERGY CO.	FUEL HEAT	08/26/2019	57.18	GENERAL FUND
MID AMERICAN ENERGY CO.	08701-24006 QUAIL MDWS. LIFT	08/19/2019	55.88	SEWER FUND
MID AMERICAN ENERGY CO.	ACTIVITY CENTER UTILITIES	08/19/2019	16.14	PARK & RECREATI
MID AMERICAN ENERGY CO.	GAS - SHOP	08/19/2019	21.32	PARK & RECREATI
MID AMERICAN ENERGY CO.	GAS - SHOP	08/19/2019	14.54	ROAD USE TAX FU
MID AMERICAN ENERGY CO.	HEAT/BUILDING	08/19/2019	16.14	POLICE FUND
MID AMERICAN ENERGY CO.	GAS USAGE @ POOL	08/19/2019	130.11	POOL (MEMORIAL)
Total MID AMERICAN ENERGY CO.:			550.42	
MUNICIPAL SUPPLY INC				
MUNICIPAL SUPPLY INC	PRO RINGS, MANHOLE CASTINGS	08/20/2019	3,150.65	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total MUNICIPAL SUPPLY INC:			3,150.65	
MYERS, ROBERT				
MYERS, ROBERT	COED LEAGUE SB	08/15/2019	112.00	PARK & RECREATI
MYERS, ROBERT	COED LEAGUE SB	08/22/2019	112.00	PARK & RECREATI
Total MYERS, ROBERT:			224.00	
NAPA AUTO PARTS				
NAPA AUTO PARTS	BOLTS AND AIR FRESHNERS	08/27/2019	13.98	SEWER FUND
Total NAPA AUTO PARTS:			13.98	
NATIONAL FIRE CODES				
NATIONAL FIRE CODES	NFPA - STANDARDS	08/16/2019	1,345.50	FIRE FUND
Total NATIONAL FIRE CODES:			1,345.50	
NORWALK READY-MIXED CONCRETE				
NORWALK READY-MIXED CON	STREET REPAIR - 6TH & KY	08/02/2019	327.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	305 N 14TH	08/05/2019	847.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	801 E EUCLID	08/06/2019	1,116.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	1104 HENDERSON PL	08/07/2019	1,984.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	801 E EUCLID	08/07/2019	1,240.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	1104 E HENDERSON PL	08/08/2019	2,015.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	1104 E HENDERSON PL	08/09/2019	175.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	1310 E CLINTON	08/13/2019	1,662.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	11011 W ANGELA	08/14/2019	1,984.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	TAWYNA TERRACE	08/15/2019	2,164.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	INTAKE INVERT	08/16/2019	121.00	ROAD USE TAX FU
Total NORWALK READY-MIXED CONCRETE:			13,636.50	
O'HALLORAN INTERNATIONAL				
O'HALLORAN INTERNATIONAL	BATTERY BOX - 24	08/21/2019	209.57	ROAD USE TAX FU
Total O'HALLORAN INTERNATIONAL:			209.57	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	BACKUP ALARM	08/12/2019	34.29	ROAD USE TAX FU
O'REILLY AUTO PARTS	LIGHT - 24	08/21/2019	6.29	ROAD USE TAX FU
O'REILLY AUTO PARTS	BUTANE	08/21/2019	10.58	ROAD USE TAX FU
O'REILLY AUTO PARTS	MUD FLAP - 24	08/21/2019	32.46	ROAD USE TAX FU
Total O'REILLY AUTO PARTS:			83.62	
PARKINS, KARLYN				
PARKINS, KARLYN	EMPLOYEE LIFEGUARD COURSE REIMBUR	08/27/2019	115.00	POOL (MEMORIAL)
Total PARKINS, KARLYN:			115.00	
PHILIPS MEDICAL CAPITAL				
PHILIPS MEDICAL CAPITAL	CARDIAC MONITOR LEASE	08/10/2019	1,348.11	AMBULANCE FUN
Total PHILIPS MEDICAL CAPITAL:			1,348.11	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
PICKLEBALLCENTRAL				
PICKLEBALLCENTRAL	PICKLEBALL NETS	08/13/2019	509.97	PARK & RECREATI
Total PICKLEBALLCENTRAL:			509.97	
PINE VALLEY INSPECTIONS/CONSULTING LLC				
PINE VALLEY INSPECTIONS/CO	JULY PLAN REVIEWS	08/23/2019	315.00	GENERAL FUND
Total PINE VALLEY INSPECTIONS/CONSULTING LLC:			315.00	
PRO-IMAGE SIGN & LIGHTING				
PRO-IMAGE SIGN & LIGHTING	SAFETY DECALS ON VEHICLES	08/27/2019	36.00	SEWER FUND
Total PRO-IMAGE SIGN & LIGHTING:			36.00	
PROSCREENING LLC				
PROSCREENING LLC	PRE-EMPLOYMENT CHECK	08/15/2019	92.50	LIBRARY FUND
Total PROSCREENING LLC:			92.50	
RABE, JOSHUA				
RABE, JOSHUA	RAINED OUT POOL PARTY	08/12/2019	325.00	POOL (MEMORIAL)
Total RABE, JOSHUA:			325.00	
ROSS, ELIJAH				
ROSS, ELIJAH	EMPLOYEE LIFE GUARD COURSE REIMB.	08/27/2019	115.00	POOL (MEMORIAL)
ROSS, ELIJAH	SUIT REIMBURSEMENT - MALE	08/27/2019	15.00	POOL (MEMORIAL)
Total ROSS, ELIJAH:			130.00	
ROUNDED MINDS				
ROUNDED MINDS	ROUNDED MINDS SOCCER INSTRUCTION	08/12/2019	852.00	PARK & RECREATI
Total ROUNDED MINDS:			852.00	
SHER, BRIAN				
SHER, BRIAN	CELL PHONE 07/23/19 - 08/22/19	08/27/2019	50.00	POLICE FUND
Total SHER, BRIAN:			50.00	
SHULL, DOUG				
SHULL, DOUG	TREASURER CONTRACT	08/22/2019	83.33	GENERAL FUND
Total SHULL, DOUG:			83.33	
SITEONE LANDSCAPE SUPPLY LLC				
SITEONE LANDSCAPE SUPPLY	HUNTER 1" VALVE	08/13/2019	25.98	PARK & RECREATI
Total SITEONE LANDSCAPE SUPPLY LLC:			25.98	
SPRINGER PEST SOLUTIONS DSM				
SPRINGER PEST SOLUTIONS D	ACTIVITY CENTER PEST CONTROL	08/15/2019	61.00	PARK & RECREATI
Total SPRINGER PEST SOLUTIONS DSM:			61.00	
STERNQUIST CONST. INC.				
STERNQUIST CONST. INC.	CRUSHED CONCRETE	08/02/2019	268.90	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total STERNQUIST CONST. INC.:			268.90	
SUNDOWN EQUIPMENT				
SUNDOWN EQUIPMENT	SAFETY SWITCH	08/21/2019	29.56	PARK & RECREATI
Total SUNDOWN EQUIPMENT:			29.56	
SWANK MOTION PICTURES INC.				
SWANK MOTION PICTURES INC	MOVIE: MARY POPPINS STARLIGHT	08/07/2019	423.00	PARK & RECREATI
Total SWANK MOTION PICTURES INC.:			423.00	
T & R AUTOMOTIVE				
T & R AUTOMOTIVE	REPAIRS TO 2003 F-350	08/15/2019	410.72	PARK & RECREATI
Total T & R AUTOMOTIVE:			410.72	
THEISEN'S				
THEISEN'S	LIME FOR CRACK SEALING	08/13/2019	26.90	ROAD USE TAX FU
THEISEN'S	CUT-OFF WHEEL AND SPRAY	08/19/2019	17.48	SEWER FUND
THEISEN'S	CUT-OFF WHEELS	08/23/2019	23.92	SEWER FUND
THEISEN'S	RETURN CUT-OFF WHEEL	08/23/2019	2.49	SEWER FUND
THEISEN'S	CORD FOR CONCRETE TRUCK	08/15/2019	51.99	ROAD USE TAX FU
THEISEN'S	LIME FOR CRACK SEALING	08/15/2019	26.90	ROAD USE TAX FU
Total THEISEN'S:			144.70	
TRANS-IOWA EQUIPMENT INC				
TRANS-IOWA EQUIPMENT INC	CAMERA INSTALL	08/13/2019	856.02	ROAD USE TAX FU
Total TRANS-IOWA EQUIPMENT INC:			856.02	
U.S. CELLULAR				
U.S. CELLULAR	CELL PHONES -3	08/12/2019	105.77	ROAD USE TAX FU
U.S. CELLULAR	CELL PHONES - 2	08/12/2019	115.16	PARK & RECREATI
U.S. CELLULAR	CELL PHONES - 2	08/12/2019	93.30	SEWER FUND
Total U.S. CELLULAR:			314.23	
VANDERPOOL PLUMBING				
VANDERPOOL PLUMBING	ELECTRICAL OUTLET INSTALLATION FOR D	08/19/2019	208.73	VEHICLE RESERV
Total VANDERPOOL PLUMBING:			208.73	
VERIZON WIRELESS				
VERIZON WIRELESS	DATA	08/15/2019	358.60	POLICE FUND
Total VERIZON WIRELESS:			358.60	
VETTER EQUIPMENT CO				
VETTER EQUIPMENT CO	BLADES FOR LANDPRIDE MOWER	08/12/2019	213.60	PARK & RECREATI
Total VETTER EQUIPMENT CO:			213.60	
WARREN COUNTY OIL				
WARREN COUNTY OIL	LP TANK RENTAL	07/01/2019	39.00	SEWER FUND
WARREN COUNTY OIL	LP TANK RENTAL	07/01/2019	54.00	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total WARREN COUNTY OIL:			93.00	
WARREN COUNTY SHERIFF				
WARREN COUNTY SHERIFF	MOSER PAPERS	08/08/2019	37.50	GENERAL FUND
Total WARREN COUNTY SHERIFF:			37.50	
WARREN COUNTY TREASURER				
WARREN COUNTY TREASURE	PROPERTY TAXES	08/26/2019	159.00	SEWER CAPITAL P
WARREN COUNTY TREASURE	PROPERTY TAXES - 205 E BOSTON	08/28/2019	559.00	GENERAL FUND
WARREN COUNTY TREASURE	PROPERTY TAXES	08/27/2019	10.00	GENERAL FUND
WARREN COUNTY TREASURE	PROPERTY TAXES	08/27/2019	2.00	GENERAL FUND
WARREN COUNTY TREASURE	PROPERTY TAXES	08/27/2019	4.00	GENERAL FUND
WARREN COUNTY TREASURE	PROPERTY TAXES	08/27/2019	2.00	GENERAL FUND
WARREN COUNTY TREASURE	PROPERTY TAXES	08/26/2019	322.00	SEWER CAPITAL P
WARREN COUNTY TREASURE	PROPERTY TAXES	08/26/2019	236.00	SEWER CAPITAL P
WARREN COUNTY TREASURE	PROPERTY TAXES	08/26/2019	354.00	SEWER CAPITAL P
WARREN COUNTY TREASURE	PROPERTY TAXES	08/26/2019	109.00	SEWER CAPITAL P
WARREN COUNTY TREASURE	PROPERTY TAXES	08/26/2019	28.00	SEWER CAPITAL P
WARREN COUNTY TREASURE	PROPERTY TAXES	08/26/2019	457.00	SEWER CAPITAL P
WARREN COUNTY TREASURE	PROPERTY TAXES	08/26/2019	463.00	SEWER CAPITAL P
WARREN COUNTY TREASURE	PROPERTY TAXES	08/26/2019	446.00	SEWER CAPITAL P
WARREN COUNTY TREASURE	PROPERTY TAXES	08/26/2019	273.00	SEWER CAPITAL P
WARREN COUNTY TREASURE	PROPERTY TAXES	08/26/2019	302.00	SEWER CAPITAL P
WARREN COUNTY TREASURE	PROPERTY TAXES	08/26/2019	384.00	SEWER CAPITAL P
Total WARREN COUNTY TREASURER:			4,110.00	
WELLS FARGO CCER				
WELLS FARGO CCER	AMERICAN AIR0017375402135WEFTEC	07/01/2019	182.60	SEWER FUND
WELLS FARGO CCER	BOUND TREE MEDICAL LLC Ambulance Medic	07/01/2019	119.00	AMBULANCE FUN
WELLS FARGO CCER	ADOBE CREATIVE CLOUD monthly software s	07/01/2019	52.99	PARK & RECREATI
WELLS FARGO CCER	CROSS BORDER TRANS FEE Fee for purchasi	07/01/2019	3.78	GENERAL FUND
WELLS FARGO CCER	WAL-MART #1491VMAC Concessions- food	07/01/2019	47.76	POOL (MEMORIAL)
WELLS FARGO CCER	FAREWAY STORES #657 Friends of the Library	07/02/2019	13.98	LIBRARY SPECIAL
WELLS FARGO CCER	WM SUPERCENTER #1491 Supplies: Wasp Sp	07/02/2019	19.94	POOL (MEMORIAL)
WELLS FARGO CCER	WM SUPERCENTER #1491 Hose sprayer 15.8	07/02/2019	15.84	LIBRARY FUND
WELLS FARGO CCER	WM SUPERCENTER #1491 Family program	07/02/2019	68.41	LIBRARY SPECIAL
WELLS FARGO CCER	NAPA PARTS 0000514 Starter switches for 339	07/02/2019	41.66	FIRE FUND
WELLS FARGO CCER	PAYPAL LEAGUE LINEUP League Lineup Renew	07/02/2019	129.95	PARK & RECREATI
WELLS FARGO CCER	FASTSIGNS Indianola Fire Department 8 foot B	07/03/2019	165.25	FIRE FUND
WELLS FARGO CCER	HY VEE 1271 Family program	07/03/2019	19.46	LIBRARY SPECIAL
WELLS FARGO CCER	FAREWAY STORES #657 Family program	07/03/2019	7.48	LIBRARY SPECIAL
WELLS FARGO CCER	CUSTOMINK LLC RAGBRAI expense	07/03/2019	205.00	LIBRARY SPECIAL
WELLS FARGO CCER	ENVISION WARE Envisionware - Public comput	07/04/2019	975.95	LIBRARY FUND
WELLS FARGO CCER	BOUND TREE MEDICAL LLC Ambulance Medic	07/05/2019	191.30	AMBULANCE FUN
WELLS FARGO CCER	THEISENS #21 Air compressor	07/08/2019	199.99	POLICE FUND
WELLS FARGO CCER	AMZN MKTP US MH8UX10W2 Generic Apple S	07/08/2019	19.98	GENERAL FUND
WELLS FARGO CCER	NASCO FORT ATKINSON Needle Cricothyroto	07/08/2019	577.00	AMBULANCE FUN
WELLS FARGO CCER	NASCO FORT ATKINSON Freight Charges	07/08/2019	85.10	AMBULANCE FUN
WELLS FARGO CCER	AMAZON MP3 MH7BU7MN1 music for outdoor	07/08/2019	4.14	PARK & RECREATI
WELLS FARGO CCER	IN BOOK PAGE 65020- Magazine subscription	07/09/2019	348.00	LIBRARY FUND
WELLS FARGO CCER	DISPUTE-BROOKLYN BEDDING Refund for fra	07/09/2019	761.58-	AMBULANCE FUN
WELLS FARGO CCER	MCCOY TRUE VALUE Tape for Needle Cricothy	07/09/2019	6.37	AMBULANCE FUN
WELLS FARGO CCER	AMZN MKTP US MH41X11N0 Prizes and family	07/10/2019	29.98	LIBRARY SPECIAL
WELLS FARGO CCER	WAL-MART #1491 Family program	07/10/2019	35.04	LIBRARY SPECIAL
WELLS FARGO CCER	AMZN MKTP US MH90K3EJ2 Apple Smart Cov	07/10/2019	19.50	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WELLS FARGO CCER	WM SUPERCENTER #1491VMAC Concession	07/10/2019	100.43	POOL (MEMORIAL)
WELLS FARGO CCER	WM SUPERCENTER #1491Seniors Tunes and	07/11/2019	17.22	PARK & RECREATI
WELLS FARGO CCER	INTERNATIONICMA Membership Dues	07/11/2019	1,230.00	GENERAL FUND
WELLS FARGO CCER	MCCOY TRUE VALUEDoor lock keys	07/11/2019	24.73	FIRE FUND
WELLS FARGO CCER	NAPA PARTS 0000514Filters for service Medic	07/11/2019	233.50	AMBULANCE FUN
WELLS FARGO CCER	IN MASTER MEDICAL EQUIPMAED Rental for	07/11/2019	805.00	AMBULANCE FUN
WELLS FARGO CCER	WM SUPERCENTER #1491Ragbrai supplies	07/11/2019	69.72	AMBULANCE FUN
WELLS FARGO CCER	AMZN MKTP US MH7ZJ81W0UPS Battery Bac	07/11/2019	87.26	GENERAL FUND
WELLS FARGO CCER	INTERSTATE ALL BATTERYBatteries for portab	07/12/2019	416.90	FIRE FUND
WELLS FARGO CCER	NEPELRAAcademy III Training	07/12/2019	299.00	GENERAL FUND
WELLS FARGO CCER	WAL-MART #1491Seniors and golf outing fans	07/12/2019	24.69	PARK & RECREATI
WELLS FARGO CCER	DNH GODADDY.COMPurchased ElecateIndian	07/12/2019	12.17	GENERAL FUND
WELLS FARGO CCER	SMARTSIGNEmergency Sheltering Signs for R	07/12/2019	228.00	FIRE FUND
WELLS FARGO CCER	FAIRFIELD INN AND SUITLent-Hotel for 2019 I	07/15/2019	116.48	GENERAL FUND
WELLS FARGO CCER	WM SUPERCENTER #1491Pool Chemicals: S	07/15/2019	76.23	POOL (MEMORIAL)
WELLS FARGO CCER	NFPA NATL FIRE PROTECT2019 NFPA Fire S	07/15/2019	431.20	FIRE FUND
WELLS FARGO CCER	WAL-MART #1491guard whistles-uniform	07/15/2019	9.92	POOL (MEMORIAL)
WELLS FARGO CCER	WAL-MART #1491clorox bleach wipes-concessi	07/15/2019	12.98	POOL (MEMORIAL)
WELLS FARGO CCER	VISTAPR VISTAPRINT.COMTemple bus cards	07/16/2019	33.58	POLICE FUND
WELLS FARGO CCER	WM SUPERCENTER #1491110-2100-65060 off	07/16/2019	47.57	ROAD USE TAX FU
WELLS FARGO CCER	B2B PRIME MH81G9KK165080- Postage, Ama	07/16/2019	179.00	LIBRARY FUND
WELLS FARGO CCER	AMZN MKTP US MH2J109W2 AM16.31 Office	07/17/2019	16.31	LIBRARY FUND
WELLS FARGO CCER	AMZN MKTP US MH2J109W2 AM19.98 SRP19	07/17/2019	19.98	LIBRARY SPECIAL
WELLS FARGO CCER	PAYPAL NICKYWICKY8Screen for Headworks	07/17/2019	175.00	SEWER FUND
WELLS FARGO CCER	PAYPAL EBAY INCScreen for Headworks Was	07/17/2019	12.25	SEWER FUND
WELLS FARGO CCER	ETSY.COMOffice supplies	07/17/2019	54.84	LIBRARY FUND
WELLS FARGO CCER	AMZN MKTP US MH62P45O065020- Book	07/17/2019	19.44	LIBRARY FUND
WELLS FARGO CCER	AMZN MKTP US MH4FD6UC1Office supplies	07/17/2019	23.32	LIBRARY FUND
WELLS FARGO CCER	FASTSIGNSIndianola Fire Department 10 inch	07/18/2019	107.92	FIRE FUND
WELLS FARGO CCER	VISTAPR VISTAPRINT.COMHackett bus cards	07/18/2019	37.43	POLICE FUND
WELLS FARGO CCER	AMZN MKTP US MH63I28B0RAGBRAI expens	07/18/2019	9.70	LIBRARY SPECIAL
WELLS FARGO CCER	AMZN MKTP US MH8Z92WF265020- Books	07/18/2019	31.57	LIBRARY FUND
WELLS FARGO CCER	AMZN MKTP US MH8Z92WF265022- DVDs	07/18/2019	28.39	LIBRARY FUND
WELLS FARGO CCER	WAL-MART #1491Balloon camp supplies	07/19/2019	23.34	PARK & RECREATI
WELLS FARGO CCER	HAZ-MAT DQERehab chairs kore cooler \$42.85	07/22/2019	400.85	FIRE FUND
WELLS FARGO CCER	WM SUPERCENTER #1491Concession food a	07/22/2019	15.94	POOL (MEMORIAL)
WELLS FARGO CCER	OTC BRANDS, INC.SRP19 prizes	07/19/2019	67.36	LIBRARY SPECIAL
WELLS FARGO CCER	PARKING METERSParking meter at CVB.	07/19/2019	1.25	GENERAL FUND
WELLS FARGO CCER	BOUND TREE MEDICAL LLCAmbulance Medic	07/19/2019	1,707.88	AMBULANCE FUN
WELLS FARGO CCER	GRAPHIC CONTROLS ACQUISITAmbulance S	07/22/2019	530.30	AMBULANCE FUN
WELLS FARGO CCER	GRAPHIC CONTROLS ACQUISITFreight charg	07/22/2019	47.32	AMBULANCE FUN
WELLS FARGO CCER	HY VEE 1271Teen summer reading program ex	07/22/2019	62.49	LIBRARY SPECIAL
WELLS FARGO CCER	AMZN MKTP US MH8FN0S7065060- Receipt p	07/22/2019	64.99	LIBRARY FUND
WELLS FARGO CCER	HY-VEE INDIANOLA 1271Food for RAGBRAI	07/23/2019	108.07	POLICE FUND
WELLS FARGO CCER	MCCOY TRUE VALUEWire for hanging signs R	07/23/2019	7.19	FIRE FUND
WELLS FARGO CCER	NFPA NATL FIRE PROTECT2019 NFPA Fire S	07/23/2019	71.29	FIRE FUND
WELLS FARGO CCER	HY-VEE INDIANOLA 1271RAGBRAI	07/24/2019	4.88	LIBRARY SPECIAL
WELLS FARGO CCER	DEMCO INC65070- Book covering supplies	07/24/2019	439.63	LIBRARY FUND
WELLS FARGO CCER	WAL-MART #1491Ragbrai supplies	07/24/2019	26.68	POLICE FUND
WELLS FARGO CCER	HY VEE 1888Teen summer reading program ex	07/24/2019	19.95	LIBRARY SPECIAL
WELLS FARGO CCER	JIMMY JOHNS # 1091Food for six members wh	07/24/2019	48.89	FIRE FUND
WELLS FARGO CCER	PP GETMEREGISTERED.COMIA Employment	07/25/2019	249.00	GENERAL FUND
WELLS FARGO CCER	WAL-MART #1491Supplies for Warren County	07/25/2019	16.15	PARK & RECREATI
WELLS FARGO CCER	MCCOY TRUE VALUEHitch pins and tie down s	07/25/2019	49.82	FIRE FUND
WELLS FARGO CCER	AMZN MKTP US MH6004RU0Board game, and	07/26/2019	34.58	LIBRARY FUND
WELLS FARGO CCER	ADOBE ACROPRO SUBSmonthly license	07/29/2019	14.99	POLICE FUND
WELLS FARGO CCER	MOOD PANDORAHold Music	07/29/2019	26.95	GENERAL FUND
WELLS FARGO CCER	HY-VEE DES MOINES 1151Candy for Balloon	07/29/2019	53.95	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WELLS FARGO CCER	CNM OUTDOOR EQUIPMENTRefunded amou	07/29/2019	8.77-	FIRE FUND
WELLS FARGO CCER	PARKING RAMPSParking for ULI session on D	07/29/2019	2.00	GENERAL FUND
WELLS FARGO CCER	PARTY CITY 5156Toys for Balloon Parade wher	07/29/2019	38.52	GENERAL FUND
WELLS FARGO CCER	AMAZON.COM MH7A65YE0 AMZN65022- DV	07/29/2019	234.54	LIBRARY FUND
WELLS FARGO CCER	NATIONAL REGISTRY EMTPParamedic testing f	07/29/2019	125.00	AMBULANCE FUN
WELLS FARGO CCER	CNM OUTDOOR EQUIPMENTSpark plugs for	07/29/2019	8.20	FIRE FUND
WELLS FARGO CCER	CNM OUTDOOR EQUIPMENTrefund amount b	07/29/2019	8.77	FIRE FUND
WELLS FARGO CCER	AMAZON.COM MA8K10F80 AMZN65022- DVD	07/29/2019	26.90	LIBRARY FUND
WELLS FARGO CCER	WM SUPERCENTER #1491Concessions- food	07/30/2019	32.94	POOL (MEMORIAL)
WELLS FARGO CCER	WAL-MART #1491office	07/30/2019	60.86	POLICE FUND
WELLS FARGO CCER	WM SUPERCENTER #1491Balloon camp supp	07/31/2019	20.98	PARK & RECREATI
WELLS FARGO CCER	WM SUPERCENTER #1491Senior supplies	07/01/2019	12.88	PARK & RECREATI
WELLS FARGO CCER	ANYDESK COMAnydesk remote desktop softw	07/01/2019	378.00	GENERAL FUND
WELLS FARGO CCER	COMFORT INN CHICAGO MAHotel for ICC trai	07/01/2019	430.28	GENERAL FUND
WELLS FARGO CCER	WAL-MART #1491 SE265024- Friends, refun	07/01/2019	11.47-	LIBRARY SPECIAL
WELLS FARGO CCER	DEWEY DODGE CHRYSLER JEEPNNew tires M	07/31/2019	886.00	AMBULANCE FUN
WELLS FARGO CCER	BATTERIESPLUSBULBS 0203Battery for Contr	07/31/2019	17.95	SEWER FUND
Total WELLS FARGO CCER:			14,172.92	
WESLEY WOODS CAMP & RETREAT CTR				
WESLEY WOODS CAMP & RET	LIL' FARM HANDS	08/12/2019	85.00	PARK & RECREATI
Total WESLEY WOODS CAMP & RETREAT CTR:			85.00	
WOOSLEY LANDSCAPING & MOWING				
WOOSLEY LANDSCAPING & M	PARKS MOW CONTRACT	08/26/2019	10,475.00	PARK & RECREATI
WOOSLEY LANDSCAPING & M	MAC MOW CONTRACT	08/26/2019	800.00	POOL (MEMORIAL)
WOOSLEY LANDSCAPING & M	LIBRARY MOW CONTRACT	08/26/2019	350.00	LIBRARY FUND
Total WOOSLEY LANDSCAPING & MOWING:			11,625.00	
ZONES LLC				
ZONES LLC	APC SMART-UPS 3000 RM	08/14/2019	4,290.92	GENERAL FUND
ZONES LLC	3 YR EXTENDED WARRANTY	08/19/2019	624.42	GENERAL FUND
Total ZONES LLC:			4,915.34	
Grand Totals:			317,772.03	

City Council: _____

Meeting Date: 09/03/2019

Subject

Public hearing and first consideration of a request from Paul D/Rheanna M Edenburn, Timothy J/Shellie R McConnell, John R/Linda H Benoit and Michael/Natalie Smothers for a vacation and conveyance of the north and south alley lying adjacent to Lots 1-4, in Block 20 of College Addition to the City of Indianola (P&Z unanimously approved on August 13, 2019)

Information

Council will need to hold the public hearing and first consideration of an alley vacation and conveyance (packet). The proposed alley to be vacated is unimproved, is not needed for the use of the public, and its maintenance at the public's expense is no longer justified. However, there is a 6" sanitary sewer gravity main located in this alley. The property owners abutting this vacation are all applicants to the request, and their abutting halves of the alley will be transferred to them, if approved by Council.

Staff recommended approval subject to the public utility easement for the sanitary sewer main be maintained and recorded with the proposed right-of way vacation.

P&Z unanimously approved on August 13, 2019.

Roll call is in order.

Fiscal Impact

Attachments

Alley Info
Ordinance to Vacate Alley
Resolution



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: August 13, 2019

Agenda Item: 7.A. Consider request from Paul D/Rheanna M Edenburn, Timothy J/Shellie R Mc Connell, John R/Linda H Benoit and Michael/Natalie Smothers for a right-of-way vacation and conveyance of the north and south alley lying adjacent to Lots 1-4, in Block 20 of College Addition to the City of Indianola.

Application Type: Right-of-Way Vacation

Applicant: Timothy & Shellie McConnell (811 North B St)
Paul D & Rheanna Edenburn (810 North C St)
Michael and Natalie Smothers (807 North B St)
Linda H and John R Benoit (808 North C St)

Application Summary: Request for vacation and conveyance of the north half of the north and south unimproved alley lying adjacent to Lots 1-4, in Block 20 of College Addition to the City of Indianola

AERIAL MAP



APPLICABLE CODE SECTIONS

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

137.01 POWER TO VACATE. When, in the judgment of the Council, it would be in the best interest of the City to vacate a street, alley, portion thereof or any public grounds, the Council may do so by ordinance in accordance with the provisions of this chapter.

137.02 PLANNING AND ZONING COMMISSION. Any proposal to vacate a street, alley, portion thereof or any public grounds shall be referred by the Council to the Planning and Zoning Commission for its study and recommendation prior to further consideration by the Council. The Commission shall submit a written report including recommendations to the Council within thirty (30) days after the date the proposed vacation is referred to the Commission.

137.03 NOTICE OF VACATION HEARING. The Council shall cause to be published a notice of public hearing of the time at which the proposal to vacate shall be considered.

137.04 FINDINGS REQUIRED. No street, alley, portion thereof or any public grounds shall be vacated unless the Council finds that:

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

137.05 DISPOSAL OF VACATED STREETS OR ALLEYS. When in the judgment of the Council it would be in the best interest of the City to dispose of a vacated street or alley, portion thereof or public ground, the Council may do so in accordance with the provisions of Section 364.7, Code of Iowa.

ANALYSIS

The proposed alley to be vacated is unimproved, is not needed for the use of the public, and its maintenance at the public's expense is no longer justified. However, there is a 6" sanitary sewer gravity main located in this alley. The property owners abutting this vacation are all applicants to the request, and their abutting halves of the alley will be transferred to them, if approved by Council.

ALTERNATIVES

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

- 1) The City of Indianola Planning and Zoning Commission recommends of the right-of-way vacation request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the right-of-way vacation request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the right-of-way vacation request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the right-of-way vacation 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 2, approving the right-of-way vacation request subject to the following condition:

1. A public utility easement for the sanitary sewer main be maintained and recorded with the proposed right-of-way vacation.



COMMUNITY DEVELOPMENT

Agreement to Purchase Alley

Paul D & Rheanna Edenburn requests to purchase the alley legally described as:

The West one-half (1/2) of the North/South alley situated adjacent to the North eighty (80) feet of the Northwest quarter (NW 1/4) of Block Twenty (20) in College Addition to the City of Indianola, Warren County, Iowa, also described as Lot Two (2) and the North Eight and one-half (8 1/2) Feet of Lot Three (3) in Block Twenty (20) in College Addition to the City of Indianola, Warren County, Iowa.
The undersigned owns the property adjacent to the alley legally described above and agrees to purchase the alley.

