



CITY OF INDIANOLA COUNCIL MEETING

September 16, 2019

6:00 p.m.

City Council Chambers

Agenda

1. Call to order
2. Pledge of allegiance
3. Roll call
4. Public comment
5. Consent
 - A. Approval of agenda
 - B. **Page 5** September 3, 2019 Minutes
 - C. Applications
 1. **Page 10** A renewal Class "B" Beer, Class "B" Native Wine and Outdoor Area for Pete's Pizza - 118 N. Howard
 2. **Page 11** A renewal Class "B" Wine, Class "C" Beer Permit and Sunday Sales Privilege for Casey's - 607 N. Jefferson
 3. **Page 12** A renewal Class "B" Wine, Class "C" Beer and Class "E" Liquor Permit for Fareway Stores - 1309 W. 2nd
 4. **Page 13** An addition of a new Class "B" Wine Permit for Casey's General Store liquor license- 1006 W. 2nd Avenue
 5. **Page 14** An addition of a new Class "B" Wine Permit for Casey's General Store liquor license - 301 E. Trailridge Avenue
 - D. **Page 15** Resolution setting October 7, 2019 as a public hearing on the second amendment of FY 20 budget
 - E. **Page 17** Resolution setting October 7, 2019 as the public hearing and first consideration on a request from Steve Darr for an amendment to R-5, Planned Residence District plan for Lots 3-6 of Deer Run Plat 7 (P&Z approved unanimously on September 10, 2019)

- F. **Page 24** Resolution setting October 7, 2019 as a public hearing and first consideration of a request from Shelly A. Bevard and Deon Walker for a right-of-way vacation and conveyance of the East and West alley lying North of Lot 1, in Sinderson's Subdivision (P&Z approved unanimously on September 10, 2019)
- G. **Page 39** Resolution setting October 7, 2019 as a public hearing and first consideration of a request from Tim J/Laura L Davison, Timothy G Grimm, and Jeanenne E Glascock Revocable Trust for a right-of-way vacation and conveyance of the East 75' of the West Half of the East and West alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa, and the North Half of the North and South alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa (P&Z approved unanimously on September 10, 2019)
- H. **Page 50** Resolution setting October 7, 2019 as a public hearing and first consideration of a request from Wouter Hertzberger and Jessica E Halgren-Hertzberger for a right-of-way vacation and conveyance of the South half of the North and South alley in Block 19 of College Addition to the City of Indianola (P&Z approved unanimously on September 10, 2019)
- I. **Page 61** Resolution approving the professional service agreement with Reliable Maintenance Company for janitorial services
- J. **Page 89** Resolution Approving Salaries
- K. **Page 91** Second 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)
- L. **Page 102** Street usage application from the Indianola Community School District for the annual Homecoming Parade - September 19, 2019 from 4:00 p.m. to 7:00 p.m. - will start at Irving School and go east on Clinton, south on Buxton, east on Ashland, south on Howard, west on West Salem and north on "F" Street
- M. **Page 107** Claims on the computer printout for September 16, 2019
- 6. **Page 120** City Treasurer's June Report - Doug Shull
- 7. Council Reports
 - A. Greater Des Moines Convention Report - John Parker
- 8. Mayor's Report - Kelly B. Shaw
- A. **Page 125** Proclamation declaring September 21, 2019 as International Day of Peace
- B. Community Update
- 9. Public Consideration
 - A. Old Business
- 1. **Not to exceed \$7,900,000 General Obligation Refunding Capital Loan Notes**

a. **Page 128** Public hearing on the authorization of a Loan Agreement and the issuance of Notes to evidence the obligation of the City thereunder.

b. **Page 129** Resolution instituting proceedings to take additional action

2. **Page 136** Resolution approving Official Statement for the \$4,605,000 General Obligation Refunding Capital Loan Notes (Subject to final sizing)

3. **2019 Drainage Improvement Project**

a. **Page 255** Public hearing on the matter of adoption of plans, specs, form of contract and estimate of cost

b. **Page 256** Resolution adopting plans, specs, form of contract and estimate of cost

c. **Page 259** Resolution awarding contract

4. **Page 264** Public hearing and first consideration on 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 (P&Z approved on August 13, 2019, with one commission member abstaining from voting.)

5. **Page 276** Public hearing and first consideration on amendment to Chapter 165 (Zoning Regulations), regarding fence regulations (P&Z unanimously approved on August 13, 2019)

6. **Page 288** Public hearing and consideration to approve a resolution making final determination on sale of interest in real property to Gilbert Johan Wigeland Trust and Becky Sue Wigeland Trust

B. **New Business**

1. **Kading Property Management requests for Cavitt Creek Condominiums**

a. **Page 293** Resolution approving the request from Mark Lee of Lee Chamberlin Consultant Engineers, on behalf of Kading Properties LLC, for final plat approval of Cavitt Creek Plat I (P&Z approved unanimously on September 10, 2019)

b. **Page 302** Resolution approving the request from Mark Lee of Lee Chamberlin Consultant Engineers, on behalf of Kading Properties LLC, for final plat approval of Cavitt Creek Plat II (P&Z approved unanimously on September 10, 2019)

c. **Page 305** Resolution approving a request from Kading Properties LLC for site plan approval of Cavitt Creek Condominiums I, a residential development on a lot exceeding one (1) acre, between 1404 and 1500 North 9th Street (P&Z unanimously denied on September 10, 2019)

d. **Page 384** Resolution approving the request from Kading Properties LLC for Site Plan approval of Cavitt Creek Condominiums II, a residential development on a lot exceeding one (1) acre, west of 1500 North 9th Street (P&Z unanimously denied on September 10, 2019)

- e. **Page 387** First consideration to amend the no parking ordinance 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.

10. Other Business

A. City Manager's Report - Ryan Waller

- 1. **Page 390** Receive and file correspondence from August 30 and September 6, 2019

B. Page 470 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.

C. Page 471 After the closed session, the City Council may take action on any matter discussed in closed session

11. Adjourn

Information

Subject
September 3, 2019 Minutes

Information

Fiscal Impact

Attachments

Minutes

REGULAR SESSION – SEPTEMBER 3, 2019

The City Council met in regular session at 6:00 p.m. on September 3, 2019 in the City Hall Council Chambers. Mayor Pro Tem Shirley Clark called the meeting to order and on roll the following members were present: Shirley Clark, Joe Gezel, Bob Kling, Greg Marchant, John Parker and Greta Southall. Absent: Mayor Kelly B. Shaw.

Mayor Shaw arrived at the meeting.

Kurt Tucker, Location Manager of Indianola Heartland Coop, stated they would be working on correcting items (painting, cleaning up, etc) at the Coop located at 505 E. Girard.

Nicole Poindexter, 1314 E. Clinton Avenue and Michelle Steen, business owner of 103 N. Buxton Street, spoke regarding the Court House.

Mayor Shaw administered the oath of office to Paramedic/Firefighter Eric Wallace, Police Officers Tye Sparks and Dalton Ebertowski.

Warren County Board of Supervisor Aaron DeKock spoke regarding the proposed justice center for Warren County.

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

Approval of agenda

August 19, 2019 Minutes

Applications

- A renewal Class "C" Liquor License, Sunday Sales Privilege and Outdoor Area for Saint Thomas Aquinas Church - 210 R63 Highway
- A renewal Class "C" Beer Permit and Sunday Sales Privilege for Casey's – 507 S. Jefferson
- A renewal Class "C" Liquor License, Sunday Sales Privilege and Outdoor Area for The Hide Out - 204 E. Clinton

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 and adoption of ORDINANCE NO. 1616 entitled, “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 HILCREST/ DOWNTOWN UNIFIED URBAN RENEWAL PLAN)

Resolution No. 2019-159 approving the public purpose policy for certain expenditures (The complete resolution

may be viewed at the City Clerk's Office)

Resolution No. 2019-160 Approving Salaries (The complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2019-161 approving the IDOT Street Finance Report (The complete resolution may be viewed at the City Clerk's Office)

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

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

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

Authorize past due sewer of \$5,096.63, recycling of \$525.97 and storm water fees of \$67.33 to be sent to the State Off-Set Program for collection

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

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

Prior approval applications for Urban Revitalization Designation (The complete list is on file at the City Clerk's Office)

Claims on the computer printout for September 3, 2019

A public hearing 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 was held. There were no objections either oral or written. It was moved by Kling and seconded by Clark to approve the first consideration of this request. On roll call the vote was, AYES: Clark, Marchant, Gezel, Southall, Parker and Kling. NAYS: None. Whereupon the Mayor declared the motion carried unanimously.

Clark moved and Parker seconded to grant 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. On roll call the vote was, AYES: Marchant, Gezel, Southall, Parker, Kling and Clark. NAYS: None. Whereupon the Mayor declared the motion carried unanimously.

A public hearing was held for a sign exemption request from Greater Iowa Credit Union located at 301 E. Scenic Valley Avenue. Travis DeWitt, owner of Pro Image Sign and Lighting, spoke in favor of the request. There were no objections either oral or written. Council member Kling moved and Gezel seconded to approve this sign exemption request from Greater Iowa Credit Union located at 301 E. Scenic Valley Avenue to allow a digital monument sign measuring 8.3' x 10' instead of three-square feet as allowed by code. On roll call the vote was, AYES: Clark, Marchant, Gezel, Southall, Parker and Kling. NAYS: None. Whereupon the Mayor declared the motion carried unanimously.

Council Member Parker introduced the following Resolution entitled "RESOLUTION FIXING DATE FOR A MEETING (September 16, 2019) 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 Southall seconded the motion to adopt. The roll was called, and the vote was, AYES: Kling, Clark, Marchant, Gezel, Southall and Parker. NAYS: None. Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 2019-162
RESOLUTION FIXING DATE FOR A MEETING (September 16, 2019) 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

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

Council Member Clark introduced the following Resolution entitled "RESOLUTION FIXING A DATE FOR HEARING (September 16, 2019) ON THE PLANS, SPECS, FORM OF CONTRACT AND TAKING OF BIDS (September 12, 2019) FOR CERTAIN PUBLIC IMPROVEMENTS (2019 Drainage Improvement Project)" and moved that it be adopted. Council Member Parker seconded the motion to adopt. Clark and Parker withdrew their motions. Parker moved and Southall seconded to approve the resolution entitled, "RESOLUTION FIXING A DATE FOR HEARING (September 16, 2019) ON THE PLANS, SPECS, FORM OF CONTRACT AND TAKING OF BIDS (September 12, 2019) FOR CERTAIN PUBLIC IMPROVEMENTS (2019 Drainage Improvement Project)". The roll was called, and the vote was, AYES: Kling, Clark, Marchant, Gezel, Southall and Parker. NAYS: None. Whereupon, the Mayor declared the following resolution duly adopted:

RESOLUTION NO. 2019-163
RESOLUTION FIXING A DATE FOR HEARING (September 16, 2019) ON THE PLANS, SPECS, FORM OF
CONTRACT AND TAKING OF BIDS (September 12, 2019)
FOR CERTAIN PUBLIC IMPROVEMENTS (2019 Drainage Improvement Project)

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

Andrew Collins, Des Moines Area MPO and Representative of the Central Iowa Housing Trust Fund, presented the resolution in support of the Boone, Jasper, Marion and Warren Counties' Housing Trust Fund. The following resolution entitled, "RESOLUTION IN SUPPORT OF THE BOONE, JASPER, MARION AND WARREN COUNTIES' HOUSING TRUST FUND" was approved on a motion by Gezel and seconded by Clark. On roll call the vote was, AYES: Southall, Parker, Kling, Clark, Marchant and Gezel. NAYS: None. Whereupon the Mayor declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2019-164
RESOLUTION IN SUPPORT OF THE BOONE, JASPER, MARION AND
WARREN COUNTIES' HOUSING TRUST FUND

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

It was moved by Southall and seconded by Gezel to approve the following resolution entitled, "RESOLUTION ADDING SEASONAL EMPLOYEES TO ASSIST WITH SNOW PLOWING OPERATIONS." On roll call the vote was, AYES: Parker, Kling, Clark, Marchant, Gezel and Southall. NAYS: None. Whereupon the Mayor declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2019-165
RESOLUTION ADDING SEASONAL EMPLOYEES TO ASSIST WITH SNOW PLOWING OPERATIONS

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

Matt Brown, Formation Group, presented the City Hall/Public Safety workspace modification. It was the consensus of the Mayor and Council to move forward with this project. Bids would be presented to the City Council.

Robert Endriss, Denman and Company presented the FY 2019 Pre-Audit.

A motion was made by Parker and seconded by Kling to receive and file correspondence of the weekly updates dated August 16 and 23, 2019 from Ryan Waller, City Manager. On roll call the vote was, AYES: Kling, Clark, Marchant, Gezel, Southall and Parker. NAYS: None. Whereupon the Mayor declared the motion carried unanimously.

The Mayor and Council discussed the Iowa-United States, Mexico, Canada Agreement (USMCA) Coalition letter. It was the consensus of the Mayor and Council to authorize staff to sign this letter.

It was moved by Marchant and seconded by Parker to approve the EDA Grant Application submission for the Iowa Avenue Improvements. On roll call the vote was, AYES: Kling, Clark, Marchant, Gezel, Southall and Parker. NAYS: None. Whereupon the Mayor declared the motion carried unanimously.

Marchant moved and Parker seconded to enter into closed session at 8:10 p.m. 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. On roll call the vote was, AYES: Gezel, Southall, Parker, Kling, Clark and Marchant. NAYS: None. Whereupon the Mayor declared the motion carried unanimously.

Parker moved and Marchant seconded to return to regular session at 8:30 p.m. On roll call the vote was, AYES: Kling, Clark, Marchant, Gezel, Southall and Parker. NAYS: None. Whereupon the Mayor declared the motion carried unanimously.

A motion was made by Clark and seconded by Parker to enter into closed session at 8:31 p.m. in accordance with Iowa Code Section 21.5(1)(c) to discuss strategy with counsel in matters that are presently in litigation or where litigation is imminent where its disclosure would be likely to prejudice or disadvantage the position of the governmental body in that litigation. On roll call the vote was, AYES: Marchant, Gezel, Southall, Parker, Kling and Clark. NAYS: None. Whereupon the Mayor declared the motion carried unanimously.

Council member Marchant moved, and Parker seconded to return to regular session at 8:38 p.m. On roll call the vote was AYES: Gezel, Southall, Parker, Kling, Clark and Marchant. NAYS: None. Whereupon the Mayor declared the motion carried unanimously.

Meeting adjourned at 8:38 p.m. on a motion by Parker and seconded by Clark.

Kelly B. Shaw, Mayor

Diana Bowlin, City Clerk

Meeting Date: 09/16/2019

Information

Subject

A renewal Class "B" Beer, Class "B" Native Wine and Outdoor Area for Pete's Pizza - 118 N. Howard

Information

This is a renewal liquor license for Pete's Pizza located at 118 N. Howard. The paperwork is in order for approval. Beverly and Timothy Bingaman are the owners.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 09/16/2019

Information

Subject

A renewal Class "B" Wine, Class "C" Beer Permit and Sunday Sales Privilege for Casey's - 607 N. Jefferson

Information

This is a renewal liquor license for Casey's located at 607 N. Jefferson. The paperwork is in order for approval. Owners include Michael Richardson, John Soupene, Julia Jackowski, James Pistillo and Casey's General Store.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 09/16/2019

Information

Subject

A renewal Class "B" Wine, Class "C" Beer and Class "E" Liquor Permit for Fareway Stores - 1309 W. 2nd

Information

This is a renewal liquor license for Fareway Stores located at 1309 W. 2nd. The paperwork is in order for approval. Owners include Fred Vitt Control Trust, Garrett Piklapp and Fareway Control Trust.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 09/16/2019

Information

Subject

An addition of a new Class "B" Wine Permit for Casey's General Store liquor license- 1006 W. 2nd Avenue

Information

This is an addition of a new Class "B" Wine Permit to the Casey's Store liquor license located at 1006 W. 2nd. They will now have a Class "E" Liquor License, Class "B" Wine Permit and Sunday Sales Privilege. The paperwork is in order and staff has approved. Owners are: Michael Richardson, John Soupene, Julia Jackowski, James Pistillo and Casey's General Store.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 09/16/2019

Information

Subject

An addition of a new Class "B" Wine Permit for Casey's General Store liquor license - 301 E. Trailridge Avenue

Information

This is an addition of a new Class "B" Wine Permit to the Casey's Store liquor license located at 301 E. Trailridge Avenue. They will now have a Class "E" Liquor License, Class "B" Wine Permit and Sunday Sales Privilege. The paperwork is in order and staff has approved. Owners are: Michael Richardson, John Soupene, Julia Jackowski, James Pistillo and Casey's General Store.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 09/16/2019

Information

Subject

Resolution setting October 7, 2019 as a public hearing on the second amendment of FY 20 budget

Information

In your packet is the resolution setting October 7, 2019 as a public hearing on the second amendment of FY 20 budget.

Fiscal Impact

Attachments

Resolution

RESOLUTION NO. 2019-____

RESOLUTION SETTING TIME AND PLACE FOR A PUBLIC HEARING
TO AMEND THE FY 2020 BUDGET

WHEREAS, the City is required to hold a public hearing concerning the amendment of the City's budget for fiscal year 2020; and

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA, that a public hearing will be held October 7, 2019 beginning at 6:00 p.m. in the City Hall Council Chambers, 110 N. 1st Street, concerning amending the City's budget for fiscal year 2020, and the City Clerk is directed to publish notice of said meeting in the Indianola Record Herald and Tribune.

PASSED AND APPROVED this 16th day of September, 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

Meeting Date: 09/16/2019

Information

Subject

Resolution setting October 7, 2019 as the public hearing and first consideration on a request from Steve Darr for an amendment to R-5, Planned Residence District plan for Lots 3-6 of Deer Run Plat 7 (P&Z approved unanimously on September 10, 2019)

Information

The City Council will need to consider setting October 7, 2019 as a public hearing and first consideration of a request from Steve Darr to amend R-5, Planned Residence District, for Lots 3-6 of Deer Run Plat 7.

The proposed amendment (see packet) is being requested to change the intended use on Lots 3-6 from single-family dwellings lots to two-family lots. There are currently 3 four-plex buildings and 1 two-family building about 500' south of these lots. The Comprehensive Plan identifies this area as medium density residential, which calls for 4-12 dwelling units per acre. As single-family lots, the density would be about 2.25 units per acre, and as two-family lots, the density increases to about 4.49 units per acre. While there is sufficient sanitary sewer and water service in this area to serve this development, these areas were stubbed in for single-family dwellings. Any additional taps onto mains will be at the developer's expense. South Y Street is a paved road and is also sufficient enough to serve this development. A notification sign was placed along South Y Street on August 29, 2019 and notification letters were sent out to property owners within 200' on August 30, 2019.

Staff recommended that the City of Indianola Planning and Zoning Commission approve the R-5, Planned Residence District Plan Amendment request as submitted. Planning and Zoning approved unanimously.

Fiscal Impact

Attachments

Amend R5 Darr Information
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: September 10, 2019

Agenda Item: 7.A Consider request from Steve Darr for an amendment to an R-5, Planned Residence District plan for Lots 3-6 of Deer Run Plat 7.