Name: Timothy & Shelli Mc Connell

Address: 811 N B Street

Signature: Timothy J Mc Connell

Date: 6/28/19

Signature: Shelli Mc Connell

Date: 6/28/19

Name: Paul D & Rheanna Edenburn

Address: 810 N C Street

Signature: [Signature]

Date: 6-28-19

Signature: Rheanna Edenburn

Date: June 28, 2019

\$200.00 Fee

Receipt No#: 17000305



COMMUNITY DEVELOPMENT

Agreement to Purchase Alley

Timothy & Shelli Mc Connell requests to purchase the alley legally described as:
*the East one HALF (1/2) of the North south Alley situated ADJACENT to Lot 1 in Block 20 in College
Addition to INDIANOLA IOWA.*

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

Name: Paul D & Rheanna Edenburn

Address: 810 N C Street

Signature: *Paul D Edenburn*

Date: June 28, 2019

Signature: *Rheanna Edenburn*

Date: June 28, 2019

Name: Timothy & Shelli Mc Connell

Address: 811 N B Street

Signature: *Timothy J McConnell*

Date: 6/28/19

Signature: *Shelli McConnell*

Date: 6/28/19

\$200.00 Fee

Receipt No# 17.0003106



COMMUNITY DEVELOPMENT

Agreement to Purchase Alley

Linda H Benoit and John R Benoit requests to purchase the alley legally described as:

The West half of the North-South alley between Lots 3 and 4 in Block 20 of College Addition to the City of Indianola, Iowa

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

Name: Linda H and John R Benoit

Address: 808 N C Street

Signature: Linda H Benoit

Date: 6/29/19

Signature: John R Benoit

Date: 6/29/19

Name: Michael & Natalie Smothers

Address:

Signature: Michael Smothers

Date: 6-29-19

Signature: Natalie J Smothers

Date: 6/29/19

\$200.00 Fee

Receipt No#: 17000308

ORDINANCE NO. 2019 - _____

AN ORDINANCE VACATING A PORTION OF REAL ESTATE LOCATED AT THE NORTH/SOUTH ALLEY LYING ADJACENT TO LOTS 1-4, IN BLOCK 20 OF COLLEGE ADDITION TO THE CITY OF INDIANOLA, WARREN COUNTY, IOWA

WHEREAS, on the 3rd day of September, 2019, pursuant to published notice as required by law, the City Council of the City of Indianola, Iowa held a public hearing on a proposal to vacate a portion of real estate owned by the City generally described as an alley and more specifically described as:

The North/South Alley lying adjacent to Lots 1-4, in Block 20 of College Addition to the City of Indianola, Warren County, Iowa; and

WHEREAS, the City Council of the City of Indianola, Iowa, has determined that it is in the best interests of the City to vacate said alley.

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

Section 1. The City of Indianola, Iowa, hereby vacates the following described real estate:

The North/South Alley lying adjacent to Lots 1-4, in Block 20 of College Addition to the City of Indianola, Warren County, Iowa

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

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

PASSED AND APPROVED this ____ day of September, 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

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

RESOLUTION NO. _____

RESOLUTION MAKING FINAL DETERMINATION ON SALE
OF INTEREST IN REAL PROPERTY TO TIMOTHY AND
SHELLI MCCONNELL, PAUL D. AND RHEANNA
EDENBURN, MICAEL AND NATALIE SMOTHERS AND
LINDA H. AND JOHN R. BENOIT

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

North/South Alley lying adjacent to Lots 1-4, within Block 20 of College Addition, Indianola, Warren County, Iowa; and

WHEREAS, the City has reached an agreement in accordance with the offer presented by the above-named property owners; and

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

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

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

Section 1. The Council finds that sale of the Property to the above-named property owners is in the best interests of the residents of the City. The agreement to sell the Property is hereby approved.

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

PASSED AND APPROVED this ____ day of September 2019.

Mayor

ATTEST:

City Clerk

Meeting Date: 09/03/2019

Subject

Consider granting a public utility easement on the north and south alley lying adjacent to Lots 1-4, in Block 20 of College Addition to the City of Indianola

Information

The proposed alley to be vacated is unimproved, is not needed for the use of the public, and its maintenance at the public's expense is no longer justified. However, there is a 6" sanitary sewer gravity main located in this alley. The Planning and Zoning Commission have recommended the City Council approve the right-of-way vacation request subject to the condition that a public utility easement for the sanitary sewer main be maintained and recorded with the proposed right-of-way vacation.

Roll call is in order.

Fiscal Impact

Attachments

Easement

When Recorded Return to:

City of Indianola, Iowa
Attn: City Clerk
110 North 1st Street
Indianola, IA 50023

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, Iowa 50266

Phone: 515-274-1450

PUBLIC UTILITY EASEMENT

The undersigned, City of Indianola, Iowa, hereinafter referred to as "Grantor", in consideration of the sum of one dollar (\$1.00), and other valuable consideration, does hereby sell, grant and convey unto the City of Indianola, Iowa, a municipal corporation, in the County of Warren, State of Iowa, hereinafter referred to as "Grantee" or "City", a permanent easement under, through, and across the following described real estate:

The North/South Alley lying adjacent to Lots 1-4, within Block 20 of College Addition, Indianola, Warren County, Iowa

The above described easement is granted unto the City of Indianola, Iowa, for the purpose of constructing, reconstructing, repairing, replacing, enlarging, inspecting and maintaining the following public improvements:

Public Utilities

1. Erection and Placement of Structures, Obstructions, Plantings or Materials Prohibited. Grantor and its grantees, assigns and transferees shall not erect any fence or other structure under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City, nor shall Grantor cause or permit any obstruction, planting or material to be placed under, over, on, through, across or within the Easement Area without obtaining the prior written consent of the City.
2. Change of Grade Prohibited. Grantor and its grantees, assigns and transferees shall not change the grade, elevation or contour of any part of the Easement Area without obtaining the prior written consent of the City. The City shall have the right to restore any changes in grade, elevation or contour without prior written consent of the Grantor, its grantees, assigns or transferees.
3. Right of Access. The City shall have the right of access to the Easement Area and have all rights of ingress and egress reasonably necessary for the use and enjoyment of the Easement Area from property adjacent thereto as herein described, including but not limited to, the right to remove any unauthorized fences, structures, obstruction, planting or material placed or erected under, over, on,

through, across or within the Easement Area.

4. Property to be Restored. The City shall restore the Easement Area after exercising its rights hereunder, provided, however, that the City's duty of restoration shall be limited to grading and replacing grass, sod or any other ground cover (but not including any structures, trees or shrubs). The City shall not be responsible for any construction, reconstruction, replacement, repair or maintenance of any improvements located within the Easement Area.

5. Liability. Except as may be caused by the negligent acts or omissions of the City, its employees, agents or its representatives, the City shall not be liable for injury or property damage occurring in or to the Easement Area, the property abutting said Easement Area, nor for property damage or any improvements or obstructions thereon resulting from the City's exercise of this Easement.

6. Easement Benefit. This Easement shall be for the benefit of the City, its successors and assigns, and its permittees and licensees.

7. Easement Runs with Land. This Easement shall be deemed perpetual and to run with the land and shall be binding on Grantor and on Grantor's heirs, successors and assigns.

IN WITNESS WHEREOF, we have hereunto affixed our hands this _____ day of September 2019.

CITY OF INDIANOLA, IOWA

By: _____
Kelly B. Shaw, Mayor

Attest:

By: _____
Diana Bowlin, City Clerk

STATE OF IOWA, COUNTY OF WARREN, ss:

On the _____ day of _____ 2019, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Kelly B. Shaw and Diana Bowlin, to me personally known, who, being by me duly sworn, did say that they are the Mayor and City Clerk of the City of Indianola, Iowa, a municipal corporation; that the seal affixed to the above and foregoing instrument is the corporate seal of said municipal corporation and the said Kelly B. Shaw and Diana Bowlin acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

Meeting Date: 09/03/2019

Subject

Public hearing and consideration of a sign exemption request from Greater Iowa Credit Union located at 301 E. Scenic Valley Avenue

Information

Council will need to hold a public hearing (no additional readings) for a request from the Greater Iowa Credit Union (packet) to add an exterior digital monument sign measuring 8.3' x 10' - code allows three square feet.

Roll call is in order.

Fiscal Impact

Attachments

Sign Exemption Request

July 31, 2019

Dear Mr. Dissell,

We have served the residents of Indianola for over five years and look forward to continuing to serve the community in the years to come! Thank you for your time and consideration.

Sincerely,

Mack Rankin
Branch Manager, Greater Iowa Credit Union
515-956-1610
mrarkin@gicu.org

Meeting Date: 09/03/2019

Subject

Not to exceed \$7,900,000 General Obligation Refunding Capital Loan Notes

Information

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 09/03/2019

Subject

Resolution fixing a date (September 16, 2019) for a meeting on the proposition to authorize a Loan Agreement and the issuance of Notes to evidence the obligations of the City thereunder.

Information

In your packet is the resolution as prepared by Eric Boehlert of Ahlers Cooney, setting September 16, 2019 as the public hearing on the authorization of a loan agreement and the issuance of not to exceed \$7,900,000 General Obligation Refunding Capital Loan Notes. This will provide funds to pay the costs of refunding outstanding indebtedness of the City, including the General Obligation Urban Renewal Bonds, Series 2011E, Series 2012A and Series 2013B.

Roll call is in order.

Fiscal Impact

Attachments

Resolution

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING ON THE AUTHORIZATION OF A LOAN AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED \$7,900,000 GENERAL OBLIGATION REFUNDING CAPITAL LOAN NOTES OF THE CITY OF INDIANOLA, STATE OF IOWA (FOR ESSENTIAL CORPORATE PURPOSES), AND PROVIDING FOR PUBLICATION OF NOTICE THEREOF", and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

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

RESOLUTION FIXING DATE FOR A MEETING ON THE
AUTHORIZATION OF A LOAN AGREEMENT AND THE
ISSUANCE OF NOT TO EXCEED \$7,900,000 GENERAL
OBLIGATION REFUNDING CAPITAL LOAN NOTES OF THE
CITY OF INDIANOLA, STATE OF IOWA (FOR ESSENTIAL
CORPORATE PURPOSES), AND PROVIDING FOR
PUBLICATION OF NOTICE THEREOF

WHEREAS, it is deemed necessary and advisable that the City of Indianola, State of Iowa, should provide for the authorization of a Loan Agreement and issuance of General Obligation Refunding Capital Loan Notes, to the amount of not to exceed \$7,900,000, as authorized by Sections 384.24A and 384.25, of the Code of Iowa, and Sections 145 and 147(f) of the Internal Revenue Code, for the purpose of providing funds to pay costs of carrying out essential corporate purpose project(s) as hereinafter described, including the current refunding of the City's prior Series 2011E, 2012A and 2031A Bonds which were issued as "qualified 501(c)(3) bonds" under the Internal Revenue Code (the "Refunded Bonds"); and

WHEREAS, the Refunded Bonds were issued in accordance with authority conferred by a prior TEFRA hearing (and subsequent election on March 1, 2011); and

WHEREAS, pursuant to Section 147(f)(2)(D), the proposed refunding will not extend the weighted average maturity of the Refunded Bonds, therefore no additional TEFRA approval is necessary; and

WHEREAS, the Loan Agreement and Notes shall be payable from the Debt Service Fund; and

WHEREAS, before a Loan Agreement may be authorized and General Obligation Refunding Capital Loan Notes, issued to evidence the obligation of the City thereunder, it is necessary to comply with the provisions of the Code of Iowa, as amended, and to publish a notice of the proposal and of the time and place of the meeting at which the Council proposes to take action for the authorization of the Loan Agreement and Notes and to receive oral and/or written objections from any resident or property owner of the City to such action.

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

Section 1. That this Council meet in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at 6:00 P.M., on the 16th day of September, 2019, for the purpose of taking action on the matter of the authorization of a Loan Agreement and issuance of not to exceed \$7,900,000 General Obligation Refunding Capital Loan Notes, for essential corporate purposes, the proceeds of which notes will be used to provide funds to pay the costs of refunding outstanding indebtedness of the City, including the General Obligation Urban Renewal Bonds, Series 2011E, General Obligation Urban Renewal Bonds, Series 2012A General Obligation Urban Renewal Bonds, Series 2013B.

Section 2. To the extent any of the projects or activities described in this resolution may be reasonably construed to be included in more than one classification under Division III of Chapter 384 of the Code of Iowa, the Council hereby elects the "essential corporate purpose" classification and procedure with respect to each such project or activity, pursuant to Section 384.28 of the Code of Iowa.

Section 3. The Clerk is authorized and directed to proceed on behalf of the City with the negotiation of terms of a Loan Agreement and the issuance of General Obligation Refunding Capital Loan Notes, evidencing the City's obligations to a principal amount of not to exceed \$7,900,000, to select a date for the final approval thereof, to cause to be prepared such notice and sale information as may appear appropriate, to publish and distribute the same on behalf of the City and this Council and otherwise to take all action necessary to permit the completion of a loan on a basis favorable to the City and acceptable to the Council.

Section 4. That the Clerk is hereby directed to cause at least one publication to be made of a notice of the meeting, in a legal newspaper, printed wholly in the English language, published at least once weekly, and having general circulation in the City. The publication to be not less than four clear days nor more than twenty days before the date of the public meeting on the issuance of the Notes.

Section 5. The notice of the proposed action to issue notes shall be in substantially the following form:

(To be published on or before: September 10, 2019)

NOTICE OF MEETING OF THE CITY COUNCIL OF THE
CITY OF INDIANOLA, STATE OF IOWA, ON THE MATTER
OF THE PROPOSED AUTHORIZATION OF A LOAN
AGREEMENT AND THE ISSUANCE OF NOT TO EXCEED
\$7,900,000 GENERAL OBLIGATION REFUNDING CAPITAL
LOAN NOTES OF THE CITY (FOR ESSENTIAL CORPORATE
PURPOSES), AND THE HEARING ON THE ISSUANCE
THEREOF

PUBLIC NOTICE is hereby given that the City Council of the City of Indianola, State of Iowa, will hold a public hearing on the 16th day of September, 2019, at 6:00 P.M., in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at which meeting the Council proposes to take additional action for the authorization of a Loan Agreement and the issuance of not to exceed \$7,900,000 General Obligation Refunding Capital Loan Notes, for essential corporate purposes, to provide funds to pay the costs of refunding outstanding indebtedness of the City, including the General Obligation Urban Renewal Bonds, Series 2011E, General Obligation Urban Renewal Bonds, Series 2012A General Obligation Urban Renewal Bonds, Series 2013B. Principal and interest on the proposed Loan Agreement will be payable from the Debt Service Fund.

At the above meeting the Council shall receive oral or written objections from any resident or property owner of the City to the above action. After all objections have been received and considered, the Council will at the meeting or at any adjournment thereof, take additional action for the authorization of a Loan Agreement and the issuance of the Notes to evidence the obligation of the City thereunder or will abandon the proposal to issue said Notes.

This notice is given by order of the City Council of the City of Indianola, State of Iowa, as provided by Sections 384.24A and 384.25 of the Code of Iowa and Sections 145 and 147(f) of the Internal Revenue Code.

Dated this 3rd day of September, 2019.

City Clerk, City of Indianola, State of Iowa

(End of Notice)

PASSED AND APPROVED this 3rd day of September, 2019.

Mayor

ATTEST:

City Clerk

Meeting Date: 09/03/2019

Subject

2019 Drainage Improvement Project

Information

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 09/03/2019

Subject

Resolution ordering construction of public improvements and fixing a date for hearing (September 16, 2019) and taking of bids (September 12, 2019)

Information

Council will need to consider the resolution setting September 12, 2019 for taking of bids and September 16, 2019 as the public hearing and consideration of bids for the 2019 Drainage Improvement Project on "Y" Street, "O" Street, "S" and "T" Court (see plans).

The extent of work on this project includes all materials, equipment, transportation, and labor necessary to complete the improvements generally described as follows: earthwork, drainage improvements, revetment, clearing and grubbing, and surface restoration at 3 separate locations along Y Street, S Court & T Court, and O Street. Project quantities include approximately 65 LF of RCP, 600 LF of perforated pipe, 550 Tons of Revetment, 0.4 AC of seeding, excavation, topsoil strip/store/spread, and miscellaneous associated work, including cleanup.

Engineers opinion of probable costs includes earthwork, sewer and drains, structures for sanitary and storm, traffic control, site work and landscaping and miscellaneous is as follows:

"O" Street - \$21,600.00
"S" and "T" Court - \$77,315.00
"Y" Street - \$39,300.00
For a total cost of \$138,215.00

Roll call is in order.

Fiscal Impact

Attachments

Resolution
Project Plans
Cost Opinion

The Meeting was called to order by Mayor Kelly B. Shaw and on roll call the following City Council members were

Present:

Absent:

Council Member _____ introduced the following Resolution entitled "RESOLUTION FIXING A DATE FOR HEARING FOR THE PLANS, SPECS, FORM OF CONTRACT FOR CERTAIN PUBLIC IMPROVEMENTS", and moved that it be adopted. Council Member _____ seconded the motion to adopt.

The roll was called and the vote was,

AYES:

NAYS:

Whereupon, the Mayor declared the following resolution duly adopted:

RESOLUTION NO. 2019-_____
RESOLUTION FIXING A DATE FOR HEARING FOR THE PLANS, SPECS, FORM OF CONTRACT
FOR CERTAIN PUBLIC IMPROVEMENTS

WHEREAS, the City Council deems it advisable and necessary to make certain public improvements for the City of Indianola described in general as:

2019 Drainage Improvement Project

and has caused to be prepared plans, specifications and form of contract together with an estimate of costs which are now on file in the office of the City Clerk and open to the public and the plans, specifications and form of contract are deemed suitable for the public improvements, and

WHEREAS, the plans, specifications and form of contract and estimate of cost may be adopted in a contract for the making of the public improvements, and it is necessary pursuant to Chapter 26, Code of Iowa, as amended.

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

Section 1. That the City Council determines that it is necessary and advisable to make certain public improvements described as:

2019 Drainage Improvement Project

The project shall consist of all materials, equipment, transportation, and labor necessary to complete the improvements generally described as follows: earthwork, drainage improvements, revetment, clearing and grubbing, and surface restoration at 3 separate locations along Y Street, S Court & T Court, and O Street. Project quantities include approximately 65 LF of RCP, 600 LF of perforated pipe, 550 Tons of Revetment, 0.4 AC of seeding, excavation, topsoil strip/store/spread, and miscellaneous associated work, including cleanup.

and has caused to be prepared plans, specifications and form of contract together with an estimate of costs which are now on file in the office of the Clerk for public inspection. The plans, specifications and form of contract are deemed suitable for the public improvements.

Section 2. The amount of the bid security to accompany each bid for the supplying of the public materials, supplies and equipment shall be in the amount of 5 percent of the bid price consisting of a check drawn on and certified by an Iowa bank or a bank chartered under the laws of the United States, a cashier's check drawn on an Iowa bank or a bank chartered under the laws of the United States, a certified share draft drawn on a credit union in Iowa or chartered under the laws of the United States or a bid bond authorized and executed by a corporation authorized to contract as a surety in the State of Iowa pursuant to the provisions of Section 26.8 of the Code of Iowa.

Section 3. A public hearing on the plans, specifications, form of contract and estimated costs of the public improvements will be held in the City Council Chambers in the Indianola Municipal Building, 110 North 1st Street, Indianola, Iowa, at 6:00 p.m. on September 16, 2019, at which time and place the City Council will consider the adoption of the plans, specifications, form of contract and estimate of costs and will consider any objections offered for the construction of the contemplated public improvements.

Section 4. In accordance with previous direction by the City Council and the notice to bidders posted in accordance with Iowa Code Section 26.3, sealed proposals will be received by the City Council at the Municipal Building, Indianola, Iowa, until 2:00 p.m. on September 12, 2019. Diana Bowlin, City Clerk, is hereby authorized and directed at 2:00 p.m. on that date to open and tabulate the results of all sealed bids received. The bids will be acted upon by the City Council at its regular meeting to be held in the council chambers of the Indianola Municipal Building, Indianola, Iowa, at 6:00 p.m. on September 16, 2019, or at such

later time and place as may then be fixed.

Section 5. BE IT FURTHER RESOLVED, that the City Council authorizes the City Clerk of the City of Indianola to post a notice to bidders once in a relevant contractor plan room service with statewide circulation and a relevant construction lead generating service with statewide circulation and on an internet site sponsored by either the City of Indianola or a statewide association that represents the City of Indianola. Posting shall not be less than thirteen clear days nor more than forty-five days prior to September 12, 2019, which is hereby fixed as the date for receiving bids. The bids are to be filed prior to 2:00 P.M., on such date.

Section 5. BE IT FURTHER RESOLVED, that the City Clerk be and is hereby directed to publish notice of hearing once in the "Indianola Record Herald and Tribune", a legal newspaper, printed wholly in the English language, published at least once weekly and having general circulation in this City. Publication shall be not less than four clear days nor more than twenty days prior to the date hereinafter fixed as the date for a public hearing on the plans, specifications, form of contract and estimate of costs for the project, the hearing to be at 6:00 P.M. on September 16, 2019.

PASSED AND APPROVED this 3rd day of September, 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

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8/27/2019 8:00:00 AM
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LEGEND

Features	Existing	Proposed
Spot Elevation	93.0	93.0
Contour Elevation	93	93
Fence (Barbed, Field, Hog)	-x-x-	-x-x-
Fence (Chain Link)	-x-x-	-x-x-
Fence (Wood)	-x-x-	-x-x-
Fence (Silt)	-x-x-	-x-x-
Tree Line	-x-x-	-x-x-
Tree Stump	-x-x-	-x-x-
Deciduous Tree \ Shrub	○	○
Coniferous Tree \ Shrub	●	●
Communication	-C(x)-	-C(x)-
Overhead Communication	-OC(x)-	-OC(x)-
Fiber Optic	-FO(x)-	-FO(x)-
Underground Electric	-E(x)-	-E(x)-
Overhead Electric	-OE(x)-	-OE(x)-
Gas Main with Size	-4" G(x)-	-4" G(x)-
High Pressure Gas Main with Size	-4" HPG(x)-	-4" HPG(x)-
Water Main with Size	-8" W(x)-	-8" W(x)-
Sanitary Sewer with Size	-8" S(x)-	-8" S(x)-
Duct Bank	-DUCT(x)-	-DUCT(x)-
Test Hole Location for SUE w/ID	⊕	⊕

(*) Denotes the survey quality service level for utilities

Sanitary Manhole	12" ST	12" ST
Storm Sewer with Size	12" ST	12" ST
Storm Manhole	12" ST	12" ST
Single Storm Sewer Intake	12" ST	12" ST
Double Storm Sewer Intake	12" ST	12" ST
Fire Hydrant	12" ST	12" ST
Fire Hydrant on Building	12" ST	12" ST
Water Main Valve	12" ST	12" ST
Water Service Valve	12" ST	12" ST
Well	12" ST	12" ST
Utility Pole	12" ST	12" ST
Guy Anchor	12" ST	12" ST
Utility Pole with Light	12" ST	12" ST
Utility Pole with Transformer	12" ST	12" ST
Street Light	12" ST	12" ST
Yard Light	12" ST	12" ST
Electric Box	12" ST	12" ST
Electric Transformer	12" ST	12" ST
Traffic Sign	12" ST	12" ST
Communication Pedestal	12" ST	12" ST
Communication Manhole	12" ST	12" ST
Communication Handhole	12" ST	12" ST
Fiber Optic Manhole	12" ST	12" ST
Fiber Optic Handhole	12" ST	12" ST
Gas Valve	12" ST	12" ST
Gas Manhole	12" ST	12" ST
Gas Appurtenance	12" ST	12" ST
Fence Post or Guard Post	12" ST	12" ST
Underground Storage Tank	12" ST	12" ST
Above Ground Storage Tank	12" ST	12" ST
Sign	12" ST	12" ST
Satellite Dish	12" ST	12" ST
Mailbox	12" ST	12" ST
Soil Boring	12" ST	12" ST

UTILITY QUALITY SERVICE LEVELS

QUALITY LEVELS OF UTILITIES ARE SHOWN IN THE PARENTHESES WITH THE UTILITY TYPE AND WHEN APPLICABLE, SIZE. THE QUALITY LEVELS ARE BASED ON THE C/ ASCE 38-02 STANDARD.

QUALITY LEVEL (D) INFORMATION IS DERIVED FROM EXISTING UTILITY RECORDS OR ORAL RECOLLECTIONS.

QUALITY LEVEL (C) INFORMATION IS OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION WITH QUALITY D INFORMATION.

QUALITY LEVEL (B) INFORMATION IS OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.

QUALITY LEVEL (A) IS HORIZONTAL AND VERTICAL POSITION OF UNDERGROUND UTILITIES OBTAINED BY ACTUAL EXPOSURE OR VERIFICATION OF PREVIOUSLY EXPOSED SUBSURFACE UTILITIES, AS WELL AS THE TYPE, SIZE, CONDITION, MATERIAL, AND OTHER CHARACTERISTICS.

UTILITY WARNING

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN COMPRISE ALL SUCH ITEMS IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UTILITIES OR SUBSURFACE FEATURES SHOWN ARE IN THE EXACT LOCATION INDICATED EXCEPT WHERE NOTED AS QUALITY LEVEL A.

UTILITY CONTACT INFORMATION

W1-WATER	INDIANOLA MUNICIPAL UTILITIES LOU ELBERT 515-961-9446 LELBERT@INDIANOLA.IOWA.GOV
S-SANITARY SEWER	CITY OF INDIANOLA RICK GRAVES (515) 961-9416 RGRAVES@INDIANOLA.IOWA.GOV
CLEAR	MIDAMERICAN ENERGY TIM L. DAVIS 515-242-4224 TLDAVIS@MIDAMERICAN.COM
C1-COMMUNICATION	CENTURYLINK ANGIE BACH 515-305-0278 ANGELABACH@CENTURYLINK.COM
OE1	INDIANOLA MUNICIPAL UTILITIES MIKE METCALF 515-962-5305 MMETCALF@INDIANOLA.IOWA.GOV

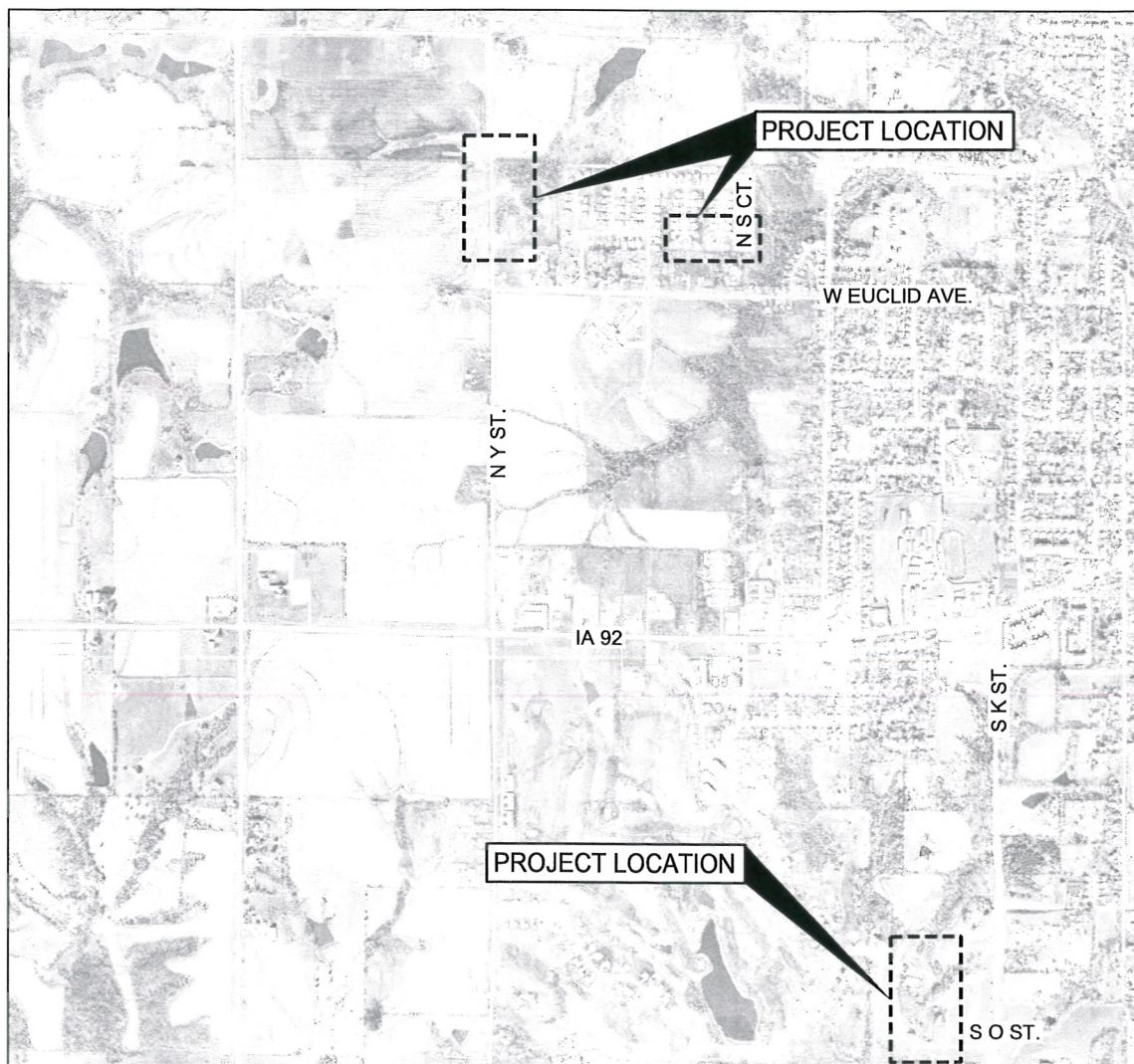
CLEAR

MEDIACOM COMMUNICATIONS
TIM HAWKINS
515-246-2252
THAWKINS@MEDIACOMCC.COM

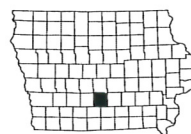
DRAINAGE IMPROVEMENT PLANS FOR CITY OF INDIANOLA WARREN COUNTY, IOWA 2019 DRAINAGE IMPROVEMENTS PROJECT ON Y STREET, O STREET, S & T COURT

THE 2019 STATEWIDE URBAN DESIGN STANDARDS AND STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AND SPECIAL PROVISIONS SHALL APPLY TO CONSTRUCTION WORK ON THIS PROJECT.

IN THE EVENT OF A DISCREPANCY BETWEEN THE QUANTITY ESTIMATES AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.