Application Type: R-5, Planned Residence District Plan Amendment

Applicant: Steve Darr, Thorn Tree Development Corporation

Property Owner: Thorn Tree Development Corp

Current Zoning: R-5, Planned Residence District

Comprehensive Plan Designation: Medium Density Residential

Application Summary: Request for an amendment to the R-5, Planned Residence District plan for Lots 3-6 of Deer Run Plat 7. The current plan shows Lots 3-6 as single-family lots, and the petitioner would like to allow these lots to have duplexes constructed on them.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

R-5 PLANNED RESIDENCE DISTRICT CHANGES AND MODIFICATIONS

Minor changes in building arrangements, streets, sidewalks, parking lots, drainage courses and accessory buildings not exceeding 200 square feet in area that do not substantially alter the character of the development are allowable. Any other changes shall be considered as amendments to the approved plan and shall be considered and acted upon by the Commission and the Council as separate and additional zoning changes.

165.38 CHANGES AND AMENDMENTS. The regulations and restrictions imposed in the districts, and the boundaries of the districts created by this chapter may be amended from time to time by the Council, but no such amendment shall be made without public hearing before the Council and after a report has been made upon the amendment by the Commission. Not less than seven nor more than 20 days' notice of the time and place of such hearing shall be published in a newspaper having general circulation in the City. The Commission shall not make any recommendation to the Council on an amendment to the zoning district boundaries until a sign 18 inches by 24 inches indicating the amendment requested has been prepared and posted by the City in a visible location on the premises for a period of 10 days. Notice of the Commission meeting shall be mailed by first class mail 10 days prior to the meeting to all property owners within 200 feet of a proposed amendment to the zoning district boundaries. In case the Commission does not approve the amendment or, in the case of a protest filed with the Council against an amendment to district boundaries signed by the owners of 20 percent or more either of the area of the lots included in such proposed amendment or of those immediately adjacent thereto and within 200 feet of the boundaries thereof, such amendment shall not be passed except by the favorable vote of three-fourths of all the members of the Council.

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

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

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

ANALYSIS

The proposed amendment is being requested to change the intended use on Lots 3-6 from single-family dwellings lots to two-family lots. There are currently 3 four-plex buildings and 1 two-family building about 500' south of these lots. The Comprehensive Plan identifies this area as medium density residential, which calls for 4-12 dwelling units per acre. As single-family lots, the density would be about 2.25 units per acre, and as two-family lots, the density increases to about 4.49 units per acre. While there is sufficient sanitary sewer and water service in this area to serve this development, these areas were stubbed in for single-family dwellings. Any additional taps onto mains will be at the developer's expense. South Y Street is a paved road and is also sufficient enough to serve this development. A notification sign was placed along South Y Street on August 29, 2019 and notification letters were sent out to property owners within 200' on August 30, 2019.

ALTERNATIVES

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

- 1) The City of Indianola Planning and Zoning Commission recommends the R-5, Planned Residence District Plan Amendment request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the R-5, Planned Residence District Plan Amendment request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the R-5, Planned Residence District Plan Amendment request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the R-5, Planned Residence District Plan Amendment request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, approving the R-5, Planned Residence District Plan Amendment request as submitted.

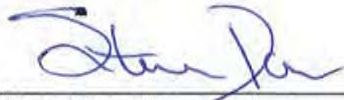
August 5, 2019

Indianola Planning & Zoning Commission and City Council
301 N. Buxton St., #212
Indianola, IA 50125

To The Commission:

We respectfully request that Lots 3, 4, 5, and 6 of the Deer Run Plat #7 subdivision be re-zoned to accept duplex homes as outlined in zoning R-5.

Thank you,

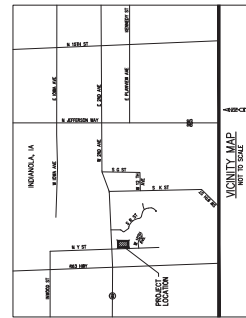
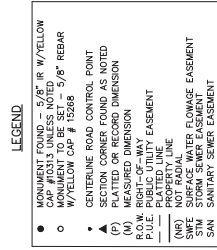


Steve Darr, President
Thorn Tree Development Corporation
Owner, Lots 3, 4, 5, 6

8-5-19

Date

FIELD BOOK:	SHEET 1	OF 1	FILE NO.: 19-052
SCALE: AS SHOWN	DESIGNED BY: BWS	CHECKED BY: DJS	DATE: 06/25/15
DWG: 15-052-DEVELOPMENT-PLAN		DRAWN BY: BWS	



LEGAL DESCRIPTION

That part of Lot 3 in Deer Run, now included in and forming a part of the City of Indianola, Warren County, Iowa, being more particularly described as follows:

Commencing as a point of reference at the Northwest corner of said Lot 3;

Thence North 88°55'02" East, 200.00 feet;

Thence South 01°03'57" East, 699.19 feet to the North line of Deer Run Plat 4, an Official Plat, now included in and forming a part of the City of Indianapolis, Warren County, Iowa;

Thence North 56°27'24" West, 12.15 feet along the North line of said Deer Run Plat 4;

Thence South 88°56'03" West, 190.00 feet along the North line of sold Deer Run Plat 4 to the West line of sold Lot 3 in Deer Run;

Thence North 01°03'57" West, 692.23 feet along the West line of said Lot 3 to the point of beginning.

Containing 3.18 acres.

1. EROSION CONTROL METHODS FOR CONTROLLING SOIL EROSION ALONG NEW OR ALTERED SURFACE DRAINAGE COURSES BOTH TEMPORARY AND PERMANENT SHALL COMPLY WITH RECOMMENDATIONS FROM THE WARREN COUNTY SOIL CONSERVATION DISTRICT.
2. RIGHT-OF-WAY FOR SOUTH "Y" STREET (110TH AVE) (60' WIDTH) AND HWY 92 WAS DEDICATED WITH THE FINAL PLAT OF DEER RUN. THE FINAL PLAT OF DEER RUN IS RECORDED IN BOOK 10 AT PAGES 533-548 IN THE OFFICE OF THE WARREN COUNTY RECORDER. NO ADDITIONAL STREET RIGHT-OF-WAY IS TO BE DEDICATED WITH THIS PLAT.

3. THE CURRENT OWNER OF THE PROPERTY IS THORNTREE DEVELOPMENT CORPORATION, 1000 WEST 125TH STREET, SUITE 225, WARREN COUNTY RECORDER'S OFFICE.
4. PUBLIC 12" WATER IS AVAILABLE ON THE EAST SIDE OF SOUTH Y STREET. SANITARY SEWER IS AVAILABLE FROM AN EXTENSION OF AN 8" PIPE FROM THE SOUTH.
5. MONUMENTS SHOWN TO BE SET ON THIS PLAT WILL BE ESTABLISHED WITHIN ONE YEAR OF THE RECORDING OF THIS PLAT.

RESOLUTION NO. 2019-____

**A RESOLUTION SETTING HEARING FOR PROPOSED AMENDMENT
TO INDIANOLA CODE CHAPTER 165, ZONING REGULATIONS, TO
PERMIT CONSTRUCTION OF DUPLEXES FOR LOTS 3-6 OF DEER RUN
PLAT 7 AS A PERMITTED USE IN R-5 ZONING DISTRICTS**

WHEREAS, a proposal has been made for an amendment to Chapter 165 to allow construction of duplexes as a permitted use in R-5 zoning districts; and

WHEREAS, the matter has been considered by the Planning and Zoning Commission, and the Commission has made its findings and recommendations to Council; and

WHEREAS, a public hearing is required prior to consideration of said ordinance amending Chapter 165.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Indianola, Iowa, that a public hearing on the proposed ordinance is hereby set for the 7th day of October, 2019, at 6:00 o'clock p.m. in the Council Chambers of the Municipal Building in Indianola, Iowa.

NOW, THEREFORE, BE IT FURTHER RESOLVED by the City Council of the City of Indianola, Iowa, that the City Clerk is hereby directed to publish notice in compliance with Iowa Code section 372.2.

APPROVED this 16th day of September, 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

Meeting Date: 09/16/2019

Information

Subject

Resolution setting October 7, 2019 as a public hearing and first consideration of a request from Shelly A. Bevard and Deon Walker for a right-of-way vacation and conveyance of the East and West alley lying North of Lot 1, in Sinderson's Subdivision (P&Z approved unanimously on September 10, 2019)

Information

Council will need to consider setting October 7, 2019 as a public hearing and first consideration of a request from Shelly A. Bevard and Dean Walker for a right-of-way vacation and conveyance of the East and West alley lying North of Lot 1 in Sinderson's Subdivision.

The proposed alley to be vacated is unimproved (see packet), is not needed for the use of the public, and its maintenance at the public expense is no longer justified. There are no public utilities located within 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. .

Staff recommended and Planning and Zoning unanimously approved this request as submitted.

Fiscal Impact

Attachments

Bevard Walker Alley Info
Resolution Setting Hearing
Resolution to Sell
Ordinance
Bevard QCD
Walker QCD



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: September 10, 2019

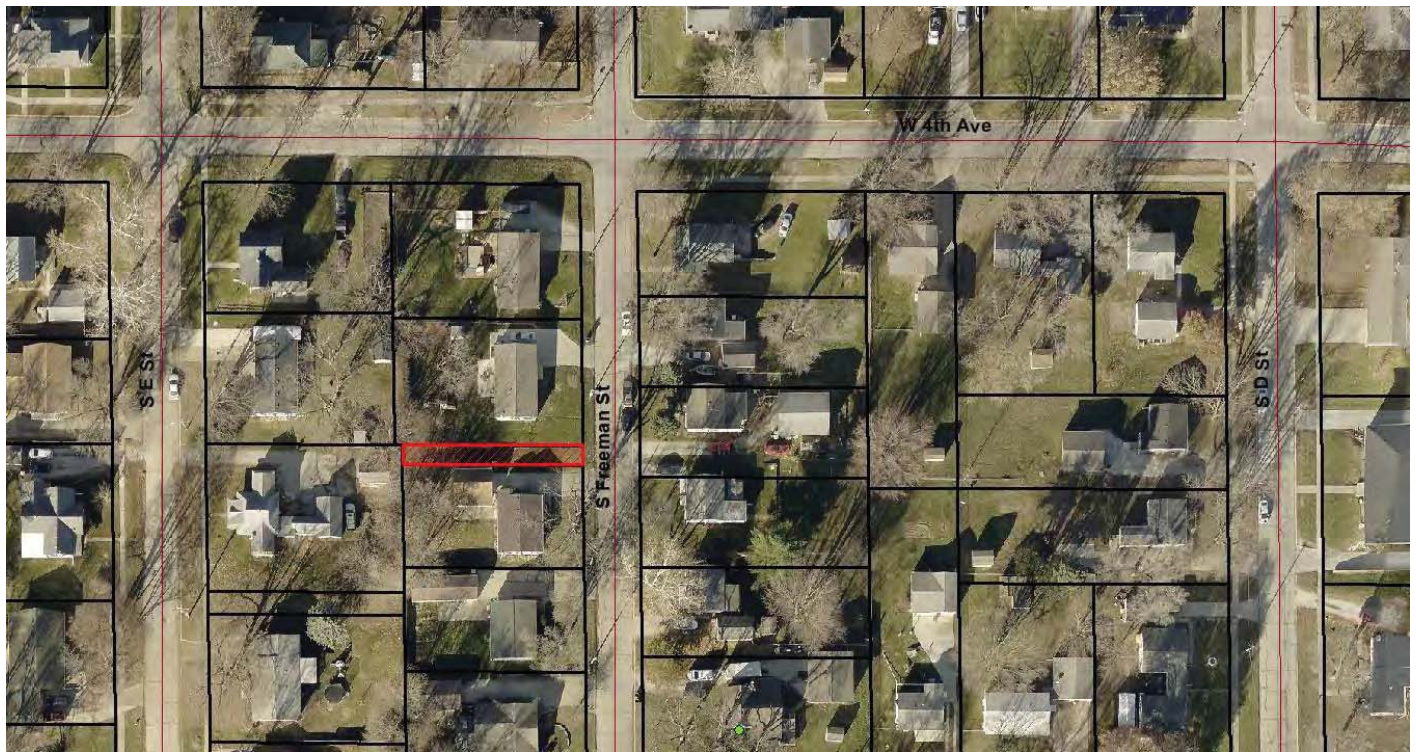
Agenda Item: 7. B. Consider request from Shelly A. Bevard and Deon Walker for a right-of-way vacation and conveyance of the East and West alley lying North of Lot 1, in Sinderson's Subdivision.

Application Type: Right-of-Way Vacation

Applicant: Shelly A Bevard (509 South Freeman Street)
Deon Walker (503 South Freeman Street)

Application Summary: Request for vacation and conveyance of the East and West alley lying North of Lot 1, in Sinderson's Subdivision.

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. There are no public utilities located within 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 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 1, approving the right-of-way vacation request, as submitted.



Community Development

PO Box 299, Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 phone • 515.961.9402 fax

Agreement to Purchase Alley

Shelly A Bevard requests to purchase the alley legally described as:

The East and West Alley, lying north of Lot 1 of Sindersons Subdivision.

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

Name: Shelly A Bevard

Address: 509 South Freeman St

Signature: Shelly A. Bevard

Date: 8-5-19

Name: Deon Walker

Address: 503 S Freeman St

Signature: Deon J. Walker

Date: 7/30/19

Name: Timothy James Mc Farland

Address: 506 South E St

Signature: Timothy James Mc Farland

Date: 8-3-2019

\$200.00 Fee

Receipt No#: _____

RESOLUTION NO. _____

**A RESOLUTION SETTING A PUBLIC HEARING TO CONSIDER ORDINANCE
VACATING A PORTION OF ALLEYS in the City of Indianola, Warren County, Iowa**

WHEREAS, the City of Indianola, Iowa owns property generally described as alleys located in the City of Indianola, Warren County, Iowa and more particularly described as:

Shelly A Bevard- The South Half of the East and West alley lying North of Lot 1, in Sinderson's Subdivision

Deon Walker- The North Half of the East and West alley lying North of Lot 1, in Sinderson's Subdivision

Timothy G. Grimm- The North Half of the East 75' of the West Half of the East and West alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa, and the West Half of the North Half of the North and South alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa

Jeanenne E Glascock Revocable Trust – The East Half of the North Half of the North and South alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa

Tim J and Laura L Davison- The South Half of the East 75' of the West Half of the East and West alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa

Wouter Hertzberger and Jessica E Halgren-Hertzberger- The South half of the North and South alley in Block 19 of College Addition to the City of Indianola; and

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

WHEREAS, the alleys are not used by the public, the required applications have been made, notice and consent of adjacent property owners secured, and Planning and Zoning recommended Council approval of the proposals to vacate and transfer on September 10, 2019; and

WHEREAS, a public hearing should now be set for consideration of the vacation of said alleys.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that a public hearing before this Council on the proposed ordinance to vacate said alley is set for 6:00 PM, on the 7th day of October 2019. The City Clerk is directed to publish Notice of said hearing at the time and in the manner required by law.

Dated this 16th day of September 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

RESOLUTION NO. _____

RESOLUTION APPROVING SALE OF CERTAIN ALLEYS in the City of Indianola, Warren County, Iowa TO ADJACENT PROPERTY OWNERS

WHEREAS, the City of Indianola, Iowa owns property generally described as alleys, located in the City of Indianola, Warren County, Iowa and more particularly described as:

Shelly A Bevard- The South Half of the East and West alley lying North of Lot 1, in Sinderson's Subdivision

Deon Walker- The North Half of the East and West alley lying North of Lot 1, in Sinderson's Subdivision

Timothy G. Grimm- The North Half of the East 75' of the West Half of the East and West alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa, and the West Half of the North Half of the North and South alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa

Jeanenne E Glascock Revocable Trust – The East Half of the North Half of the North and South alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa

Tim J and Laura L Davison- The South Half of the East 75' of the West Half of the East and West alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa

Wouter Hertzberger and Jessica E Halgren-Hertzberger- The South half of the North and South alley in Block 19 of College Addition to the City of Indianola; and

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

WHEREAS, the required applications have been made, notice and consent of adjacent property owners secured, and Planning and Zoning recommended Council approval of the proposal on September 10, 2019; and

WHEREAS, in accordance with the Code of Iowa Section 364.7, notice and hearing as provided by law was held on October 7, 2019; and

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

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the sale of the alleys as set out above is hereby approved.

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

Dated this ____ day of _____, 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

ORDINANCE NO. _____

ORDINANCE VACATING A PORTION OF ALLEYS in the City of Indianola, Warren County, Iowa AND RETAINING EASEMENT RIGHTS

WHEREAS, on the 7th day of October 2019, pursuant to published notice as required by law, the City Council of the City of Indianola, Iowa held a public hearing on proposals to vacate portions of alleys, located in the City of Indianola, Warren County, Iowa and more particularly described as:

Shelly A Bevard- The South Half of the East and West alley lying North of Lot 1, in Sinderson's Subdivision

Deon Walker- The North Half of the East and West alley lying North of Lot 1, in Sinderson's Subdivision

Timothy G. Grimm- The North Half of the East 75' of the West Half of the East and West alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa, and the West Half of the North Half of the North and South alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa

Jeanenne E Glascock Revocable Trust – The East Half of the North Half of the North and South alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa

Tim J and Laura L Davison- The South Half of the East 75' of the West Half of the East and West alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa

Wouter Hertzberger and Jessica E Halgren-Hertzberger- The South half of the North and South alley in Block 19 of College Addition to the City of Indianola; 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 alleys but retain any easement rights needed by the City.

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

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

Shelly A Bevard- The South Half of the East and West alley lying North of Lot 1, in Sinderson's Subdivision

Deon Walker- The North Half of the East and West alley lying North of Lot 1, in Sinderson's Subdivision

Timothy G. Grimm- The North Half of the East 75' of the West Half of the East and West alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa, and the West Half of the North Half of the North and South alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa

Jeanenne E Glascock Revocable Trust – The East Half of the North Half of the North and South alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa

Tim J and Laura L Davison- The South Half of the East 75’ of the West Half of the East and West alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa

Wouter Hertzberger and Jessica E Halgren-Hertzberger- The South half of the North and South alley in Block 19 of College Addition to the City of Indianola.

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 _____ 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

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

WHEN RECORDED RETURN TO:

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

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, Iowa 50266 (515) 274-1450
Taxpayer Information: Shelly A. Bevard, _____, Indianola, Iowa 50125

QUIT CLAIM DEED

For the consideration of One Dollar and other valuable consideration, the City of Indianola, Iowa does hereby Quit Claim to Shelly A. Bevard, a single woman, all its right, title, interest, estate, claim and demand in the following described real estate in Warren County, Iowa:

The South Half of the East and West alley lying North of Lot 1, in Sinderson's Subdivision to the City of Indianola, Warren County, Iowa.

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

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

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

Dated: _____

City of Indianola, Iowa

By: _____
Kelly B. Shaw, Mayor

By: _____
Diana Bowlin, City Clerk

STATE OF IOWA, WARREN COUNTY

On the ____ day of _____, 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 that said instrument was signed and contained in the Resolution adopted by the City Council of Indianola on the ____ day of _____, 2019, and the said Kelly B. Shaw and Diana Bowlin acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it san d by them voluntarily executed.

Notary Public in and for the State of Iowa

WHEN RECORDED RETURN TO:

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

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, Iowa 50266 (515) 274-1450
Taxpayer Information: Deon Walker, _____, Indianola, Iowa 50125

QUIT CLAIM DEED

For the consideration of One Dollar and other valuable consideration, the City of Indianola, Iowa does hereby Quit Claim to Deon Walker, a single man, all its right, title, interest, estate, claim and demand in the following described real estate in Warren County, Iowa:

The North Half of the East and West alley lying North of Lot 1, in Sinderson's Subdivision to the City of Indianola, Warren County, Iowa.

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

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

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

Dated: _____

City of Indianola, Iowa

By: _____
Kelly B. Shaw, Mayor

By: _____
Diana Bowlin, City Clerk

STATE OF IOWA, WARREN COUNTY

On the ____ day of _____, 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 that said instrument was signed and contained in the Resolution adopted by the City Council of Indianola on the ____ day of _____, 2019, and the said Kelly B. Shaw and Diana Bowlin acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it san d by them voluntarily executed.

Notary Public in and for the State of Iowa

Meeting Date: 09/16/2019

Information

Subject

Resolution setting October 7, 2019 as a public hearing and first consideration of a request from Tim J/Laura L Davison, Timothy G Grimm, and Jeanenne E Glascock Revocable Trust for a right-of-way vacation and conveyance of the East 75' of the West Half of the East and West alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa, and the North Half of the North and South alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa (P&Z approved unanimously on September 10, 2019)

Information

City Council will need to consider setting October 7, 2019 as the public hearing and first consideration of a request from Tim J/Laura L Davison, Timothy G Grimm, and Jeanenne E Glascock Revocable Trust for a right-of-way vacation and conveyance of the East 75' of the West Half of the East and West alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa, and the North Half of the North and South alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa.

The proposed alley to be vacated is unimproved (see packet), is not needed for the use of the public, and its maintenance at the public expense is no longer justified. However, there are various electrical utilities, including overhead and underground lines, as well as fiber lines that are located within the portion of the alley proposed to be vacated. The property owners abutting this vacation are all applicants to the request, and their abutting halves of the alley will be transferred to them.

Staff recommended and P&Z unanimously approved the request subject to a public utility easement be maintained and recorded with the proposed right-of-way vacation.

Fiscal Impact

Attachments

Davison Grimm Glascock Info

Davison QCD

Grimm QCD

Glascock QCD



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: September 10, 2019

Agenda Item: 7. C. Consider request from Tim J/Laura L Davison, Timothy G Grimm, and Jeanenne E Glascock Revocable Trust for a right-of-way vacation and conveyance of the East 75' of the West Half of the East and West alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa, and the North Half of the North and South alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa.

Application Type: Right-of-Way Vacation

Applicant: Timothy G. Grimm (303 East Salem Avenue)
Jeanenne E Glascock Revocable Trust (309 East Salem Avenue)
Tim J and Laura L Davison (110 South Jefferson Way)

Application Summary: Request for vacation and conveyance of the East 75' of the West Half of the East and West alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa, and the North Half of the North and South alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa.

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 are various electrical utilities, including overhead and underground lines, as well as fiber lines that are located within the portion of the alley proposed to be vacated. 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 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 be maintained and recorded with the proposed right-of-way vacation.



Community Development

PO Box 299, Indianola, IA 50125-0299 • www.indianolaiowa.gov
515-961-9430 phone • 515.961.9402 fax

Agreement to Purchase Alley

Tim G. Grimm requests to purchase the alley legally described as:

1. The North $\frac{1}{2}$ full width of The North-South Alley That parallels The East Side of Lot 4 (^{303 East} Salem) on Block Ten (10) of The Steele + Grantham's Addition. 2. the West $\frac{1}{2}$ full width of the East-West Alley That borders The South Lot Boundary-Lines of Lot 4 and 5 (^{303 East Salem}) on Block Ten (10) of The Steele + Grantham's Addition.

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

Name: Tim DAVISON - DAVISON LLC

Address: 110 S Jeff + 308 E 1st

Signature: [Signature]

Date: 8-9-19

Name: Jeanine Mascock

Address: 309 East Salem

Signature: [Signature]

Date: 8-9-2019

Name: Tim Grimm

Address: 303 East Salem 777-1427

Signature: [Signature]

Date: 8/15/19

No#: _____

\$200.00 Fee

Receipt

WHEN RECORDED RETURN TO:

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

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, Iowa 50266 (515) 274-1450

Taxpayer Information: Tim J. and Laura L. Davison, Indianola, Iowa 50125

QUIT CLAIM DEED

For the consideration of One Dollar and other valuable consideration, the City of Indianola, Iowa does hereby Quit Claim to Tim J. and Laura L. Davison, Husband and Wife, all its right, title, interest, estate, claim and demand in the following described real estate in Warren County, Iowa:

The South Half of the East 75' of the West Half of the East and West alley in Block Ten of the Steele and Granthams Addition to Indianola, to Indianola, Iowa.

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

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

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

Dated: _____

City of Indianola, Iowa

By: _____
Kelly B. Shaw, Mayor

By: _____
Diana Bowlin, City Clerk

STATE OF IOWA, WARREN COUNTY

On the ____ day of _____, 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 that said instrument was signed and contained in the Resolution adopted by the City Council of Indianola on the ____ day of _____, 2019, and the said Kelly B. Shaw and Diana Bowlin acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it san d by them voluntarily executed.

Notary Public in and for the State of Iowa

WHEN RECORDED RETURN TO:

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

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, Iowa 50266 (515) 274-1450

Taxpayer Information: Timothy G. Grimm, , Indianola, Iowa 50125

QUIT CLAIM DEED

For the consideration of One Dollar and other valuable consideration, the City of Indianola, Iowa does hereby Quit Claim to Timothy G. Grimm, a single man, all its right, title, interest, estate, claim and demand in the following described real estate in Warren County, Iowa:

The North Half of the East 75' of the West Half of the East and West alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa and the West Half of the North Half of the North and South alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa.

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

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

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

Dated: _____

City of Indianola, Iowa

By: _____
Kelly B. Shaw, Mayor

By: _____
Diana Bowlin, City Clerk

STATE OF IOWA, WARREN COUNTY

On the ____ day of _____, 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 that said instrument was signed and contained in the Resolution adopted by the City Council of Indianola on the ____ day of _____, 2019, and the said Kelly B. Shaw and Diana Bowlin acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it san d by them voluntarily executed.

Notary Public in and for the State of Iowa

WHEN RECORDED RETURN TO:

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

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, Iowa 50266 (515) 274-1450

Taxpayer Information: Jeanenne E. Glascock Revocable Trust, Indianola, Iowa 50125

QUIT CLAIM DEED

For the consideration of One Dollar and other valuable consideration, the City of Indianola, Iowa does hereby Quit Claim to Jeanenne E. Glascock Revocable Trust, all its right, title, interest, estate, claim and demand in the following described real estate in Warren County, Iowa:

The East Half of the North Half of the North and South alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa.

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

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

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

Dated: _____

City of Indianola, Iowa

By: _____
Kelly B. Shaw, Mayor

By: _____
Diana Bowlin, City Clerk

STATE OF IOWA, WARREN COUNTY

On the ____ day of _____, 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 that said instrument was signed and contained in the Resolution adopted by the City Council of Indianola on the ____ day of _____, 2019, and the said Kelly B. Shaw and Diana Bowlin acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it san d by them voluntarily executed.

Notary Public in and for the State of Iowa

Meeting Date: 09/16/2019

Information

Subject

Resolution setting October 7, 2019 as a public hearing and first consideration of a request from Wouter Hertzberger and Jessica E Halgren-Hertzberger for a right-of-way vacation and conveyance of the South half of the North and South alley in Block 19 of College Addition to the City of Indianola (P&Z approved unanimously on September 10, 2019)

Information

City Council will need to consider setting October 7, 2019 as a public hearing and first consideration of a request from Wouter Hertzberger and Jessica E Halgren-Hertzberger for a right-of-way vacation and conveyance of the South half of the North and South alley in Block 19 of College Addition to the City of Indianola.

The proposed alley to be vacated is unimproved (see packet), is not needed for the use of the public, and its maintenance at the public expense is no longer justified. There are no public utilities located in this easement. The property owners abutting this vacation have agreed to give the Hertzberger's the full portion of the alley requested to be vacated.

Staff recommended and P&Z unanimously approved this request as submitted.

Fiscal Impact

Attachments

Hertzberger Alley Info
Hertzberger QCD



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: September 10, 2019

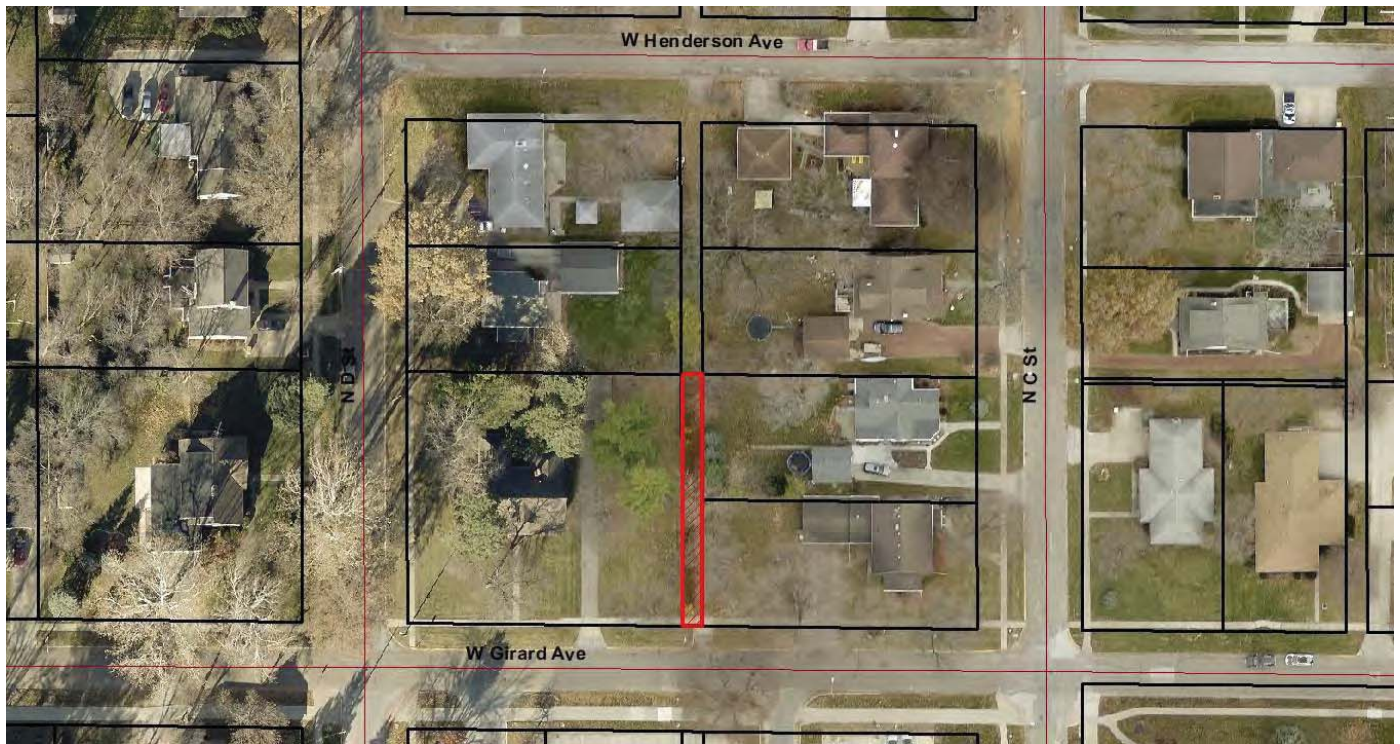
Agenda Item: 7. D. Consider request from Wouter Hertzberger and Jessica E Halgren-Hertzberger for a right-of-way vacation and conveyance of the South half of the North and South alley in Block 19 of College Addition to the City of Indianola.

Application Type: Right-of-Way Vacation

Applicant: Wouter Hertzberger and Jessica E Halgren-Hertzberger (410 West Girard Avenue)

Application Summary: Request for vacation and conveyance of South half of the North and South alley in Block 19 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. There are no public utilities located in this easement. The property owners abutting this vacation have agreed to give the Hertzberger's the full portion of the alley requested to be vacated, 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 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 1, approving the right-of-way vacation request, as submitted.



COMMUNITY DEVELOPMENT

Agreement to Purchase Alley

JESSICA HALGREN / WOUTER HERTZBERGER requests to purchase the alley legally described as:

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

Name: JESSICA HALGREN / WOUTER HERTZBERGER

Address: 410 WEST GIRARD AVE, INDIANOLA, IA

Signature: [Signature]

Date: August 21, 2019

Signature: _____

Date: _____

Name: CARL HALGREN / MORGAN HALGREN

Address: 801 NORTH "C" STREET, INDIANOLA, IA 50125

Signature: [Signature]

Date: August 21, 2019

Signature: _____

Date: _____



COMMUNITY DEVELOPMENT

Agreement to Purchase Alley

JESSICA HALGREN / WOUTER HERTZBERGER requests to purchase the alley legally described as:

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

Name: JESSICA HALGREN / WOUTER HERTZBERGER

Address: 410 WEST GIRARD AVE, INDIANOLA, IA

Signature: [Signature]

Date: August 21, 2019

Signature: _____

Date: _____

Name: Pam Bachof

Address: 805 North C street, Indianola, IA

Signature: Pam Bachof

Date: 8-21-19

Signature: Karl Bachof

Date: 8-21-19

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

Copy:
Jessica Halgren and Wouter Hertzberger
410 W. Girard Ave
50125 Indianola, Iowa

Indianola, September 3, 2019

Dear Sir,

This letter is in relation to the request from:

Jessica Halgren and Wouter Hertzberger
410 West Girard Avenue, Indianola, Iowa 50125
Also known as: 24-76-24 COLLEGE ADD LOTS 6 & 7 BLK 19

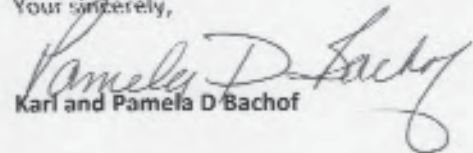
to purchase the alley abutting to our property.

This is to confirm that we:

Karl and Pamela D Bachof
805 North C street
Parcel ID: 48140190050
Also known as: 24-76-24 COLLEGE ADD LOT 5 BLK 19

1. Agree to the alley vacation;
2. Do not wish to deed the vacated alley deeded to us; and
3. Agree with the portion of the alley vacated to Jessica Halgren and Wouter Hertzberger

Your sincerely,

 9-3-19
Karl and Pamela D Bachof

To:

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

September 2, 2019

Dear Charlie,

This letter is in relation to our request to purchase the alley abutting to our property as well as the properties of:

Carl and Morgan Halgren

801 North C street
Parcel ID: 48140190080
Also known as: 24-76-24 COLLEGE ADD LOT 8 BLK 19

and

Karl and Pamela D Bachof

805 North C street
Parcel ID: 48140190050
Also known as: 24-76-24 COLLEGE ADD LOT 5 BLK 19

We confirm that we accept to purchase the portions of the alley that are adjacent to our neighbors' property (as stated above) and that they do not wish to purchase.

Your sincerely,



Jessica Halgren and Wouter Hertzberger
410 W Girard Ave
Indianola IA 50125

To:

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

Copy:

Jessica Halgren and Wouter Hertzberger
410 W. Girard Ave
50125 Indianola, Iowa

Indianola, September 3, 2019

Dear Sir,

This letter is in relation to the request from:

Jessica Halgren and Wouter Hertzberger
410 West Girard Avenue, Indianola, Iowa 50125
Also known as: 24-76-24 COLLEGE ADD LOTS 6 & 7 BLK 19

to purchase the alley abutting to our property.

This is to confirm that we:

Carl and Morgan Halgren
801 North C street
Parcel ID: 48140190080
Also known as: 24-76-24 COLLEGE ADD LOT 8 BLK 19

1. Agree to the alley vacation;
2. Do not wish to deed the vacated alley deeded to us; and
3. Agree with the portion of the alley vacated to Jessica Halgren and Wouter Hertzberger

Your sincerely,

Carl R. Halgren
Susan Morgan Halgren
Carl and Morgan Halgren

Sept. 3, 2019

WHEN RECORDED RETURN TO:

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

Preparer Information: Amy S. Beattie, 6701 Westown Parkway, Suite 100, West Des Moines, Iowa 50266 (515) 274-1450

Taxpayer Information: Wouter Hertzberger and Jessica E. Halgren-Hertzberger,
Indianola, Iowa 50125

QUIT CLAIM DEED

For the consideration of One Dollar and other valuable consideration, the City of Indianola, Iowa does hereby Quit Claim to Wouter Hertzberger and Jessica E. Halgren-Hertzberger, Husband and Wife, all its right, title, interest, estate, claim and demand in the following described real estate in Warren County, Iowa:

The South half of the North and South alley in Block 19 of College Addition to the City of Indianola, Iowa.

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

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

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

Dated: _____

City of Indianola, Iowa

By: _____
Kelly B. Shaw, Mayor

By: _____
Diana Bowlin, City Clerk

STATE OF IOWA, WARREN COUNTY

On the ____ day of _____, 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 that said instrument was signed and contained in the Resolution adopted by the City Council of Indianola on the ____ day of _____, 2019, and the said Kelly B. Shaw and Diana Bowlin acknowledged the execution of said instrument to be their voluntary act and deed and the voluntary act and deed of said municipal corporation, by it san d by them voluntarily executed.

Notary Public in and for the State of Iowa

Meeting Date: 09/16/2019

Information

Subject

Resolution approving the professional service agreement with Reliable Maintenance Company for janitorial services

Information

In your packet is the resolution approving the professional service agreement with Reliable Maintenance Company for the two-year janitorial services at City Hall, Indianola Public Library and Activity Center.

The RFP was sent to four firms, posted on the City's web site and the Iowa League of Cities web site.

After review of the five proposals (see packet), checking of references and a savings of approximately \$2,000/year over our current contract and \$4/300/year over the next low bid, it is the recommendation of Library Director Michele Patrick, P&R Director Doug Bylund and City Clerk Diana Bowlin to award the bid to Reliable Maintenance Company.

Fiscal Impact

Attachments

Recommendation Letter
Resolution
Professional Serv Agreement
Janitorial Specs
Janitorial Contract



— Clerk's Office —

TO: Mayor and Council
 FROM: Michelle Patrick, Library Director; Doug Bylund P&R Director and Diana Bowlin, City Clerk
 CC: Ryan Waller, City Manager
 SUBJECT: Janitorial Bids
 DATE: September 11, 2019

The Library, Activity Center and City Hall issued a Janitorial RFP on July 19, 2019. It was sent to four firms, posted on the City's web site and the Iowa League of Cities web site. Our current contract is with DustPros and includes the following prices:

Current prices include:

<u>Business</u>	<u>City Hall</u>	<u>Activity Center</u>	<u>Library</u>	<u>Total</u>
Dust Pros Janitorial Des Moines, Iowa	\$4,000.00 Includes Material/Supplies	\$1,462.00/month + supplies at \$50/month = \$1,512.00/month	\$1,070.00/month + supplies at \$150/month = \$1,220.00	\$6,523.00/month + supplies = \$6,732.00

We received the following five proposals.