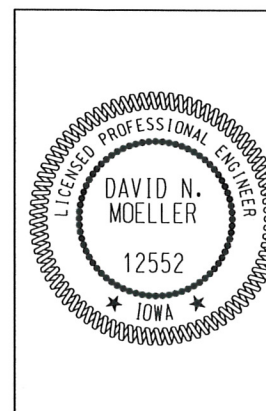


VICINITY MAP



INDEX OF SHEETS

- A.1 TITLE SHEET
- B.1-B.2 DETAILS
- C.1 PROJECT QUANTITIES AND INFORMATION
- D.1 Y STREET PLAN AND PROFILE
- D.2 T COURT PLAN
- D.3 S COURT PLAN
- D.4 O STREET PLAN



I hereby certify that this engineering document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

David N. Moeller, P.E. Date

License Number 12552

My License Renewal Date is December 31, 2020

Pages or sheets covered by this seal:

A.1, B.1-B.2, C.1, D.1-D.4

2019 DRAINAGE IMPROVEMENTS PROJECT

TITLE SHEET

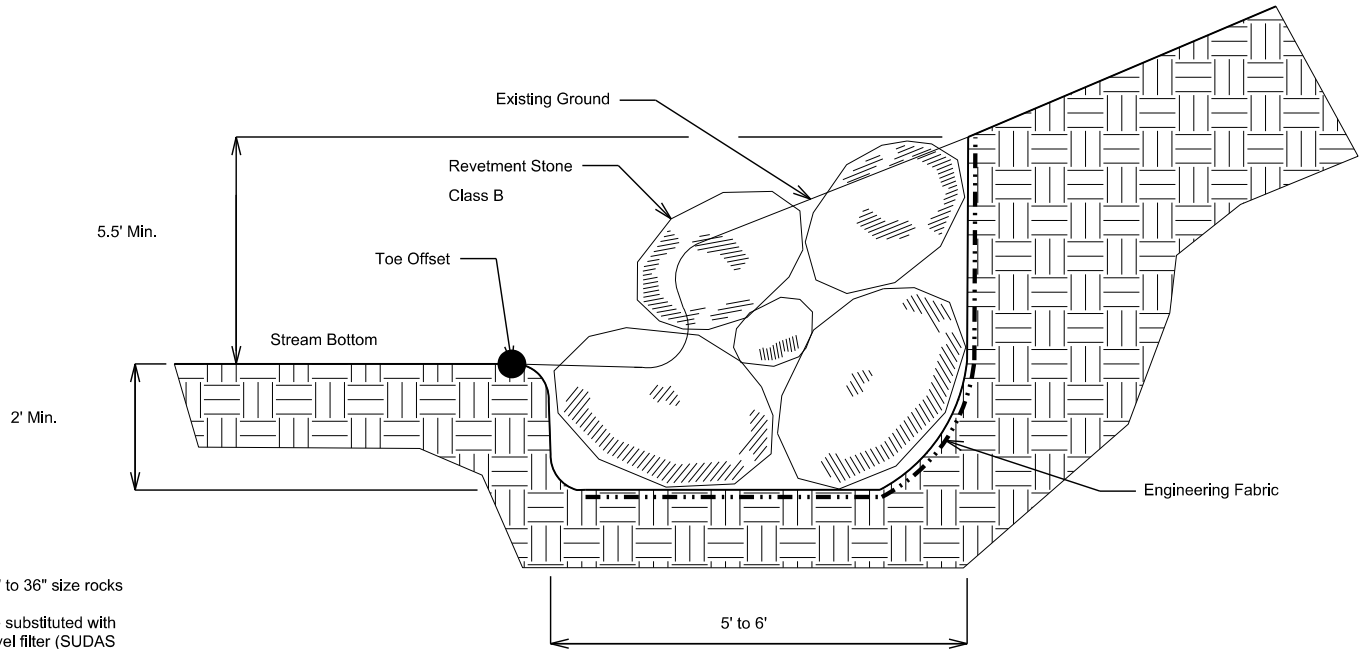
INDIANOLA, IA

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



Project No: 1181164

Sheet A.1



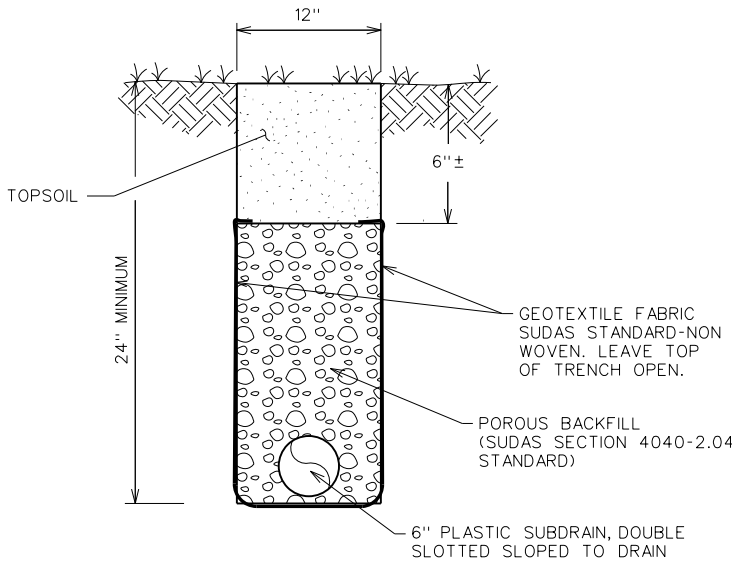
NOTES:

Use a minimum of two 24" to 36" size rocks

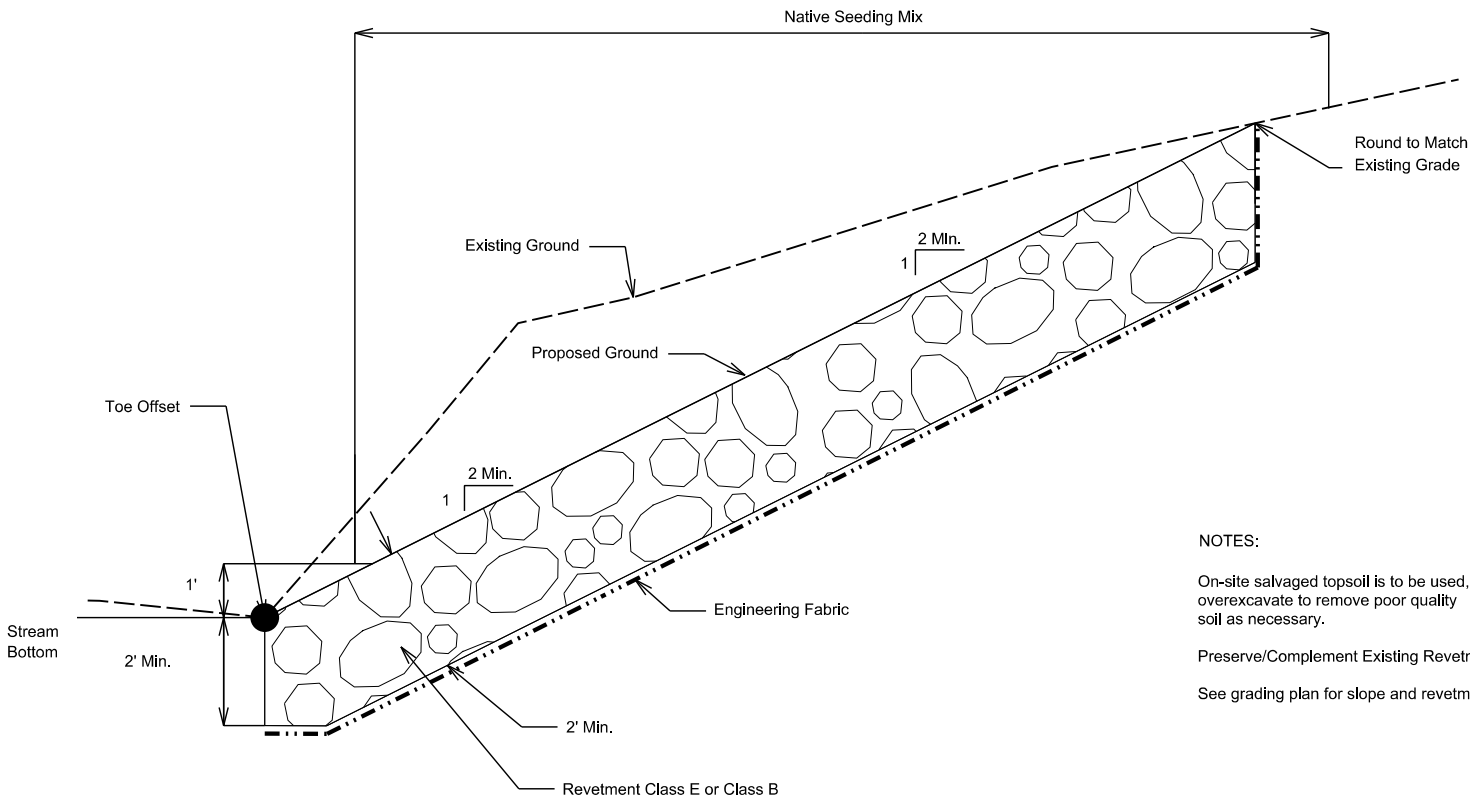
Engineering fabric may be substituted with a minimum of 6" thick gravel filter (SUDAS Class I Bedding Material), incidental

Protect existing vegetation/trees on stream bank

B.1
1
ROCK TOE PROTECTION DETAIL
NO SCALE



B.1
3
SUBSURFACE DRAIN DETAIL
NO SCALE



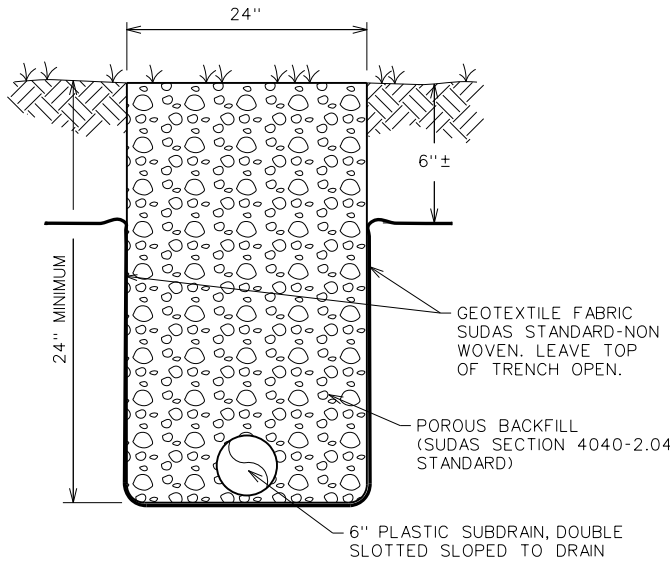
NOTES:

On-site salvaged topsoil is to be used, overexcavate to remove poor quality soil as necessary.

Preserve/Complement Existing Revetment

See grading plan for slope and revetment class

B.1
2
TYPICAL REVETMENT SECTION
NO SCALE



B.1
4
SUBSURFACE DRAIN DETAIL
NO SCALE

2019 DRAINAGE IMPROVEMENTS PROJECT

DETAILS



	MODIFIED	
	3	10-21-14
	9040.111	
	SHEET 1 of 1	

SUDAS Standard Specifications

RIP RAP APRON FOR PIPE OUTLET INTO CHANNEL

FIGURE 9040.111	SHEET 1 OF 1
-----------------	--------------

2019 DRAINAGE IMPROVEMENTS PROJECT

DETAILS

INDIANOLA, IA

SNYDER & ASSOCIATES, INC.



SNYDER
& ASSOCIATES

Project No:	1181164
Sheet ¹²⁰	B.2

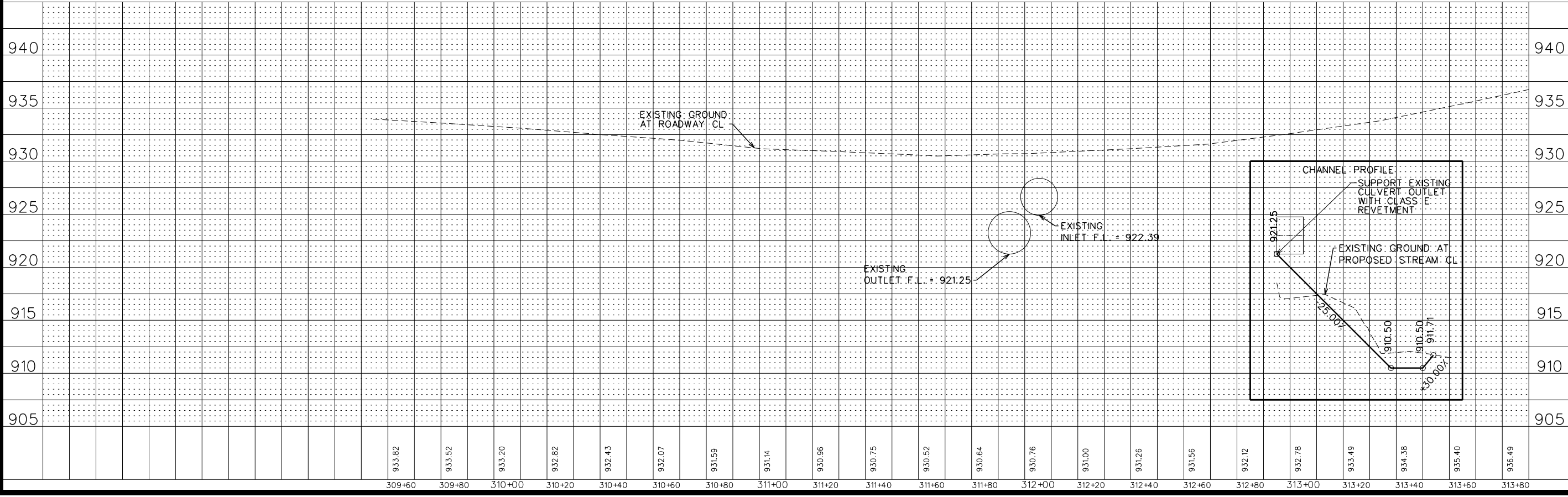
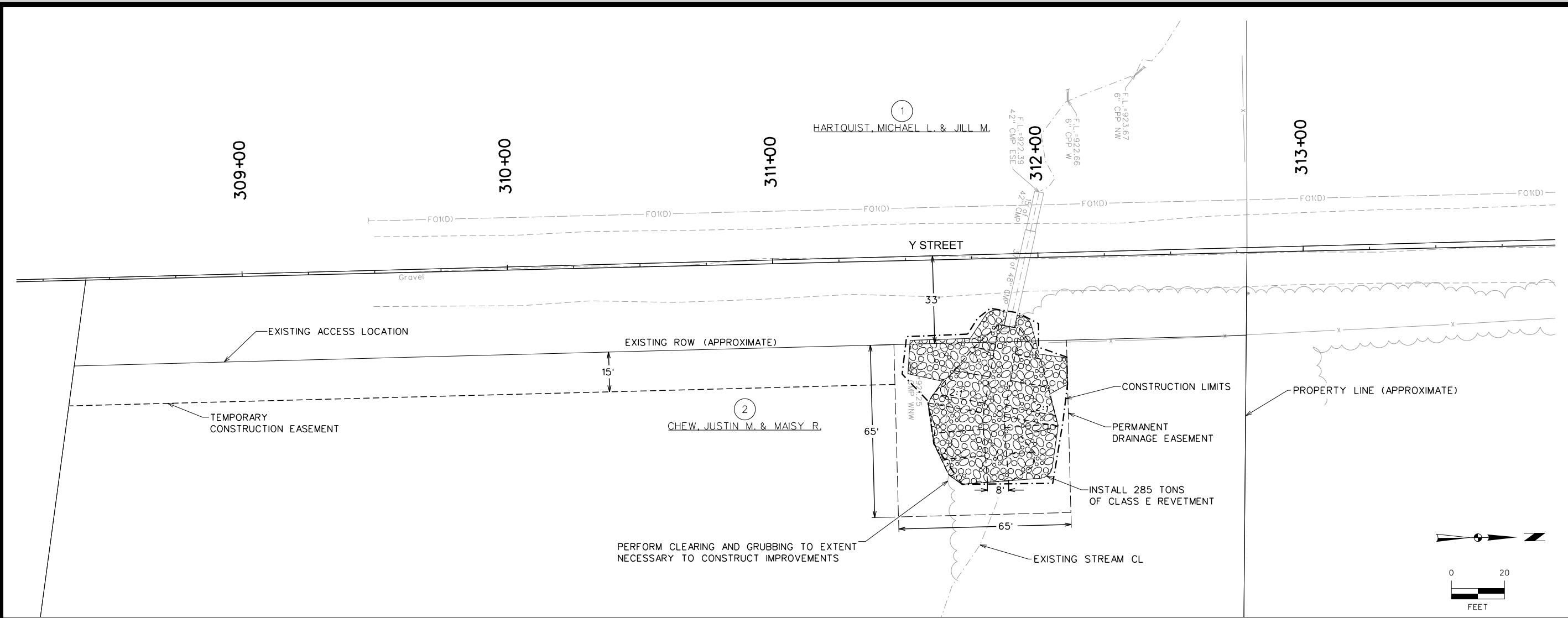
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ESTIMATED PROJECT QUANTITIES (1 DIVISION PROJECT)					
Item No.	Item Code	Item	Unit	Total	As Built Qty.
		EATHWORK			
2.1	2010-108-B-0	Clearing and Grubbing	AC	0.3	
2.2	-	Earthwork	LS	1	
2.3	2010-108-J-3-A	Removal of Known Drain Tile, PVC, 4"	LF	30	
		SEWERS AND DRAINS			
4.1	4010-108-A-1	Storm Sewer, Trenched, RCP, 15"	LF	54	
4.2	4010-108-A-1	Storm Sewer, Trenched, RCP, 24"	LF	8	
4.3	4030-108-B-0	Pipe Apron, RCP, 24"	EA	1	
4.4	4030-108-C-0	Footing for Concrete Pipe Apron, RCP, 24"	EA	1	
4.4	4040-108-A-0	Subdrain, PVC, 6"	LF	595	
4.5	4040-108-C-0	Subdrain Cleanout, PVC, 6"	EA	4	
		STRUCTURES FOR SANITARY AND STORM			
6.1	6010-108-A-0	Manhole, SW-401, 48"	EA	1	
		TRAFFIC CONTROL			
8.1	8030-108-A-0	Temporary Traffic Control	LS	1	
		SITE WORK AND LANDSCAPING			
9.1	9010-108-B-0	Hydraulic Seeding, Seeding, Fertilizing, and Mulching	AC	0.4	
9.2	9040-108-J-0	Rip Rap, Class B	TON	95	
9.3	9040-108-J-0	Rip Rap, Class E	TON	450	
9.4	9040-108-N-1	Silt Fence	LS	2000	
		MISCELLANEOUS			
11.1	11010-108-A	Construction Survey	LS	1	
11.2	11020-108-A	Mobilization	LS	1	

ESTIMATE REFERENCE INFORMATION		
Item No.	Item Code	Description
2.1	2010-108-B-0	EATHWORK Clearing and Grubbing Refer to D Sheets for surveyed tree locations and aerial imagery.
2.2	-	Earthwork Earthwork summary Includes: Y Street: 285 CY of Cut, 0 CY of Fill S & T Court: 260 CY of Cut, 0 CY of Fill O Street: 130 CY of Cut, 0 CY of Fill Excavation shall be preformed in accordance with SUDAS item 2010-108-E-0, "Excavation, Class 13." Topsoil strip, salvage, and respread shall be performed as a part of this item, and in accordance with SUDAS item 2010-108-D-1, "Topsoil, On-Site." Excess topsoil may be used in non structural fill areas at the Engineer's approval. Compaction testing is considered incidental to this item. Compaction testing shall be performed in accordance with SUDAS section 2010-108-L. All excess material becomes property of the Contractor.
2.3	2010-108-J-3-A	Removal of Known Drain Tile, PVC, 4" Refer to D-Sheets for locations.
4.1	4010-108-A-1	SEWERS AND DRAINS Storm Sewer, Trenched, RCP, 15"
4.2	4010-108-A-1	Storm Sewer, Trenched, RCP, 24" Refer to D-Sheets for details and locations. Provide Class 1 bedding material and place bedding to a height halfway up the pipe's span. Pipe bedding material is considered incidental to this item.
4.3	4030-108-B-0	Pipe Apron, RCP, 24"
4.4	4030-108-C-0	Footing for Concrete Pipe Apron, RCP, 24" Refer to D-Sheets for details and locations. Anchor last three concrete pipe sections and the apron together per SUDAS spec.
4.5	4040-108-A-0	Subdrain, PVC, 6" Refer to B & D-Sheets for subdrain details and locations. Engineering fabric to be placed around subdrain trench. Engineering fabric, bedding and porous backfill material, connectors, elbows, and tees considered incidental to this item.
4.6	4040-108-C-0	Subdrain Cleanout, A-1, 6"

ESTIMATE REFERENCE INFORMATION		
Item No.	Item Code	Description
6.1	6010-108-A-0	STRUCTURES FOR SANITARY AND STORM Manhole, SW-401, 48" Refer to D-Sheets for details and locations.
8.1	8030-108-A-0	TRAFFIC CONTROL Temporary Traffic Control All work located outside of roadway. Sign areas per Iowa DOT standard road plan TC-202, "Work Within 15 feet of Traveled Way." All changes to traffic control plan shall be submitted to the Engineer for approval. Any pavement damaged by contractor will be repaired incidental to this item and at no cost to the City.
9.1	9010-108-B-0	SITE WORK AND LANDSCAPING Hydraulic Seeding, Seeding, Fertilizing, and Mulching Disturbed areas within the construction limits shall be treated. Type 1 seed mix (Permanent Lawn Mixture) shall be used at S Court, T Court, and O Street. Type 2 seed mix (Slopes and Ditches) shall be used along Y Street. Dormant seeding mixes must be submitted to Engineer for approval.
9.2	9040-108-J-0	Rip Rap, Class B
9.3	9040-108-J-0	Rip Rap, Class E Refer to D-Sheets for details and locations. Engineering fabric considered incidental to this item.
9.4	9040-108-N-1	Silt Fence Install silt fence along slopes and project extents to prevent construction runoff from leaving right of way. Maintenance and removal of silt fence per SUDAS Specifications section 9040 considered incidental to this item.
11.1	11010-108-A	MISCELLANEOUS Construction Survey Contractor responsible for construction survey.
11.2	11020-108-A	Mobilization Coordination with utility companies for relocations and removals are considered incidental to this item. All handbills are incidental to this item. Any damage to private property will be repaired at no cost to the city or property owner incidental to this item

 SNYDER & ASSOCIATES				2019 DRAINAGE IMPROVEMENTS PROJECT			
PROJECT QUANTITIES AND INFORMATION				INDIANOLA, IA			
SNYDER & ASSOCIATES, INC.				2727 S.W. SNYDER BLVD. ANKENY, IOWA 50023 515-964-2020 www.snyder-assocates.com			
Project No:		1181164		Engineer:		MLA	
Sheet		121		Checked By:		DNM	
C.1				Date:		8/27/2019	
				Field Bk:			
				Project No:		1181164	
				Scale:		1" = N/A	
				Pgs:			
				Sheet		C.1	



2019 DRAINAGE IMPROVEMENTS PROJECT			
Y STREET PLAN AND PROFILE			
INDIANOLA, IA			
Project No: 1181164		Sheet D.1	
Snyder & Associates, Inc.		2727 S.W. SNYDER BLVD. ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com	
Snyder & Associates		Snyder & Associates	
Project No: 1181164		Sheet D.1	
Snyder & Associates, Inc.		2727 S.W. SNYDER BLVD. ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com	
Snyder & Associates		Snyder & Associates	



2019 DRAINAGE IMPROVEMENTS PROJECT

T COURT PLAN

INDIANOLA, IA

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

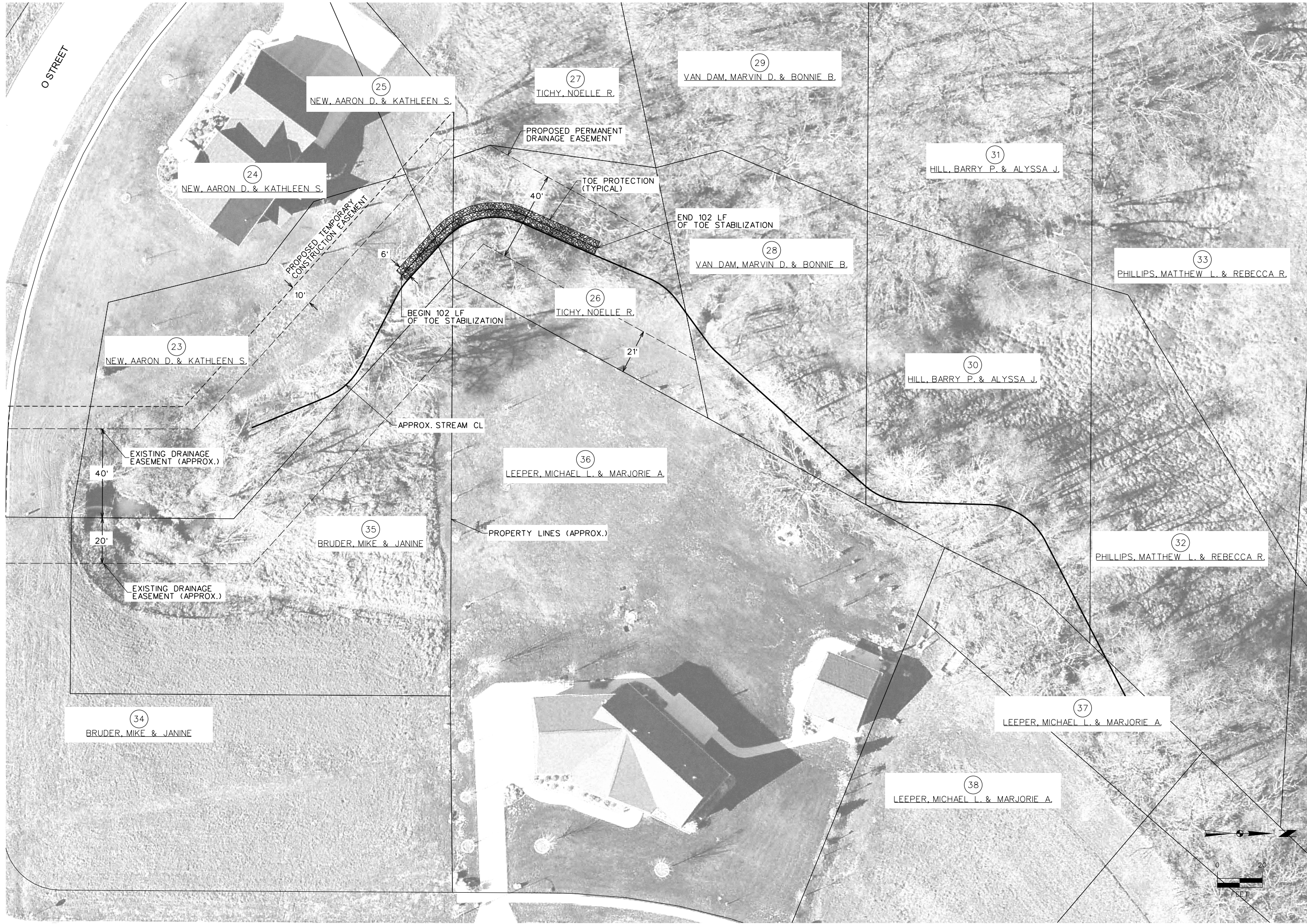


Project No: 1181164
Sheet 123 D.3

Project No: 1181164
Sheet D.3

MARK	REVISION	DATE	BY
Engineer: MLA	Checked By: DNM	Scale: 1"=20'	
Technician: JDG	Date: 8/27/2019	Field Bk:	Pg:

Project No: 1181164 Sheet D.4



2019 DRAINAGE IMPROVEMENTS PROJECT

O STREET PLAN

INDIANOLA, IA

SNYDER & ASSOCIATES, INC.

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



Project No: 1181164

Sheet 125 D.5

MARK	REVISION	DATE	BY
Engineer: ML	Checked By: DNM	Scale: 1"=20'	
Technician: JDG	Date: 8/27/2019	Field Bk:	
Project No: 1181164	Sheet D.5		



ITEM #	DESCRIPTION	QUANTITIES				UNIT	UNIT PRICE	EXTENDED PRICES			
		O STREET	S & T COURT	Y STREET	PROJECT TOTAL			O STREET	S & T COURT	Y STREET	PROJECT TOTAL
	EARTHWORK										
2.1	Clearing and Grubbing	0.1	0.1	0.1	0.3	AC	\$ 25,000.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 7,500.00
2.2	Earthwork	0.2	0.4	0.4	1	LS	\$ 20,000.00	\$ 4,000.00	\$ 8,000.00	\$ 8,000.00	\$ 20,000.00
2.3	Removal of Known Drain Tile, PVC, 4"		30		30	LF	\$ 25.00	\$ -	\$ 750.00	\$ -	\$ 750.00
	SEWERS AND DRAINS										
4.1	Storm Sewer, Trenched, RCP, 15"		54		54	LF	\$ 110.00	\$ -	\$ 5,940.00	\$ -	\$ 5,940.00
4.2	Storm Sewer, Trenched, RCP, 24"		8		8	LF	\$ 150.00	\$ -	\$ 1,200.00	\$ -	\$ 1,200.00
4.3	Pipe Apron, RCP, 24"		1		1	EA	\$ 2,000.00	\$ -	\$ 2,000.00	\$ -	\$ 2,000.00
4.4	Footing for Concrete Pipe Apron, RCP, 24"		1		1	EA	\$ 1,500.00	\$ -	\$ 1,500.00	\$ -	\$ 1,500.00
4.5	Subdrain, PVC, 6"		595		595	LF	\$ 25.00	\$ -	\$ 14,875.00	\$ -	\$ 14,875.00
4.6	Subdrain Cleanout, A-1, 6"		4		4	EA	\$ 500.00	\$ -	\$ 2,000.00	\$ -	\$ 2,000.00
	STRUCTURES FOR SANITARY AND STORM										
6.1	Manhole, SW-401, 48"		1		1	EA	\$ 10,000.00	\$ -	\$ 10,000.00	\$ -	\$ 10,000.00
	TRAFFIC CONTROL										
8.1	Temporary Traffic Control	0.25	0.25	0.5	1	LS	\$ 3,000.00	\$ 750.00	\$ 750.00	\$ 1,500.00	\$ 3,000.00
	SITE WORK AND LANDSCAPING										
9.1	Hydraulic Seeding, Seeding, Fertilizing, and Mulching	0.1	0.2	0.1	0.4	ACRE	\$ 12,000.00	\$ 1,200.00	\$ 2,400.00	\$ 1,200.00	\$ 4,800.00
9.2	Rip Rap, Class B	95			95	TON	\$ 70.00	\$ 6,650.00	\$ -	\$ -	\$ 6,650.00
9.3	Rip Rap, Class E		165	285	450	TON	\$ 60.00	\$ -	\$ 9,900.00	\$ 17,100.00	\$ 27,000.00
9.4	Silt Fence	500	1000	500	2000	LF	\$ 3.00	\$ 1,500.00	\$ 3,000.00	\$ 1,500.00	\$ 6,000.00
	MISCELLANEOUS										
11.1	Mobilization	0.2	0.5	0.3	1	LS	\$ 20,000.00	\$ 4,000.00	\$ 10,000.00	\$ 6,000.00	\$ 20,000.00
11.2	Construction Survey	0.2	0.5	0.3	1	LS	\$ 5,000.00	\$ 1,000.00	\$ 2,500.00	\$ 1,500.00	\$ 5,000.00
TOTAL CONSTRUCTION COST:								\$ 21,600.00	\$ 77,315.00	\$ 39,300.00	\$ 138,215.00

Meeting Date: 09/03/2019

Subject

Resolution in support of the Boone, Jasper, Marion and Warren Counties' Housing Trust Fund

Information

Andrew Collins with the Des Moines MPO will attend the meeting and give a brief overview of the Local Housing Trust Fund (LHTF) program and will ask for Council's support of the resolution (packet).