<u>Business</u>	<u>City Hall</u>	<u>Activity Center</u>	<u>Library</u>	<u>Total</u>
Prestige Cleaning Indianola, Iowa	\$9,760.00/month Includes Material/Supplies	\$4,096.00/month Includes Material/Supplies	\$4,096.00/month Includes Material/Supplies	\$17,952.00/month Includes Material/Supplies
ABM Des Moines, Iowa	\$4,887.77/month* + est. of supplies at \$250/mon = \$5,137.77	\$887.97/month* + est. of supplies at \$50/month = \$937.97	\$1,587.87/month* + est. of supplies at \$150/month = \$1,737.87	\$7,363.61/month* + est. of supplies = \$7,813.61
Reliable Maintenance Company Des Moines, Iowa	\$3,700.00/month did not include supplies + est. of supplies at \$250/month = \$3,950.00	\$1,317.00/month did not include supplies + est of supplies at \$50/month = \$1,367.00/month	\$1,100.00/month did not include supplies + est of supplies at \$150/month = \$1,250.00	\$6,117.00/month did not include supplies + est of supplies = \$6,567.00
Nationwide Office Care Clive, Iowa	\$4,810.00/month** + est. of supplies at \$250/month = \$5,060.00	\$1,855.00/month** + est. of supplies at \$50/month = \$1,905.00	\$3,040.00/month** + est. of supplies at \$150/month = \$3,190.00	\$9,705.00/month** + est. of supplies = \$10,155.00
Dust Pros Janitorial Des Moines, Iowa	\$4,120.00/month includes supplies	\$1,505.00/month did not include supplies + est of supplies at \$50/month = \$1,555.00	\$1,102.00/month did not include supplies + est of supplies at \$150/month = \$1,252.00/month	\$6,27.00/month did not include supplies for Activity Center and Library + est of supplies = \$6,927.00

*Price includes all labor, benefits, payroll taxes and insurance, supervision, cleaning supplies and equipment. Restroom supplies, hand soap and plastic trash can liners are not included in this price.

** Consumables (trash can liner, toilet paper, paper towels, facial tissues, soap, air fresheners, etc. will be invoiced separately for all locations at an additional cost.

Each company did not include supplies in their proposal. To make all proposals equal, we calculated our cost of supplies per month based on the past two years expenses and added that amount to the proposals.

After review of the proposals, checking of references, and a saving of approximately \$2,000/year over our current contract and \$4,300/year over the next low bid, it is the recommendation of our team to approve the selection of Reliable Maintenance Company as the janitorial company for the City facilities.

RESOLUTION NO. 2019-____

**RESOLUTION APPROVING JANITORIAL SERVICES CONTRACTOR
PROFESSIONAL SERVICE AGREEMENT WITH
RELIABLE MAINTENANCE COMPANY**

WHEREAS, the City Council of the City of Indianola, Iowa, is in need of engaging a janitorial contractor to provide services for the City (hereinafter referred to as “Services”), and

WHEREAS, the City Council of the City of Indianola, Iowa, has solicited proposals for said Services; and

WHEREAS, after review of the proposals the City Council believes it to be in the best interest of the City to engage Reliable Maintenance Company to perform the Services; and

WHEREAS, it is the determination of the City Council that the City should enter into a Janitorial Services Contractor Agreement with Reliable Maintenance Company in the form attached as Exhibit “A”.

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

1. The Janitorial Services Contractor Agreement with Reliable Maintenance Company for the Services is in the public interest of the citizens of the City of Indianola and is hereby approved.
2. The Mayor or City Manager is authorized and directed to execute the Janitorial Services Contractor Agreement on behalf of the City and the City Clerk if authorized and director to attest to the signature and to affix the seal of the City. .

PASSED this ____ day of _____, 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, made and entered this _____ day of _____, 2019, by and between the **CITY OF INDIANOLA**, a municipal corporation of the State of Iowa, hereinafter referred to as "CITY," and Reliable Maintenance Company of Des Moines, Iowa hereinafter referred to as "SERVICE PROVIDER" for the November 1, 2019 – October 31, 2021 Janitorial Services.

WHEREAS, the CITY is in need of Janitorial Services, hereinafter referred to as "Services"; and

WHEREAS, the CITY solicited proposals for said Services; and

WHEREAS, the SERVICE PROVIDER was determined by the City Council to be the best suited to meet the CITY's needs for the Services.

NOW, THEREFORE, THE PARTIES HEREBY MUTUALLY AGREE AS FOLLOWS:

The parties hereby agree to be bound by the terms and conditions and all promises contained in the proposal submitted by the SERVICE PROVIDER to the CITY, a copy of which is attached hereto as Exhibit "B" and incorporated herein by reference as if set out in full. In addition, the parties agree as follows:

1. SERVICE PROVIDER shall indemnify and save harmless CITY, its agents, servants and employees from and against any claim, demand or cause of action arising out of negligent or intentional act or error or omission of SERVICE PROVIDER, its agents, servants or employees in the performance of services under this agreement, whether direct or indirect, except that SERVICE PROVIDER shall not be liable under this section for damages arising out

of injury or damage to persons or property directly caused or resulting from the sole negligence of CITY or any of its officers, agents or employees.

The execution of the agreement by SERVICE PROVIDER shall obligate SERVICE PROVIDER to comply with the foregoing indemnification provision, however, the collateral obligation of insuring this indemnity must be complied with as set forth below.

2. SERVICE PROVIDER shall not commence operations and/or labor pursuant to the terms of this Agreement until certification of proof of insurance detailing terms and provisions of coverage has been received and approved by the CITY. Minimum insurance coverage shall be required as set forth in Exhibit "C."

3. This Agreement may be terminated by either party for cause or by CITY for convenience upon fourteen (14) days' written notice by the terminating party to the other party of such termination in which event SERVICE PROVIDER will be paid its compensation for services actually performed to termination date. "Cause" is defined to be, but not limited to, violation of any of the covenants, duties or terms of this Agreement. In the event that SERVICE PROVIDER abandons this Agreement or causes it to be terminated, SERVICE PROVIDER shall indemnify CITY against any loss resulting from this termination.

4. This document incorporates and includes all prior negotiations, correspondence, conversations, agreements, or understanding applicable to the matters contained herein, and the parties agree that there are no commitments, agreements or understanding concerning the subject matter of this Agreement that are not contained in this document.

IN WITNESS WHEREOF, the parties to this Agreement have set their hands on the day and year first written above.

"CITY":

CITY OF INDIANOLA

By: _____
Kelly B. Shaw, Mayor

Attest: _____
Diana Bowlin, City Clerk

"SERVICE PROVIDER":

By: _____
Name: _____
Title: _____

JANITORIAL SERVICES BID SHEET

Bid for Individual Buildings

Amount of Bid

City Hall
110 N. 1st Street

\$ 3,700.00

Indianola Public Library
207 N. "B"

\$ 6,100.00

Indianola Activity Center
2204 W. 2nd Avenue

\$ 6,317.00

Proposal submitted by: Andre McCoy

Contractor: Reliable Maintenance Company

Address: 2525 Douglas Ave.

City: Des Moines

Telephone: 515-681-0924

GENERAL PROVISIONS

1. MATERIALS

Contractor will supply all materials and equipment including:

- All machines and cleaning products
- Buffers and buffer pads
- Vacuums and bags
- Mop buckets and wringers
- Wet mops and mop heads
- Dust mops and mop heads
- Brooms, dust pans and dusters
- Bowl cleaner, bleach, glass cleaner
- Floor cleaner and wax
- Carpet cleaning equipment
- Carpet spot cleaner
- All supplies including but not limited to toilet paper, folded towels, hand cleaner, paint and painting of walls, rugs, etc

2. TERM

Length of contract will be for a period of two (2) years, with an optional one (1) year extension, during which time services may be terminated by a thirty (30) day written notice by either party, or “for cause”, should performance not be satisfactory after opportunity for corrective action has not resulted in improvement. The contract term shall run from November 1, 2019 to October 31, 2020 and November 1, 2020 to October 31, 2021.

The contractor acknowledges that the Indianola Police Department requires and will be completing a screening requirement (including background checks and finger prints) on employee(s). When approval has been given by the Indianola Police Department, the employee(s) will then be able to work in any of the city hall offices (police, fire, clerk’s office, etc). All information will be obtained and retained by the Indianola Police Department and not for dissemination.

3. BUILDING LOCATIONS

- City Hall – 110 N. 1st Street
- Indianola Public Library – 204 N. “B”
- Indianola Activity Center – 2204 W. 2nd Avenue

4. DAMAGE CAUSED TO BUILDING

Any damage to walls or other parts of the building from the use of cleaning machines or from other work under the contract shall be repaired and paid for at the contractor’s expense.

CITY HALL/PUBLIC SAFETY

110 N. 1st Street
Indianola, Iowa

SPECIFICATIONS

Contractor will furnish all labor, material, supplies, equipment and supervision. Janitorial service will be required to cover a five (5) day work week for administrative offices and seven (7) days a week for the police department. Cleaning may begin at 5:00 p.m., except on weekends. Cleaning on weekends may be done at any time. The Police Department can only be cleaned when clerical staff is on duty 7:00 a.m. – 11:00 p.m. on weekdays and 8:00 a.m. – 8:00 p.m. on weekends.

Building includes 24,400 square feet of office, lobby, meeting rooms (1 council chambers and training room) and seven (7) restroom areas.

SERVICE PROVISIONS

Daily Services:

1. Empty wastebaskets and remove trash collected to main disposal area. Empty recycling containers and put into recycling dumpster.
2. Sweep or vacuum floor areas, stair landings and steps with treated sweep mop and spot mop as necessary.
3. Vacuum all carpet and spot clean as needed.
4. Remove smudges and finger marks from doors and adjacent areas, woodwork, partition glass and light switches.
5. Clean coffee pot and glasses in break room on main floor and in basement and keep sink, faucets, counter top, microwave and refrigerator clean and free of debris.
6. Replace and clean ceiling tile.
7. Clean and disinfect all bathroom sinks, showers, toilets, mirrors and hand dryers (includes restrooms in the basement of City Hall-showers and locker rooms)
8. Spot clean walls.
9. Fill or replace hand soap, paper towels and toilet paper.
10. Maintain safe custody of keys or key cards. Insure locked doors are locked after cleaning. At no time will locked exterior doors be unlocked or propped open during cleaning hours.
11. Clean all interior and exterior surfaces including doors, crevices and carpet (elevator).
12. Polish bright metal surfaces (elevator).

As needed services (could be daily, weekly or occasionally):

1. Dust horizontal surfaces of desks, files, chairs, window wells, wall hangings, miscellaneous furniture and tables with treated dust cloths. Do not disturb papers or materials left on surfaces to be cleaned.

2. Dust wall surfaces, vertical surfaces, hand railings, ledges, doors and under surfaces (knee walls, chair rungs, table legs, etc.).
3. Damp mop and buff floors preventing dirt buildup in corners.
4. Sweep or vacuum storage areas in work areas.
4. Clean wall surfaces, baseboards, partitions, doors and trim as necessary.
5. Clean telephones and counter tops.
6. Clean rubber mats under urinals.
7. Clean glass portions of display cases, bulletin boards, doors and glass fronted reception counter.
8. Clean drinking fountain.
9. Clean kick plates, push plates, push bars and remove foreign residue (oil, grease, mold, etc.) from these areas and around door fasteners, door checks and door closures.
10. Sweep and remove debris such as litter and leaves etc. from landings and sidewalks. Does not include snow removal.
11. Clean all grills, vents and lights, baseboard heaters, fixtures in ceilings and walls (monthly).
12. Vacuum in-place drapery/woven woods, etc. (monthly)
14. Wash waste receptacles, inside and out (monthly).
15. Pick up other supplies as needed.
16. Completely strip and wax floors including storerooms in Police Department, Fire Department kitchen, office up and out in the bay, and Community Development Office (twice per year).
17. Clean and shampoo carpet throughout building (twice per year).
18. Remove stains from carpet areas as necessary.
19. Close windows, turn off lights, fans and electric heaters when not in use and lock doors after cleaning
20. Report fires, hazardous conditions and items in need of repair such as leaky faucets, toilet stoppages and broken light fixtures.
21. Turn in lost and found articles to Clerk's Office.
22. Replace interior and exterior light bulbs and fluorescent tubes as necessary within 24 hours of going out.
26. Maintenance of door locks, soap dispensers, stair rails, mopboards, wall paper, doors and door strikers.
27. Ordering of all supplies including but not limited to toilet paper, folded towels, hand cleaner, paint and painting of walls, rugs, etc.

The Service Provider agrees to notify the City Clerk immediately in the event a master key is lost while in their possession. The Service Provider also agrees to pay the City for the cost of replacing locks and keys/key cards in the event this happens.

Other optional services:

1. Emergency shampoo carpet (big messes, i.e. large spills, vomit, ink, oil, etc) – minimum \$ 45 per time
2. Shampoo upholstered chairs - \$ 5 /chair, \$ 10 /couch
3. Other repair work or extra cleaning - \$ 30 per hour plus any materials

INDIANOLA ACTIVITY CENTER
2204 WEST 2ND AVENUE
INDIANOLA, IOWA 50125

SPECIFICATIONS

The Service Provider will furnish all labor, materials, supplies, equipment and supervision. Janitorial service will be required to the following:

1. Mondays, Wednesdays, Saturdays – Buxton Room, lobby and restrooms only
2. Wednesday – Parks & Rec. offices and exterior rooms around the building, in addition to #1 above.

Building includes 10,000 square feet of office, lobby, meeting rooms and four (4) restroom areas.

SERVICE PROVISIONS

Daily Service 3 times per week (Mondays, Wednesdays and Saturdays) – Buxton room, lobby and restroom only:

1. Clean and disinfect bathroom sinks, counters, toilets, urinals, mirrors and dispensers.
2. Empty trash in the bathrooms.
3. Spot clean glass (windows/doors) fingerprints and smudges.
4. Clean and disinfect drinking fountains.
5. Clean and disinfect reception counter (public area)
6. Vacuum carpet and mats in lobby area only.
7. Dust mop hard floors – machine scrub Buxton room floor, wet mop vinyl and tile floors.

Weekly Services (Buxton room, lobby, restrooms, P&R offices and exterior rooms around building):

1. Vacuum carpet and mats throughout building.
2. Dust mop all hard floors throughout building (including visible floor in storage areas).
3. Wet mop vinyl and tile floors throughout building.
4. Dust and/or clean keyboards and tables in Computer Lab.

As needed services (could be daily, weekly, monthly, or occasionally):

1. Fill or replace hand soap, paper towels, toilet paper and air fresheners.
2. Spot clean wall surfaces and doors.
3. Spot clean carpets.
4. Deep clean grout in tile in restrooms.
5. Clean carpets 4 times per year, 1 extraction and 3 bonnet cleanings.
6. Wet mop storage areas (bi-monthly).
7. Burnish (high speed buff) tile floors (monthly).
8. Scrub and recoat hard floors, or strip and refinish hard floors (twice per year).
9. Dust most horizontal surfaces, tables, window sills, shelving and wall hangings, miscellaneous furniture and tables with treated dust cloths (weekly).
10. Dust ceiling, light fixtures, vents, walls, corners and other vertical surfaces for dust and cobwebs.
11. Dust window blinds (bi-monthly).
12. Vacuum and dust chairs (except folding chairs) (2 times per year).

13. Replace interior and exterior light bulbs and fluorescent tubes as necessary.
14. Wash waste receptacles, inside and out (monthly)
15. Clean wall surfaces, baseboards, partitions, doors and trim as necessary.
16. Clean kick plates, push plates, push bars and remove foreign residue (oil, grease, mold, etc.) from these areas and around door fasteners, door checks and door closures.
17. Deep cleaning of Kitchen (twice yearly).

The Service Provider agrees to notify the Park and Recreation Department immediately in the event a master key is lost while in their possession. The Service Provider also agrees to pay the City for the cost of replacing locks and keys in the event this happens.

INDIANOLA PUBLIC LIBRARY
207 NORTH B STREET
INDIANOLA, IA

SPECIFICATIONS

Service provider will furnish all labor, material, supplies, equipment and supervision. Janitorial service will be required to cover a six (6) day work week (Monday through Saturday). Cleaning must be done during non-public hours.

Building includes 10,000 square feet of office, lobby, meeting rooms and two (2) restroom areas.

SERVICE PROVISIONS

Daily Services:

1. Empty wastebaskets and remove trash collected to main disposal area. Empty recycling containers and put into recycling dumpster.
2. Dust mop and wet mop tile floor.
3. Vacuum all carpet (including the community room) and spot clean as needed.
4. Remove smudges and finger marks from doors and adjacent areas, woodwork and light switches.
5. Remove smudges and finger marks from glass doors at the front and south entrance.
6. Clean surfaces of front desk and public computer desks.
7. Clean and disinfect sink in work room.
8. Replace and clean ceiling tile.
9. Clean and disinfect all bathroom sinks, toilets, mirrors and hand dryers.
10. Spot clean walls.
11. Fill or replace hand soap, paper towels and toilet paper.
12. Clean all interior surfaces including doors and crevices.

As needed services (could be daily, weekly or occasionally):

- Dust horizontal surfaces of desks, files, chairs, window wells, wall hangings, miscellaneous furniture and tables with treated dust cloths. Do not disturb papers or materials left on surfaces to be cleaned.
- Dust wall surfaces, vertical surfaces, ledges, doors and under surfaces (knee walls, chair rungs, table legs, etc.).
- Clean wall surfaces, baseboards, partitions, doors and trim as necessary.
- Clean telephones and counter tops.
- Clean glass portion of display case.
- Clean drinking fountain.

- Clean computer monitors.
- Clean kick plates, push plates, push bars and remove foreign residue (oil, grease, mold, etc.) from these areas and around door fasteners, door checks and door closures.
- Sweep and remove debris such as litter and leaves etc. from landings and sidewalks. Does not include snow removal.
- Clean all grills, vents and lights, baseboard heaters, fixtures in ceilings and walls (monthly).
- Wash all windows 4 times per year
- Vacuum chairs and couches
- Buff tile floors (monthly)
- Strip or deep scrub and refinish tile floor annually
- Spot clean carpets
- Clean carpets (1 extraction and 3 bonnet cleanings per year, traffic areas only)
- Report fires, hazardous conditions and items in need of repair such as leaky faucets, toilet stoppages and broken light fixtures.
- Replace interior and exterior light bulbs and fluorescent tubes as necessary within 24 hours of going out.
- Maintenance of door locks, soap dispensers, stair rails, mopboards, wall paper, doors and door strikers.
- Clean filters in entryways (in the fall)

Supplies:

Cleaners and equipment necessary to perform general custodial duties will be provided by the Service Contractor.

Service Contractor will purchase supplies needed such as toilet paper, paper towels, hand soap, deodorizers, trash can liners, light bulbs, furnace filters, etc., used in connection with providing service to the Library. These will be billed to the Library on a separate invoice.

Optional Services:

Emergency carpet shampoo	\$30/hour, \$30 minimum
Shampoo upholstered chairs	\$5.00/chair, \$10.00/couch
Other repair work or extra cleaning	\$30.00/hour plus materials

Services will be performed a maximum of once per day and while the Library is closed.

The Service Contractor agrees to notify the Library Director immediately in the event a master key is lost while in their possession. The Service Contractor also agrees to pay the city for the cost of replacing locks and keys in the event this happens.