Roll call is in order.

Fiscal Impact

Attachments

Resolution

RESOLUTION No. _____
**A RESOLUTION IN SUPPORT OF THE BOONE, JASPER, MARION, AND
WARREN COUNTIES' HOUSING TRUST FUND**

WHEREAS, Boone, Jasper, Marion, and Warren Counties have created a Local Housing Trust Fund ("LHTF"), whose general mission and purpose is to address the affordable housing needs within the region through coordination and long-term planning; and,

WHEREAS, it is important for the area's communities and counties to collaborate to address this issue; and,

WHEREAS, the LHTF consists of all areas within Boone, Jasper, Marion, and Warren Counties; and,

WHEREAS, the City of Indianola understands that opportunities exist to secure resources to address the various housing needs in our community through the LHTF; and,

WHEREAS, a local governing board comprised of no more than 50% local government/public officials will be established and be responsible for identifying, securing, and allocating resources for the trust fund and will solicit comments from the public annually.

NOW THEREFORE BE IT RESOLVED that the City of Indianola does hereby offers its support of the LHTF.

Approved and adopted this _____ day of _____ 2019.

Kelly B. Shaw, Mayor
City of Indianola

ATTEST

Diana Bowlin, City Clerk
City of Indianola

Meeting Date: 09/03/2019

Subject

Discussion and consideration of a resolution adding seasonal employees to assist with snow plowing operations

Information

In your packet is a memo from Jason Etnyre, Street Superintendent, requesting authorization of seasonal employees to assist with snow plowing operations. Historically, the Streets Department has asked for assistance from other City and IMU departments with snow plow operations. These shifts were paid at an overtime rate as outlined by the union contract. In March, with the updated handbook, City staff developed a mandatory rest break policy for snow plowing. This policy was put into place to ensure the safety of our staff and proper rest for our employees. This policy states that employees must have eight hours of rest between snow plow shifts and their regular work shift.

With the implementation of this policy, IMU indicated they will be unavailable to assist the Streets Department with snow plow operations this winter. Therefore, staff is requesting authorization from Council to hire two seasonal winter employees to assist with snow plow operations. To adequately staff plow operations, a staff of nine or ten achieves the optimal efficiency and provides the best customer service to the citizens of the community.

Annually, the Streets Department budgets \$24,600 for labor to handle plowing operations. This budgetary number includes regular time of staff plus overtime pay as outlined by the union contract. Seasonal staff are considered non-union employees and therefore will be paid at a straight \$17.50/hour and no overtime will be allowed for these positions. As a result, based on projected snow plow operation needs, staff views this additional staffing as a cost-savings opportunity for this department while not disrupting normal operations within other departments.

Staff is recommending your approval to hire two seasonal employees to assist with snow plow operations.

Roll call approving the resolution is in order.

Fiscal Impact

Attachments

Memo

Resolution



— Streets Department —

Date: September 3, 2019

To: Mayor and City Council

From: Jason C. Etnyre, Street Superintendent

CC: Ryan Waller, City Manager
Andy Lent, Finance Director
Melissa McCoy, Director of Human Resources

RE: Discussion and authorization of seasonal employees to assist with snow plowing operations

Historically, the Streets Department has asked for assistance from other City and IMU departments with snow plow operations. These shifts were paid at an overtime rate as outlined by the union contract. In March, with the updated handbook, City staff developed a mandatory rest break policy for snow plowing. This policy was put into place to ensure the safety of our staff and proper rest for our employees. This policy states that employees must have eight hours of rest between snow plow shifts and their regular work shift.

With the implementation of this policy, IMU indicated they will be unavailable to assist the Streets Department with snow plow operations this winter. Therefore, staff is requesting authorization from Council to hire two seasonal winter employees to assist with snow plow operations. To adequately staff plow operations, a staff of nine or ten achieves the optimal efficiency and provides the best customer service to the citizens of the community.

Annually, the Streets Department budgets \$24,600 for labor to handle plowing operations. This budgetary number includes regular time of staff plus overtime pay as outlined by the union contract. Seasonal staff are considered non-union employees and therefore will be paid at a straight \$17.50/hour and no overtime will be allowed for these positions. As a result, based on projected snow plow operation needs, staff views this additional staffing as a cost-savings opportunity for this department while not disrupting normal operations within other departments.

Staff is recommending your approval to hire two seasonal employees to assist with snow plow operations.

RESOLUTION NO. 2019-_____

**RESOLUTION CREATING SEASONAL EMPLOYEES TO ASSIST WITH
SNOW PLOWING OPERATIONS**

WHEREAS, the City Council of the City of Indianola, Iowa approved an update to the handbook stating City staff develop a mandatory rest break policy for snow plowing; and

WHEREAS, this policy was put into place to ensure the safety of our staff and proper rest for our employees; and

WHEREAS, the policy states that employees must have eight hours of rest between snow plow shifts and their regular work shift; and

WHEREAS, the Street Department is requesting the addition of two seasonal winter employees to assist with snow plow operations; and

WHEREAS, with adequately staff plow operations, a staff of nine or ten achieves the optimal efficiency and provides the best customer service to the citizens of the community; and

WHEREAS, the City of Indianola, Iowa, has created two seasonal winter positions for the Street Department to assist with snow plowing operations.

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

That the two seasonal winter positions for the Street Department to assist with snow plowing operations is approved.

PASSED this 3rd day of September, 2019

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

Meeting Date: 09/03/2019

Subject

Discussion and direction regarding City Hall/Public Safety workspace modifications

Information

Included in the current Fiscal Year budget is funding for the second phase of the City Hall/Public Safety building assessment. The building assessment project started following completion of the public safety staffing studies, which ultimately led to the addition of three full-time fire fighters/paramedics and two full-time police officers and one full-time police clerical position. As part of the second phase of the building assessment, the City's consultant (Formation Group) and Staff reviewed current needs for living quarters and workstations for Fire Department personnel. Matt Brown with the Formation Group will be in attendance to provide an update on the status of the second phase of the assessment, as well as a recommendation to reconfigure and remodel areas within the City Hall/Public Safety building to accommodate the living and working needs of the Fire Department.

Fiscal Impact

Attachments

Office Bunk Options



Office and Bunk Option Cost Opinion

City of Indianola

8/27/2019

Location: Identifier: Total Square Feet:		Office NW 1,110	Bunk Rooms Central 395	
Category	Sub Category			Comments
Remodel	Construction	\$22,200	\$9,875	Budget \$20/sf office \$25/sf bunk
	Design	\$1,200	\$800	
	Demo	x	x	Remove furniture and finisies
	Wall and Door Rework		x	Bunk room only
	Carpet	x	x	Carpet tile
	Paint	x	x	Paint existing walls
	Window Coverings	x		2 windows
	Electrical	x	x	Existing re-use as feasible
	Cabling	\$4,125	\$1,650	\$275/station estimate - re-use existing as feasible
Furniture	Workstations	\$19,254		\$1,312 per station + install
	Additional Desk Screens	\$1,175		\$235 each x 5 stations
	Movable Table	\$508		\$254 each - 2 included per plan
	Bunk station		\$16,291	Each room sleeps 5 max
	Wardrobe		x	5 total
	Desk		x	5 total
	Chair		x	5 total
Estimate		\$48,462	\$28,616	
Contingency 5%		\$2,423	\$1,431	
Project Management		\$9,000	\$6,400	Formation Group coordiantion hours
Total Estimated Cost		\$59,885	\$36,447	
Cost per Desk/Bed Location		\$5,989	\$3,645	

Note: Budgets do not include HVAC modifications

Meeting Date: 09/03/2019

Subject

Presentation on FY 2019 Pre-Audit - Robert Endriss

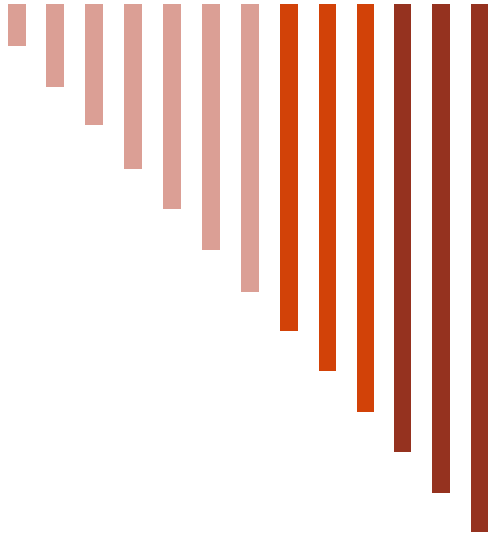
Information

Robert Endriss will present the FY 2019 Pre-Audit (packet).

Fiscal Impact

Attachments

Audit



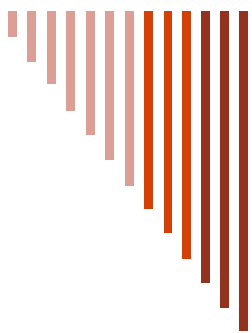
The City of Indianola

Communication with Those
Charged with Governance

rendriss@denman-cpa.com
dellis@denman-cpa.com



September 3, 2019



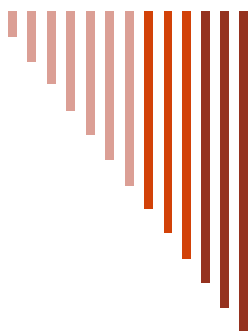
Responsibilities Under Auditing Standards Generally Accepted in the United States of America (GAAS) and Government Auditing Standards (GAS)

☐ Auditor:

- Express opinions on financial statements in accordance with Accounting Principles Generally Accepted in the United States of America (GAAP)
- Evaluate presentation of supplementary information in relation to the financial statements as a whole

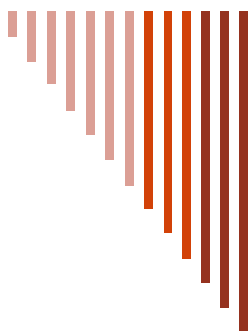
☐ Management:

- Responsible for financial statements, all accompanying information and representations therein
- Responsible for establishing and maintaining effective internal controls



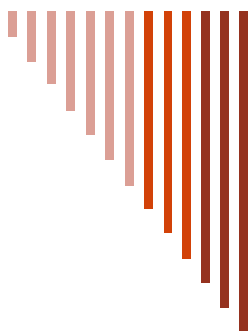
Significant Risks of Material Misstatement

- Non-routine transactions
 - Advance refunding of debt
 - Change in accounting policies (new standards)
- Judgmental matters requiring estimates
 - Depreciation
 - OPEB obligations
 - Allowance for collection losses
 - Net pension liability



Internal Control

- Internal control will be considered for the purpose of determining audit procedures, not to provide assurance on internal control



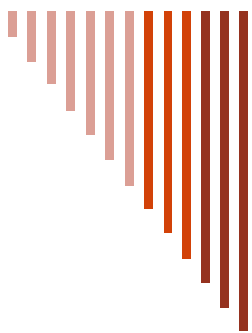
Materiality- Benchmarks

□ Quantitative

- Computed for each opinion unit using:
 - Total receipts
 - Total assets

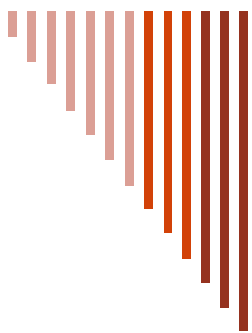
□ Qualitative

- Based on risk



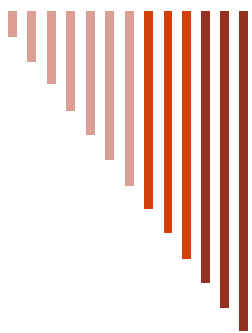
Materiality – Factors Considered

- ☐ Council oversight
- ☐ Funded by tax payors, accountability
- ☐ Cash basis financial statements
- ☐ Uniform Guidance audit matters, when applicable
- ☐ Significance of debt
- ☐ Opinion units



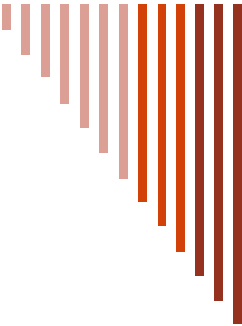
Timing

- Fieldwork September 9 - 13, 2019.
- Preliminary audit results will be shared with staff in November.
- Delivery of final audit report and presentation to Council will occur after the completion of the IMU audit.



Council Views Regarding

- ❑ Business risks that may result in material misstatements due to fraud or error
- ❑ Matters that warrant particular attention during the audit
- ❑ Significant communications with regulators
- ❑ Other matters relevant to the audit



Council Comments

Questions



**Thank you for the
opportunity to serve you.**

City Council Regular

11.B.

Meeting Date: 09/03/2019

Subject

City Manager's Report - Ryan Waller

Information

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 09/03/2019

Subject

Receive and file correspondence from August 16 and 23, 2019

Information

In your packet are the August 16 and 23, 2019 weekly updates from Ryan Waller, City Manager.

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

Fiscal Impact

Attachments

Waller's Weekly 081619
Response to Brief
Fireside Chat
Letters of Support
Code Enforcement Update
Picture
YMCA FAQ
Shout Out PD
Current Proj 081619
Building Permits
Waller's Weekly 082319
Bldg Permits 082319
Code Enforcement
Proj Update 082319
FY21 Environmental Scan
GFOA Article
Draft 091619 Agenda
Draft 090319 Agenda
IDR FY 20 Estimates

Diana Bowlin

From: Ryan Waller
Sent: Friday, August 16, 2019 4:03 PM
To: City Employees; All Department Heads
Subject: FW: Waller's Weekly 8.16.19
Attachments: 19.08.08.FSC.Response to Brief of Intervenor.pdf; YMCA_ FAQ. 8.16.19.pdf; Indianola_FiresideChat.pdf; 20190816151937314.pdf; Letters of Support.pdf; Current Projects Update-08162019.pdf; August 16 Code Enforcement Update.pdf; 2019 Building Permits.pdf; Resized952019081695114821.jpg

Hi, all.

Here is the latest weekly update email. What a productive week!

If there are items you'd like included or if you have any questions, please let me know.

Have a great weekend!

Thanks for all that you do!

Ryan

From: Ryan Waller <rwaller@indianolaiowa.gov>
Sent: Friday, August 16, 2019 3:51 PM
Subject: Waller's Weekly 8.16.19

Good afternoon, all.

I hope this finds you all well. It has been a productive week for our team. Below/attached, please find several updates that are provided for your information. If there are any questions, please let me know.

Have a great weekend!

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

WWTP District Case – Attached, please find the brief filed by the City Attorney responding to the intervenor's filing in our case regarding the WWTP.

Indianola YMCA FAQ – Attached, please find a FAQ document that was put together for the community regarding the Indianola YMCA.

Fireside Chat – Attached, please find a flier announcing an informational meeting with Greater Des Moines YMCA CEO, Leisha Barcus.

Refinancing 2011E and 2012A - This week we heard from the City's finance adviser, Mike Maloney of D.A. Davidson, that due to recent drops in interest rates, it was a good time to refinance two of our larger bond notes: 2011E and 2012A. This refinancing will save the City over \$200,000 in interest costs in the next several years until the bond notes mature in 2031 and 2029, respectively. Included in the City Council meeting packet for Monday, is a memorandum from Mike explaining the refinancing process and an engagement letter for his firm's services in this process.

Jerry Kelley Trail - Paving of the approaches and curbs was completed early this week on the section from Iowa Avenue to Memorial Park. Backfill and grading began today (Friday, August 16th). Once the final grade is approved by Snyder, the contractor will then seed the surrounding areas. Paving along West Euclid Avenue near Wilder school began on Thursday, August 15th. There was a delay in construction of the retaining wall at the bottom of the hill on West Euclid as IMU was asked to confirm the location of a main electric feeder line this week. Once that retaining wall is installed next week, the final section of trail will be installed. Following the seven-day required cure time, the contractor will then backfill, grade and seed along all areas of the West Euclid Trail. The contractor anticipates all paving to be completed by the end of next week. Since this project is being partially funded by a grant from the State, staff have submitted the first reimbursement request for \$78,941 to IDOT.

Electric and Stormsewer Issue – During work being performed as part of the Jerry Kelley Trail project, sizeable voids were discovered adjacent to driveways scheduled to be replaced for this project. Upon inspection and utility locates, it is believed that in at least three areas of a stormsewer in the 1800 block of West Euclid electrical conduit was bore through the line. Attached is a picture illustrating this issue. Staff will be working with IMU to have this issue corrected.

Hillcrest Trail Connector - Construction of this trail section is scheduled to begin the week of September 9th. The contract calls for 20 working days with the trail finished by October 4th.

Departmental "Shout Outs" – Attached, please find this week's "shout outs" to members of the Team.

Comprehensive Plan Update - Today is the last day to take the Comprehensive Plan Survey. Since last week, we have had over 600 additional responses, and 1,579 surveys have

been completed! The survey and other information on the Comprehensive Plan Update can be found at www.elevateindianola.com.

Downtown Square Streetscape Plan – I am pleased to share that the Square Streetscape Plan was submitted for the 2019 American Planning Association Iowa Chapter Award for the Downtown Square Streetscape Plan in the Urban Design category. As part of the application process, five letters of recommendation were received. Attached, please find copies of these letters.

Kading Neighborhood Meeting - This past Wednesday evening, Kading Properties hosted a second neighborhood meeting regarding their two proposed new developments within the City of Indianola. During this meeting Kading provided more information to neighbors and updated the neighborhood on some changes that were made to the developments based off the first neighborhood meeting that was held on July 16. The proposed developments are still in the staff review phase.

Catch DSM Annual Celebration - Please see attached invitation for the Catch Des Moines Annual Celebration in Ankeny on August 28. Please RSVP by Friday, August 23 to www.catchdesmoines.com/celebration

Community Development Updates – Attached, please find various updates provided by the Community Development Department.

IN THE IOWA DISTRICT COURT FOR WARREN COUNTY

CITY OF INDIANOLA, IOWA, Petitioner, v. THE BOARD OF ADJUSTMENT OF WARREN COUNTY, IOWA, Defendant.	CASE NO.: CVCV037789 RESPONSE TO BRIEF OF INTERVENOR & MOTION TO STRIKE AFFIDAVIT
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COMES NOW the City of Indianola by and through its attorneys, and by way of response to Brief of Intervenor and in support of its Motion to Strike Affidavit states to the Court the following:

STATEMENT OF FACTS

The City of Indianola does not necessarily agree with the facts as set forth by the Intervenor but would point out that on Page 2 of their Brief Intervenor states with regard to the meeting between the City of Indianola and citizens “at that meeting the City failed to propose any additional concessions, and further agreement was not reached between the citizens and the City.” This is a fact that is outside of the record and was not set forth in any of the information presented to the Board. It is an improper and unsubstantiated recitation of the facts. The facts as presented are that the City had proposed curtailed steps to alleviate the neighbors’ concerns, the Board was concerned about the City putting those concessions in writing and the City did so. Nothing was reported about the outcome of the meeting.

ARGUMENT

A the outset, the City again urges that the Intervenor's arguments, as set forth in their Brief are untimely and should not be considered. Nevertheless, the City's response to those arguments is as follows:

THE COUNTY'S ORDINANCES SHOULD APPLY TO THE CITY AND AN ACTION FOR DECLARATORY JUDGMENT IS NOT APPROPRIATE AT THIS TIME.

A. Trial is necessary for the Court to effectively evaluate the validity of the special use permit as it applies to the City.

As pointed out by the City both in its resistance to the Petition for Intervention and at the hearing, the Intervenor has failed to take action to intervene in the action in a timely manner which would have allowed them to take part in an action that was filed on December 14, 2018 and which was not submitted to the Court until July 23, 2019, a span of seven months. The Intervenor should have known that a balancing test would be necessary since the City's declaratory judgment action has always sought a declaration by the Court that the zoning ordinances of Warren County do not apply to the City. For the Intervenor now to allege that the Court cannot make a decision and that some type of hearing or trial on the merits is necessary is inappropriate and the Intervenor has slept on their rights and are merely attempting to delay the action by insisting on an evidentiary hearing.

In their Brief, the Intervenor has advanced and cited no facts, law or argument which would support their contention that the County's zoning ordinances should apply to the City or that would tip the balance of interests as set forth in *City of Ames v. Story County*, 392 N.W.2d, 145 (Iowa 1986), despite the ample record in this proceeding. The City submits that the

Intervenor's request is actually a recognition that the record, as developed, is overwhelmingly in the City's favor. The request for an evidentiary hearing should not be granted.

B. There are material facts in dispute warranting trial.

The Intervenor is now for the first time bringing up several facts they now say are disputed which have never been disputed in this action and those facts are:

(1) The cost of hooking up to the WRA is \$64,000,000.00 than the cost to build a new plant. The Intervenor's have cited no information and provided no information to this Court or to the Board of Adjustment disputing this fact. The City's position is undisputed and unrefuted.

(2) The cost of rebuilding at the current site is prohibitive.

The same argument applies to this position. The City has long said that the cost of rebuilding at the same location would not be a viable option based upon their Consulting Engineer's analysis and determination. (Sept. Tr. pgs. 43-44). HR Green is an expert in the field of wastewater treatment plant operations and plant construction. They are acting as the City's consultant assisting the City in negotiating the arduous process of designing, permitting and placement of the WWTP. There was no evidence presented before the Board that the City's position that it could not rebuild at the current site because that option would be cost prohibitive. In fact, the unrefuted evidence was that it could not.

(3) The surrounding properties will not suffer a loss of value. Again, the Intervenor's have provided no credible information showing that the property values would be adversely affected. Again, the Intervenor's wish to delay this action based upon their own lack of diligence in taking part in this proceeding when the unrefuted evidence is that property values would not be affected.

(4) There are no adverse health affects related to living next to a sewage treatment plant. The Intervenor's bolding contending "there may be additional facts in dispute as well; however, discovery has not been conducted so it is difficult to determine at this time all of the facts which may be in dispute." Again, the Intervenor slept on their rights, failed to intervene timely in this matter and cannot now ask the Court to reward that lack of diligence with a delay in this proceeding. In addition, there was literally no evidence of adverse health affects related to living next to a sewage treatment plant and this is merely a "Hail Mary" by the Intervenor to attempt to delay the matter. If the Intervenor truly felt that there were adverse health effects, they could have presented those to the Board of Adjustment, and they did not. Even the Board of Adjustment, in its discussions never mentioned health effects.

The Affidavit Filed in This Matter Should be Stricken.

In support of their intervention, the Plaintiffs filed the Affidavit of Michael J. Staudacher attempting to introduce new facts to this litigation. This Affidavit was untimely and was not even presented to any of the parties prior to its filing and prior to the hearing on July 23, 2019. It should not be considered by the Court and it should be stricken.

CONCLUSION

The Intervenor's position seems to be to delay this matter as long as possible. The Intervenor had ample opportunity at three different hearings to present whatever they wished before the Board of Adjustment. The Intervenor also had seven months to be involved in the present action and to present whatever evidence they wished, and they failed to do so. This matter should proceed to judgment and the actions of the Board of Review should be overturned and the

Court should determine that the zoning ordinances or Warren County do not apply to the City of Indianola.

Respectfully submitted

BRICK GENTRY PC

By: /s/ Douglas A. Fulton
Douglas A. Fulton (AT0002672)
6701 Westown Parkway, Suite 100
West Des Moines, IA 50266
Telephone: 274-1450
Facsimile: 274-1488
Email: douglas.fulton@brickgentrylaw.com

ATTORNEY FOR PETITIONER

Original Efiled.

NOTICE OF ELECTRONIC FILING

Notice of Electronic Filing is sent through the electronic document management system to all registered filers for the within case. A review of the filers in this matter indicates that all necessary parties have been or will be served. Any unregistered filer will be served with a paper copy and so noted in a Certificate of Service.

By: /s/ Cindy S. Juhl



FOR YOUTH DEVELOPMENT®
FOR HEALTHY LIVING
FOR SOCIAL RESPONSIBILITY

GET TO KNOW OUR C.E.O.

Leisha Barcus, CEO of the YMCA of Greater Des Moines, is coming to the Indianola Y to visit with members and share the latest news from around our Association.

Join us for an informal getting-to-know-you session. This is your opportunity to ask Leisha any questions about the Indianola YMCA, the YMCA of Greater Des Moines, or YMCAs in general! She will be joined by Heather Hulen, Indianola Y Executive Director and other YMCA staff. Light refreshments will be served.

WHAT: Fireside chat with the CEO

WHEN: Wednesday, August 28, 2019
5:30-6:30 p.m.

WHERE: Indianola YMCA

August 9, 2019

Mr. Charles Dissell, AICP
Community and Economic Development Director
City of Indianola, Iowa
110 N 1st St
Indianola, Iowa 50125

Dear Mr. Dissell:

On behalf of the Iowa Economic Development Authority, please accept this letter of support for the City of Indianola's Downtown Square Master Plan.

This visionary approach to streetscape enhancements for Indianola's Downtown Square began in September 2018 with a partnership between the City of Indianola, the Indianola Chamber of Commerce and the Warren County Economic Development Council. This partnership enabled the Iowa Economic Development Authority's Downtown Resource Team to conduct a Downtown Assessment for Downtown Indianola. This assessment included an online survey taken by more than 200 community members and two community meetings attended by over 50 community members. The Downtown Assessment report recommended the City of Indianola focus on six key areas, one of which was to look at the Downtown Square's infrastructure and identify improvements that could be made to the streetscape during the construction of the new Warren County Justice Center.

This planning process was led by a local steering committee made up of business owners in the Downtown Square, residents and other interested parties within the City who worked to create concept alternatives. The concepts were reviewed by over 100 community members at an open house and were presented to various other local groups and committees. The steering committee used this process to draft a final plan and ultimately recommend that the Indianola City Council adopt the Indianola Downtown Square Master Plan.

We believe the Indianola Downtown Square Master Plan will create a more pedestrian friendly, inviting and activated space where businesses thrive and where residents and visitors choose to spend time. We look forward to the plan being implemented in the community. The process used to ultimately adopt this plan involved key stakeholders in the community, as well as public feedback during multiple public meetings and online engagement.

The work that Indianola has done truly reflects the intent of our recommendations on the Downtown Assessment report. It is for these reasons we support the Indianola Downtown Square Master Plan for the American Planning Association, Iowa Chapter 2019 award for Urban Design.

Sincerely,



Jim Engle, Director
Iowa Downtown Resource Center
Iowa Economic Development Authority
James.engle@iowaEDA.com / 515.348.6180

August 8, 2019

Charlie Dissell
Director of Community & Economic Development
110 North First St.
Indianola, IA 50125

Re: Support Letter for APA Iowa Urban Planning Award Application

Dear Mr. Dissell:

On behalf of the Greater Des Moines Partnership, thank you for the opportunity to express our support for the City of Indianola and Bolton & Menk's application to APA Iowa for the Indianola Downtown Square Master Plan.

Increasingly, a strong sense of place is fundamental in the growth, development and economic success of a community. The Indianola Downtown Square Master Plan seizes the opportunity to embark on transformative changes that will cement Indianola's role as the anchor community for Warren County and the Square as the heart and soul of Indianola. The Plan connects assets, reinvigorates the public realm, and invites visitors and residents alike to stroll, shop, eat and enjoy festivities. We applaud your vision.

As a participant in the process, I want to commend you on what was truly a model of civic engagement. Each of the meetings I attended included very thoughtful conversation and consideration of each potential element of the Plan, potential impacts, and long-term aspirations of the community. Change is not easy, but through your forums, online surveys and other numerous meetings you have created a foundational understanding of the opportunity before the community, the goals of the Plan, and a forum where all voices are heard.

With the Plan now complete, we are excited to see the shift to implementation and the more walkable, inviting and vibrant space that will come.

The Greater Des Moines Partnership strongly supports City of Indianola and Bolton & Menk's application to APA Iowa for the Indianola Downtown Square Master Plan.

Sincerely,



Meg Schneider
Senior Vice President, Greater Des Moines Partnership

SIMPSON COLLEGE



August 13, 2019

Charlie Dissell, AICP
Director of Community and Economic Development
City of Indianola
110 N 1st St
Indianola IA 50125

Dear Charlie:

On behalf of all of my colleagues at Simpson College, please accept this letter of support for the City of Indianola Downtown Square Master Plan.

The visionary approach to the streetscape enhancement for Indianola's square began in September 2018. The partnership that was created between the City of Indianola, the Chamber of Commerce, and Warren County Economic Development Council was a very positive step in the right direction. This partnership enabled the Iowa Economic Development authority to conduct an assessment of Indianola's downtown square. As I understand it, this assessment included an online survey taken by more than 200 community members as well as two community meetings attended by over 50 individuals. The results of this assessment recommended the City of Indianola focus on six key areas. One area was to look at the downtown square's infrastructure and identify improvements that could be made to the streetscape during the construction of the new Warren County Justice Center.

As a member of the steering committee, which was comprised of local business owners and other community stakeholders, I want to thank you for allowing me to be a part of this exciting process. This group came together with other residents and interested parties within the city to create concept alternatives. The concepts were reviewed by over 100 community members at an open house and were presented to various other local groups and committees. The steering committee used this process to draft a final plan and ultimately recommend that the Indianola City Council adopt the Indianola Downtown Square Master Plan.

We believe this master plan will create a more pedestrian friendly and inviting space where businesses can thrive and where residents and visitors will choose to spend time. We look forward to the plan being implemented in the near future. The process used to adopt this plan involved all of the key constituents and also included receiving feedback from multiple sources at public meetings as well as online. It is for the reasons listed above and many more that Simpson College supports the Indianola Square Downtown Master Plan for the American Planning Association, Iowa Chapter 2019 Award for Urban Design.

Sincerely,

Bob Lane '81
Vice President for College Advancement

Office of College Advancement

MEMO OF SUPPORT

Aug 14, 2019

To Whom It May Concern:

On behalf of the Warren County Economic Development Corporation (WCEDC), please accept this letter of support for the City of Indianola Downtown Square Master Plan.

In September of 2018 The City of Indianola, the Indianola Chamber of Commerce, and Warren County Economic Development Corp. teamed up to have the Iowa Economic Development Authority conduct a downtown assessment on Indianola's Downtown Square. This process surveyed hundreds of our community members and engaged residents and business owners in several input meetings. The assessment resulted in six key areas of focus, one of which focused the Downtown Square's infrastructure and identified improvements that could be made to the streetscape.

A local steering committee made up of business owners in the Downtown Square, residents and other interested parties within the City worked to create concept alternatives. The concepts were reviewed by over 100 community members at an open house and were presented to other local groups and committees. The steering committee used this process to draft a final plan and ultimately recommend that the Indianola City Council adopt the Indianola Downtown Square Master Plan.

It is our belief that the Indianola Downtown Square Master Plan will create a more pedestrian friendly and more inviting and walkable space where businesses thrive and residents and visitors choose to spend time. We anticipate a great benefit to our community that results directly from this work. The aforementioned planning and community involvement lends credence to the efforts to be undertaken for this project. WCEDC supports the Indianola Downtown Square Master Plan for the American Planning Association, Iowa Chapter 2019 award for Urban Design.

Sincerely,

A handwritten signature in blue ink that reads "Rachel Gocken".

Rachel Gocken, Executive Director

Warren County Economic Development Corp.

Warren County Economic Development Corp.

111 N. Buxton Street – Indianola, IA 50125 | 515-961-1067 | www.wcedc.com



American Planning Association, Iowa Chapter

August 13, 2019

Dear Sir/Madam:

Indianola is a county seat where the initial county courthouse and downtown square was built in 1851 where settlers gathered, traded for goods, and conducted official business. Overtime, the downtown square transformed into the heart of the community where residents continue to focus on commerce. Today, the Indianola downtown square consists of buildings that are over 100 years old and as you can imagine needs some badly needed attention.

In September of 2018, the City of Indianola, the Indianola Chamber of Commerce and the Warren County Economic Development took a visionary approach to identify potential enhancements to the downtown square. This partnership enabled the Iowa Economic Development Authority to conduct a Downtown Square Assessment. To gather as much input as possible, the Assessment included an online survey taken by more than 200 community members, two community meetings attended by over 50 residents, and interviews with key stakeholders in the community. The results of the Assessment recommended the City of Indianola focus on six key areas, one of which was to look at the downtown square's infrastructure and identify improvements that could be made to the streetscape, which could be done at the same time as the construction of the new Warren County Justice Center.

The planning process was facilitated by Bolton & Menke and led by a local steering committee made up of downtown business owners, residents, and other interested parties within the City who worked together to create a vision and ideas to improve the downtown. The concepts were reviewed by over 100 community members at an open house and were presented to various other local groups and committees. After thoughtful consideration, the steering committee used input from the public to draft a final plan and ultimately recommend that the Indianola City Council adopt the Indianola Downtown Square Master Plan.

The Indianola Chamber of Commerce was a champion and active participant in this process. We proudly support and recommend the Indianola Downtown Square Master Plan for the American Planning Association, Iowa Chapter, 2019 Urban Design Award. We believe the Master Plan will create a more pedestrian friendly, inviting and activated space where businesses thrive, and residents and visitors choose to spend time. We look forward to the plan being implemented by the City of Indianola.

Sincerely,

Brenda Easter

Brenda Easter
President & CEO



Community Development

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

Code Enforcement Tracking Report

Case Status	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	8/7/2019	Nuisance Smell	1104 West Boston Ave	8/7/2019		Offensive smell coming from backyard of property. Spoke with resident on 8/13 and agreed on a 7 day window to have backyard cleaned.	8/20/2019	
Open	8/13/2019	Tall Grass/Weeds	901/902 Summerset Place	8/13/2019		Tall Grass and weeds over 2' along silt fence on west property line. Talked with property owner who stated it would be taken care of.	8/20/2019	
Open	8/13/2019	Junk	204 North J Street	8/13/2019		Owner contacted and agreed on a 7 day window to have property cleaned.	8/20/2019	
Open		Abandon/Unsafe Building	911 N C Street	3/28/2019	4/5/2019	Notice of unsafe building issued. Property owner has applied for a building permit. Final completion due by July 5, 2019.	8/20/2019	
Open	8/5/2019	Tall Grass/Weeds	Corner of 14th/E Hillcrest Ave	8/7/2019		Staff is currently working with the property owner and the party responsible for mowing to get this resolved.	8/21/2019	
Open		Unsafe Building	306 S F Street	4/17/2018	5/6/2019	Property owned by United States Dept Of Agriculture. Attempting to make contact with property owner.	8/21/2019	
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	8/21/2019	
Open		Unsafe Building	208 N Jefferson Way	4/17/2018		Property owner awaiting closing of City D&D lot to demolish homes.	8/21/2019	
Open		Unsafe Building	206 N Jefferson	4/17/2018		Property owner awaiting closing of City D&D lot to demolish homes.	8/21/2019	
Open		Junk/Junk Vehicles	1105 E Salem	4/22/2019	4/26/2019	Property has made progress, but still needs to be completed.	8/21/2019	
Open	8/14/2019	Sump Pump	1101 North Buxton	8/15/2019		Two discharge hoses extending across both sidewalks	8/22/2019	



Community Development

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Code Enforcement Tracking Report

Open	8/4/2019	Abandoned Vehicle	1215 E Girard	8/5/2019	8/16/2019	Property has been mowed but abandoned Chevy Malibu remains. Letter sent on vehicle	8/23/2019	
Open		Unsafe Building	210 N Jefferson	7/29/2019	7/31/2019	Relative of the property owner claimed the home would be rehabbed. Dumpster was on site for a few weeks, but is now gone. Notice of unsafe building issued.	8/31/2019	
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. Final completion due by September 24.	9/25/2019	
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.		
Open		Abandon/Unsafe Building	2103 N Jefferson	4/17/2018	5/6/2019	Municipal Infraction Issued. Property owner has discussed next steps with staff, including demolition.		
Closed	7/15/2019	Junk	206 W Iowa Ave	7/26/2019	N/A	Mattress in front yard.		7/26/2019
Closed	7/19/2019	Tall Grass/Weeds	909 N J Street	7/24/2019	8/1/2019	Upon inspection on 8/7, issue is resolved.		8/7/2019
Closed	7/19/2019	Junk/Junk Vehicles Tall Grass/Weeds	604 E Ashland	7/24/2019		Homeowner has asked for 3 weeks to get property cleaned up. Clean up complete. Shed in the backyard is used for storage and camper has current registration.		8/14/2019
Closed	7/22/2019	Overgrown bushes in alley	1006 North C St	7/24/2019	N/A	Property owner called on 7/25/19 and has someone contracted to trim the bushes and it will be done in a week.		7/26/2019
Closed	7/29/2019	Overgrown tree/bushes on Sidewalk	306 W 1st Street	7/30/2019		Property owner called on 7/30 and said it would be corrected within 24 hours.		8/1/2019
Closed	7/30/2019	Tree	110 N 1st St	7/30/2019		Tree branches low on Salem Avenue side.		7/31/2019
Closed	8/1/2019	Tall Grass/Weeds	1204 North D St	8/2/2019		Grass mowed/tree trimmed		8/8/2019
Closed	8/1/2019	Tall Grass/Weeds	511 North 1st St	8/2/2019		Grass mowed.		8/8/2019



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Closed	8/1/2019	Tall Grass/Weeds	1007 North D St	8/2/2019	8/7/2019	Grass over 6" as well as downed tree limbs. Grass mowed and branches picked and on the driveway.		8/15/2019
Closed	8/7/2019	Tall Grass/Weeds	3007 North Jefferson	8/9/2019		Relator was contacted. Issue has been resolved.		8/12/2019
Closed		Tall Grass/Weeds	513 North 1st St	7/30/2019	8/1/2019	Grass is mowed.		8/7/2019
Closed		Tree	800 W Boston	7/11/2019	7/29/2019	Upon inspection on 8/7, issue is resolved.		8/7/2019
Closed		Unsafe Building	301 West 2nd Ave	4/24/2019	4/25/2019	Issues Resolved.		8/8/2019



What's up with the Indianola Y?

Is the Indianola YMCA closing?

No, the Indianola YMCA is not closing. We are, however, working proactively with the Indianola community to determine a more financially viable path forward. Since opening in 2013, the Indianola YMCA has not generated sufficient revenue to cover its operating costs. This arrangement is not sustainable into the future.

How is the membership at the Indianola YMCA branch?

The Indianola Y currently has 2,400 membership units, representing nearly 6,300 individual members. Membership saturation in the city of Indianola is high; however, memberships anticipated from surrounding communities when the facility was constructed have not materialized.

Can Indianola sustain a YMCA branch?

The Indianola Y derives operating revenue from three sources: memberships, program fees and contributed income from donors. The Indianola YMCA has a solid membership base; however, as with any operation in the private or public field, rising costs associated with utilities, maintenance, staff and other administrative costs necessary to operate the Y have an impact on the financial performance of our branch.

Also, in keeping with the Y's mission of building healthy spirit, mind and body for all, the Y strives to make membership and programs available to anyone who can benefit from them, regardless of ability to pay. Last year alone, the Indianola Y provided nearly \$200,000 in financial assistance to members and program participants. Like any operation the YMCA is reviewing and exploring ways to improve the financial performance to remain viable and successful in its mission.

What is the YMCA doing as a response to the financial situation?

In Indianola, steps have already been taken to increase membership income by renegotiating corporate rates, making operational adjustments in staffing and contracts for services, and requesting additional financial support from community partners. The City of Indianola, as owner of the building & landlord to the Indianola YMCA, has stepped forward with \$126,000 to support needed maintenance and repairs. In addition, the YMCA of Greater Des Moines has requested additional support to offset the cost of operating and maintaining the pool from the Indianola School District and Simpson College. These organizations contributed financially to the construction of the facility but were not required to provide annual usage fees.

Where did the \$126,000 from the City come from?

The funds from the City came from a maintenance fund set up specifically for the Indianola YMCA. This fund was established by the City around the time the YMCA opened and is funded by rent payments from the YMCA to the City.

What is the relationship of the YMCA and the City of Indianola?

The Indianola YMCA opened in August 2013 to serve residents of Indianola and Warren County. The YMCA is a nonprofit organization that strengthens the foundations of community through a focus on youth development, healthy living and social responsibility. The Indianola YMCA facility is owned by the City of Indianola and operated by the YMCA of Greater Des Moines under a joint agreement. Representatives from the YMCA of Greater Des Moines and the city have been in discussions about the terms of the current agreement as well as various maintenance needs of the facility.

When does the joint agreement expire?

The duration of the agreement is 25 years and was signed in December 2011.

What can I do to help?

1. Continue to support the YMCA with your annual membership, and encourage your family, friends and neighbors to become members as well.
2. Contribute to the Indianola Y annual campaign and other fundraising efforts. All funds raised stay in Indianola.
3. Consider serving on the Indianola YMCA Advisory Board. This Board assists with fundraising, membership recruitment and other local issues important to the Indianola YMCA.

Melissa McCoy

From: Melissa McCoy
Sent: Monday, August 12, 2019 11:16 AM
Subject: Shout Out to the Police Department

Officer Ewing

I want to say thank you for the Indianola Police Department for all that's going on in this town this week that they took time out to unlock my son's car when he got locked out with his little girls; thank you so much!

Officer Wicks

I would like to say thank you Officer Wicks for helping my mother-in-law today get her dog back. You don't know how much that means to her and us. You are our hero!!

Sergeant Keller

I don't know this officer's name but my daughter Evalina wanted to wave to him and get a picture. She said, "he takes away the bad guys:. Thank you for the Badge sticker and being so nice.

Pat Allsup

Thanks so much for all your help with the multiple reports. I really appreciate your follow up and it was a pleasure to get to talk to you in person.

Thank you immensely for helping return my driver's license, debit card, credit card, insurance ID card and cash that I lost during RAGBRAI. You are an enormous help and I can't thank you enough.

Detective Metcalf

I want to thank you for letting me tag along with you for a couple days. I was better able to understand the process of investigations and how lengthy they can truly be.

Officer Marsh

I want to thank you for letting me ride along with you. I was able to learn more about what it's like to pursue a career in law enforcement.



Melissa McCoy
Director of Human Resources
City of Indianola
110 North 1st Street
Indianola, IA 50125

Office: (515) 962-5272
Fax: (515) 962-5273
mmccoy@indianolaiowa.gov

Melissa McCoy

From: Melissa McCoy
Sent: Monday, August 12, 2019 11:26 AM
Subject: Shout Out to Community Development!

To Tim, from a homeowner:

By the way, thanks for all your help, you and Charlie were great and I appreciate it.



Melissa McCoy
Director of Human Resources
City of Indianola
110 North 1st Street
Indianola, IA 50125

Office: (515) 962-5272
Fax: (515) 962-5273
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"Avoid the worst, put safety first!"

Melissa McCoy

From: Melissa McCoy
Sent: Monday, August 12, 2019 11:29 AM
Subject: Shout Out to the Fire Department

And, one more shout out today! These are great! Keep them coming!

Fire Department

Thank you to the first responders and firefighters that extracted me from my little racecar!

The calm demeanor of the gentleman helped me stay calm! The professionalism was outstanding!

On another note, I also want to mention that the responders that spoke in close proximity to me had fresh breath which was also calming.

Lastly, thank you for including my sons in the rescue. Allowing them to be close comforted both of us.

I am to fully recover. Had no broken bones or torn ligaments! I am to take it easy until my concussion clears, as you would expect.

Thank you all for your service!



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"Avoid the worst, put safety first!"

Melissa McCoy

From: Melissa McCoy
Sent: Wednesday, August 14, 2019 9:15 AM
Subject: Shout out to Parks Crew!

Just ran into some friends, Holly and Jerry Waters, over my lunch hour, who are so thrilled with Buxton Park that they sent a story idea to *Our Iowa Magazine* last week.

As you may know, the magazine features a beautiful family farm every month, and their suggestion was for the magazine to do something similar with city parks. They sent photos of Buxton Park with a glowing review, and said that they walk the park every day and think it is literally the most beautiful city park in Iowa. Sometimes they have noticed up to five of our staff working there, and acknowledged that their work, design and planning are what makes it so special. "It's a gem." "Outstanding." "Nothing else like it." "We are so fortunate to have this in Indianola."

Great job to Angie, Marty, Kelly and Joe and their seasonal staff as well!



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"Avoid the worst, put safety first!"

Melissa McCoy

From: Melissa McCoy
Sent: Wednesday, August 14, 2019 10:41 AM
Subject: Shout Out to Streets Department

From a resident:

Jason, just wanted to reply and tell you thanks! Tell your crew they did an outstanding job! Again, thank you.



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"Avoid the worst, put safety first!"



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Subject: Current Projects Update-August 16, 2019

The purpose of this memorandum is to provide a brief synopsis of different projects that may be of interest to the Council.

- **McConnell Subdivision Preliminary Plat**
 - Located west of Meadow Brooke Subdivision located at East 2nd Avenue and South 20th Street.
 - City Council approved on January 22, 2019.
- **Quail Meadows Townhomes Preliminary Plat**
 - Located on the north side of East Hillcrest Avenue between North 9th Street and the Summerset Trail.
 - Final Plat approved by Council on May 20.
 - Site development is taking place and work is progressing.
- **Autumn Ridge Subdivision Plat 3**
 - Located north of North O Street and West Kentucky Avenue.
 - City Council approved a Development Agreement on June 17.
- **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.
- **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 will review this plat at its August 19 meeting.

- **Quail Meadows 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 will first review this rezoning request 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.
- **Warren County Justice Center (115 North Howard Street)**
 - Staff has continued to meet with the General Contractor on this project to discuss site layout, utilities, closures, haul routes, etc.
 - Staff compiled a comment and questions to the County's contractor and design team on March 27. Staff received a response to this letter on April 12.
 - City is working to review stormwater improvements that were installed.
- **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.
- **West Hills Brewery (219 West Salem Avenue)**
 - City staff held a pre-application meeting with business owners on January 25
 - Building permit application and plans submitted for a new brewery on January 30.
 - City staff held follow-up meeting with applicant on February 21 on plan review comments regarding the need for a fire sprinkler system.
 - Chief Chia has approved a variance to the automatic sprinkler requirement due to an undersized water main along West Salem Avenue. A Condition of this variance calls for the installation of a fire alarm/smoke detection system and the applicant signing a hold harmless agreement.
 - Council approved the hold harmless agreement on April 15.
 - Building permits have been issued and inspections conducted.

- **Gritt Performance (983 East Hillcrest Avenue)**
 - Site plan for this project has been submitted to the City and is being reviewed by Staff and City Engineer.
 - Plan review comments returned to applicant on February 20.
 - Updated site plans were resubmitted on March 4.
 - Updated comments returned on March 18.
 - Updated site plans were resubmitted on March 26.
 - Site plan was approved on April 8.
 - Staff met with the property owner on April 10 to discuss preliminary building plans.
 - Staff met with property owner on May 23 to discuss financial assistance options.
 - Building permit application applied for on June 14.
 - Building permit comments were returned on June 25.
 - Groundwork on the site has begun.
 - Building Permit was issued on August 15.
- **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.
- **Chumbley's Auto Care (110 South Jefferson Way)**
 - Staff met with the business owner on March 15 to discuss plans for future building.
 - Staff has submitted preliminary comments on the site plan to the business owner.
 - Site plan and building permit application plan were submitted on May 10.
 - Comments were returned to the applicant on May 22.
 - Revised site plans and building permit plans were resubmitted on July 10.
 - Site plan and building permit were issued on July 17.
- **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
- **D&D Property (204 North Jefferson Way)**
 - City Council directed staff to move forward on an offer on this lot.
 - An alley vacation was recommended for approval by the Planning and Zoning Commission on May 14.
 - Council held a Public Hearing and approved the alley vacation on June 3.
- **Indianola Pediatric Dentist (2001 North 6th Street)**
 - Site plan and stormwater management plan were submitted on May 23.
 - Comments were returned to the applicant on June 2.
 - Building permit application submitted on June 13.
 - Site plan and stormwater management plan were approved on June 18.
 - Building permit comments returned on July 3.
 - Revised building permit plans were resubmitted on July 11.
 - Building permit was issued on July 15.
- **Cavitt Creek Condominiums I & II (1400 and 1500 block of North 9th Street)**
 - Site plan and stormwater management plan were submitted on June 3.
 - Cavitt Creek I, between 1404 and 1500 North 9th Street, proposes 12 duplexes (24 units)
 - Cavitt Creek II, to the west of Cavitt Creek I and 1500 North 9th Street, proposes 21 duplexes and 14 six-plexes, for a total of 126 units.
 - Site plan and stormwater management plan comments were returned to the applicant on June 20.
 - Both site plans will need to be reviewed by the Planning and Zoning Commission and approved by the City Council.
 - Revised site plans for Cavitt Creek Condominiums I were submitted on June 28.
 - Revised site plans for Cavitt Creek Condominiums II were submitted on July 10.
 - Kading Properties hosted a neighborhood meeting on July 16.
 - Revised site plan comments were returned on July 26.
 - Revised site plans for both sites were submitted on July 31.
 - Revised site plan comments were returned on August 6.
- **Hillcrest TIF Update**
 - Staff submitted all preliminary information to Attorneys to begin to TIF Update process on March 11.
 - The consultation meeting with affected taxing entities (Warren County and Indianola School District) took place on April 24.

- The public hearing for the first amendment was on May 20.
- Council approved the first amendment on June 17
- The consultation meeting for the second amendment took place on July 8 at 9AM in the Council Chambers.
- The public hearing for the second amendment took place on August 5.
- As part of the second amendment, the City is required to get consent from land owners who have agricultural land for 3 of the last 5 years. These agreements have all been received.



Community Development

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2019 Building Permit Report

<u>Permit</u>	<u>DATE Permit Issued</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>CONTRACTOR</u>	<u>CONSTRUCTION</u>	<u>Final Date</u>	<u>VALUE</u>
1	1/3/2019	Brandon Frericks	314 N 17th Street	n/a	Basement Finish		\$4,800
2	1/14/2019	Bellagio Construction	402 W 1st Street	Curtis White	Garage Addition	1/17/2019	\$6,000
3	1/15/2019	Zoo Bar / Jesse Forbes	102 W Ashland Ave	Vanderpool	Basement Alteration		\$2,000
4	1/16/2019	Dan Gripp	906 W Boston Ave	Gripp Masonry	Foundation Repair	1/17/2019	\$11,000
5	1/16/2019	Kenneth McCoy	410 S Jefferson Way	Simon Gingerich	Commerical Building		\$150,000
6	1/16/2019	Scott Johnston	410 W Ashland Ave		Garage		\$15,000
7	1/17/2019	Curtis White	402 W 1st Street	Curtis White - Family Plan	Demolition		\$0
8	1/21/2019	Construction by Cambron	400 S 8th Ct #14	Ryan Cambron	Basement Finish	3/29/2019	\$35,000
9	2/6/2019	Jaci Green	700 N G Street	Mike McClintock	Basement Finish	4/4/2019	\$13,250
10	2/13/2019	Steven Lee Vetter	206 N Buxton (rear of 126 W Ashland Ave)	Casner Construction	Commercial Remodel	3/29/2019	\$35,000
11	2/28/2019	Wade Jurney Homes	602 N 17th Street	Wade Jurney Homes	Single Family Dwelling		\$65,786
12	2/28/2019	Wade Jurney Homes	1500 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$74,145
13	2/28/2019	Wade Jurney Homes	1502 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$85,594
14	2/28/2019	Wade Jurney Homes	1504 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$78,176
15	2/28/2019	Wade Jurney Homes	1506 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$74,145
16	2/28/2019	Wade Jurney Homes	1508 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$88,083
17	2/28/2019	Wade Jurney Homes	1600 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$85,594
18	2/28/2019	Wade Jurney Homes	1602 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$74,145



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19	2/28/2019	Wade Jurney Homes	1604 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$65,786
20	2/28/2019	Wade Jurney Homes	1606 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$74,145
21	2/28/2019	Wade Jurney Homes	1700 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$78,176
22	2/28/2019	Wade Jurney Homes	1704 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$65,786
23	2/28/2019	Wade Jurney Homes	1706 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$85,594
24	2/28/2019	Wade Jurney Homes	1708 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$88,083
25	2/28/2019	Wade Jurney Homes	1710 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$74,145
26	2/28/2019	Wade Jurney Homes	1800 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$85,594
27	3/4/2019	Johnnie Lovan Taylor Builders	405 W Salem Ave	Taylor Builders	Residential Repair - Storm Damaged		\$78,174
28	3/8/2019	West Hills Brewing Company, LLC	219 W Salem Ave	James Nelson	Commerical Alteration		\$10,294
29	3/21/2019	Happe Homes	1303 South L Court	Happe Homes	Single Family Dwelling	TEMP CO	\$262,900
30	3/21/2019	Cheryl & Brad Ebert	1514 W Euclid Ave	Kintz Construction	Deck		\$7,000
31	3/21/2019	Lynden West Apartments Tulip Apartment Group Inc	1203 W 2nd Ave #A (NW Building)	Selby Construction	Deck Repair/Replacement		\$6,000
32	3/21/2019	Lynden West Apartments Tulip Apartment Group Inc	1205 W 2nd Ave #B (NE Building)	Selby Construction	Deck Repair/Replacement	5/29/2019	\$6,000
33	3/22/2019	Autumn Ridge Development	400 S 8th St. Unit 46	Autumn Ridge Development	Basement Finish	4/2/2019	\$20,000
34	3/26/2019	John Rennenger	1900 S E Drive		Garage	5/8/2019	\$7,700
35	3/28/2019	Cody Kauzlarich	106 N H Street		Residential Alteration		\$23,400
36	4/1/2019	Larry Champlin	209 South G Street		Demolition - Garage	7/26/2019	\$0
37	4/1/2019	Sun Dance Homes	908 & 910 South Y Street	Sundance Homes	Duplex		\$492,000
38	4/1/2019	Tom Gorgas - State of Iowa	1812 N 7th Street	Bergstrom Construction	Commercial Alteration	6/4/2019	\$38,966
39	4/2/2019	Horton Robinson Construction	1220 Wesley Lane	Horton Robinson Const.	Basement Finish	5/2/2019	\$29,700



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40	4/8/2019	Sage Homes/ Eric & Diane Lane	640 North N St	Sage Homes	Single Family Dwelling		\$274,000
41	4/8/2019	Ground Breaker Homes	1308 S L Court	Ground Breaker Homes	Single Family Dwelling		\$200,000
42	4/10/2019	Rasko Construction LLC	901 E Franklin	Rasko Cosntruction LLC	Garage Addtiion	5/22/2019	\$18,000
43	4/11/2019	Blackstone Exteriors, LLC	1514 W Euclid Ave	Blackstone Exteriors	Fire Repair	4/8/2019	\$120,000
44	4/12/2019	Charles Burgin	1207 South R Street		Deck Repair/Replacement		\$500
45	4/12/2019	Kenneth Doss	226 W Salem		Addition		\$76,000
46	4/18/2019	G & G Lanwcare & Landscaping	506 N Jefferson Way		Demo - Commercial	7/22/2019	\$0
47	4/18/2019	G & G Lanwcare & Landscaping	400 E 1st Ave		Demo - SFD	4/25/2019	\$0
48	4/19/2019	Peggy R Cutts	400 S 8th Court, Unit 9		Basement Finish		\$7,600
49	4/19/2019	Orton Homes	1310 N 9th Street	Orton Homes	Single Family Dwelling		\$300,000
50	4/22/2019	Orton Homes	1009 E Madison Ave	Orton Homes	Single Family Dwelling		\$300,000
51	4/21/2019	Jerry's Homes	1703 E Clinton Ave	Jerry's Homes	Basement Finish		\$15,000
52	4/23/2019	Valerie Burton	1610 W Detroit Ave		Garage		\$15,000
53	4/23/2019	Robert Cooper	406 E Ashland Ave		Carport		\$300
54	4/24/2019	Carol Hartgrave	209 S G Street		Demolition - Attached Porch	7/26/2019	\$0
55	4/24/2019	Jason Martin	104 S Kenwood Blvd	First Call Resotration/Remodeling	Home Restoration		\$65,575
56	5/1/2019	Tim Morris	1204 E 2nd Ave	Maple Creek Construction	Commercial Alteration	5/28/2019	\$31,690
57	5/1/2019	Jon Backstrom	911 N C Street		Porch Deck/ Repair		\$300
58	5/7/2019	Neil Brankis	1105 RobinGlenn Drive	Midwest Builders	Deck		\$25,000
59	5/8/2019	Bill Hellmann	1207 N Jefferson Way	Davaco, LP	Commercial Remodel		\$50,000
60	5/13/2019	Elizabeth Barrian	404 N 17th Street	Fred Elsinga	Residential Deck Addition	6/10/2019	\$4,000
61	5/15/2019	R & L Consturction	705 W 4th Ave		Residential Restoration		\$6,000
62	5/20/2019	Carla Weed	402 W 2nd Ave		Demolition - Garage	7/17/2019	\$0
63	5/23/2019	Doering Properties, LLC	902 Summerset Place	Rodney Curtis	Single Family Dwelling		\$121,500



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64	5/23/2019	Doering Properties, LLC	904 Summerset Place	Rodney Curtis	Single Family Dwelling		\$121,500
65	5/23/2019	Doering Properties, LLC	906 Summerset Place	Rodney Curtis	Single Family Dwelling		\$121,500
66	5/23/2019	Doering Properties, LLC	908 Summerset Place	Rodney Curtis	Single Family Dwelling		\$121,500
67	5/23/2019	Doering Properties, LLC	1000 Summerset Place	Rodney Curtis	Single Family Dwelling		\$121,500
68	5/23/2019	Doering Properties, LLC	1002 Summerset Place	Rodney Curtis	Single Family Dwelling		\$121,500
69	5/23/2019	Doering Properties, LLC	1004 Summerset Place	Rodney Curtis	Single Family Dwelling		\$121,500
70	5/23/2019	Doering Properties, LLC	1006 Summerset Place	Rodney Curtis	Single Family Dwelling		\$121,500
71	5/24/2019	Autumn Ridge Development	1508 W Iowa	Autumn Ridge Development	Single Family Dwelling		\$150,000
72	5/24/2019	Overton Funerla Home	501 West Ahsland Ave		Commerical Foundation Repair		\$900
73	5/28/2019	Kinze Construction	1911 W 5th Ave	Kinz Construction	Deck Addition	6/10/2019	\$3,500
74	5/28/2019	Crown Homes	209 W Salem	Rob Keller / Crown Homes	Commercial Alteration	8/7/2019	\$47,725
75	5/24/2019	Koeppen Construction Wet Paint Inc	1103 E Henderson Place	Wet Paint Co	Deck Repair		\$3,000
76	5/28/2019	KRM Development / Bussanmas	1109 South K Street	KRM Development	Single Family Dwelling		\$705,000
77	5/29/2019	John S Green	1413 E Girard Ave		Deck	6/5/2019	\$13,000
78	5/31/2019	Wesley Retirement Services	908 Angela Drive	Horton Robinson Const.	Residentail Alteration / Basement Finish		\$17,500
79	6/5/2019	Lucas Reidmann	1024 Scott Felton Road		Garage with Shop		\$40,000
80		Scott Seemann	605 N O Street	Spirit Building Services LLC	Single Family Dwelling		\$180,000
81	6/6/2019	Horton Robinson Construction	1305 Wesley Lane	Horton Robinson Const.	Residential Remodel		\$60,000
82	6/10/2019	Jerry's Homes	308 N 18th Street	Jerry's Homes - Adam	Single Family Dwelling		\$170,000
83	6/10/2019	Jerry's Homes	306 N 18th Street	Jerry's Homes - Adam	Single Family Dwelling		\$170,000
84	6/10/2019	Jerry's Homes	1709 E Clinton Ave	Jerry's Homes - Adam	Single Family Dwelling		\$170,000
85	6/10/2019	Jerry's Homes	1710 E Clinton Ave	Jerry's Homes - Adam	Single Family Dwelling		\$170,000
86	6/14/2019	Cody Kauzlarich	105 N G Street	Wood Resuscitation	Residential Alteration		\$12,100
87	6/17/2019	Eric Mudge	601 N 12th Street		Detached Garage		\$15,500



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88	6/24/2019	Smith Home Restoration	500 North N Street	Troy Smith	Demo - Underground Pool	6/28/2019	\$0
89	6/24/2019	Kimberly Development	2207 W 10th Ave		Single Family Dwelling		\$459,000
90	6/24/2019	Kimberly Development	2207 W 10th Ave		Garden Shed		\$16,000
91	6/25/2019	LouAnn Corrigan	507 N 17th Street		Deck	7/26/2019	\$18,350
92	7/1/2019	Chris Deckard	811 N 8th Street		Concrete Patio Porch		\$3,300
93	7/1/2019	Allegiant Homes	1105 South O Street	Allegiant Homes	Single Family Dwelling		\$345,000
94	7/2/2019	Richard Fetters	401 W Salem Ave		Residential Alteration		\$300
95	7/8/2019	Marvin Gribbins	116 W Ashland Ave		Commercial Remodel/Alteration		\$1,000
96	7/8/2019	William Sackett	111 S J Street	OFS Enterprises	Deck		\$700
97	7/15/2019	Indianola Pediatric Clinic	2001 North 6th St	Downing Construction	Commercial Dwelling		\$1,056,440
98	7/16/2019	Warren Co Habitat for Humanity	408 W 18th Place	Warren Co Habitat	Single Family Dwelling		\$90,000
99	7/17/2019	Chumbleys Auto - Tim Davison	308 E 1st Ave	Construction by Cambron	Commercial Dwelling		\$168,000
100	7/18/2019	Horton Robinson Const	2412 W 10th Ave	Horton Robinson Const.	Deck		\$4,500
101	7/18/2019	KC Inc Mimi Kelly	404 N Jefferson Way		Demo		\$0
102	7/19/2019	North American MHC LLC	5 John St		Single Family Dwelling Trailer		\$37,809
103	7/19/2019	North American MHC LLC	4 John St		Single Family Dwelling Trailer		\$37,809
104	7/19/2019	North American MHC LLC	3 John St		Single Family Dwelling Trailer		\$37,809
105	8/6/2019	North American MHC LLC	6 John St		Maintainance Garage and Storage		\$43,100
106	7/22/2019	Ground Breaker Homes	1106 S O St	Ground Breaker Homes	Single Family Dwelling		\$215,000
107	7/22/2019	Smith Home Restoration	500 North N St		Demo - Garage	7/25/2019	\$0
108	7/22/2019	Knuth Construction	801 South O Street		Deck		\$2,700



Community Development

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2019 Building Permit Report

109	7/22/2019	Jerry's Homes	506 N 17th St	Jerrys Homes	Single Family Dwelling		\$165,000
110	7/25/2019	Midwest Builders	1010 W Euclid	Midwest Builders	Porch		\$25,000
111	7/25/2019	Midwest Builders	1201 N O St	Midwest Builders	Porch		\$25,000
112	7/29/2019	Allen and Monica Goode	201 W 7th Ave	Mike Rosewalls Remodeling	Detached Garage		\$26,000
113	7/31/2019	Parkerbilt Const.	705 N C St	Parkerbilt	Deck		\$23,000
114	8/5/2019	Casner Construction	103 North H Street	Casner Construction	Deck		\$7,000
115		Neuman Brothers	1600 E Iowa Ave	Neuman Brothers	Commercial Building		
116	8/5/2019	Savannah Homes, Inc	305 N 17th St	Savannah Homes, Inc	Single Family Dwelling		\$226,000
117	8/6/2019	Richard and Tracy Herrick	1607 W 4th Ave	McNeeley Construction	Deck		\$1,170
118	8/12/2019	Ed Ferrier Construction	111 W Salem Ave	Ed Ferrier Construction	Commerical Alteration		\$3,500
119	8/14/2019	Capitol City Construction	210 W Salem Ave	Capitol City Construction	Commerical Alteration		\$46,500
120	8/15/2019	Gritt Performance	983 E Hilcrest Ave	Horizon Builders	Commercial Building		\$800,000
121	8/15/2019	Jerry's Homes	1703 E Euclid Ave	Jerry's Homes	Single Family Dwelling		\$181,000
122	8/16/2019	Jerry's Homes	400 North 18th St	Jerry's Homes	Single Family Dwelling		\$181,000
123	8/16/2019	Jerry's Homes	1710 East Detriot Place	Jerry's Homes	Single Family Dwelling		\$184,000

Diana Bowlin

From: Ryan Waller
Sent: Friday, August 23, 2019 3:26 PM
To: Ryan Waller
Subject: FW: Waller's Weekly 8.23.19
Attachments: 2019 Building Permits_August 23.pdf; August 23 Code Enforcement.pdf; Projects Update_August 23.pdf; FY21 Environmental Scan Presentation.pdf; GFOA Article on CIP Debt Financing, February 2019.pdf; Draft September 16, 2019 Agenda.pdf; Draft September 3, 2019 Agenda.pdf; IDR Fy20 Estimate.pdf

Good afternoon, all.