Products

	A	B	C	D	E	F	G	H
1	Supply List - updated January 201				2019			
2	*Prices are subject to change at any time without notice							
3								
4								
5	<u>Paper Towels</u>							<u>Amount</u>
6	Singlefold Towels							\$55.00
7	C-Fold Towels							\$55.00
8	MultiFold Towels							\$54.00
9	Roll Paper Towels							\$51.00
10	Enmotion Towels							\$78.80
11	Kitchen Towels							\$54.60
12	Kleenex							\$66.80
13	Center Pull Paper Towels							\$80.00
14	Center Pull Wipes							\$62.55
15	Locor Paper Towels							65.89
16								
17	<u>Toilet Tissue</u>							
18	Cottonelle Tissue							\$66.30
19	Toilet Tissue (Coreless)							\$114.75
20	Jr. Jumbo Roll Toilet Tissue							60
21	Tork 96 rolls (regular)							\$58.00
22								
23	<u>Soaps</u>							
24	Antiseptic Hand Cleaner case							\$99.98
25	1 case instant hand sanitizer							\$105.00
26	Hand Soap Refills							\$40.00
27	Pink Hand Soap							18.00 gal
28	Dial Soap (gallon)							\$19.80
29	Antibacterial Box Soap							\$60.00
30	Signatry Soap Refills							\$72.58
31	Foam Spa Soap Refills							\$65.00
32	Virex Disinfectant Cleaner							\$89.96
33	Hands Free Urinal Cleaner							\$63.88
34	Restroom Deodorizer Pro Link Pump refill							89.96
35	Counter Top Magic							20.5

Products

	A	B	C	D	E	F	G	H
36	Lavender Purple Crush							\$56.59
37	Mandarin Cranberry Foam Soap							\$64.20
38	Pearllux Hand Soap							\$54.00
39	Morning Mist							\$85.20
40	Antibacterial Box Soap							\$58.27
41								
42								
43	<u>Other</u>							
44	Urinal Screen							\$60.00
45	Floor Dry Mats							\$50.00
46	Wet Floor Mats pkg							\$40.11
47	Disposable Urinal Floor Mat 6/cs							\$75.00
48	Toilet Seat Covers - Hillyard							\$45.00
49	Sani Sacks							\$36.00
50	Tampax Tampons							\$130.00
51	Maxi Pads							\$73.10
52								
53								
54	Can Liners 24X33							\$60.61
55	Can liners 30X36							\$35.70
56	Can Liners 43X48							\$56.00
57	"C" Batteries							\$13.50
58	"D" Batteries							\$15.30
59	Sponge Mop & Refills							\$39.64
60								
61	<u>Dispensers</u>							
62	Hands Free Dispenser							\$88.66
63	Instant Hand Sanitizer Dispenser							\$15.00
64	Hand Soap Dispenser							\$12.36
65	Toilet Tissue Dispenser							\$46.64
66	Toilet Seat Cover Dispenser							\$12.25
67	Center Pull Paper Towel Dispenser							\$27.85

JANITORIAL SERVICES CONTRACTOR AGREEMENT

THIS AGREEMENT is made and entered into this date, September 16, 2019, between the City of Indianola (hereinafter “the City”) and Reliable Maintenance Company (hereinafter “Service Contractor”).

WITNESSETH:

WHEREAS, Service Contractor is skilled in the performance of all the Contract Duties identified in the attached Janitorial Specifications (Exhibit A) and has offered to perform all said Contract Duties of the City with respect to the City’s premises as set out therein (hereinafter “Property”); and

WHEREAS, the City is desirous of securing the performance of all the Contract Duties by Service Contractor.

NOW, THEREFORE, in consideration of the premises and the mutual covenants and agreements of the parties, it is agreed as follows:

Section 1. Term of Agreement.

Unless sooner terminated as herein provided, the term of this Agreement shall begin on November 1, 2019 (hereinafter “Contract Commencement Date”) and shall end on October 31, 2021 (hereinafter “Contract Expiration Date”). There shall be an optional one (1) year extension for an additional term of November 1, 2021, to October 31, 2022, on the same terms and conditions as set forth herein.

Section 2. Contract Duties.

From and after the Contract Commencement Date and until the Contract Expiration Date or earlier termination of this Agreement, Service Contractor shall timely and fully perform all the Contract Duties set forth in Exhibit A, Janitorial Specifications, which is attached hereto and incorporated by reference herein. Service Contractor further agrees to perform all of the Contract Duties in a good and workmanlike manner, and in accordance with industry standards established by those engaged in a business similar to that of Service Contractor in performance of the Contract Duties; and to pay for all supplies, fuel, uniforms, equipment, machinery, repairs, transportation, material, labor, insurance premiums of any kind or description, sales taxes, salaries, federal and state employment taxes, any similar payroll taxes relating to employees of Service Contractor, and all other expenses whatsoever incurred in the performance of the Contract Duties; and to obtain and pay for all applicable permits and governmental fees, licenses and inspections necessary and incidental to the performance of the Contract Duties and to otherwise comply with all governmental regulations pertaining to performance of the Contract Duties and to provide a competent and well trained on-site supervisor for performance of the Contract Duties at the specified times when said Contract Duties are being performed.

Materials to be supplied by the Service Contractor include the following:

- All machines and cleaning products
- Buffers and buffer pads
- Vacuums and bags
- Mop buckets and wringers
- Wet mops and mop heads
- Dust mops and mop heads
- Brooms, dust pans and dusters
- Bowl cleaner, bleach, glass cleaner
- Floor cleaner and wax
- Carpet spot cleaner
- Carpet cleaning as needed or once a year

Items to be billed separately include:

- Toilet paper
- Folded hand towels
- Hand soap
- Replacement light bulbs for all fixtures
- Hand sanitizer
- Trash can liners of various sizes

All other supply costs shall be billed to and paid by the City with the understanding that Service Contractor will cap any increase in supply cost to 3% after the first year of the initial contract with the City of Indianola for the City Building located at 110 N. 1st Street, Indianola, Iowa.

Section 3. Service Contractor's Compensation.

Unless this Agreement is terminated prior to the Contract Expiration Date, the City shall pay Service Contractor compensation, for Service Contractor's performance of the Contract Duties, in the amount of \$6,117 per month. Reliable Maintenance Company will charge City Hall, Indianola Public Library and Activity Center separately for supplies on a per month/building.

Section 4. Additional Work.

It is understood that from time to time during the term of this Agreement, City may request Service Contractor to perform services or provide materials, which are not set forth in the Contract Duties but are related to the services encompassed within the Contract Duties (herein "Additional Work"). Service Contractor hereby agrees to perform such Additional Work so long as prior to the performance of such Additional Work, City shall authorize in writing the scope of such Additional Work and compensation payable to Service Contractor for the full performance of said Additional Work, as outlined in the Contract. In the event Service Contractor shall fail to secure such a writing relating to such Additional Work, any such work thereafter performed shall be deemed a part of the Contract Duties and Service Contractor shall not be entitled to any additional compensation therefore.

Section 5. Termination

The City has the right to terminate this Agreement upon thirty (30) days written notice to Service Contractor, and Contractor also has the right to terminate the contract upon thirty (30) days written notice to the City.

Section 6. Relationship of Parties.

Service Contractor is retained by the City only for the purpose and to the extent set forth herein and Service Contractor's relationship with the City shall, during the entire term of this Agreement, be that of independent contractor so that neither Service Contractor, nor any employee, agent, servant, officer, director or shareholder of Service Contractor, shall be deemed an agent, servant or employee of the City. Service Contractor agrees to indemnify and hold the City and its officials, representatives, respective affiliates, and their partners, officers, directors, employees and agents harmless of and from any and all liabilities, claims, demands, damages, and expenses (i) arising from any determination (whether judicially or administratively) that some relationship, other than that of independent contractor, exists between the City and Service Contractor or (ii) in connection with hiring, termination, discipline, evaluation and resolution of complaints and grievances of Service Contractor's employees.

Section 7. Insurance.

At all times while performing the Contract Duties, Service Contractor shall maintain, at its sole cost and expense, the insurance set forth in Exhibit B, attached hereto and incorporated by reference herein, from insurance companies and in a form reasonably satisfactory to the City with limits of liability not less than stated in Exhibit B. The City shall have the right to inspect and review the policies in their entirety and shall be provided with copies upon request.

Section 8. Indemnification.

To the fullest extent permitted by applicable law, Service Contractor shall defend indemnify and hold harmless the City, its officials, representatives, their respective officers, directors, employees, agents, shareholders, partners, joint ventures, affiliates, successors and assigns from and against any and all liabilities, obligations, claims, demands, causes of action, losses, expenses, damages, fines, judgments, settlements and penalties, including, without limitation, costs, expenses and attorneys' fees incident thereto, arising out of based upon or occasioned by or in connection with:

- (a) Service Contractor's performance of (or failure to perform) the Contract Duties;
- (b) a violation of any laws or any discriminatory, negligent or intentional acts or omissions to act by Service Contractor or its affiliates, subcontractors, agents or employees during performance of the Contract Duties; and/or
- (c) a breach of this Agreement by Service Contractor or its affiliates, subcontractors, agents or employees; and/or

- (d) a claim that any person employed by Service Contractor is an employee of the City.

The aforesaid obligation of indemnity shall be construed so as to extend to all legal, defense and investigation costs, as well as all other reasonable costs, expenses and liabilities incurred by the party indemnified, from and after the time at which the party indemnified receives notification (whether verbal or written) that a claim or demand is to be made or may be made.

Except as may be otherwise provided by applicable law or any governmental authority, the City's right to indemnification under this section shall not be impaired or diminished by any act, omission, conduct, misconduct, negligence or default (other than negligence or willful misconduct) of the City or any employee of the City who contributed or may be alleged to have contributed thereto. The foregoing indemnification obligations of the Service Contractor shall survive the expiration or termination of the Agreement.

Section 9. Assignment and Delegation.

Unless there is prior written consent from the City, Service Contractor shall be prohibited from assigning this Agreement or delegating or subcontracting any of the Contract Duties (or any right, obligation or performance of Service Contractor hereunder), it being agreed that the services to be performed hereunder are personal in nature. Any attempted assignment or subletting of this Agreement or any delegation or subcontracting of any Contract duties or Additional Work without the City's prior written consent, which may be withheld in City's sole and absolute discretion, shall be void and of no force and effect.

Section 10. Notices

Any information or notices required to be given under this Agreement shall be in writing and shall be delivered either by (i) certified mail, return receipt requested, in which case notice shall be deemed delivered three (3) business days after deposit, postage prepaid, in the U.S. mail; (ii) a reputable messenger service or a nationally recognized overnight courier, in which case notice shall be deemed delivered one (1) business day after deposit with such messenger or courier; or (iii) personal delivery with receipt acknowledged in writing, in which case notice shall be deemed delivered when received. All notices shall be addressed as follows:

If to the City:

Diana Bowlin, City Clerk
City of Indianola
110 N. 1st St.
Indianola, IA 50125

If to Service Contractor:

Reliable Maintenance Company
Des Moines, Iowa

The foregoing addresses may be changed from time to time by notice to the other party in the manner hereinbefore provided for.

Section 11. Severability.

If any provision hereof is deemed to be invalid or unenforceable under applicable law, this Agreement shall be considered divisible as to such provision and the same shall thereafter be inoperative, provided however, the remaining provisions of this Agreement shall be valid and binding.

Section 12. Applicable Law.

This Agreement shall be governed by and construed in accordance with the laws of the State of Iowa.

Section 13. Compliance with IRCA.

Service Contractor agrees at all times to remain in strict compliance with all terms, provisions, regulations, and rulings relative to the Immigration Reform and Control Act of 1986 (IRCA). All employees of Service Contractor assigned to the Property will have had their identity and eligibility for work within the United States properly verified. Within three (3) days of receipt of a written request from the City, Service contractor shall provide copies of the I-9 form or such other documentation as may be appropriate to satisfy City as to Contractor's compliance with IRCA.

Service Contractor agrees to defend and indemnify the City and its officials, representatives, respective affiliates, and their partners, officers, directors, employees and agents from and against any claims, actions, suits or proceedings of any type whatsoever arising out of or in any way connected with Service Contractor's breach of the terms of the paragraph immediately above.

Section 14. Compliance with Safety Regulations.

Service Contractor shall plan for , and ensure that all personnel performing and Contract Duties or Additional Work comply with the basic provisions of OSHA Safety and Health Standards (29 CFR 1910) and General Construction Standards (29CFR 1926) as such federal regulations are applicable to the specific tasks constituting the Contract Duties and Additional Work (if any). The responsibility for the implementation and enforcement of health and safety requirements lies with Service contractor, and its safety support staff. Service Contractor shall provide Material Safety Data (MSD) Sheets in compliance with OSHA Hazard Communication Standards. Service Contractor shall take all necessary and desirable precautions for the safety of, and provide the necessary and protection to prevent damage, injury, or loss to:

- a. all personnel on the work site.
- b. all materials or equipment to be provided, incorporated in, or utilized in connection with, the Contract Duties, whether on or off the work site.
- c. other property located at the site of the Contract Duties or at the Property.
- d. the Property.

Section 15. Miscellaneous Provisions Applicable to Service Contractor

- 15.01 Service contractor shall, at all times, enforce strict discipline and good order among its employees and shall not employ on the Contract Duties any unfit person or anyone not skilled in performance of the Contract Duties. The City has the right to require Service Contractor to remove from its work force assigned to the Property any employees or subcontractor's employees whose presence at the Property the City deems, in its sole discretion, to be detrimental to the best interests of the Property.
- 15.02 In conducting the Contract Duties, Service Contractor and all of its subcontractors shall agree to employ only labor which shall not result in jurisdictional disputes or strikes or cause disharmony with other contractors, agents, and employees at the Property.
- 15.03 Service Contractor warrants to the City that all Contract Duties shall be performed in a safe, good and workmanlike manner, and that the Contract Duties, including all materials and equipment furnished hereunder, shall conform to all requirements and specifications identified in this Agreement and shall be free from defects of any kind in materials and workmanship. All Contract Duties not conforming to these requirements, including substitutions not properly approved and authorized, may be considered defective.
- 15.04 Service Contractor, in performing the Contract Duties, shall comply with all applicable laws. Service Contractor shall not take, and is not authorized to take, any action in the name of or on behalf of the City, or which would violate any applicable law. If Service Contractor performs any Contract Duties contrary to applicable law, any additional costs resulting therefrom, including the costs of correcting said Contract Duties to comply with such law and the cost of fully indemnifying the City from any liability or expenses with respect to such violations by Service Contractor may be offset by the City against amounts owing to the Service Contractor in connection with the Agreement or otherwise.
- 15.05 Service Contractor shall obtain at its own cost all licenses (including professional licenses), permits, certificates and authorizations necessary for Service Contractor to do business in all jurisdictions where any part of the Contract Duties are to be performed. Service Contractor shall also obtain all licenses, permits, certificates and authorizations necessary in connection with Service Contractor's performance of the Contract Duties, and give all notices required under applicable law, or by any governmental entity having jurisdiction over the Contract Duties, Service Contractor, its employees, Owners, subcontractors, Contractors, or the activities of any of them.
- 15.06 Service Contractor acknowledges that the City (or other persons with the permission of the City) may concurrently perform services of the same type as the Contract Duties (unrelated to this Agreement) at this site and the Property, and Service Contractor specifically consents to such concurrent performance of Contract Duties by the City (and others) without interference by those who are performing the Contract Duties under this Agreement.

- 15.07 Service Contractor shall promptly remedy all damage or loss to any property at the site or at the Property if such damage or loss is caused directly or indirectly, in whole or in part, by Service Contractor, any subcontractor or anyone directly or indirectly performing the Contract Duties.
- 15.08 Service Contractor shall not permit any discrimination against or segregation of any person or group of persons in connection with the performance of this Agreement on account of sex, disability, marital status, age, race, religion, color, creed, national origin or ancestry nor shall Service Contractor or any person claiming under or through Service Contractor, establish or permit any such practice or practices of discrimination or segregation in connection with the performance of the Contract Duties and Service Contractor's other obligations under this Agreement.
- 15.09 All drawings, specifications, studies, analyses, opinions, recommendations, reports or other information and material of any nature, and copies thereof, (i) provided to Service Contractor by the City; (ii) prepared pursuant to this Agreement; or (iii) to which Service Contractor otherwise gains access during the performance of Contract Duties are the property of the City and are to be treated as confidential. They are not to be disclosed to others without the City's prior written approval and are to be delivered to the City on request and in all events upon completion of the Contract Duties, or termination of this Agreement pursuant to the terms hereof. Service Contractor shall advise its affiliates, subcontractors, agents and employees having access to said information of this obligation of confidentiality and bind such parties to this same obligation. No articles, papers or treatises related to or in any way associated with the Contract Duties performed pursuant to this Agreement shall be submitted for publication without the City's prior written consent.

Section 16. Miscellaneous

- 16.01 Time is of the Essence. Service Contractor acknowledges that time is of the essence in regards to its performance under this Agreement.
- 16.02 No Liens. Service Contractor shall neither suffer nor permit the attachment of any liens upon the Property as a direct result of Service Contractor's performance of the Contract Duties and/or Additional Work.
- 16.03 Cure of Service Contractor's Default. If Service Contractor shall default in the performance of the Contract Duties or any other duty imposed upon Service Contractor hereunder, the City may (but shall not be required to), without notice to Service Contractor and with or without terminating this Agreement, cure and rectify such defaults and either deduct the reasonable cost of cure and rectification from compensation due to Service Contractor hereunder or the City may directly bill Service Contractor for such reasonable cost.

16.04 Force Majeure.

- a. Any delay or failure by either party hereto in the performance of its obligations hereunder shall not constitute a default hereunder or give rise to any claim for damages if, and only to the extent and for such period of time that, (i) such delay or failure is caused by an event or occurrence beyond the control and without the fault or negligence of such party or any subcontractor, material man, or other party acting under or through such party, and (ii) said party is unable to prevent such delay or failure through the exercise of reasonable diligence. Events that shall be deemed to be beyond the control of the parties hereto shall include, but not be limited to: acts of God or the public enemy; expropriation or confiscation of facilities by governmental or military authorities; changes in applicable laws; war, rebellion, sabotage or riots; floods, unusually severe weather that could not reasonably have been anticipated; fires, explosions, or other catastrophes; or other similar occurrences.
- b. Notwithstanding any other provision of this section 16.04, even though the performance of Service Contractor or a subcontractor or delivery of equipment or materials by a material man is delayed by an unforeseen event or occurrence beyond the control of Service Contractor, such subcontractor or such supplier of equipment or materials as provided in subsection 16.04(a), Service Contractor hereby agrees to use its best efforts to secure alternate sources of services, equipment or materials, if available. To the extent that Service Contractor fails to secure available alternate sources of services, equipment or materials, the City is entitled to secure such alternate sources and offset any amounts expended on such alternate sources from amounts due or owing to Service Contractor under this Agreement to the extent that such amounts exceed the price allocations for the goods and services agreed upon in this Agreement. Service Contractor shall not be paid any additional compensation by the City due to an unforeseen or uncontrollable event or occurrence of the type described in this section 16.04.
- c. In order to be entitled to an excuse for any delay or failure to perform under this Agreement pursuant to this section 16.04, the party claiming such excuse shall promptly give written notice to the other party hereto of any event or occurrence which it believes falls within the contemplation of this section 16.04.

16.05 Estoppel Certificate.

Upon request of the City, Service Contractor agrees to provide to the City, within five (5) days after receipt of written request therefore, a written statement certifying that this Agreement is in full force and effect, that the City and Service Contractor are current in their Respective obligations hereunder and that the City is not in default under any provision of this Agreement.

16.06 Survival. The provisions of sections 6, 8, 11 and 15 of this Agreement shall survive the expiration or early termination of this Agreement.

16.07 The individual executing this Agreement on behalf of Service Contractor personally certifies and warrants that by his or her execution hereof, this Agreement shall be legally binding on and enforceable against Service Contractor.