I hope everyone is enjoying this beautiful day. Here is this week's update email to the Mayor and City Council. As a reminder, these are also included in the City Council's agenda packets with archives for 2018 and 2019 found on the City's website at <http://indianolaiowa.gov/790/Wallers-Weekly-Update-2019>. As always, if there are any questions, please let me know.

Have a great weekend!

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

From: Ryan Waller <rwaller@indianolaiowa.gov>
Sent: Friday, August 23, 2019 3:17 PM
Subject: Waller's Weekly 8.23.19

Good afternoon, all.

I hope this finds everyone well. Below/attached are the items that make up this week's update email. As always, if there are any questions, please let me know.

Have a great weekend!

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

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Debt Financing Article – Attached, please find an article from the Government Finance Officers Association (GFOA). The GFOA was founded in 1906 and represents public finance officials throughout the United States and Canada. The association's mission is to advance excellence in public finance and does so by providing best practice guidance, consulting, and training opportunities for those in the profession. The staff and I are pleased to share that much of what is referenced in the article mirrors many of our practices and approaches.

Budgetary Environmental Scan – Attached, please find the presentation given by Andy Lent, Finance Director, at the August 19th City Council meeting.

Local Option Sales and Services Tax (LOSST) Letter – Attached is the FY20 LOSST payment estimate from the Iowa Department of Revenue (IDR) for the months of August 2019 through July 2020. This document does not include the extra transaction in November which is the FY2019 reconciliation. The IDR will either pay the city an extra amount if they were short in FY2019 from the actual LOSST total or will give an amount that future payments will be reduced if the actual amount was smaller. As staff noted during the August 19th City Council meeting, this estimate is up from initial projections to approximately \$1.2 million dollars. This is an indication of a strong local economy here in our community, as well as our county.

ISO Review – On Monday, August 19th the fire department completed a meeting with a representative from the Insurance Service Office (ISO). During the meeting the department's capabilities are rated based upon criteria set by the ISO. The resulting rating serves as a way to assess the readiness of a fire department and ultimately impacts insurance rates for not only the City, but also our residents. As Chief Chia noted during Monday's City Council meeting, initial feedback from our review was very positive due to the recent staffing adjustments and the updating of our Fire Department's fleet. We will share the rating once it is received.

County Workshop – Earlier today the County held a workshop on the jail/courthouse project. Staff was in attendance for a majority of the meeting. It seemed that the general consensus was that the meeting currently scheduled for this coming Tuesday may be premature until a determination is made regarding the Square as the location for the project. Information concerning the Tuesday meeting was emailed to the City Council on August 15th and 21st. We

are not sure if the meeting will be rescheduled. If we learn of anything to the contrary we will let you know. The meeting on Tuesday, August 27th is at Norwalk City Hall at 6 PM.

Labor Day – City offices will be closed on Monday, September 2nd for the Labor Day holiday. As this holiday falls on a City Council meeting day, please remember that the City Council meeting will be moved to Tuesday, September 3rd.

Comprehensive Plan Update – Thanks for everyone's help on spreading the word on the Comprehensive Plan Survey. A total of 1,634 surveys were completed. The Project Management team is scheduled to meet next week to discuss the results and next steps. Information on the Comprehensive Plan Update can be found at www.elevateindianola.com.

Out of the Office – I will be out of the office on August 29th and 30th. Please contact Andy Lent if you have any questions or need assistance.

Community Development Updates – Attached, please find various updates provided by the Community Development Department.

Upcoming City Council Agenda – Attached, please find the draft agendas maintained by the Clerk's Office for the 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). If there are items that you would like more information on, please let me know.



Community Development

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2019 Building Permit Report

<u>Permit</u>	<u>DATE Permit Issued</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>CONTRACTOR</u>	<u>CONSTRUCTION</u>	<u>VALUE</u>
1	1/3/2019	Brandon Frericks	314 N 17th Street	n/a	Basement Finish	\$4,800
2	1/14/2019	Bellagio Construction	402 W 1st Street	Curtis White	Garage Addition	\$6,000
3	1/15/2019	Zoo Bar / Jesse Forbes	102 W Ashland Ave	Vanderpool	Basement Alteration	\$2,000
4	1/16/2019	Dan Gripp	906 W Boston Ave	Gripp Masonry	Foundation Repair	\$11,000
5	1/16/2019	Kenneth McCoy	410 S Jefferson Way	Simon Gingerich	Commercial Building	\$150,000
6	1/16/2019	Scott Johnston	410 W Ashland Ave		Garage	\$15,000
7	1/17/2019	Curtis White	402 W 1st Street	Curtis White - Family Plan	Demolition	\$0
8	1/21/2019	Construction by Cambron	400 S 8th Ct #14	Ryan Cambron	Basement Finish	\$35,000
9	2/6/2019	Jaci Green	700 N G Street	Mike McClintock	Basement Finish	\$13,250
10	2/13/2019	Steven Lee Vetter	206 N Buxton (rear of 126 W Ashland Ave)	Casner Construction	Commercial Remodel	\$35,000
11	2/28/2019	Wade Jurney Homes	602 N 17th Street	Wade Jurney Homes	Single Family Dwelling	\$65,786
12	2/28/2019	Wade Jurney Homes	1500 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling	\$74,145
13	2/28/2019	Wade Jurney Homes	1502 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling	\$85,594
14	2/28/2019	Wade Jurney Homes	1504 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling	\$78,176
15	2/28/2019	Wade Jurney Homes	1506 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling	\$74,145
16	2/28/2019	Wade Jurney Homes	1508 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling	\$88,083
17	2/28/2019	Wade Jurney Homes	1600 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling	\$85,594
18	2/28/2019	Wade Jurney Homes	1602 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling	\$74,145



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19	2/28/2019	Wade Jurney Homes	1604 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling	\$65,786
20	2/28/2019	Wade Jurney Homes	1606 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling	\$74,145
21	2/28/2019	Wade Jurney Homes	1700 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling	\$78,176
22	2/28/2019	Wade Jurney Homes	1704 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling	\$65,786
23	2/28/2019	Wade Jurney Homes	1706 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling	\$85,594
24	2/28/2019	Wade Jurney Homes	1708 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling	\$88,083
25	2/28/2019	Wade Jurney Homes	1710 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling	\$74,145
26	2/28/2019	Wade Jurney Homes	1800 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling	\$85,594
27	3/4/2019	Johnnie Lovan Taylor Builders	405 W Salem Ave	Taylor Builders	Residential Repair - Storm Damaged	\$78,174
28	3/8/2019	West Hills Brewing Company, LLC	219 W Salem Ave	James Nelson	Commercial Alteration	\$10,294
29	3/21/2019	Happe Homes	1303 South L Court	Happe Homes	Single Family Dwelling	\$262,900
30	3/21/2019	Cheryl & Brad Ebert	1514 W Euclid Ave	Kintz Construction	Deck	\$7,000
31	3/21/2019	Lynden West Apartments Tulip Apartment Group Inc	1203 W 2nd Ave #A (NW Building)	Selby Construction	Deck Repair/Replacement	\$6,000
32	3/21/2019	Lynden West Apartments Tulip Apartment Group Inc	1205 W 2nd Ave #B (NE Building)	Selby Construction	Deck Repair/Replacement	\$6,000
33	3/22/2019	Autumn Ridge Development	400 S 8th St. Unit 46	Autumn Ridge Development	Basement Finish	\$20,000
34	3/26/2019	John Rennenger	1900 S E Drive		Garage	\$7,700
35	3/28/2019	Cody Kauzlarich	106 N H Street		Residential Alteration	\$23,400
36	4/1/2019	Larry Champlin	209 South G Street		Demolition - Garage	\$0
37	4/1/2019	Sun Dance Homes	908 & 910 South Y Street	Sundance Homes	Duplex	\$492,000
38	4/1/2019	Tom Gorgas - State of Iowa	1812 N 7th Street	Bergstrom Construction	Commercial Alteration	\$38,966
39	4/2/2019	Horton Robinson Construction	1220 Wesley Lane	Horton Robinson Const.	Basement Finish	\$29,700



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40	4/8/2019	Sage Homes/ Eric & Diane Lane	640 North N St	Sage Homes	Single Family Dwelling	\$274,000
41	4/8/2019	Ground Breaker Homes	1308 S L Court	Ground Breaker Homes	Single Family Dwelling	\$200,000
42	4/10/2019	Rasko Construction LLC	901 E Franklin	Rasko Construction LLC	Garage Addition	\$18,000
43	4/11/2019	Blackstone Exteriors, LLC	1514 W Euclid Ave	Blackstone Exteriors	Fire Repair	\$120,000
44	4/12/2019	Charles Burgin	1207 South R Street		Deck Repair/Replacement	\$500
45	4/12/2019	Kenneth Doss	226 W Salem		Addition	\$76,000
46	4/18/2019	G & G Lawncare & Landscaping	506 N Jefferson Way		Demo - Commercial	\$0
47	4/18/2019	G & G Lawncare & Landscaping	400 E 1st Ave		Demo - SFD	\$0
48	4/19/2019	Peggy R Cutts	400 S 8th Court, Unit 9		Basement Finish	\$7,600
49	4/19/2019	Orton Homes	1310 N 9th Street	Orton Homes	Single Family Dwelling	\$300,000
50	4/22/2019	Orton Homes	1009 E Madison Ave	Orton Homes	Single Family Dwelling	\$300,000
51	4/21/2019	Jerry's Homes	1703 E Clinton Ave	Jerry's Homes	Basement Finish	\$15,000
52	4/23/2019	Valerie Burton	1610 W Detroit Ave		Garage	\$15,000
53	4/23/2019	Robert Cooper	406 E Ashland Ave		Carport	\$300
54	4/24/2019	Carol Hartgrave	209 S G Street		Demolition - Attached Porch	\$0
55	4/24/2019	Jason Martin	104 S Kenwood Blvd	First Call Restoration/Remodeling	Home Restoration	\$65,575
56	5/1/2019	Tim Morris	1204 E 2nd Ave	Maple Creek Construction	Commercial Alteration	\$31,690
57	5/1/2019	Jon Backstrom	911 N C Street		Porch Deck/ Repair	\$300
58	5/7/2019	Neil Brankis	1105 Robin Glenn Drive	Midwest Builders	Deck	\$25,000
59	5/8/2019	Bill Hellmann	1207 N Jefferson Way	Davaco, LP	Commercial Remodel	\$50,000
60	5/13/2019	Elizabeth Barrian	404 N 17th Street	Fred Elsinga	Residential Deck Addition	\$4,000
61	5/15/2019	R & L Construction	705 W 4th Ave		Residential Restoration	\$6,000
62	5/20/2019	Carla Weed	402 W 2nd Ave		Demolition - Garage	\$0
63	5/23/2019	Doering Properties, LLC	902 Summerset Place	Rodney Curtis	Single Family Dwelling	\$121,500



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64	5/23/2019	Doering Properties, LLC	904 Summerset Place	Rodney Curtis	Single Family Dwelling	\$121,500
65	5/23/2019	Doering Properties, LLC	906 Summerset Place	Rodney Curtis	Single Family Dwelling	\$121,500
66	5/23/2019	Doering Properties, LLC	908 Summerset Place	Rodney Curtis	Single Family Dwelling	\$121,500
67	5/23/2019	Doering Properties, LLC	1000 Summerset Place	Rodney Curtis	Single Family Dwelling	\$121,500
68	5/23/2019	Doering Properties, LLC	1002 Summerset Place	Rodney Curtis	Single Family Dwelling	\$121,500
69	5/23/2019	Doering Properties, LLC	1004 Summerset Place	Rodney Curtis	Single Family Dwelling	\$121,500
70	5/23/2019	Doering Properties, LLC	1006 Summerset Place	Rodney Curtis	Single Family Dwelling	\$121,500
71	5/24/2019	Autumn Ridge Development	1508 W Iowa	Autumn Ridge Development	Single Family Dwelling	\$150,000
72	5/24/2019	Overton Funeral Home	501 West Ashland Ave		Commercial Foundation Repair	\$900
73	5/28/2019	Kinze Construction	1911 W 5th Ave	Kinz Construction	Deck Addition	\$3,500
74	5/28/2019	Crown Homes	209 W Salem	Rob Keller / Crown Homes	Commercial Alteration	\$47,725
75	5/24/2019	Koeppen Construction Wet Paint Inc	1103 E Henderson Place	Wet Paint Co	Deck Repair	\$3,000
76	5/28/2019	KRM Development / Bussanmas	1109 South K Street	KRM Development	Single Family Dwelling	\$705,000
77	5/29/2019	John S Green	1413 E Girard Ave		Deck	\$13,000
78	5/31/2019	Wesley Retirement Services	908 Angela Drive	Horton Robinson Const.	Residential Alteration / Basement Finish	\$17,500
79	6/5/2019	Lucas Reidmann	1024 Scott Felton Road		Garage with Shop	\$40,000
80	8/19/2019	Scott Seemann	605 N O Street	Spirit Building Services LLC	Single Family Dwelling	\$180,000
81	6/6/2019	Horton Robinson Construction	1305 Wesley Lane	Horton Robinson Const.	Residential Remodel	\$60,000
82	6/10/2019	Jerry's Homes	308 N 18th Street	Jerry's Homes - Adam	Single Family Dwelling	\$170,000
83	6/10/2019	Jerry's Homes	306 N 18th Street	Jerry's Homes - Adam	Single Family Dwelling	\$170,000
84	6/10/2019	Jerry's Homes	1709 E Clinton Ave	Jerry's Homes - Adam	Single Family Dwelling	\$170,000
85	6/10/2019	Jerry's Homes	1710 E Clinton Ave	Jerry's Homes - Adam	Single Family Dwelling	\$170,000
86	6/14/2019	Cody Kauzlarich	105 N G Street	Wood Resuscitation	Residential Alteration	\$12,100
87	6/17/2019	Eric Mudge	601 N 12th Street		Detached Garage	\$15,500



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88	6/24/2019	Smith Home Restoration	500 North N Street	Troy Smith	Demo - Underground Pool	\$0
89	6/24/2019	Kimberly Development	2207 W 10th Ave		Single Family Dwelling	\$459,000
90	6/24/2019	Kimberly Development	2207 W 10th Ave		Garden Shed	\$16,000
91	6/25/2019	LouAnn Corrigan	507 N 17th Street		Deck	\$18,350
92	7/1/2019	Chris Deckard	811 N 8th Street		Concrete Patio Porch	\$3,300
93	7/1/2019	Allegiant Homes	1105 South O Street	Allegiant Homes	Single Family Dwelling	\$345,000
94	7/2/2019	Richard Fetters	401 W Salem Ave		Residential Alteration	\$300
95	7/8/2019	Marvin Gribbins	116 W Ashland Ave		Commercial Remodel/Alteration	\$1,000
96	7/8/2019	William Sackett	111 S J Street	OFS Enterprises	Deck	\$700
97	7/15/2019	Indianola Pediatric Clinic	2001 North 6th St	Downing Construction	Commercial Dwelling	\$1,056,440
98	7/16/2019	Warren Co Habitat for Humanity	408 W 18th Place	Warren Co Habitat	Single Family Dwelling	\$90,000
99	7/17/2019	Chumbleys Auto - Tim Davison	308 E 1st Ave	Construction by Cambron	Commercial Dwelling	\$168,000
100	7/18/2019	Horton Robinson Const	2412 W 10th Ave	Horton Robinson Const.	Deck	\$4,500
101	7/18/2019	KC Inc Mimi Kelly	404 N Jefferson Way		Demo	\$0
102	7/19/2019	North American MHC LLC	5 John St		Single Family Dwelling Trailer	\$37,809
103	7/19/2019	North American MHC LLC	4 John St		Single Family Dwelling Trailer	\$37,809
104	7/19/2019	North American MHC LLC	3 John St		Single Family Dwelling Trailer	\$37,809
105	8/6/2019	North American MHC LLC	6 John St		Maintenance Garage and Storage	\$43,100
106	7/22/2019	Ground Breaker Homes	1106 S O St	Ground Breaker Homes	Single Family Dwelling	\$215,000
107	7/22/2019	Smith Home Restoration	500 North N St		Demo - Garage	\$0
108	7/22/2019	Knuth Construction	801 South O Street		Deck	\$2,700



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109	7/22/2019	Jerry's Homes	506 N 17th St	Jerrys Homes	Single Family Dwelling	\$165,000
110	7/25/2019	Midwest Builders	1010 W Euclid	Midwest Builders	Porch	\$25,000
111	7/25/2019	Midwest Builders	1201 N O St	Midwest Builders	Porch	\$25,000
112	7/29/2019	Allen and Monica Goode	201 W 7th Ave	Mike Rosewalls Remodeling	Detached Garage	\$26,000
113	7/31/2019	Parkerbilt Const.	705 N C St	Parkerbilt	Deck	\$23,000
114	8/5/2019	Casner Construction	103 North H Street	Casner Construction	Deck	\$7,000
115		Neuman Brothers	1600 E Iowa Ave	Neuman Brothers	Commercial Building	
116	8/16/2019	Savannah Homes, Inc	305 N 17th St	Savannah Homes, Inc	Single Family Dwelling	\$226,000
117	8/6/2019	Richard and Tracy Herrick	1607 W 4th Ave	McNeeley Construction	Deck	\$1,170
118	8/12/2019	Ed Ferrier Construction	111 W Salem Ave	Ed Ferrier Construction	Commercial Alteration	\$3,500
119	8/14/2019	Capitol City Construction	210 W Salem Ave	Capitol City Construction	Commercial Alteration	\$46,500
120	8/15/2019	Gritt Performance	983 E Hilcrest Ave	Horizon Builders	Commercial Building	\$800,000
121	8/15/2019	Jerry's Homes	1703 E Euclid Ave	Jerry's Homes	Single Family Dwelling	\$181,000
122	8/16/2019	Jerry's Homes	400 North 18th St	Jerry's Homes	Single Family Dwelling	\$181,000
123	8/16/2019	Jerry's Homes	1710 East Detroit Place	Jerry's Homes	Single Family Dwelling	\$184,000
124	8/16/2019	Brian Becker	706 East Euclid	DMS Building CO	Garage	\$42,500
125	8/22/2019	Manny's Handyman Service	208 W Ashland Ave.	Manuel Banegas	Commercial Alteration	\$33,000



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Code Enforcement Tracking Report

Case Status	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	8/4/2019	Abandoned Vehicle	1215 E Girard	8/5/2019	8/16/2019	Property has been mowed but abandoned Chevy Malibu remains. Letter sent on vehicle	8/26/2019	
Open	8/19/2019	Tall Grass/Weeds	506 North Kenwood	8/19/2019		Tall grass present. Solid Foundation Properties manages this property and has been contacted.	8/26/2019	
Open	8/13/2019	Junk	204 North J Street	8/13/2019	8/20/2019	Owner contacted and agreed on a 7 day window to have property cleaned.	8/27/2019	
Open	8/19/2019	Tall Grass/Weeds	1400 Block of West Iowa	8/19/2019	8/20/2019	Tall grass and weeds present. Repeat issue.	8/27/2019	
Open	8/5/2019	Tall Grass/Weeds	Corner of 14th/E Hillcrest Ave	8/7/2019		Staff is currently working with the property owner and the party responsible for mowing to get this resolved.	8/28/2019	
Open	8/20/2019	Tall Grass/Weeds and Junk/Debris	209 South H Street	8/21/2019		Tall grass and weeds on front and sides of house, as well as Junk and debris in the front yard.	8/28/2019	
Open	8/20/2019	Vacant/Dangerous Building	207 South H Street	8/21/2019		Initial inspection did not note any issues. Want to recheck site for animal harborage.	8/28/2019	
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. Posting has been removed. Working with attorneys on next steps.	8/28/2019	
Open		Junk/Junk Vehicles	1105 E Salem	4/22/2019	4/26/2019	Property has made progress, but still needs to be completed.	8/28/2019	
Open		Unsafe Building	208 N Jefferson Way	4/17/2018		Property owner awaiting closing of City D&D lot to demolish homes.	8/28/2019	
Open		Unsafe Building	206 N Jefferson	4/17/2018		Property owner awaiting closing of City D&D lot to demolish homes.	8/28/2019	



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Open	8/21/2019	Over Grown Vegetation and Junked Vehicles	1701 Country Club Rd	8/21/2019	8/22/2019	Shrubs overgrown throughout the property and 4 junked vehicles. House appears to be vacant.	8/29/2019	
Open		Unsafe Building	210 N Jefferson	7/29/2019	7/31/2019	Relative of the property owner claimed the home would be rehabbed. Dumpster was on site for a few weeks, but is now gone. Notice of unsafe building issued.	8/31/2019	
Open		Unsafe Building	306 S F Street	4/17/2018	8/16/2019	Property owned by United States Dept Of Agriculture. Attempting to make contact with property owner.	9/16/2019	
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. Final completion due by September 24.	9/25/2019	
Open		Abandon/Unsafe Building	911 N C Street	3/28/2019	4/5/2019	Notice of unsafe building issued. Property owner has applied for a building permit. Property owner met with staff to discuss timeline.	10/2/2019	
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.		
Open		Abandon/Unsafe Building	2103 N Jefferson	4/17/2018	5/6/2019	Municipal Infraction Issued. Property owner has discussed next steps with staff, including demolition.		
Closed	7/15/2019	Junk	206 W Iowa Ave	7/26/2019	N/A	Mattress in front yard.		7/26/2019
Closed	7/19/2019	Tall Grass/Weeds	909 N J Street	7/24/2019	8/1/2019	Upon inspection on 8/7, issue is resolved.		8/7/2019
Closed	7/19/2019	Junk/Junk Vehicles Tall Grass/Weeds	604 E Ashland	7/24/2019		Homeowner has asked for 3 weeks to get property cleaned up. Clean up complete. Shed in the backyard is used for storage and camper has current registration.		8/14/2019
Closed	7/22/2019	Overgrown bushes in alley	1006 North C St	7/24/2019	N/A	Property owner called on 7/25/19 and has someone contracted to trim the bushes and it will be done in a week.		7/26/2019



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Closed	7/29/2019	Overgrown tree/bushes on Sidewalk	306 W 1st Street	7/30/2019		Property owner called on 7/30 and said it would be corrected within 24 hours.		8/1/2019
Closed	7/30/2019	Tree	110 N 1st St	7/30/2019		Tree branches low on Salem Avenue side.		7/31/2019
Closed	8/1/2019	Tall Grass/Weeds	1204 North D St	8/2/2019		Grass mowed/tree trimmed		8/8/2019
Closed	8/1/2019	Tall Grass/Weeds	511 North 1st St	8/2/2019		Grass mowed.		8/8/2019
Closed	8/1/2019	Tall Grass/Weeds	1007 North D St	8/2/2019	8/7/2019	Grass over 6" as well as downed tree limbs. Grass mowed and branches picked and on the driveway.		8/15/2019
Closed	8/7/2019	Tall Grass/Weeds	3007 North Jefferson	8/9/2019		Relator was contacted. Issue has been resolved.		8/12/2019
Closed	8/7/2019	Nuisance Smell	1104 West Boston Ave	8/7/2019		Upon follow up inspection, smell was no longer present.		8/20/2019
Closed	8/13/2019	Tall Grass/Weeds	901/902 Summerset Place	8/13/2019		Tall Grass and weeds over 2' along silt fence on west property line. Talked with property owner who stated it would be taken care of. Issue resolved.		8/22/2019
Closed	8/14/2019	Sump Pump	1101 North Buxton	8/15/2019		Discharge relocated.		8/20/2019
Closed		Tall Grass/Weeds	513 North 1st St	7/30/2019	8/1/2019	Grass is mowed.		8/7/2019
Closed		Tree	800 W Boston	7/11/2019	7/29/2019	Upon inspection on 8/7, issue is resolved.		8/7/2019
Closed		Unsafe Building	301 West 2nd Ave	4/24/2019	4/25/2019	Issues Resolved.		8/8/2019



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Subject: Current Projects Update-August 23, 2019

The purpose of this memorandum is to provide a brief synopsis of different projects that may be of interest to the Council.

- **McConnell Subdivision Preliminary Plat**
 - Located west of Meadow Brooke Subdivision located at East 2nd Avenue and South 20th Street.
 - City Council approved on January 22, 2019.
- **Quail Meadows Townhomes Preliminary Plat**
 - Located on the north side of East Hillcrest Avenue between North 9th Street and the Summerset Trail.
 - Final Plat approved by Council on May 20.
 - Site development is taking place and work is progressing.
- **Autumn Ridge Subdivision Plat 3**
 - Located north of North O Street and West Kentucky Avenue.
 - City Council approved a Development Agreement on June 17.
- **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.
- **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.

- **Quail Meadows 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 will first review this rezoning request 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 is to have the new lift station designed by this fall, bid by next spring, and completion by fall of 2020.
- **Warren County Justice Center (115 North Howard Street)**
 - Staff has continued to meet with the General Contractor on this project to discuss site layout, utilities, closures, haul routes, etc.
 - Staff compiled a comment and questions to the County's contractor and design team on March 27. Staff received a response to this letter on April 12.
 - City is working to review stormwater improvements that were installed.
- **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.
- **West Hills Brewery (219 West Salem Avenue)**
 - City staff held a pre-application meeting with business owners on January 25
 - Building permit application and plans submitted for a new brewery on January 30.
 - City staff held follow-up meeting with applicant on February 21 on plan review comments regarding the need for a fire sprinkler system.
 - Chief Chia has approved a variance to the automatic sprinkler requirement due to an undersized water main along West Salem Avenue. A Condition of this variance calls for the installation of a fire alarm/smoke detection system and the applicant signing a hold harmless agreement.
 - Council approved the hold harmless agreement on April 15.
 - Building permits have been issued and inspections conducted.

- **Gritt Performance (983 East Hillcrest Avenue)**
 - Site plan for this project has been submitted to the City and is being reviewed by Staff and City Engineer.
 - Plan review comments returned to applicant on February 20.
 - Updated site plans were resubmitted on March 4.
 - Updated comments returned on March 18.
 - Updated site plans were resubmitted on March 26.
 - Site plan was approved on April 8.
 - Staff met with the property owner on April 10 to discuss preliminary building plans.
 - Staff met with property owner on May 23 to discuss financial assistance options.
 - Building permit application applied for on June 14.
 - Building permit comments were returned on June 25.
 - Groundwork on the site has begun.
 - Building Permit was issued on August 15.
- **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.
- **Chumbley's Auto Care (110 South Jefferson Way)**
 - Staff met with the business owner on March 15 to discuss plans for future building.
 - Staff has submitted preliminary comments on the site plan to the business owner.
 - Site plan and building permit application plan were submitted on May 10.
 - Comments were returned to the applicant on May 22.
 - Revised site plans and building permit plans were resubmitted on July 10.
 - Site plan and building permit were issued on July 17.
- **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
- **D&D Property (204 North Jefferson Way)**
 - City Council directed staff to move forward on an offer on this lot.
 - An alley vacation was recommended for approval by the Planning and Zoning Commission on May 14.
 - Council held a Public Hearing and approved the alley vacation on June 3.
- **Indianola Pediatric Dentist (2001 North 6th Street)**
 - Site plan and stormwater management plan were submitted on May 23.
 - Comments were returned to the applicant on June 2.
 - Building permit application submitted on June 13.
 - Site plan and stormwater management plan were approved on June 18.
 - Building permit comments returned on July 3.
 - Revised building permit plans were resubmitted on July 11.
 - Building permit was issued on July 15.
- **Cavitt Creek Condominiums I & II (1400 and 1500 block of North 9th Street)**
 - Site plan and stormwater management plan were submitted on June 3.
 - Cavitt Creek I, between 1404 and 1500 North 9th Street, proposes 12 duplexes (24 units)
 - Cavitt Creek II, to the west of Cavitt Creek I and 1500 North 9th Street, proposes 21 duplexes and 14 six-plexes, for a total of 126 units.
 - Site plan and stormwater management plan comments were returned to the applicant on June 20.
 - Both site plans will need to be reviewed by the Planning and Zoning Commission and approved by the City Council.
 - Revised site plans for Cavitt Creek Condominiums I were submitted on June 28.
 - Revised site plans for Cavitt Creek Condominiums II were submitted on July 10.
 - Kading Properties hosted a neighborhood meeting on July 16.
 - Revised site plan comments were returned on July 26.
 - Revised site plans for both sites were submitted on July 31.
 - Revised site plan comments were returned on August 6.
- **Hillcrest TIF Update**
 - Staff submitted all preliminary information to Attorneys to begin to TIF Update process on March 11.
 - The consultation meeting with affected taxing entities (Warren County and Indianola School District) took place on April 24.

- The public hearing for the first amendment was on May 20.
- Council approved the first amendment on June 17
- The consultation meeting for the second amendment took place on July 8 at 9AM in the Council Chambers.
- The public hearing for the second amendment took place on August 5.
- As part of the second amendment, the City is required to get consent from land owners who have agricultural land for 3 of the last 5 years. These agreements have all been received.