Section 17. Entire Agreement

17.01 This Agreement and the Exhibits, attached hereto and made a part thereof, constitute the entire agreement between the parties with respect to the Contract Duties and supersedes all prior negotiations, representations or agreements relating thereto either written or oral, except to the extent that they are expressly incorporated herein.

17.02 Unless otherwise expressly provided herein, no changes, alterations or modifications to this Agreement shall be effective unless in writing and signed by the respective parties hereto or their duly authorized agents.

IN WITNESS WHEREOF, the parties have hereunto set their hands the day and year first above written, the corporate parties by their officers duly authorized.

THE CITY:

City of Indianola, Iowa

SERVICE CONTRACTOR:

Reliable Maintenance Company

By: _____
Kelly B. Shaw, Mayor

Date: _____

By: _____
Name: _____

Title: _____

Date: _____

ATTEST:

Diana Bowlin, City Clerk

EXHIBIT B INSURANCE

INSURANCE REQUIREMENTS

- I. The Service Contractor shall provide the following minimum insurance coverage:
- A. Commercial General Liability
Combined Single Limit - \$1,000,000 per occurrence and \$2,000,000 annual aggregate per location.
Such insurance shall be broad form and include, but not be limited to, contractual liability, independent contractor's liability, products and completed operations liability, and personal injury liability. A combination of primary and excess policies may be utilized. Policies shall be primary and noncontributory.
 - B. Worker's Compensation – Statutory Limits
 - C. Employer's Liability – ***will be required in the event Service Contractor hires employees***
With minimum liability limits of \$1,000,000 bodily injury by accident each accident, \$1,000,000 bodily injury by disease policy limit; \$1,000,000 bodily injury each employee.
 - D. Commercial Automobile Liability – ***will be required in the event Service Contractor is required to travel between buildings to perform Contract Duties***
Combined Single Limit - \$1,000,000 per accident.
Such insurance shall cover injury (or death) and property damage arising out of the ownership, maintenance or use of any private passenger or commercial vehicles and of any other equipment required to be licensed for road use.
 - E. Property Insurance – ***will be required for any piece of equipment valued in excess of \$1,000***
All-risk, replacement cost property insurance to protect against loss of owned or rented equipment and tools brought onto and/or used on any Property by the Service Contractor.
- II. Policies described in Sections I.A. and I.D. above shall include the following as additional insured, including their officers, directors and employees. A GL-2010 Endorsement shall be utilized for the policy(ies) described in Section I.A. above. Please note that the spelling of these parties must be exactly correct or the Contract Duties will not be allowed to commence.

THE CITY OF INDIANOLA, IOWA

- III. Service Contractor waives any and all rights of subrogation against the parties identified above in Paragraph II above as additional insureds.

- IV. Service Contractor shall furnish to the City Certificate(s) of Insurance evidencing the above coverage. Original Certificate(s) of Insurance must be provided before Service Contractor commences Contract Duties or Contract Duties will not be allowed to commence.
- V. Certificate(s) of Insurance relating to policies required under this Agreement shall contain the following words verbatim:

“Should any of the above described policies be cancelled before the expiration date thereof, the issuing insurer will endeavor to mail 30 days written notice to the certificate holder named to the left, but failure to do so shall impose no obligation or liability of any kind upon the insurer, its agents or representatives.” An additional copy to be sent by certified mail, return receipt to:

City of Indianola, Iowa
Diana Bowlin, City Clerk
110 N. 1st St.
Indianola, IA 50125

In addition, the language set forth in this Exhibit B shall also be added to each policy in the form of an endorsement.

Meeting Date: 09/16/2019

Information

Subject

Resolution Approving Salaries

Information

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

Camron Williams, Seasonal Sports Complex Maintenance, \$9.00/hour effective September 6, 2019

Mary Beth McCune, Police Clerical Perm Part-time, from Range 2-2 \$15.999/hour to Range 2-3 \$16,794/hour effective September 15, 2019

Pat Allsup, Office Manager-PD, from CE 6-7 \$56,177.97/year (includes longevity) to CE 6-8 \$57,723.48/year (includes longevity) effective September 15, 2019

Dennis May, Part-time Firefighter/EMT \$15.34/hour to Part-time Firefighter/Paramedic \$19.32/hour effective September 15, 2019

Tim Little, Building Official, from CE 8-1 \$59,079.14/year to CE 8-2.5 \$59,982.00/year effective September 15, 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:

Camron Williams, Seasonal Sports Complex Maintenance, \$9.00/hour effective September 6, 2019

Mary Beth McCune, Police Clerical Perm Part-time, from Range 2-2 \$15.999/hour to Range 2-3 \$16,794/hour effective September 15, 2019

Pat Allsup, Office Manager-PD, from CE 6-7 \$56,177.97/year (includes longevity) to CE 6-8 \$57,723.48/year (includes longevity) effective September 15, 2019

Dennis May, Part-time Firefighter/EMT \$15.34/hour to Part-time Firefighter/Paramedic \$19.32/hour effective September 15, 2019

Tim Little, Building Official, from CE 8-1 \$59,079.14/year to CE 8-2.5 \$59,982.00/year effective September 15, 2019

Passed and approved on the 16th day of September, 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

Meeting Date: 09/16/2019

Information

Subject

Second 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 (P&Z unanimously approved on August 13, 2019)

Information

Council will need to hold the second 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.

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: Paul D Edenburn

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: 09/16/2019

Information

Subject

Street usage application from the Indianola Community School District for the annual Homecoming Parade - September 19, 2019 from 4:00 p.m. to 7:00 p.m. - will start at Irving School and go east on Clinton, south on Buxton, east on Ashland, south on Howard, west on West Salem and north on "F" Street

Information

In your packet is the street usage request from the Indianola High School for their annual Homecoming Parade on September 19, 2019. The parade route will be the same as last year. It will start at Irving School, east on Clinton, south on Buxton, east on Ashland, south on Howard, west on Salem and north on "F" Street. All the paperwork is in order and staff has approved.

Fiscal Impact

Attachments

Homecoming Parade App

Date: 8/27/19

Event Application
For Homecoming Parade

Event Date : September 19, 2018 (4:00 p.m. - 7:00 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>JE</u>	<u> </u>
Fire Department – Greg Chia	<u>YMC</u>	<u> </u>
Police Department – Brian Sher	<u>BS</u>	<u> </u>
HR & Risk Manager – Melissa McCoy	<u>mm</u>	<u> </u>
City Manager – Ryan Waller	<u>RW</u>	<u> </u>
Chamber of Commerce	<u> </u>	<u> </u>

Fax: 961-9753

Comments:

Please return to Diana Bowlin by: ASAP

Thank you for your time and consideration!

Event Name:

Homecoming Parade

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): _____

Date/Time of Event:

September 19th 2019

Location of Event:

Irving to Square to Irving

Event Sponsor(s):

ICSD

Contact Information:

Organization:

ICSD

Contact Name:

Kyle Berg

Address:

1301 E. 1st Ave Indianola

Telephone Number:

515 720 6594

Cell Phone Number:

Same

Fax Number:

515 961 9519

Email Address:

Kyle.berg@indianola.k12.ia.us

Today's Date:

8/22/2019

Anticipated Attendance:

_____ Per Day

5,000 Total

Event Information:

Setup Begins	Date: <u>9/19</u>	Time: <u>4:00</u>	Day of Week: <u>Thurs</u>
Event Starts	Date: <u>9/19</u>	Time: <u>5:30</u>	Day of Week: <u>Thurs</u>
Event Ends	Date: <u>9/19</u>	Time: <u>6:30</u>	Day of Week: <u>Thurs</u>
Dismantle	Date: <u>9/19</u>	Time: <u>7:00</u>	Day of Week: <u>Thurs</u>

Kyle Berg
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:

Homecoming Parade

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

Map included

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.

Crowd will not be tightly crowded; the parade setting will be sparse enough for relatively ^{simple} departures in case of emergency.

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

Emergency/medical plans should be conventional (i.e. 911, police presence, etc.) Again, the event won't be tightly packed.

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

Standard pick up by organizers, Unique disposal shouldn't be necessary.

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

Highway 92

South

First Avenue

Salem Avenue

Courthouse

Ashland Avenue

Boston Avenue

North

Highway 65/69

East

Trinity

Meeting Date: 09/16/2019

Information

Subject

Claims on the computer printout for September 16, 2019

Information

Fiscal Impact

Attachments

Vendor Report

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
AGRILAND FS INC				
AGRILAND FS INC	GRASS SEED	08/26/2019	448.50	PARK & RECREATI
AGRILAND FS INC	DELUXE GRASS SEED	09/05/2019	102.50	PARK & RECREATI
Total AGRILAND FS INC:			551.00	
AGSOURCE COOPERATIVE SERVICES				
AGSOURCE COOPERATIVE SE	VMAC WATER TESTS: BOTH POOLS	09/05/2019	39.00	POOL (MEMORIAL)
Total AGSOURCE COOPERATIVE SERVICES:			39.00	
AHLERS & COONEY P.C.				
AHLERS & COONEY P.C.	AMENDMENT #2 TO HILLCREST	08/27/2019	829.36	TIF--DOWNTOWN
Total AHLERS & COONEY P.C.:			829.36	
AIR-CON MECHANICAL CORP.				
AIR-CON MECHANICAL CORP.	QUARTERLY AGREEMENT (2 OF 4)	07/31/2019	979.50	LIBRARY FUND
AIR-CON MECHANICAL CORP.	CHILLER REPAIR	08/13/2019	616.40	LIBRARY FUND
Total AIR-CON MECHANICAL CORP.:			1,595.90	
ALLSUP, PAT				
ALLSUP, PAT	CELL PHONE - AUGUST	09/03/2019	50.00	POLICE FUND
Total ALLSUP, PAT:			50.00	
AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	HALLOWEEN SUPPLIES: CHILDREN'S PART	09/04/2019	21.65	PARK & RECREATI
AMAZON CAPITAL SERVICES	LANYARDS	09/03/2019	32.99	PARK & RECREATI
Total AMAZON CAPITAL SERVICES:			54.64	
AMERICAN BUSINESS PHONES				
AMERICAN BUSINESS PHONES	IP ENDPOINT LICENSE FOR STRATA CIX	07/19/2019	405.00	GENERAL FUND
Total AMERICAN BUSINESS PHONES:			405.00	
AMERIGROUP IOWA INC				
AMERIGROUP IOWA INC	OVERPAYMENT - EMS ACCT #51417100	09/09/2019	161.28	AMBULANCE FUN
Total AMERIGROUP IOWA INC:			161.28	
AVESIS THIRD PARTY ADMINISTRATORS INC				
AVESIS THIRD PARTY ADMINIS	VISION	08/29/2019	14.98	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	08/29/2019	6.51	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	08/29/2019	40.94	LIBRARY FUND
AVESIS THIRD PARTY ADMINIS	VISION	08/29/2019	66.52	SEWER FUND
AVESIS THIRD PARTY ADMINIS	VISION	08/29/2019	224.39	POLICE FUND
AVESIS THIRD PARTY ADMINIS	VISION	08/29/2019	15.81	FIRE FUND
AVESIS THIRD PARTY ADMINIS	VISION	08/29/2019	89.60	AMBULANCE FUN
AVESIS THIRD PARTY ADMINIS	VISION	08/29/2019	45.49	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION	08/29/2019	36.94	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION	08/29/2019	29.96	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	08/29/2019	51.92	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	08/29/2019	25.11	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	08/29/2019	74.90	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total AVESIS THIRD PARTY ADMINISTRATORS INC:			723.07	
BLACKFORD, SHIRLEY				
BLACKFORD, SHIRLEY	REFUND OF DAMAGE DEPOSIT	09/04/2019	150.00	PARK & RECREATI
Total BLACKFORD, SHIRLEY:			150.00	
BOEGE, ELISABETH				
BOEGE, ELISABETH	COED LEAGUE SB	09/05/2019	112.00	PARK & RECREATI
Total BOEGE, ELISABETH:			112.00	
BRAVO GREATER DES MOINES				
BRAVO GREATER DES MOINES	28E AGREEMENT 4TH QTR FY19	09/09/2019	13,882.76	GENERAL FUND
Total BRAVO GREATER DES MOINES:			13,882.76	
BRICK GENTRY P.C.				
BRICK GENTRY P.C.	NUISANCE ABATEMENT ISSUES	08/29/2019	950.00	GENERAL FUND
BRICK GENTRY P.C.	LEGAL FEES	08/29/2019	1,965.00	GENERAL FUND
BRICK GENTRY P.C.	LEGAL SERVICES	08/29/2019	3,834.80	GENERAL FUND
BRICK GENTRY P.C.	UNION NEGOTIATIONS	08/29/2019	15.80	SEWER FUND
BRICK GENTRY P.C.	UNION NEGOTIATIONS	08/29/2019	12.63	PARK & RECREATI
BRICK GENTRY P.C.	UNION NEGOTIATIONS	08/29/2019	18.94	ROAD USE TAX FU
BRICK GENTRY P.C.	UNION NEGOTIATIONS	08/29/2019	12.63	POLICE FUND
BRICK GENTRY P.C.	20303.011 LEGAL FEES	08/29/2019	900.00	GENERAL FUND
BRICK GENTRY P.C.	UNION NEGOTIATIONS	08/29/2019	187.50	ROAD USE TAX FU
BRICK GENTRY P.C.	UNION NEGOTIATIONS	08/29/2019	277.50	SEWER FUND
BRICK GENTRY P.C.	UNION NEGOTIATIONS	08/29/2019	30.00	PARK & RECREATI
BRICK GENTRY P.C.	UNION NEGOTIATIONS	08/29/2019	525.00	POLICE FUND
BRICK GENTRY P.C.	WASTEWATER MATTERS	08/29/2019	4,515.00	SEWER FUND
Total BRICK GENTRY P.C.:			13,244.80	
BROADCAST MICROWAVE SERVICES				
BROADCAST MICROWAVE SER	EQUIPMENT - P.M. GRANT	07/18/2019	14,165.03	VEHICLE RESERV
Total BROADCAST MICROWAVE SERVICES:			14,165.03	
BUHROW, LUKE				
BUHROW, LUKE	PRISONER TRANSPORT FEES	08/27/2019	215.74	POLICE FUND
Total BUHROW, LUKE:			215.74	
CASEY'S GENERAL STORES				
CASEY'S GENERAL STORES	REFUND	09/10/2019	25.00	GENERAL FUND
Total CASEY'S GENERAL STORES:			25.00	
CASH				
CASH	START UP CASH FOR 2020 SEASON	08/28/2019	350.00	POOL (MEMORIAL)
Total CASH:			350.00	
CENGAGE LEARNING				
CENGAGE LEARNING	BOOKS	08/07/2019	79.17	LIBRARY FUND
CENGAGE LEARNING	BOOKS	08/14/2019	46.39	LIBRARY FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
CENGAGE LEARNING	BOOKS	08/21/2019	24.79	LIBRARY FUND
Total CENGAGE LEARNING:			150.35	
CIRCLE B CASHWAY				
CIRCLE B CASHWAY	SCREW HOOK HINGES	09/04/2019	14.98	PARK & RECREATI
CIRCLE B CASHWAY	4X4 - 8', 1X6 - 6' & BOLTS	09/05/2019	28.51	PARK & RECREATI
CIRCLE B CASHWAY	SCREWS	09/06/2019	8.29	PARK & RECREATI
Total CIRCLE B CASHWAY:			51.78	
CITY OF INDIANOLA - UTILITY				
CITY OF INDIANOLA - UTILITY	UTILITIES - MEMORIAL	08/31/2019	151.50	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - BARKER	08/31/2019	38.00	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	65-69 HWY NORTH MEDIAN	08/31/2019	109.80	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES	08/31/2019	318.88	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - PICKARD	08/31/2019	931.00	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - MCCORD	08/31/2019	75.48	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	ACTIVITY CENTER UTILITIES	08/30/2019	853.69	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - DOWNEY	08/31/2019	29.38	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	STREETLIGHTS	08/31/2019	13,597.84	GENERAL FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	08/31/2019	6,969.99	GENERAL FUND
CITY OF INDIANOLA - UTILITY	RENEWABLE	08/31/2019	231.00	FIRE FUND
CITY OF INDIANOLA - UTILITY	UTILITIES, TOTAL N SEWER PLANT, DEMAN	08/30/2019	10,497.05	SEWER FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	08/30/2019	5,578.80	SEWER FUND
CITY OF INDIANOLA - UTILITY	UTILITIES - SHOP	08/31/2019	338.88	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - TRAIL	08/31/2019	32.88	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - 410 N JEFFERSON	08/31/2019	225.38	FIRE FUND
CITY OF INDIANOLA - UTILITY	UTILITIES - 206 N 1ST	08/31/2019	70.25	FIRE FUND
CITY OF INDIANOLA - UTILITY	UTILITIES YOUTH SOFTBALL	08/31/2019	199.00	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - PICKARD	08/30/2019	873.53	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - MOATS	08/31/2019	42.25	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	VMAC: ELECTRIC, FIBER & WATER	08/31/2019	5,295.90	POOL (MEMORIAL)
CITY OF INDIANOLA - UTILITY	UTILITIES - BUXTON	08/31/2019	646.83	PARK & RECREATI
Total CITY OF INDIANOLA - UTILITY:			47,107.31	
COLLIER, ROBERT				
COLLIER, ROBERT	MILEAGE	08/31/2019	183.28	AMBULANCE FUN
Total COLLIER, ROBERT:			183.28	
COMBUSTION CONTROL CO.				
COMBUSTION CONTROL CO.	BOILER REPAIR	08/26/2019	4,777.60	SEWER FUND
Total COMBUSTION CONTROL CO.:			4,777.60	
COMPASS PROFESSIONAL HEALTH SRVCS				
COMPASS PROFESSIONAL HE	ANNUAL BILLING	09/01/2019	7,308.00	HEALTH INSURAN
Total COMPASS PROFESSIONAL HEALTH SRVCS:			7,308.00	
COVENTRY HEALTHCARE OF IA				
COVENTRY HEALTHCARE OF I	OVERPAYMENT EMS - ACCT #52174883	09/09/2019	277.01	AMBULANCE FUN
Total COVENTRY HEALTHCARE OF IA:			277.01	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
CR SERVICES				
CR SERVICES	TOILET PAPER	09/02/2019	72.60	PARK & RECREATI
CR SERVICES	TOILET PAPER	09/02/2019	72.60	PARK & RECREATI
Total CR SERVICES:			145.20	
CRAWFORD, RICHARD L.				
CRAWFORD, RICHARD L.	COED LEAGUE SB	08/29/2019	112.00	PARK & RECREATI
CRAWFORD, RICHARD L.	COED LEAGUE SB	09/05/2019	112.00	PARK & RECREATI
Total CRAWFORD, RICHARD L.:			224.00	
CROSS, CHUCK				
CROSS, CHUCK	WELLNESS JULY	09/03/2019	25.00	FIRE FUND
Total CROSS, CHUCK:			25.00	
D & K PRODUCTS				
D & K PRODUCTS	PAINT	08/30/2019	192.00	PARK & RECREATI
Total D & K PRODUCTS:			192.00	
DOLECHECK, ANGELA				
DOLECHECK, ANGELA	CHILDRENS PARTY: 9-HOLE MINI GOLF	09/06/2019	250.00	PARK & RECREATI
Total DOLECHECK, ANGELA:			250.00	
DUST PROS JANITORIAL				
DUST PROS JANITORIAL	SERVICE	09/03/2019	1,070.00	LIBRARY FUND
DUST PROS JANITORIAL	SUPPLIES	09/03/2019	110.40	LIBRARY FUND
Total DUST PROS JANITORIAL:			1,180.40	
EDEAL, TRENT				
EDEAL, TRENT	ROW AGREEMENT	09/04/2019	262.50	ROAD USE TAX FU
Total EDEAL, TRENT:			262.50	
ELECTRICAL ENG & EQUIP				
ELECTRICAL ENG & EQUIP	BATTERY FOR EXT COUNCIL CHAMBER EM	08/23/2019	44.00	GENERAL FUND
ELECTRICAL ENG & EQUIP	COUNCIL CHAMBER EMERGENCY LIGHT	08/29/2019	51.85	GENERAL FUND
Total ELECTRICAL ENG & EQUIP:			95.85	
ELECTRONIC ENGINEERING CO				
ELECTRONIC ENGINEERING C	REPAIR RADIOS	08/27/2019	382.80	POLICE FUND
Total ELECTRONIC ENGINEERING CO:			382.80	
ESHELMAN, LADENE				
ESHELMAN, LADENE	OVERPAYMENT - EMS	09/09/2019	110.49	AMBULANCE FUN
Total ESHELMAN, LADENE:			110.49	
FARNER-BOCKEN				
FARNER-BOCKEN	PICKARD CONCESSIONS	09/02/2019	531.31	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total FARNER-BOCKEN:			531.31	
GALLS LLC				
GALLS LLC	UNIFORMS - EBERTOWSKI	08/19/2019	44.99	POLICE FUND
Total GALLS LLC:			44.99	
GREENWOOD, DAYTONA G.				
GREENWOOD, DAYTONA G.	OVERPAYMENT OF PARKING TICKETS	09/06/2019	90.00	GENERAL FUND
Total GREENWOOD, DAYTONA G.:			90.00	
HANIFEN CO INC				
HANIFEN CO INC	TOW 248 TO DEWEY	08/23/2019	367.50	AMBULANCE FUN
Total HANIFEN CO INC:			367.50	
HAWKINS INC				
HAWKINS INC	CHLORINE 100LB TUB CHEM.	08/22/2019	261.00	POOL (MEMORIAL)
Total HAWKINS INC:			261.00	
HLAVACEK, DALE E				
HLAVACEK, DALE E	HOME BASE IA INC PROJ	09/04/2019	1,500.00	GENERAL FUND
Total HLAVACEK, DALE E:			1,500.00	
HR GREEN INC				
HR GREEN INC	NEW WWTP DESIGN	09/03/2019	189,000.00	WWTP FACILITY C
HR GREEN INC	ON-CALL SERVICES	09/03/2019	463.75	SEWER CAPITAL P
Total HR GREEN INC:			189,463.75	
IA COMMUNITIES ASSURANCE POOL				
IA COMMUNITIES ASSURANCE	PROPERTY	08/15/2019	569.00	SEWER FUND
Total IA COMMUNITIES ASSURANCE POOL:			569.00	
IAPFC				
IAPFC	IAPFC - TRAINING	09/03/2019	75.00	FIRE FUND
Total IAPFC:			75.00	
IMU TELECOM				
IMU TELECOM	REIMBURSE IMU TELECOM DEPOSIT IN CIT	09/12/2019	152.79	GENERAL FUND
IMU TELECOM	REIMBURSE IMU TELECOM DEPOSIT IN CIT	09/12/2019	128.00	GENERAL FUND
Total IMU TELECOM:			280.79	
IMWCA				
IMWCA	INSTALLMENT #3	09/01/2019	141.57	GENERAL FUND
IMWCA	INSTALLMENT #3	09/01/2019	2,260.81	AMBULANCE FUN
IMWCA	INSTALLMENT #3	09/01/2019	31.63	LIBRARY FUND
IMWCA	INSTALLMENT #3	09/01/2019	498.30	PARK & RECREATI
IMWCA	INSTALLMENT #3	09/01/2019	150.87	POOL (MEMORIAL)
IMWCA	INSTALLMENT #3	09/01/2019	1,719.37	ROAD USE TAX FU
IMWCA	INSTALLMENT #3	09/01/2019	425.90	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
IMWCA	INSTALLMENT #3	09/01/2019	12.05	GENERAL FUND
IMWCA	INSTALLMENT #3	09/01/2019	2,936.15	POLICE FUND
IMWCA	INSTALLMENT #3	09/01/2019	4,279.84	FIRE FUND
IMWCA	INSTALLMENT #3	09/01/2019	20.42	GENERAL FUND
IMWCA	INSTALLMENT #3	09/01/2019	6.24	GENERAL FUND
IMWCA	INSTALLMENT #3	09/01/2019	194.54	GENERAL FUND
IMWCA	INSTALLMENT #3	09/01/2019	27.96	GENERAL FUND
IMWCA	INSTALLMENT #3	09/01/2019	31.45	GENERAL FUND
IMWCA	INSTALLMENT #3	09/01/2019	428.03	PARK & RECREATI
Total IMWCA:			13,165.13	
INDIANOLA COMM. SCHOOLS				
INDIANOLA COMM. SCHOOLS	SCHOOL USE AGREEMENT 2019-2020	09/05/2019	1,000.00	PARK & RECREATI
Total INDIANOLA COMM. SCHOOLS:			1,000.00	
INDOFF INCORPORATED				
INDOFF INCORPORATED	PAYMENT FOR LABELS	05/31/2019	31.92	PARK & RECREATI
Total INDOFF INCORPORATED:			31.92	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	DEVICE PAYMENT WITH PAPER CUT & CONN	08/20/2019	3,220.60	GENERAL FUND
Total INFOMAX OFFICE SYSTEMS INC.:			3,220.60	
INTERSTATE POWER SYSTEMS				
INTERSTATE POWER SYSTEMS	ENGINE 332	08/28/2019	4,887.85	FIRE FUND
Total INTERSTATE POWER SYSTEMS:			4,887.85	
IOWA ONE CALL				
IOWA ONE CALL	LOCATES	08/26/2019	556.20	SEWER FUND
Total IOWA ONE CALL:			556.20	
IOWA PRISON INDUSTRIES				
IOWA PRISON INDUSTRIES	SIGN - BUXTON PARK CHILDREN'S GARDEN	08/19/2019	23.55	PARK & RECREATI
Total IOWA PRISON INDUSTRIES:			23.55	
IOWA WATER MANAGEMENT CO.				
IOWA WATER MANAGEMENT C	WATER MGR - LIBRARY	09/01/2019	40.00	LIBRARY FUND
IOWA WATER MANAGEMENT C	WATER MGR - MUN BLDG	09/01/2019	150.00	GENERAL FUND
Total IOWA WATER MANAGEMENT CO.:			190.00	
JERRY'S HOME INC				
JERRY'S HOME INC	REFUND 20.00 - CHECK WAS LONG 8/30/19	08/30/2019	20.00	GENERAL FUND
Total JERRY'S HOME INC:			20.00	
KELLARIS, MICHAEL				
KELLARIS, MICHAEL	HOME BASE IA INC PROJ	09/04/2019	1,500.00	GENERAL FUND
Total KELLARIS, MICHAEL:			1,500.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
KEYSTONE LABORATORIES INC				
KEYSTONE LABORATORIES IN	WEEKLY LAB TESTS	09/03/2019	256.80	SEWER FUND
KEYSTONE LABORATORIES IN	WEEKLY LAB TESTS	09/03/2019	256.80	SEWER FUND
Total KEYSTONE LABORATORIES INC:			513.60	
LEAVITT COMMUNICATIONS				
LEAVITT COMMUNICATIONS	5 - MONITOR VI VHF	08/20/2019	1,877.00	FIRE FUND
LEAVITT COMMUNICATIONS	PAGER HOUSINGS	08/27/2019	81.00	FIRE FUND
Total LEAVITT COMMUNICATIONS:			1,958.00	
LONG-RICHARDS, ANN D.				
LONG-RICHARDS, ANN D.	OVERPAYMENT - EMS	09/09/2019	109.42	AMBULANCE FUN
Total LONG-RICHARDS, ANN D.:			109.42	
MATHESON TRI-GAS INC				
MATHESON TRI-GAS INC	OXYGEN	08/28/2019	162.51	AMBULANCE FUN
MATHESON TRI-GAS INC	OXYGEN	08/31/2019	90.51	AMBULANCE FUN
Total MATHESON TRI-GAS INC:			253.02	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	SUMMER READING PROGRAM EXPENSE	06/04/2019	4.20	LIBRARY SPECIAL
MCCOY HARDWARE INC	1 1/4" PVC CAPS	08/27/2019	4.64	PARK & RECREATI
MCCOY HARDWARE INC	ALUMINUM FLASHING, FLEX GLUE, INSULAT	09/05/2019	29.32	PARK & RECREATI
MCCOY HARDWARE INC	PAINT BRUSHES	09/06/2019	8.91	PARK & RECREATI
MCCOY HARDWARE INC	CONCRETE MIX	09/05/2019	4.04	PARK & RECREATI
Total MCCOY HARDWARE INC:			51.11	
MCCOY, MELISSA				
MCCOY, MELISSA	WELLNESS - AUGUST	09/06/2019	21.10	GENERAL FUND
Total MCCOY, MELISSA:			21.10	
MCINTYRE, CRAIG				
MCINTYRE, CRAIG	COED LEAGUE SB	08/29/2019	112.00	PARK & RECREATI
Total MCINTYRE, CRAIG:			112.00	
MEDTRAK SERVICES				
MEDTRAK SERVICES	411 RX	08/31/2019	102.50	POLICE FUND
Total MEDTRAK SERVICES:			102.50	
MENARDS				
MENARDS	6" VALVE BOX, WASP & HORNET KILLER	09/05/2019	22.33	PARK & RECREATI
Total MENARDS:			22.33	
METCALF, BRAD				
METCALF, BRAD	WELLNESS - SEPT	09/01/2019	16.66	POLICE FUND
Total METCALF, BRAD:			16.66	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	UTILITIES	08/19/2019	14.14	FIRE FUND
MID AMERICAN ENERGY CO.	UTILITIES	08/19/2019	12.54	FIRE FUND
MID AMERICAN ENERGY CO.	NATURAL GAS	08/19/2019	12.95	LIBRARY FUND
MID AMERICAN ENERGY CO.	VMAC SEPT GAS USAGE	08/28/2019	442.11	POOL (MEMORIAL)
Total MID AMERICAN ENERGY CO.:			481.74	
MUTUAL OF OMAHA				
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	08/29/2019	49.63	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	08/29/2019	44.56	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	08/29/2019	894.93	POLICE FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	08/29/2019	100.39	FIRE FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	08/29/2019	401.55	AMBULANCE FUN
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	08/29/2019	192.81	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	08/29/2019	133.91	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	08/29/2019	154.47	LIBRARY FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	08/29/2019	80.17	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	08/29/2019	170.48	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	08/29/2019	126.36	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	08/29/2019	284.09	ROAD USE TAX FU
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	08/29/2019	226.05	SEWER FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	08/29/2019	1,287.65	GENERAL FUND
Total MUTUAL OF OMAHA:			4,147.05	
MYERS, ROBERT				
MYERS, ROBERT	COED LEAGUE SB	08/29/2019	112.00	PARK & RECREATI
MYERS, ROBERT	COED LEAGUE SB	09/05/2019	112.00	PARK & RECREATI
Total MYERS, ROBERT:			224.00	
NATIONAL BALLOON CLASSIC				
NATIONAL BALLOON CLASSIC	FY20 CONTRIBUTION	09/05/2019	10,000.00	GENERAL FUND
Total NATIONAL BALLOON CLASSIC:			10,000.00	
NORTH CENTRAL LABS OF WISCONSIN				
NORTH CENTRAL LABS OF WIS	LAB SUPPLIES	08/20/2019	354.20	SEWER FUND
Total NORTH CENTRAL LABS OF WISCONSIN:			354.20	
O'KEEFE ELEVATOR CO.				
O'KEEFE ELEVATOR CO.	MAINTENANCE	09/01/2019	306.06	GENERAL FUND
Total O'KEEFE ELEVATOR CO.:			306.06	
OPENING THE BOOK NORTH AMERICA				
OPENING THE BOOK NORTH A	FEATURE SHELF	08/29/2019	182.00	LIBRARY FUND
Total OPENING THE BOOK NORTH AMERICA:			182.00	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	BATTERY FOR JD 1200A DRAG	09/04/2019	45.83	PARK & RECREATI
Total O'REILLY AUTO PARTS:			45.83	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
OVERDRIVE				
OVERDRIVE	BRIDGES SUBSCRIPTION	08/07/2019	2,456.30	LIBRARY FUND
Total OVERDRIVE:			2,456.30	
PARKINS, NATALIE				
PARKINS, NATALIE	FEMALE SUIT REIMBURSEMENT	04/08/2019	30.00	POOL (MEMORIAL)
Total PARKINS, NATALIE:			30.00	
PATCH, CAROLYN				
PATCH, CAROLYN	OVERPAYMENT - EMS	09/09/2019	958.00	AMBULANCE FUN
Total PATCH, CAROLYN:			958.00	
PAYETTE, AARON				
PAYETTE, AARON	WELLNESS - SEPT	09/03/2019	15.00	AMBULANCE FUN
Total PAYETTE, AARON:			15.00	
PER MAR SECURITY				
PER MAR SECURITY	ACTIVITY CENTER FIRE ALARM MONITORIN	09/08/2019	139.50	PARK & RECREATI
Total PER MAR SECURITY:			139.50	
PIERCE BROTHERS REPAIR				
PIERCE BROTHERS REPAIR	MAKE & WELD BASE PLATE ON GRILL	09/05/2019	32.00	PARK & RECREATI
PIERCE BROTHERS REPAIR	REPLACE BOTTOM OF GRILL	09/06/2019	96.00	PARK & RECREATI
Total PIERCE BROTHERS REPAIR:			128.00	
PRO HYDRO-TESTING				
PRO HYDRO-TESTING	AIR CYLINDERS TESTED	08/19/2019	300.00	FIRE FUND
Total PRO HYDRO-TESTING:			300.00	
PROSCREENING LLC				
PROSCREENING LLC	DRIVING RECORDS	09/01/2019	48.50	SEWER FUND
PROSCREENING LLC	PRE-EMPLOYMENT TESTING	09/01/2019	45.00	POLICE FUND
Total PROSCREENING LLC:			93.50	
SAFE BUILDING COMPLIANCE & TECHNOLOGY				
SAFE BUILDING COMPLIANCE	AUG INSPECTIONS	08/31/2019	455.00	GENERAL FUND
Total SAFE BUILDING COMPLIANCE & TECHNOLOGY:			455.00	
SANDRY FIRE SUPPLY LLC				
SANDRY FIRE SUPPLY LLC	335 TENDER	08/15/2019	308.65	FIRE FUND
SANDRY FIRE SUPPLY LLC	PPE - HELMET LIGHT	08/22/2019	62.80	FIRE FUND
Total SANDRY FIRE SUPPLY LLC:			371.45	
SOUKUP, BOB				
SOUKUP, BOB	TRUIION REIMBURSEMENT	09/02/2019	119.48	FIRE FUND
SOUKUP, BOB	TUITION REIMBURSEMENT	09/02/2019	677.02	AMBULANCE FUN

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total SOUKUP, BOB:			796.50	
SWANK MOTION PICTURES INC.				
SWANK MOTION PICTURES INC	INCREDIBLES 2 DVD LICENSE	09/04/2019	463.00	PARK & RECREATI
Total SWANK MOTION PICTURES INC.:			463.00	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	ACCT 1506	08/24/2019	85.00	GENERAL FUND
T.R.M. DISPOSAL LLC	GARBAGE - BUILDING ACCT #159	08/24/2019	17.00	POLICE FUND
T.R.M. DISPOSAL LLC	ACCT #583 - TRASH - NORTH PLANT	08/24/2019	82.00	SEWER FUND
T.R.M. DISPOSAL LLC	ACCT #583 - TRASH - SOUTH PLANT	08/24/2019	54.00	SEWER FUND
Total T.R.M. DISPOSAL LLC:			238.00	
THEISEN'S				
THEISEN'S	VMAC FLAG POLE ROPE	08/29/2019	8.99	POOL (MEMORIAL)
THEISEN'S	1/2" DRIVE RATCHET	09/04/2019	25.99	PARK & RECREATI
THEISEN'S	INTAKE TILE FOR STORM AT PLANT	08/28/2019	55.98	SEWER FUND
Total THEISEN'S:			90.96	
TRUENORTH COMPANIES LC				
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING: AUGUST 20	08/28/2019	20.83	FIRE FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING: AUGUST 20	08/28/2019	20.83	LIBRARY FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING: AUGUST 20	08/28/2019	20.83	PARK & RECREATI
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING: AUGUST 20	08/28/2019	20.84	ROAD USE TAX FU
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING: AUGUST 20	08/28/2019	20.84	SEWER FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING: AUGUST 20	08/28/2019	20.83	POLICE FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING: AUGUST 20	08/28/2019	20.84	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING: AUGUST 20	08/28/2019	20.84	GENERAL FUND
Total TRUENORTH COMPANIES LC:			166.68	
UNIQUE MANAGEMENT SERVICES				
UNIQUE MANAGEMENT SERVI	COLLECTION SERVICES	08/01/2019	50.00	LIBRARY FUND
Total UNIQUE MANAGEMENT SERVICES:			50.00	
UNITEDHEALTHCARE				
UNITEDHEALTHCARE	OVERPAYMENT EMS ACCT #52642191	09/09/2019	444.96	AMBULANCE FUN
Total UNITEDHEALTHCARE:			444.96	
UPHDM OCCUPATIONAL MEDICINE				
UPHDM OCCUPATIONAL MEDIC	PHYSICAL	08/30/2019	673.20	AMBULANCE FUN
UPHDM OCCUPATIONAL MEDIC	PHYSICAL	08/30/2019	118.80	FIRE FUND
UPHDM OCCUPATIONAL MEDIC	PHYSICAL	08/30/2019	50.00	ROAD USE TAX FU
UPHDM OCCUPATIONAL MEDIC	PHYSICAL	08/30/2019	511.00	SEWER FUND
Total UPHDM OCCUPATIONAL MEDICINE:			1,353.00	
VANDERPOOL CONSTRUCTION				
VANDERPOOL CONSTRUCTION	3RD AVE SEWER PAY APP #1	09/10/2019	108,461.50	SEWER CAPITAL P
Total VANDERPOOL CONSTRUCTION:			108,461.50	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
VERIZON WIRELESS				
VERIZON WIRELESS	CELL PHONE	08/26/2019	42.83	GENERAL FUND
VERIZON WIRELESS	330 LAPTOP	08/26/2019	40.01	FIRE FUND
VERIZON WIRELESS	EMS CELL PHONES	08/26/2019	118.54	AMBULANCE FUN
VERIZON WIRELESS	WIRELESS FOR LAPTOP	08/26/2019	40.03	SEWER FUND
Total VERIZON WIRELESS:			241.41	
WALLER, RYAN				
WALLER, RYAN	CELL PHONE 8/9/19 - 9/8/19	09/09/2019	75.00	GENERAL FUND
Total WALLER, RYAN:			75.00	
WARREN COUNTY ABSTRACT				
WARREN COUNTY ABSTRACT	1666 - 910 E 2ND	08/28/2019	300.00	CP--COMM RE-DE
Total WARREN COUNTY ABSTRACT:			300.00	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	RECYCLING RES 10-13011-73004	09/03/2019	18,824.13	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES 10-13076-93002	09/03/2019	55.00	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES 10-13079-23004	09/03/2019	6.41	RECYCLING FUND
Total WASTE MANAGEMENT OF IOWA:			18,885.54	
WELLMAN, MAX				
WELLMAN, MAX	TUNES & TREATS PERFORMANCE	05/22/2019	200.00	PARK & RECREATI
Total WELLMAN, MAX:			200.00	
WELLMARK BLUE CROSS				
WELLMARK BLUE CROSS	OVERPAYMENT EMS ACCT #48544239	09/09/2019	727.92	AMBULANCE FUN
Total WELLMARK BLUE CROSS:			727.92	
WIEGERT DISPOSAL CO.				
WIEGERT DISPOSAL CO.	DUMPSTER - MAC	09/01/2019	45.00	POOL (MEMORIAL)
WIEGERT DISPOSAL CO.	DUMPSTER - SOFTBALL	09/01/2019	140.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	6 KYBOS	09/01/2019	390.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	DUMPSTER - PARKS	09/01/2019	195.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	DUMPSTER - ACT. CENTER	09/01/2019	35.00	PARK & RECREATI
Total WIEGERT DISPOSAL CO.:			805.00	
WOOSLEY LANDSCAPING & MOWING				
WOOSLEY LANDSCAPING & M	MOWING - PLANT	08/30/2019	750.00	SEWER FUND
WOOSLEY LANDSCAPING & M	MOWING - LIFTS	08/30/2019	495.00	SEWER FUND
Total WOOSLEY LANDSCAPING & MOWING:			1,245.00	
WT. COX SUBSCRIPTIONS				
WT. COX SUBSCRIPTIONS	MAGAZINE SUBSCRIPTIONS	08/19/2019	2,920.71	LIBRARY SPECIAL
Total WT. COX SUBSCRIPTIONS:			2,920.71	
ZONES LLC				
ZONES LLC	7 - SURFACE PRO 6	08/20/2019	5,855.99	VEHICLE RESERV
ZONES LLC	4 - SURFACE TYPECOVERS & 4 SURFACE D	08/20/2019	599.12	VEHICLE RESERV