City of Indianola FY2021 Environmental Scan

CITY COUNCIL MEETING

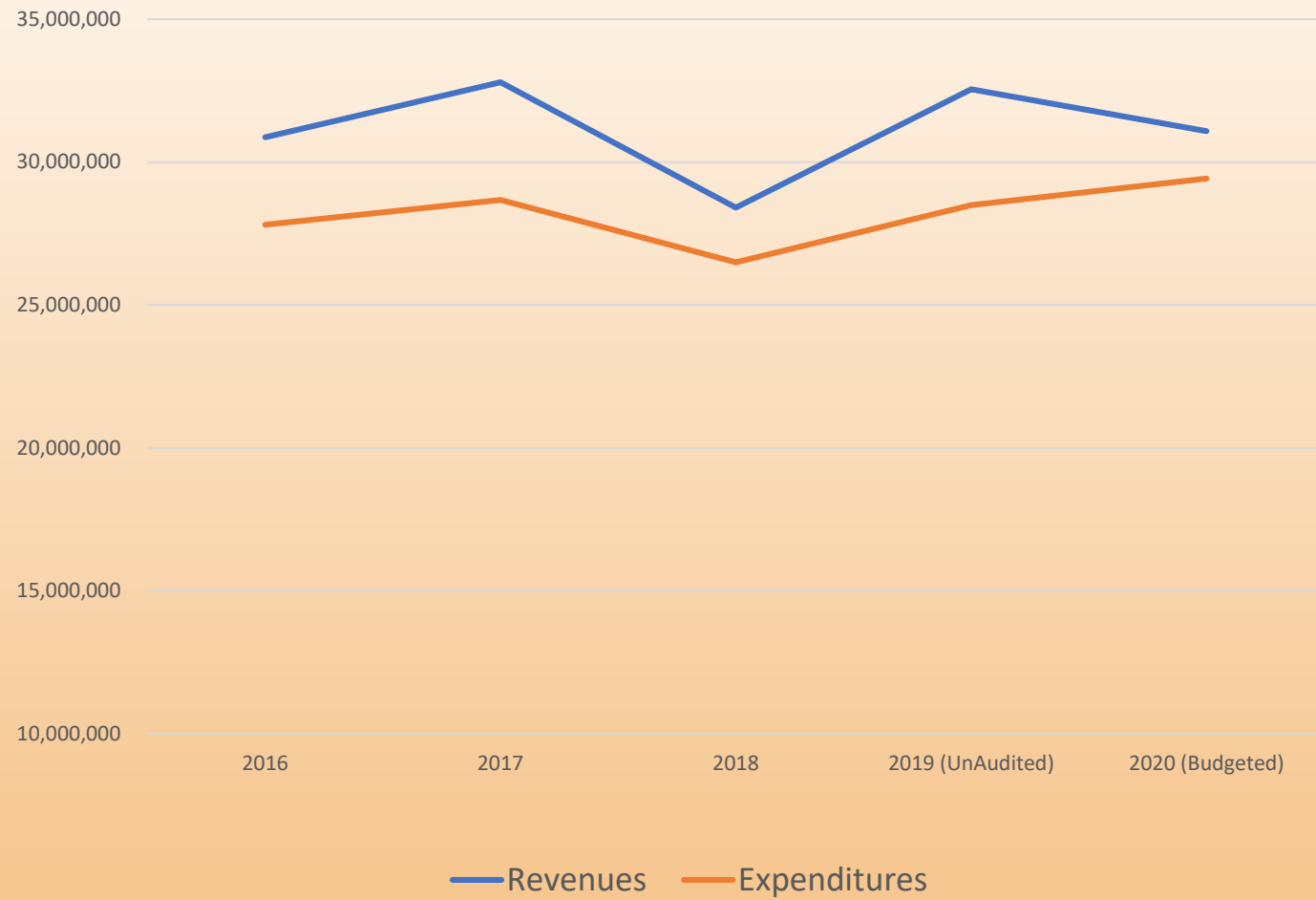
19 AUGUST 2019



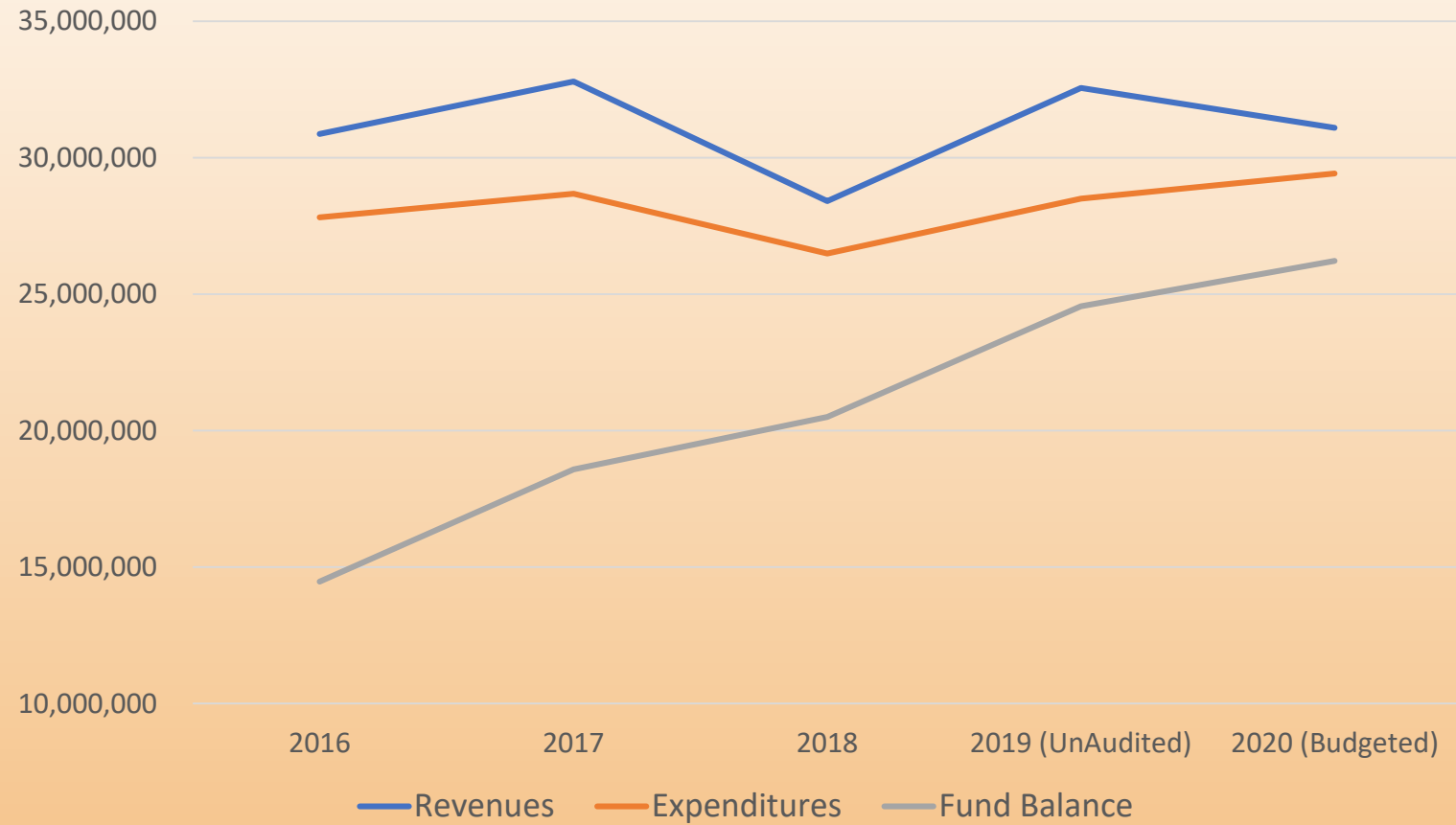
Agenda Items

- Current Status
- Revenue Forecasts
- State and National Review
- Important FY21 Budget Notes
- Upcoming Budget Process

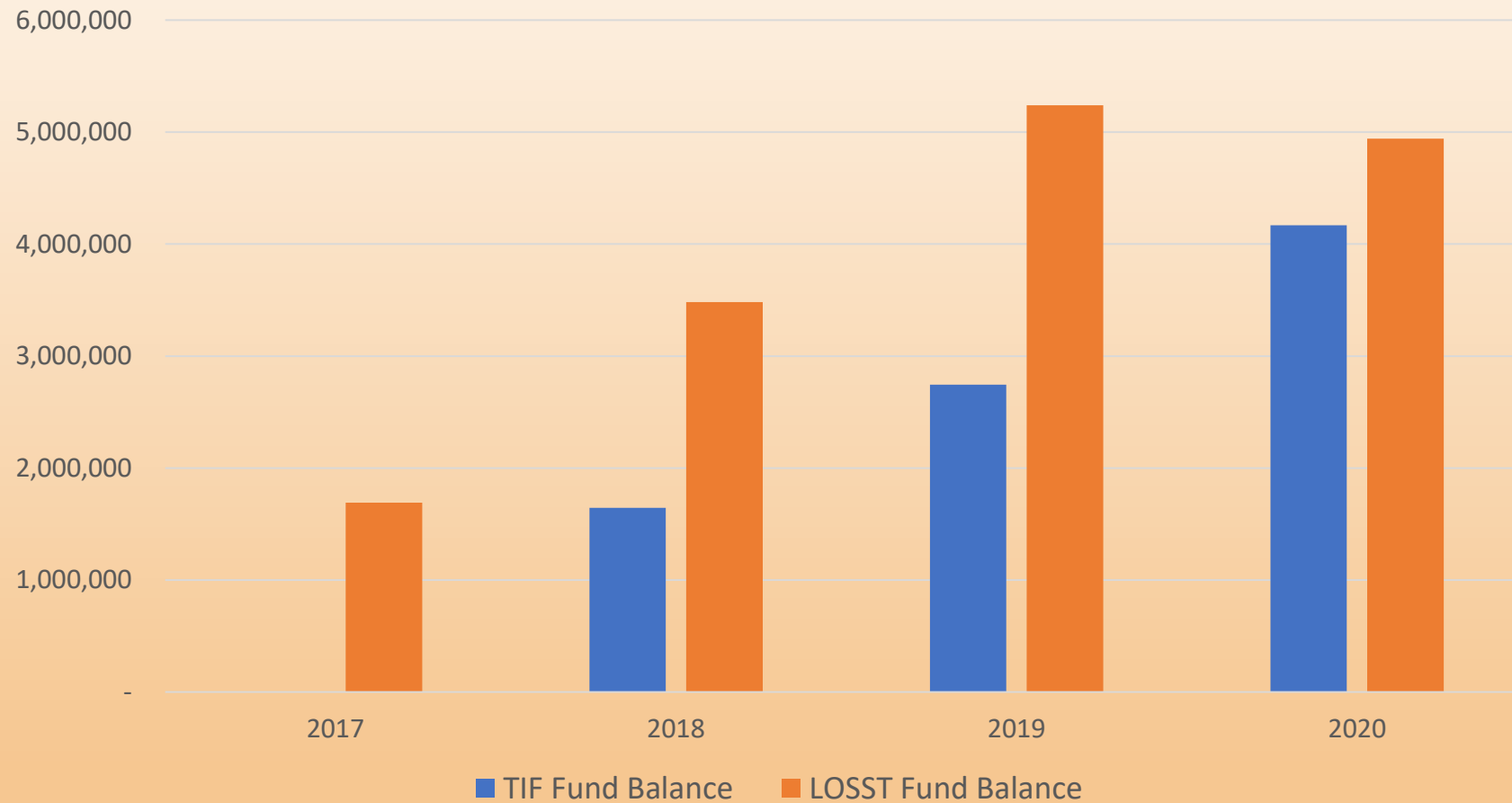
Annual Revenues and Expenditures



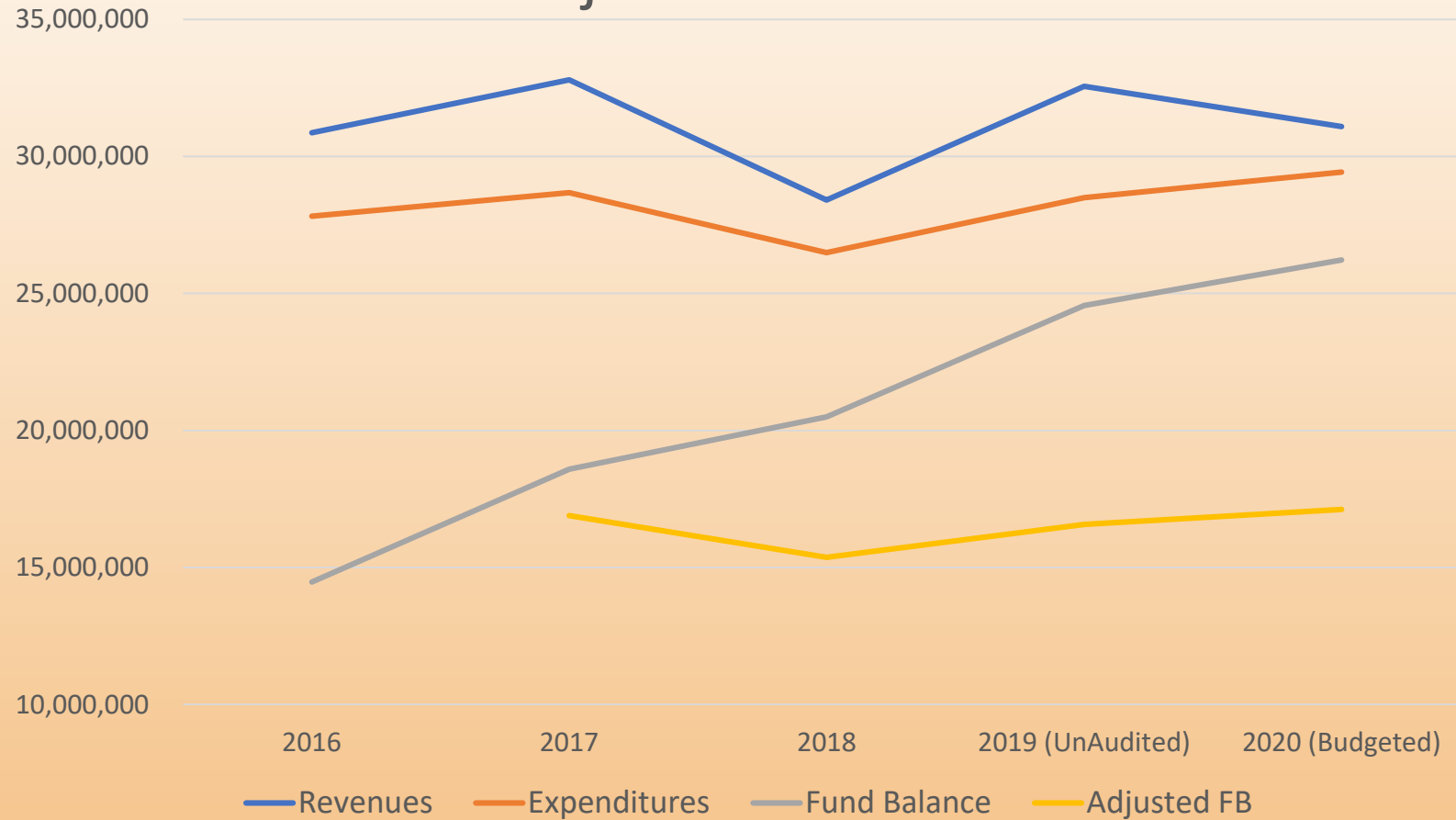
Annual Revenues, Expenditures and Fund Balance



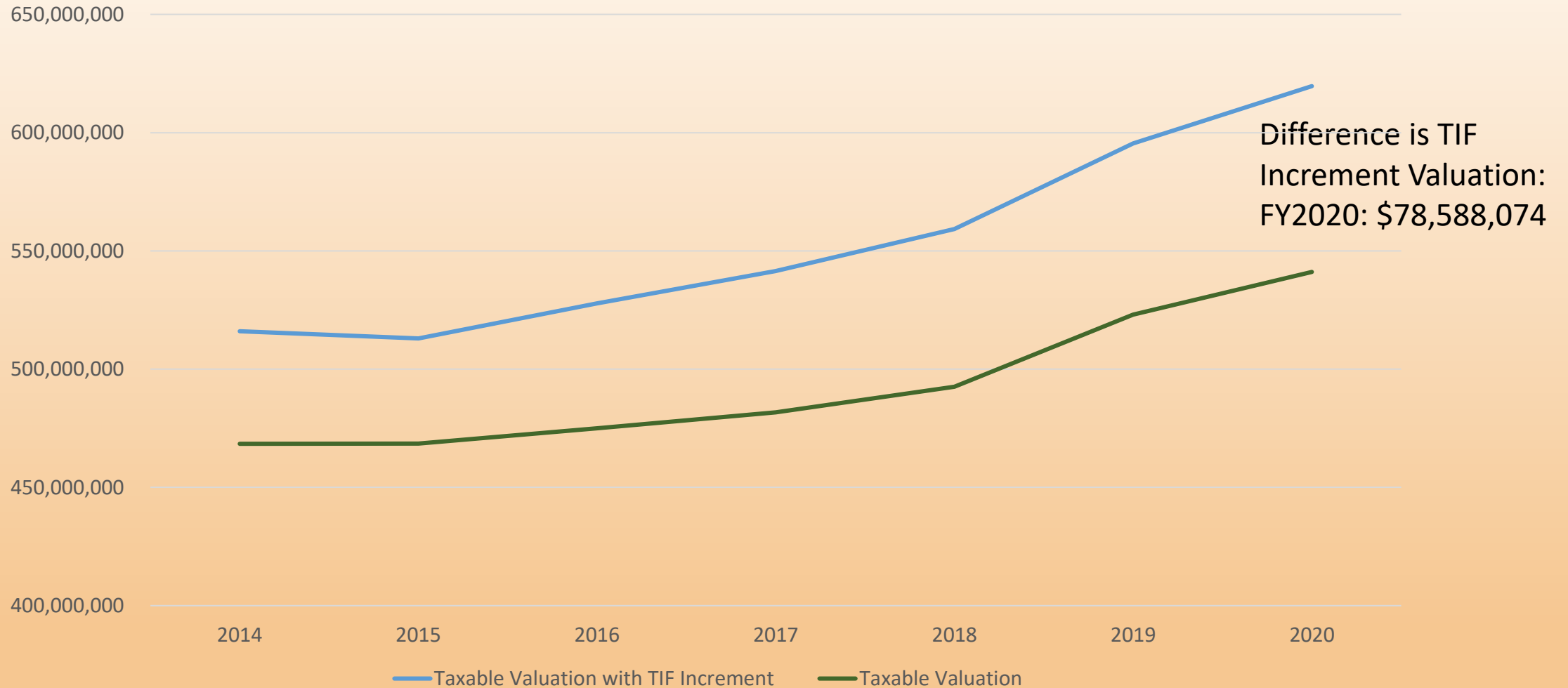
TIF and LOSST Fund Balances



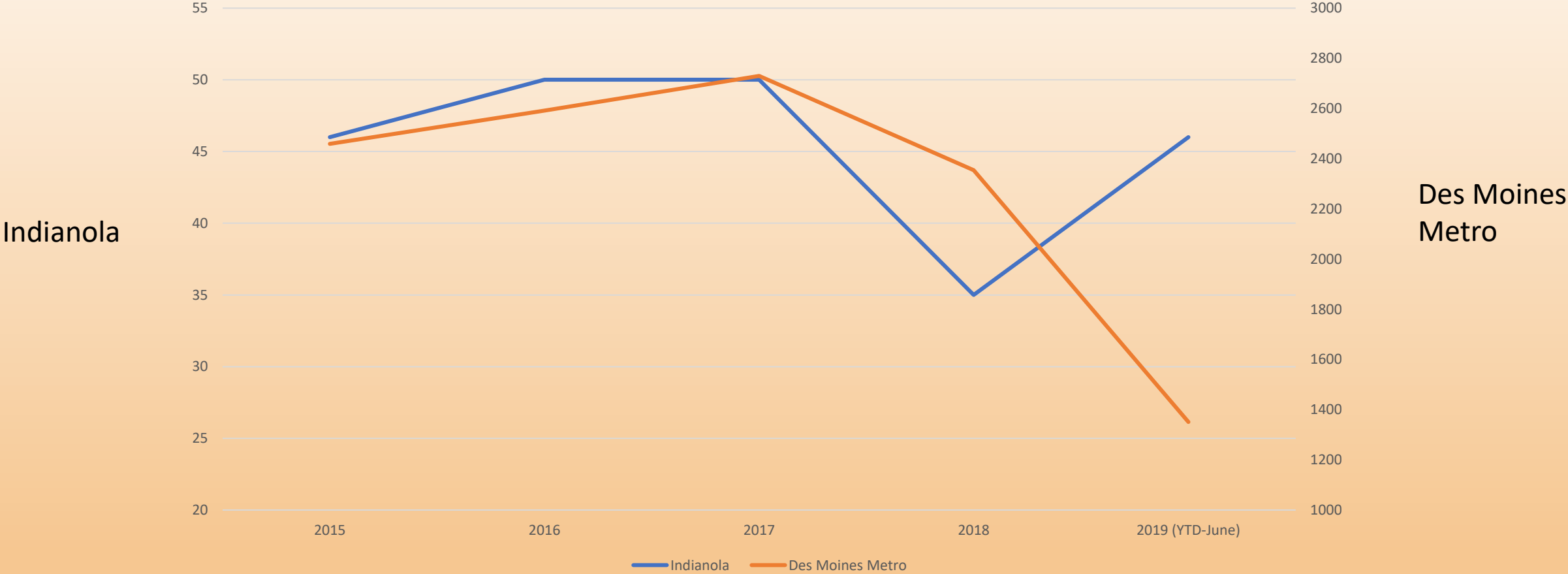
Annual Revenues, Expenditures, Fund Balance and Adjusted Fund Balance



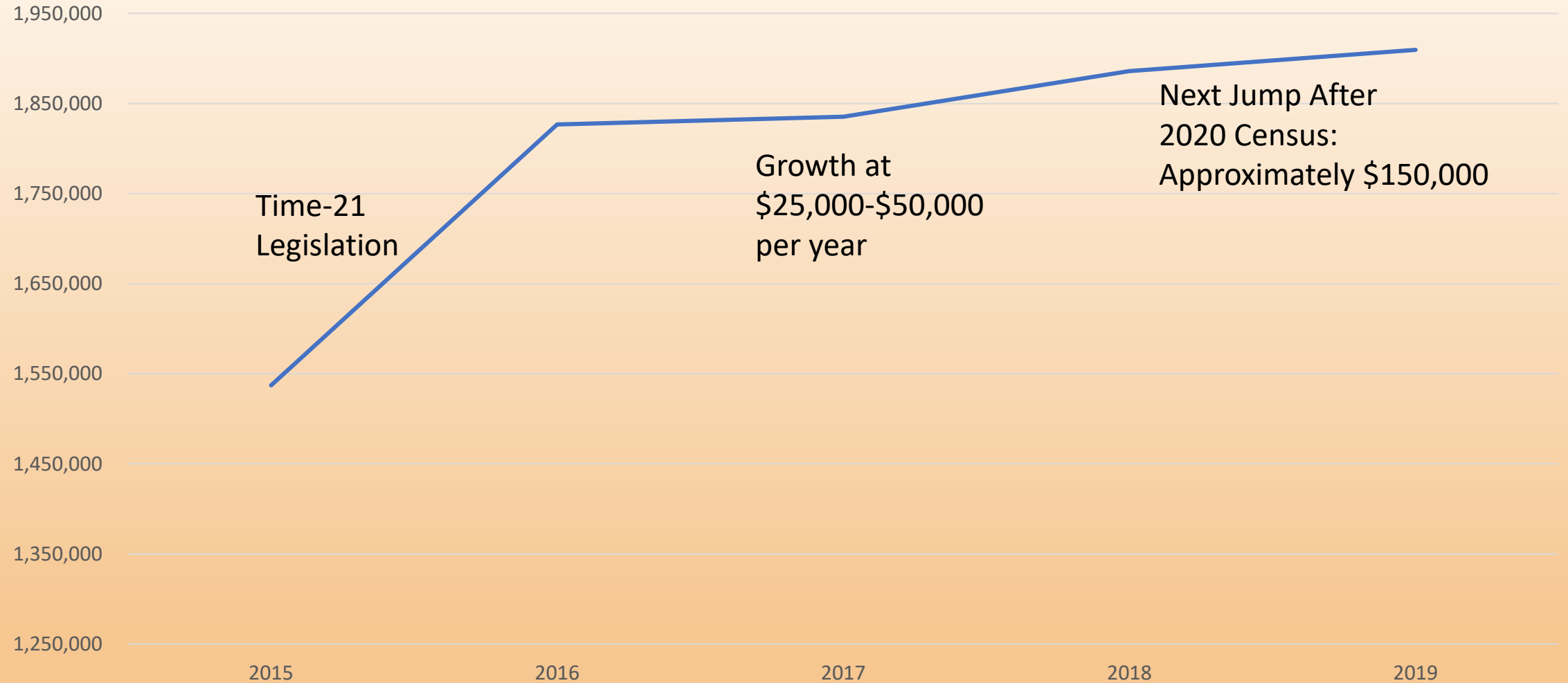
Taxable Valuation



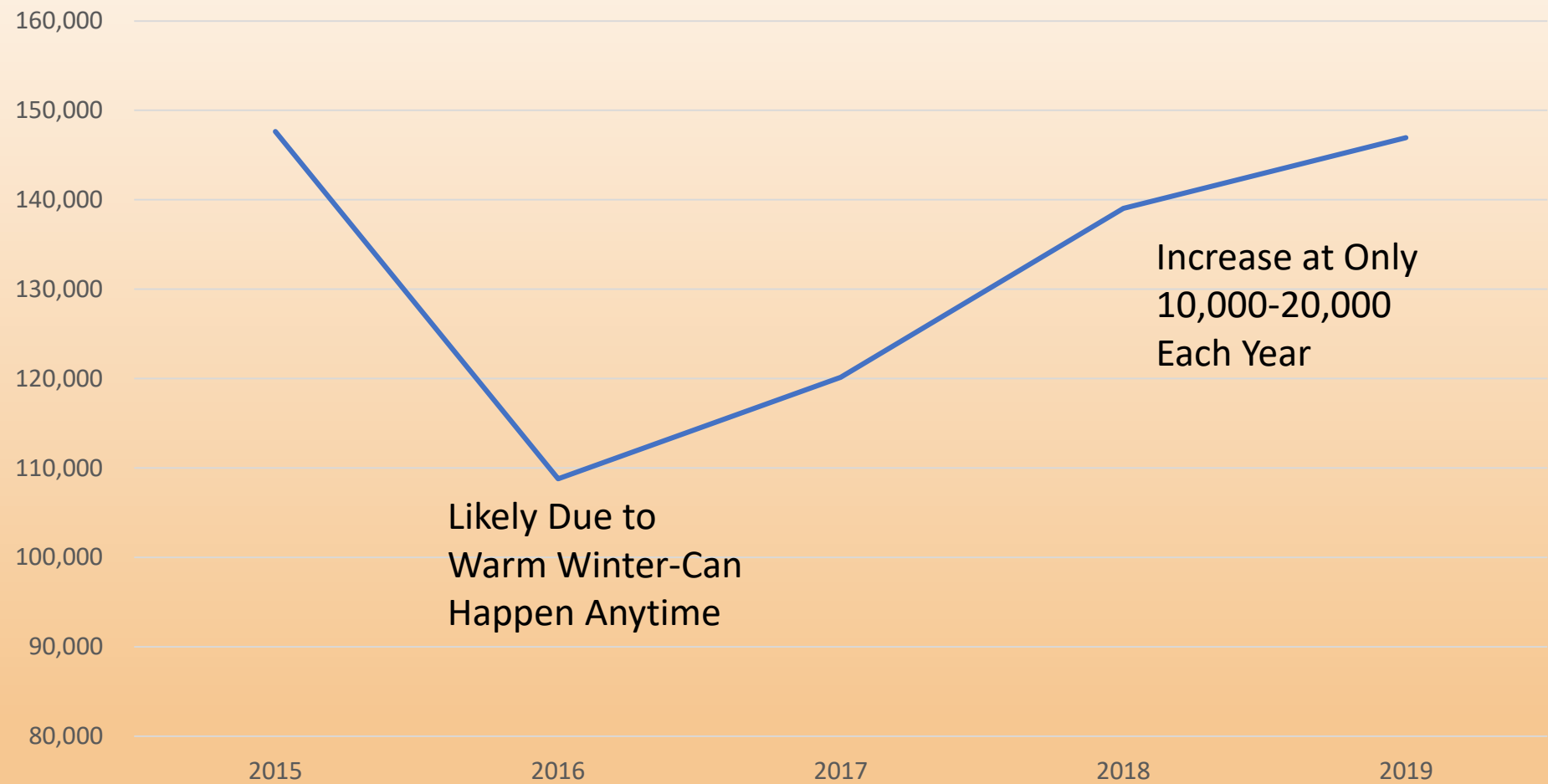
New SF Housing Permits in Indianola and Des Moines Metro



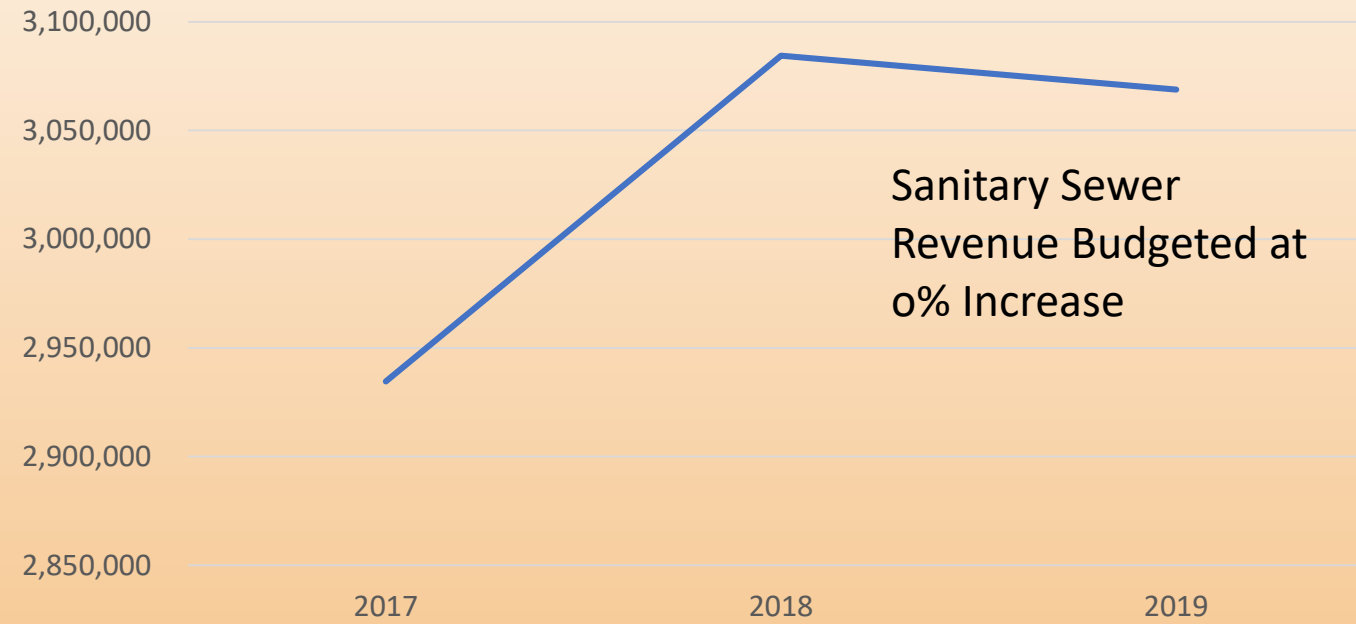
Road Use Tax Received



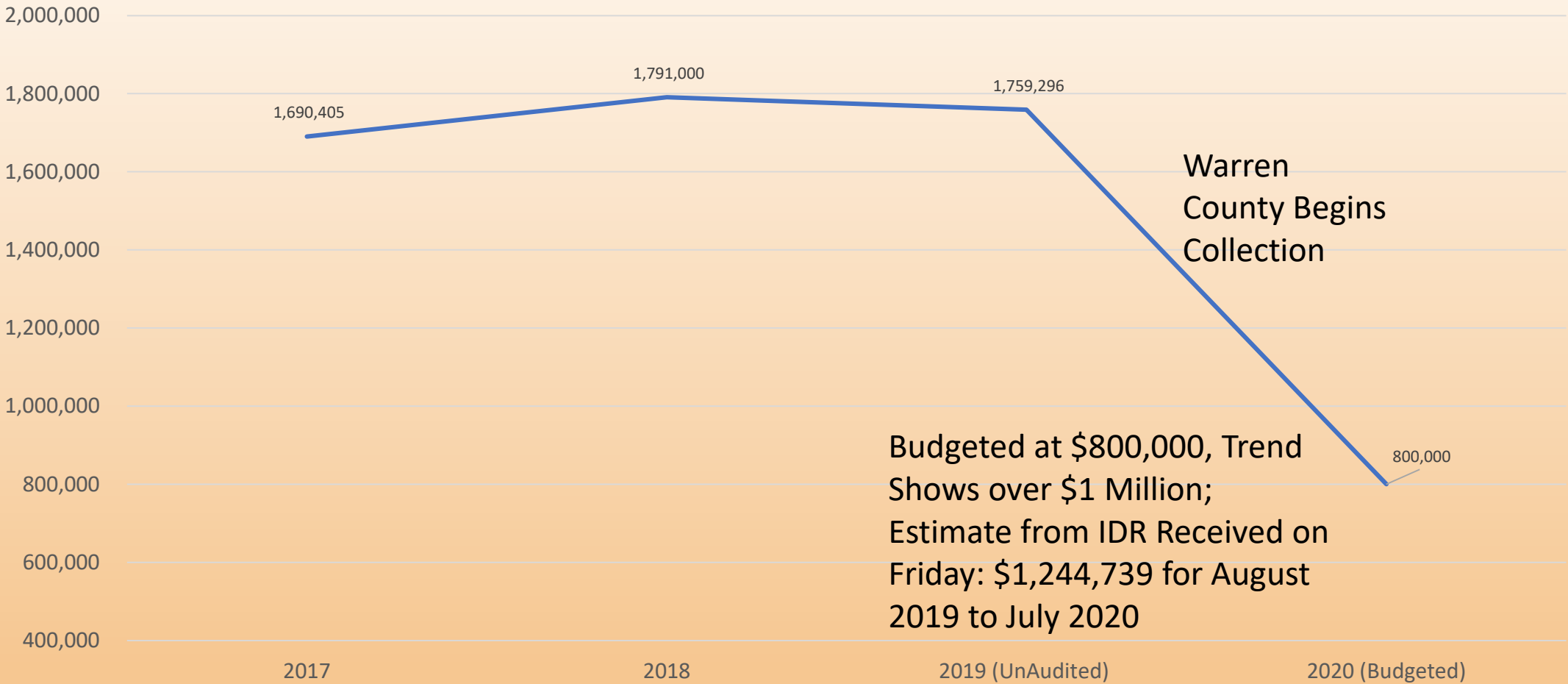
MEC Gas Franchise Fee



Residential Sanitary Sewer Revenue



Local Option Sales Tax



State and National Level

- State
 - \$1.8 Million Federal Fine for SNAP program
 - Corn and Soybean Prices Lower
 - State Budget Constraints
- National
 - Markets Falling on Recession Fears
 - Trade Talks Seem Unproductive
 - MCA Passage Seems Uncertain

Important FY2021 Budget Notes

- Warren County Reassessment
 - Some impact-uncertain at this time
- Bond Rating Change from Aa3 to Aa2
 - Will assist with future borrowing interest rate
 - Will interest rates remain lower?
 - This is the best time for borrowing for larger capital project-low interest rates and high debt capacity
- Levy Rate Still Lower in cities over 6,500 in population including Norwalk, Grimes, Polk City, Adel, and Bondurant: 14th lowest out of 62 cities



Calendar of Upcoming Budget Items

<u>Event/Purpose</u>	<u>Date/Deadline</u>	<u>Responsibility</u>
Environmental Scan Presentation	Today	Finance Director
CIP Requests	October 30	Department Heads
CIP Presentation	September 21	Finance Director
Salary and Benefit Spreadsheet	November 15	HR/Finance
Non Profits Requests	December 1	Non-Profits
Department Head Discussions	December 1-15	Finance Director/City Manager/Department Heads
New Required Revenue Public Hearing	January or March 2020	Finance Director
Budget Drafts and Discussions	January 24-February 7	Finance Director/Council
Budget Workshops	January 20/February 17	Finance Director/Council
Budget Hearing/Adoption	March 16	Finance Director/Council
Budget Submission Deadline	March 31	Finance Director

FINANCIALLY SUSTAINABLE CAPITAL PLANNING



By Shayne
Kavanagh
and Katie
Ludwig

GFOA has been developing a new approach to local government financial sustainability based on a Nobel-prize winning body of work called “common pool resource theory.” The dilemma that common pool resource theory is intended to solve is encapsulated by an economic parable called “the tragedy of the commons,” which goes as follows.

A group of farmers have common ownership of a grazing area. An individual farmer has the incentive to send his animals to the common grazing area as much as possible because the additional cost for using the grazing area is near zero (it is commonly owned). In addition, if he doesn’t send his animals, the other farmers’ animals still graze, thus depriving the individual farmer’s herd of potential food. All farmers face the same incentive, so they all send their animals to the common grazing area. The result is that the common area is eventually overgrazed and becomes barren.

A local government budget has a lot in common with the grazing area in this story. The budget is commonly owned by all the members of the community. Like the farmers, all of these stakeholders have the incentive to get as much as possible from the budget, lest they lose out to others. The eventual result is the same: a depleted resource.

Common pool resource theory offers a number of proven solutions to this dilemma, which GFOA has translated to public finance. In this article we will examine the capital planning practices of Wake County, North Carolina, and how they align with what GFOA research has found to be some of the keys to a healthy, sustainable budget.

ADOPT A LONG-TERM TIME HORIZON

To make its budget sustainable, a local government needs to take a long-term view. This is especially true for capital investment. Many governments adopt capital planning horizons beyond one year. For example, a recent GFOA survey found that 78 percent of governments that participate in GFOA’s program for distinguished presentation of annual financial reporting have a capital revenue forecast that looks at least three years into the future; 23 percent go further, with a forecast that looks at least six years into the future. Though

the prevalence of long-term forecasting in local government capital planning is a positive development, adopting a long-term mindset requires other supporting practices as well.

Balance Short- and Long-Term Perspectives. In public finance, we often think of the short term and long term as mutually exclusive options: We must choose one or the other. However, the strongest planning processes balance the two in order to inspire a long-term view, while remaining relevant to the challenges that people feel right now.

Wake County does this by establishing annual “goal areas” with its board of commissioners. The county has seven broader goal areas that remain mostly consistent from year to year. Examples include:

- *Community Health.* Promote an effective behavioral and physical health system of care and practices that benefit all residents.
- *Economic Strength.* Create a business-friendly environment to attract, retain, and grow business, diversify the economic base, and create job opportunities for all citizens.
- *Growth and Sustainability.* Establish a deliberate and realistic approach to address growth and mobility while preserving the county’s environment and healthy communities.

Each goal area has a number of more specific objectives associated with it. Then, there are even more specific initiatives associated with each objective. The objectives and initiatives provide the opportunity to address issues that are of immediate concern to the community, while remaining within a consistent long-term framework. For example, under the Growth and Sustainability goal, one of the initiatives is to maintain the affordability of transit services and address transit needs in vulnerable communities and rural areas.

When the county is considering potential capital investments, its goals, objectives, and initiatives are important influences. For example, an initiative will at times call for the development of a master plan to address some issue of the community (e.g., a park system master plan). The county’s system for evaluating whether to undertake a capital project considers the presence of an approved master plan that supports the project, allowing it to maintain a long-term coher-

To make its budget sustainable, a local government needs to take a long-term view. This is especially true for capital investment.



ency in its approach to providing services. This practice also allows the county to adjust its objectives and initiatives each year to respond to new or emerging concerns.

Checkpoints for Your Capital Planning

- ✓ Has your governing board set goals and priorities to define the community's needs?
- ✓ Are those goals and priorities used to determine capital investments?

Take a Principled Approach to Capital Investment.

The county has defined other criteria to help select capital projects, in addition to the criteria for a master plan described above. To illustrate, here are two criteria with the most direct relevance to financial sustainability:

- *Provide Operating Expense Savings.* This includes energy-saving projects, technology infrastructure, or constructing libraries instead of leasing space to provide long-term operating cost savings.
- *Maintain the Integrity of Current Capital Assets.* This includes roof replacements, building system

replacements, enterprise infrastructure replacement, and space renovations that improve service delivery.

Setting forth explicit criteria for evaluating capital investments makes it easier for the county's decision makers to keep the county's long-term interests in mind, even when they are confronted with other, shorter-term interests.

Checkpoint for Your Capital Planning

- ✓ Have you defined a small, meaningful set of criteria to guide how capital investment decisions will be made?

Provide a Fair Distribution of Costs and Benefits among Generations. Because many capital assets have a lifespan measured in decades, there is a good chance that many citizens who are present when the asset is first acquired will no longer be in the community when the asset reaches the end of its useful life. Local governments must therefore find a way to distribute the cost and benefit of assets across the successive generation of citizens who will enjoy their use. For example, if an asset is funded completely with cash, then future generations may not contribute their fair share. Conversely, if an asset is funded with debt that has a back-loaded repayment schedule, then the current generation of citizens may not be contributing their fair share.

Wake County strives to adhere to what it calls an "80/20 rule" for debt versus cash funding of its capital program: 80 percent of the project costs will be financed by debt and 20 percent funded by cash. By not relying overly on cash funding, the county avoids over-taxing the current generation of

taxpayers and frees up more current resources for high-priority current services. By using debt financing, the county can repay the cost of an asset over its useful life.

In public finance, we often think we must choose between the short term and the long term. However, the strongest planning processes balance the two in order to inspire a long-term view, while remaining relevant to the challenges that people feel right now.

Checkpoints for Your Capital Planning

- ✓ Have you defined the acceptable mix of debt and cash financing for capital projects?
- ✓ Have you defined limits on the use of back-loaded repayment schedules?

Institutionalize Long-Term

Thinking. The process for deciding how a local government will make its capital investments can be structured to encourage long-term thinking. The county tries to ground its capital planning in master plans developed for the services the county provides. The master plans are developed over multiple years, using extensive public input to assist in providing a clear, long-term vision for county services.

The master plans are most useful not only for major ongoing capital programs that require a significant portion of available county resources, but also for capital projects that aren't repeated on a routine schedule, like building a new facility. For projects that do happen regularly, like roof replacements or mechanical system replacements, the county makes sure these projects are accounted for and that the costs remain manageable.

Of course, circumstances change. Accordingly, each year Wake County reviews the last six years of its seven-year capital improvement plan (CIP) to update schedules, cost estimates, or any other important characteristics of the project that have changed. Departments can submit any new capital requests that are not in the plan. Departments are also invited to identify what Wake County calls "horizon issues," which are projects that are not included in the CIP because they do not have a funding source and/or a sufficiently refined scope, cost, or business case. Placing these projects in the category of "horizon issues" preserves the CIP as a serious planning document and keeps it from turning into a "wish list." At the same time, legitimate needs can still be identified, documented, refined over time, and considered annually.

When a department does wish to request that a project be included in the CIP, it must submit a short overview that addresses the following questions:

- What is the problem the department is trying to solve?
- Who will the project serve, and how will it improve services?
- What is the requested timing of project completion, and what is the implication if the request is delayed or denied?
- Is there a known tool or solution the department is interested in pursuing?

Wake County balances short- and long-term perspectives by establishing annual "goal areas," including community health, economic strength, and growth and stability.

- Is this a replacement or a new project?
- Is there an estimated cost at this time? ("No" is an acceptable response.)

Each spring, the updated and proposed CIP is submitted to the board before its annual budget retreat. Any capital requests that aren't included in the CIP remain horizon issues that can be reconsidered in future years.

The standardized list of questions provides for consistency in how projects are evaluated, and the opportunity for projects to be reconsidered later means that people see that they will have other chances if their project doesn't get approved. Both of these features promote a sense of fairness in Wake County's process. When people sense that a process is fair, they are more likely to support the outcomes of that process, even when the outcomes aren't aligned with that person's personal preferences.

Checkpoints for Your Capital Planning

- ✓ Are your new capital investment decisions guided by master plans with a long-term time horizon? Were they developed using input from the public?
- ✓ Do you have regular maintenance and renewal schedules for your existing assets?
- ✓ Do you have a way to recognize legitimate, but unfunded, capital needs without turning your capital improvement plan into a "wish list?"
- ✓ Have you taken steps to ensure that people feel that the process for making capital investment decisions is fair?

SET BOUNDARIES

A local government will be more financially sustainable when limits are placed on decision making and people respect those limits. When this happens, unsustainable decisions are "out of bounds." In this section, we'll discuss two types of boundaries Wake County has set to encourage sustainable capital investment in the best interest of the county and its citizens.

Debt Limitations. A recent GFOA survey showed that nearly 60 percent of governments that participate in GFOA's

program for Certificate of Achievement for Excellence in Financial Reporting have adopted a policy that places limits on the amount of debt that the government will incur. Wake County has developed a comprehensive policy on this topic. The county uses six measures of indebtedness to define boundaries. Critically, the county's policy doesn't just identify each measure — it also describes parameters that the county wants to remain within. These parameters were arrived at primarily through consultation with the county's financial advisor and bond rating agencies on what is necessary to keep the county's AAA bond ratings. Let's briefly examine each of the six measures.

1. *Combined fund balance of general fund plus debt service fund should be equal to or greater than 30 percent of combined revenues of general fund plus debt service fund.* This policy demonstrates the county's desire to be well-positioned and to avoid undue tax increases or service reductions if it is faced with unexpected events or market shifts

When the county is considering potential capital investments, its goals, objectives, and initiatives are important influences.

that detrimentally affect expenses and/or revenues.

2. *Seventy percent or more of debt principal should be repaid within 10 years.*

This policy aligns the timing of debt retirement with the timing of benefits of the debt issuance to taxpayers. The county also does not want future generations of taxpayers to be burdened by a back-loaded debt retirement structure, especially when

many assets might require maintenance costs as they age.

3. *Strive for a debt to pay-as-you-go ratio of 80/20.* The objective is to ensure that the county doesn't overuse current resources to pay for capital projects that will have a long useful life.

4. *Keep debt at or less than 2.5 percent of the county's assessed valuation.* This boundary ensures that debt is affordable, relative to the county's tax base. The rating agencies actually prefer a lower ratio for county governments, but because Wake County also has funding responsibility for the local school system (by state statute), its higher number can be justified to rating agencies. That said, Wake County actually endeavors to keep this ratio closer to 1.75 percent, even though the county's policy allows for it to be a little higher.

5. *Strive for debt service expenditures to be 20 percent or less of total governmental expenditures.* This measure makes sure that debt service is manageable within the county's budget.

6. *Total variable rate debt should be 20 percent or less of total outstanding debt.* Though variable rate debt can lower the total cost of financing for a local government, it can also introduce more risk and uncertainty into budgeting. This policy intends to limit Wake County's exposure. The county manages its variable-rate debt to much less than 20 percent. (Variable rate debt is currently limited to short-term construction financing.)

Because these measures offer diverse perspectives on how much debt the county can afford, the county must try to satisfy multiple, potentially competing, objectives. For example, the county strives to repay 70 percent of its debt within 10 years, while also keeping debt service at less than 20 percent of government expenditures. Repaying debt faster necessarily



requires using a greater portion of the budget to pay it back. Hence, the county exercises more forethought and planning with its debt issuances by monitoring *multiple* debt policy measures, where each one brings a different perspective to bear (e.g., debt versus cash financing, property tax burden, etc.). If the county only monitored one or two measures, it might get a less accurate and more limited understanding of affordability in its debt planning.

Checkpoints for Your Capital Planning

- ✓ Have you established limits on how much debt is affordable for your community?
- ✓ Do these measures offer diverse perspectives on what is considered “affordable” debt?

Dedicated Revenue Stream for Capital Investments.

Like most communities, Wake County will have many capital projects to undertake for the foreseeable future. To help ensure that the necessary resources are available, each year the board of commissioners has allocated a portion of the county’s property tax rate specifically for debt and capital investment. For fiscal 2019, 18.76 cents of the total 65.44-cent property tax rate (per \$100 of assessed valuation) is dedicated to debt and capital purposes. This establishes a lower bound on the amount of resources that will be used to make long-term investments in community.

Wake County strives to adhere to what it calls an “80/20 rule” for debt versus cash funding of its capital program: 80 percent of the project costs will be financed by debt and 20 percent funded by cash.

Checkpoint for Your Capital Planning

- ✓ Do decision makers in your local government have a strong understanding of where the resources will come from to fund capital needs?

Monitoring. After policy boundaries are set, each corresponding policy metric must be monitored to make sure it remains within the agreed-upon boundaries. Within its debt and capital financial model, Wake County uses an interactive dashboard (see Exhibit 1) to monitor the debt policy measures we reviewed in the last section. The measures are considered imperative to maintaining the county’s AAA bond ratings. Bond ratings are critical because they influence the cost of borrowing. However, bond ratings are a “lagging” measure of performance. By the time the county would receive a downgrade, it might be very difficult or even impossible to reverse the decisions that led to the downgrade.

Therefore, to provide a “leading,” or forward-looking, measure, the county’s dashboard does not present just a historical view of the county’s debt measures or even just a forward-looking view based on debt that has already been issued. The county anticipates future annual debt policy measures by projecting the debt and cash funding levels required to meet all its planned capital needs. Potential future indebtedness comes from the

Exhibit 1: Policy Dashboard from Wake County’s Debt and Capital Financial Model

Policy Dashboard						
	Policy Goal	Percent				
		FY2020	FY2021	FY2022	FY2023	FY2024
Combined Fund Balance as Percent of Total Revenues	≥30	30.5	31.6	32.0	31.7	30.7
Percent Debt Paid Off within 10 Years	≥70	73	72	71	70	70
Ratio of Debt/Cash used to Fund Capital	Strive for 80/20 (Debt/Cash)	80	79	78	80	79
Total Debt as Percent of Assessed Valuation	≤2.5	1.6	1.5	1.6	1.6	1.7
Debt Service as Percent of Total Expenditures	Strive for ≤20	20	19	20	21	21
Variable Rate Debt as Percent of Total Debt	≤20	10	9	5	6	6

county's seven-year CIP and CIP funding strategy. When modeling possible future capital investment strategies, the dashboard will adjust to show the resulting impact. This allows decision makers to explore possible futures and determine which path forward will make best use of the county's available debt capacity while remaining cognizant of the impact on service levels, citizens' taxes, and debt policy measures integral to maintaining AAA bond ratings.

To illustrate how the dashboard can be used, in June 2018, the county board of commissioners decided to hold three bond referenda on the November 2018 voter ballot. Excerpts from the financial model were shared with the board and citizens at multiple meetings leading up to the vote. It proved to be a useful way to visualize how the bonds would affect the future financial condition of the county and the effect the bonds would have on taxpayers.

Checkpoints for Your Capital Planning

- ✓ Do you have a way to help decision makers visualize your current and expected future position relative to the key measures of the sustainability of your capital program?
- ✓ Can decision makers examine possible future scenarios to better understand how their choices could lead to different financial outcomes?

CONCLUSIONS

The experience of Wake County, North Carolina, illustrates some of the essential elements of financially sustainable budget:

- *Adopt a Long-Term Time Horizon.* This is a product of both leadership from forward-thinking government officials and designing decision-making processes to encourage forward thinking.
- *Set Boundaries.* Establish limitations on the decisions that can be made. When people agree to respect the boundaries, financial sustainability is more likely.

Of course, circumstances change. Accordingly, Wake County reviews the last six years of its seven-year capital improvement plan each year to update schedules, cost estimates, or any other important characteristics of the project that have changed.

- *Monitor the Process.* Monitoring provides assurances to everyone that the boundaries are being respected. When a person believes that everyone else is respecting the boundaries, then that person is more likely to respect the boundaries, too. ■

SHAYNE KAVANAGH is GFOA's senior manager of research. KATIE LUDWIG is a senior manager at GFOA.



September 16, 2019
Draft Council Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Second consideration of on request from Paul D/Rheanna M Edenburn, Timothy J/Shelli R Mc Connell, John R/Linda H Benoit and Michael/Natalie Smothers for a vacation and conveyance of the north and south alley lying adjacent to Lots 1-4, in Block 20 of College Addition to the City of Indianola.
- Public hearing and first consideration on request from Steger Construction Inc. to rezone the property listed at 506 W 2nd Ave from R-3 (Mixed Residential) and C-2 (Highway Commercial) Zoning Districts to R-3 (Mixed Residential) Zoning District.
- Public hearing and first consideration on amendment to Chapter 165 (Zoning Regulations), regarding fence regulations.
- Proclamation declaring Peace Day
- Set a public hearing (October 7) on second amendment of FY 20 budget
- Street closure request from the Indianola Public Library
- Public hearing sale of property Wigeland Trust

September 16, 2019
Draft Council Study Agenda

September 3, 2019
Draft Council Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Final consideration of an ordinance for amendment #2
- Public hearing and first consideration of on request from Paul D/Rheanna M Edenburn, Timothy J/Shellie R Mc Connell, John R/Linda H Benoit and Michael/Natalie Smothers for a vacation and conveyance of the north and south alley lying adjacent to Lots 1-4, in Block 20 of College Addition to the City of Indianola.
- Consider granting a public utility easement on the north and south alley lying adjacent to Lots 1-4, in Block 20 of College Addition to the City of Indianola
- Approval of EDA Grant Application submission for Iowa Avenue Improvements
- Oath of office to Paramedic/Firefighter Eric Wallace
- Presentation on FY 2019 Pre-Audit – Robert Endriss
- Street usage application from Hillbilly Hike Half Marathon & 10K Race
- Resolution approving the Street Finance Report
- Resolution in support of the Boone, Jasper, Marion and Warren Counties Housing Trust Fund
- Write offs
- UR Apps

Iowa Department of REVENUE

Hoover State Office Building
1305 East Walnut Street
Des Moines, IA 50319

<https://tax.iowa.gov>

INDIANOLA, CITY OF
PO BOX 299
INDIANOLA IA 50125-0000

91 DATE 08/13/2019

New Fiscal Year 2020 Estimated Local Option Sales Tax or SAVE monthly distribution payments.

The Department of Revenue is required to distribute to participating local option sales tax jurisdictions and to all school districts 95% of their estimated sales tax collections on a monthly basis.

The Department makes a final reconciliation payment on or before November 10 following the end of the fiscal year. If an overpayment has occurred for the fiscal year, the Department will revise and lower your monthly payments beginning with the November payment in the next fiscal year.

Sales Tax Period	Payment #	Mail Date	Distribution Payment	
September 30	1	August 31	106,303.90	
	2	September 30	106,303.90	
	3	October 31	106,303.92	
December 31	4	November 30	108,741.47	
	5	December 31	108,741.47	
	6	January 31	108,741.47	
March 31	7	February 28	91,907.58	
	8	March 31	91,907.58	
	9	April 30	91,907.60	
June 30	10	May 31	107,962.74	
	11	June 30	107,962.74	
	12	July 31	107,962.75	

Questions, contact us:

- Estimates; email Joel.Phipps@iowa.gov, Tax Research & Program Analysis, 515-242-6224
- Payments, email Joel.Gabrielson@iowa.gov, Local Government Support, 515-281-6106

Meeting Date: 09/03/2019

Subject

Discussion and direction regarding the Iowa USMCA Coalition Letter

Information

In your packet is a draft letter regarding the United States-Mexico-Canada Trade Agreement (USMCA). According to the letter this trade deal is essential to Iowa farmers, businesses, and families and provides economic predictability that Iowa needs for the future.

Fiscal Impact

Attachments

Letter

The Honorable (NAME OF OFFICE)
(ADDRESS)
September 9th, 2019

Dear (NAME),

We, the (NUMBER) undersigned groups, are writing you in support of the United States-Mexico-Canada Trade Agreement (USMCA). This trade deal is essential to Iowa farmers, businesses, and families and provides economic predictability that Iowa needs for the future. We encourage you to vote in favor of this agreement.

Over the last 25 years, U.S. food and agricultural exports to Canada and Mexico have more than quadrupled under NAFTA while supporting more than 900,000 American jobs in food and agriculture and related sectors of the economy. USMCA builds on the success of the NAFTA agreement, and will ultimately lead to freer markets and fairer trade. This new trade agreement not only locks in the market opportunities previously developed with our North American neighbors, but it also builds on those trade relationships in a number of key areas. Due to key reforms we expect to build on Mexico's current profile of being an \$18 billion market for U.S. ag products and increase access into the Canadian market. These advances help provide certainty in the North American market, which is essential to the success of American agriculture.

The USMCA is also beneficial for Iowa businesses. The International Trade Commission's report, the *United States-Mexico-Canada Agreement: Likely Impact on the U.S. Economy and Specific Industry Sectors*, concludes that the agreement "would likely have a positive impact on all broad industry sectors within the U.S. economy", raising U.S. GDP by \$68.2 billion.

In 2017, more than \$6 billion of Iowa exports flowed into Canadian and Mexican markets, making the two countries Iowa's top two trading partners. Additionally, the top Iowa export to Canada and Mexico during this time was machinery products representing more than \$1.5 billion. As Iowa companies look to enhance manufacturing and business production in the state, USMCA will enhance their prospects at creating jobs and opportunities for Iowans.

The USMCA also accounts for critically important business aspects that were not adequately addressed under NAFTA. For example, the addition of a digital trade chapter within USCMA will allow for expanded growth in the digital economy for businesses of all sizes. It also provides the freedom to share data across borders while enhancing intellectual property protections.

Iowa businesses depend on free trade to create jobs, expand their business, and make investments in their home communities. This agreement will enhance all aspects of Iowa's economy including agriculture, manufacturing, service industry, and the ever-expanding digital economy.

USMCA is good for Iowa's farmers and businesses. We urge you to support this agreement, and work with Congress to pass USMCA now.

Sincerely,

Meeting Date: 09/03/2019

Subject

Consider approval of an EDA Grant Application submission for Iowa Avenue Improvements

Information

Staff is seeking a letter of support and funding commitment for FY 2018 Economic Development Assistance Programs Grant through the U.S. Department of Commerce, Economic Development Administration. This grant would provide some funding for the upgrading of Iowa Avenue. As the Council is aware, Missouri Valley JATC is proposing to build an approximately 50,000 square foot building northeast of the intersection of East Iowa Avenue and North 15th Street. This project would consolidate seven current Missouri Valley JATC locations into this one new facility in Indianola, and is projected to bring approximately 3,000 electric linemen apprentices each year to this new facility for week-long training throughout the year. Staff updated Council on this project at its May 20th, 2019 Study Meeting, outlining that this project would require new infrastructure and infrastructure upgrades, and that staff had been working on an economic development assistance grant through the U.S. Department of Commerce, Economic Development Administration.

Council was informed on July 12th, 2019 in the weekly email update, that the U.S. Department of Commerce, Economic Development Administration initial review the City's proposal for grant funding to assist in the paving of Iowa was accepted. If final approval is granted to the City, this grant funding can be used to assist in construction costs of upgrading Iowa Avenue from a gravel road to a paved road, as well as necessary costs to upgrade and extend utility infrastructure, and would require a 50% match of those costs. The current estimated costs for construction is \$1,254,475, so grant funding being sought will be \$627,237.50. Engineering and administration costs for this project are not eligible for grant funding, and current estimated costs for this is \$240,000. With the required 50% match, and engineering and administration costs, the City would still be responsible for \$867,237.50. Possible funding mechanisms to help with these costs could include assessments, TIF-revenue bonds, or additional grant opportunities such as the state's RISE grant.

The grant application requires a commitment from the Council for the local match. We recommend approval of this commitment match to proceed with the grant application.

Roll call is in order.

Fiscal Impact

Attachments

Letter



To: Mayor and Council
From: Charlie Dissell, Director of Community & Economic Development
Andrew J. Lent, Director of Finance
CC: Ryan Waller, City Manager
Date: 3 September 2019
Re: EDA Grant Commitment for Iowa Avenue Extension Project

Staff is seeking a letter of support and funding commitment for FY 2018 Economic Development Assistance Programs Grant through the U.S. Department of Commerce, Economic Development Administration. This grant would provide some funding for the upgrading of Iowa Avenue. As the Council is aware, Missouri Valley JATC is proposing to build an approximately 50,000 square foot building northeast of the intersection of East Iowa Avenue and North 15th Street. This project would consolidate seven current Missouri Valley JATC locations into this one new facility in Indianola and is projected to bring approximately 3,000 electric linemen apprentices each year to this new facility for week-long training throughout the year. Staff updated Council on this project at its May 20th, 2019 Study Meeting, outlining that this project would require new infrastructure and infrastructure upgrades, and that staff had been working on an economic development assistance grant through the U.S. Department of Commerce, Economic Development Administration.

Council was informed on July 12th, 2019 in the weekly email update, that the U.S. Department of Commerce, Economic Development Administration initial review the City's proposal for grant funding to assist in the paving of Iowa was accepted. If final approval is granted to the City, this grant funding can be used to assist in construction costs of upgrading Iowa Avenue from a gravel road to a paved road, as well as necessary costs to upgrade and extend utility infrastructure, and would require a 50% match of those costs. The current estimated costs for construction is \$1,254,475, so grant funding being sought will be \$627,237.50. Engineering and administration costs for this project are not eligible for grant funding, and current estimated costs for this is \$240,000. With the required 50% match, and engineering and administration costs, the City would still be responsible for \$867,237.50. Possible funding mechanisms to help with these costs could include assessments, TIF-revenue bonds, or additional grant opportunities such as the state's RISE grant.

The grant application requires a commitment from the Council for the local match. We recommend approval of this commitment match to proceed with the grant application.

Meeting Date: 09/03/2019

Subject

Enter into closed session in accordance with Iowa Code Section 21.5(1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property.

Information

Roll call to enter into closed session is in order.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 09/03/2019

Subject

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.

Information

Roll call to go into closed session is in order.

Fiscal Impact

Attachments

No file(s) attached.