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total ZONES LLC:			6,455.11	
Grand Totals:			494,824.40	

City Council: _____

Meeting Date: 09/16/2019

Information

Subject

City Treasurer's June Report - Doug Shull

Information

Fiscal Impact

Attachments

June 2018 Treasurer Report

June 2019 Treasurer Report

FINANCIAL REPORT
MONTH OF JUNE, 2018

Page 1

FUND	Beginning Balance	Monies Received	Monies Disbursed	Transfer In	Transfer Out	Clerk's Balance	% of Total
001 General Government	1,629,333.58	19,780.02	239,681.80	298,204.67	95,204.61	1,612,431.86	
011 Police	1,663,095.59	50,469.56	295,094.56	8,995.18	8,054.70	1,419,411.07	
015 Fire	693,572.70	4,143.37	59,265.82	1,432.01	277,208.04	362,674.22	
016 Ambulance	62,620.76	1,680.83	137,739.62	756.08	-842.89	-71,839.06	
041 Library	212,902.26	4,164.41	55,911.12	1,508.15	-585.76	163,249.46	
042 Park & Recreation	762,774.71	52,971.53	260,442.86	1,708.53	24,242.99	532,768.92	
045 Memorial Pool	159,724.86	54,910.07	47,647.43	0.00	20,000.00	146,987.50	
071 General Fund Debt Service	55,752.29	602.29	0.00	0.00	0.00	56,354.58	
099 Franchise Fees-MEC	736,089.70	0.00	0.00	0.00	0.00	736,089.70	
GENERAL FUND SUB-TOTAL	5,975,866.45	188,722.08	1,095,783.21	312,604.62	423,281.69	4,958,128.25	
110 Road Use Tax (Streets)	2,131,702.71	145,424.05	106,751.82	0.00	598,806.47	1,571,568.47	
112 Trust & Agency	0.00	13,358.32	0.00	0.00	13,358.32	0.00	
115 YMCA Maintenance Obligations	261,454.46	0.00	0.00	100,000.00	0.00	361,454.46	
121 Local Option Sales Tax	3,327,889.72	153,515.34	0.00	0.00	0.00	3,481,405.06	
125 TIF--Downtown	2,999,537.30	6,330.57	0.00	0.00	1,361,452.39	1,644,415.48	
141 Library Special Revenue	32,976.05	117.66	5,081.94	0.00	0.00	28,011.77	
142 Park & Rec Special Revenue	101,792.43	1,760.08	200.00	0.00	0.00	103,352.51	
160 Downtown Revolving Loan	244,593.91	2,062.50	15,092.17	0.00	0.00	231,564.24	
161 Downtown Business Inc Program	57,308.04	0.00	735.19	0.00	0.00	56,572.85	
177 Police Forfeiture	19,830.07	0.00	0.00	0.00	0.00	19,830.07	
190 Vehicle Reserve	588,989.73	1,774.66	74,852.78	546,746.00	0.00	1,062,657.61	
199 Police Retirement	68,117.91	88.62	0.00	0.00	1,041.63	67,164.90	
SPECIAL REVENUES SUB-TOTAL	9,834,192.33	324,431.80	202,713.90	646,746.00	1,974,658.81	8,627,997.42	
200 DEBT SERVICE (SUB-TOTAL)	165,718.53	5,238.22	0.00	1,005,048.04	0.00	1,176,004.79	
301 Capital Projects (General)	313,040.76	2,331.86	-186,284.37	45,000.00	0.00	546,656.99	
321 Capital Projects (Streets)	-167,266.90	220.00	14,302.17	421,067.00	0.00	239,717.93	
344 Community Athletic Facility	-2,580.22	0.00	0.00	0.00	0.00	-2,580.22	
353 Community ReDevelopment (D&D)	-42,551.91	0.00	0.00	0.00	0.00	-42,551.91	
CAPITAL PROJECTS SUB-TOTAL	100,641.73	2,551.86	-171,982.20	466,067.00	0.00	741,242.79	
610 Sewer	1,000,117.62	0.00	122,980.81	140,097.47	45,655.23	971,579.05	
650 Stormwater Utility	561,155.45	17,077.44	25,234.23	0.00	5,408.37	547,590.29	
670 Recycling	116,833.91	19,218.04	16,569.50	0.00	1,994.33	117,488.12	
710 Sewer Capital Projects	1,806,209.11	253,833.94	498,105.06	0.00	289,038.58	1,272,899.41	
771 Sewer Reserve	114,238.70	0.00	0.00	0.00	0.00	114,238.70	
781 Sewer Plant Improvement	415,489.06	0.00	0.00	2,083.37	0.00	417,572.43	
791 Sewer Revenue Bonds	866,055.80	0.00	634,152.77	56,708.37	0.00	288,611.40	
820 Health Insurance	888,152.11	123,222.30	147,743.91	0.00	0.00	863,630.50	
830 Health Reimbursement Account	191,322.25	0.00	1,410.12	0.00	0.00	189,912.13	
840 Flex/STD	197,133.43	1,223.07	1,223.07	282.00	0.00	197,415.43	
850 Liability Insurance Reserve--City	13,337.31	19.70	0.00	0.00	0.00	13,357.01	
CITY UTILITY & IS SUB-TOTAL	6,170,044.75	414,594.49	1,447,419.47	199,171.21	342,096.51	4,994,294.47	
TOTAL CITY FUNDS	22,246,463.79	935,538.45	2,573,934.38	2,629,636.87	2,740,037.01	20,497,667.72	61%
TOTAL IMU FUNDS	12,859,413.30	2,892,905.35	2,508,914.16	385,419.49	275,019.35	13,353,804.63	39%
GRAND TOTAL CITY & IMU	35,105,877.09	3,828,443.80	5,082,848.54	3,015,056.36	3,015,056.36	33,851,472.35	
Cross Check Total						33,851,472.35	

Investments				Clerk's Balance	33,851,472.35
Bankers Trust	\$	20,986,097.48	2.00%		
Bankers Trust IMU Elec Fiber Project	\$	7,037,972.60	1.47%		
Bankers Trust Debt Reserve - Peoples Bank	\$	869,685.16	1.80%		
Iowa Public Agency Inv. Trust	\$	112,462.90	1.60%		
Payroll Account, TruBank	\$	-		Plus Outstanding Checks	655,673.83
Checking Account, TruBank	\$	110,013.56	0.15%	Outstanding Deposit	-32,349.82
Sweep Account, TruBank	\$	4,905,894.72	1.92%		
City USDA Funds - TruBank	\$	75,000.00			
IMU USDA Funds - TruBank	\$	375,000.00			
Wells Fargo	\$	2,669.94			
BANK BALANCE		34,474,796.36			34,474,796.36

600 Water	606,244.95	191,270.44	116,784.72	0.00	160,905.76	519,824.91
620 IMU Administration	-28,538.03	0.00	49,882.41	78,834.52	15.00	399.08
625 Revolving Economic Development	109,957.46	142.76	0.00	0.00	0.00	110,100.22
626 USDA RLF	375,000.00	0.00	0.00	0.00	0.00	375,000.00
630 Electric	3,103,475.87	1,836,082.92	1,083,793.45	45,133.30	213,812.36	3,687,086.28
640 Fiber/Communications	-106,644.81	401,062.51	67,221.97	0.00	-99,713.77	326,909.50
700 Water Capital Projects	1,426,150.73	0.00	23,551.98	100,400.00	0.00	1,502,998.75
730 Electric Capital Projects	7,339,466.10	61,321.21	731,395.30	0.00	0.00	6,669,392.01
740 Fiber/Comm Capital Projects	-250,131.47	403,005.81	436,284.33	0.00	0.00	-283,409.99
770 Water Reserve	0.00	0.00	0.00	0.00	0.00	0.00
773 Electric Reserve	0.00	0.00	0.00	0.00	0.00	0.00
780 Water Capital Improvement	75,000.00	0.00	0.00	0.00	0.00	75,000.00
783 Electric Improvement	0.00	0.00	0.00	0.00	0.00	0.00
790 Water Revenue Bonds	85,416.70	0.00	0.00	17,083.30	0.00	102,500.00
793 Electric Revenue Bonds	110,440.48	0.00	0.00	143,968.37	0.00	254,408.85
855 Liability Insurance Reserve--IMU	13,575.32	19.70	0.00	0.00	0.00	13,595.02
IMU SUB-TOTAL	12,859,413.30	2,892,905.35	2,508,914.16	385,419.49	275,019.35	13,353,804.63

INTEREST DISTRIBUTION

	INTEREST			
	INCOME	% OF TOTAL	CALYTD	FYTD
Electric Funds	\$ 19,337.95	35.43%	\$ 82,228.08	\$ 160,744.73
Water Funds	\$ 3,247.55	5.95%	\$ 13,480.49	\$ 27,185.39
Sewer Funds	\$ 4,835.86	8.86%	\$ 19,874.28	\$ 40,324.15
Police Retirement	\$ 109.16	0.20%	\$ 468.35	\$ 1,065.44
Community Redevelopment	\$ -	0.00%	\$ -	
All other	\$ 27,050.21	49.56%	\$ 109,577.30	\$ 231,091.85
TOTAL	\$ 54,580.73	100.00%	\$ 225,628.50	\$ 460,411.56

FINANCIAL REPORT
MONTH OF JUNE, 2019

Page 1

FUND	Beginning Balance	Monies Received	Monies Disbursed	Transfer In	Transfer Out	Clerk's Balance	% of Total
001 General Government	2,359,394.43	370,417.59	231,463.92	372,982.12	502,874.45	2,368,455.77	
011 Police	1,825,374.81	12,112.66	247,403.94	6,433.33	76,444.66	1,520,072.20	
015 Fire	265,722.77	7,368.97	35,216.35	0.00	40,612.56	197,262.83	
016 Ambulance	206,359.29	67,213.04	105,706.87	0.00	103,464.95	64,400.51	
041 Library	317,911.92	3,250.82	39,573.74	-71,220.00	2,346.37	208,022.63	
042 Park & Recreation	784,313.71	57,929.51	164,034.86	82,262.00	104,169.46	656,300.90	
045 Memorial Pool	226,874.43	55,733.34	51,741.40	0.00	61,193.00	169,673.37	
071 General Fund Debt Service	56,354.58	0.00	0.00	0.00	0.00	56,354.58	
099 Franchise Fees-MEC	643,032.94	0.00	0.00	0.00	0.00	643,032.94	
GENERAL FUND SUB-TOTAL	6,685,338.88	574,025.93	875,141.08	390,457.45	891,105.45	5,883,575.73	
110 Road Use Tax (Streets)	2,043,632.88	154,793.79	142,902.96	0.00	209,202.78	1,846,320.93	
112 Trust & Agency	0.00	10,506.54	0.00	0.00	0.00	10,506.54	
115 YMCA Maintenance Obligations	334,116.71	10,000.00	0.00	100,000.00	0.00	444,116.71	
121 Local Option Sales Tax	5,151,934.94	88,765.92	0.00	0.00	0.00	5,240,700.86	
125 TIF--Downtown	4,069,408.94	5,124.47	790.01	0.00	1,330,116.87	2,743,626.53	
141 Library Special Revenue	46,256.75	389.29	3,098.01	0.00	0.00	43,548.03	
142 Park & Rec Special Revenue	116,872.62	1,244.42	221.25	0.00	0.00	117,895.79	
160 Downtown Revolving Loan	170,952.64	12,453.95	0.00	0.00	0.00	183,406.59	
161 Downtown Business Inc Program	92,692.01	0.00	0.00	0.00	0.00	92,692.01	
177 Police Forfeiture	19,830.07	0.00	0.00	0.00	0.00	19,830.07	
190 Vehicle Reserve	278,789.27	0.00	40,742.66	920,558.00	0.00	1,158,604.61	
199 Police Retirement	45,406.42	60.88	0.00	0.00	2,083.33	43,383.97	
SPECIAL REVENUES SUB-TOTAL	12,369,893.25	283,339.26	187,754.89	1,020,558.00	1,541,402.98	11,944,632.64	
200 DEBT SERVICE (SUB-TOTAL)	111,705.25	11,220.35	119,008.75	1,022,279.33	0.00	1,026,196.18	
301 Capital Projects (General)	588,555.26	-178,235.73	2,336.50	268,390.00	0.00	676,373.03	
321 Capital Projects (Streets)	-71,914.62	955.40	128,182.35	0.00	0.00	-199,141.57	
344 Community Athletic Facility	0.00	0.00	0.00	0.00	0.00	0.00	
353 Community ReDevelopment (D&D)	-18,952.93	0.00	0.00	0.00	0.00	-18,952.93	
CAPITAL PROJECTS SUB-TOTAL	497,687.71	-177,280.33	130,518.85	268,390.00	0.00	458,278.53	
610 Sewer	1,012,641.70	0.00	160,851.96	136,132.25	19,028.37	968,893.62	
650 Stormwater Utility	541,240.22	17,433.28	4,719.30	0.00	5,325.00	548,629.20	
670 Recycling	130,904.11	24,855.23	23,055.58	0.00	672.65	132,031.11	
710 Sewer Capital Projects	1,485,801.52	268,714.53	267,786.35	0.00	451,200.99	1,035,528.71	
771 Sewer Reserve	114,238.70	0.00	0.00	0.00	0.00	114,238.70	
781 Sewer Plant Improvement	440,489.06	0.00	0.00	2,083.33	0.00	442,572.39	
791 Sewer Revenue Bonds	892,071.10	0.00	661,753.98	68,835.08	0.00	299,152.20	
820 Health Insurance	1,254,470.30	158,737.21	81,759.57	0.00	0.00	1,331,447.94	
830 Health Reimbursement Account	64,619.78	0.00	5,747.19	0.00	0.00	58,872.59	
840 Flex/STD	187,110.63	484.60	772.82	0.00	0.00	186,822.41	
850 Liability Insurance Reserve--City	19,654.71	25.37	1,504.57	0.00	0.00	18,175.51	
CITY UTILITY & IS SUB-TOTAL	6,143,241.83	470,250.22	1,207,951.32	207,050.66	476,227.01	5,136,364.37	
TOTAL CITY FUNDS	25,807,866.92	1,161,555.43	2,520,374.89	2,908,735.44	2,908,735.44	24,449,047.45	65%
TOTAL IMU FUNDS	12,575,632.17	2,778,378.55	1,918,918.24	162,261.17	162,261.17	13,435,092.48	35%
GRAND TOTAL CITY & IMU	38,383,499.09	3,939,933.98	4,439,293.13	3,070,996.61	3,070,996.61	37,884,139.93	
Cross Check Total						37,884,139.93	

Investments

Bankers Trust	\$ 21,404,798.01	2.07%	Clerk's Balance	37,884,139.93
Bankers Trust IMU Elec Fiber Project	\$ 7,193,975.84	2.27%	Outstanding Deposit	
Bankers Trust Debt Reserve - Peoples Bank	\$ 887,633.07	2.27%	Bank Adjustment	-102,576.54
Iowa Public Agency Inv. Trust	\$ 114,703.11	2.12%	Plus Outstanding Checks	595,184.28
Payroll Account, TruBank	\$ -		Outstanding Deposit	0.00
Checking Account, TruBank	\$ 109,993.56	15.00%	Plus Outstanding Checks-	118,573.49
Sweep Account, TruBank	\$ 6,322,583.39	2.68%	Telecom Tru Bank Account	
Indianola Hometown Pride, TruBank	\$ 427.58		Outstanding Deposit - Telecom	-1,563.22
City USDA Funds - TruBank	\$ 75,000.00		Plus Bank Adjustment	419.01
IMU USDA Funds - TruBank	\$ 375,000.00			
IMU Telecom - TruBank	\$ 484,298.42			
IMU Commercial Account	\$ 826,025.75			
Indianola EMS - TruBank	\$ 697,735.39			
Wells Fargo	\$ 2,002.83			
BANK BALANCE	38,494,176.95			38,494,176.95

600 Water	611,756.03	208,800.06	118,354.82	0.00	67,802.84	634,398.43
620 IMU Administration	-40,572.20	55,176.00	51,782.03	0.00	0.00	-37,178.23
625 Revolving Economic Development	112,259.64	142.05	0.00	0.00	0.00	112,401.69
626 USDA RLF	375,000.00	0.00	0.00	0.00	0.00	375,000.00
630 Electric	4,664,457.32	1,857,635.74	1,021,591.17	22,566.67	94,458.33	5,428,610.23
640 Fiber/Communications	36,489.79	4,250.39	-10,434.45	0.00	0.00	51,174.63
640 Fiber/Communications-eLation	492,137.67	288,331.02	245,095.61	0.00	0.00	535,373.08
700 Water Capital Projects	1,589,166.52	0.00	131,403.94	45,236.17	0.00	1,502,998.75
730 Electric Capital Projects	4,329,551.49	95,510.06	122,092.73	0.00	0.00	4,302,968.82
740 Fiber/Comm Capital Projects	20,538.20	291.19	-141.19	0.00	0.00	20,970.58
740 Fiber/Comm Capital Projects-eLation	-197,557.19	268,226.83	239,173.58	0.00	0.00	-168,503.94
770 Water Reserve	0.00	0.00	0.00	0.00	0.00	0.00
773 Electric Reserve	0.00	0.00	0.00	0.00	0.00	0.00
780 Water Capital Improvement	75,000.00	0.00	0.00	0.00	0.00	75,000.00
783 Electric Improvement	0.00	0.00	0.00	0.00	0.00	0.00
790 Water Revenue Bonds	0.00	0.00	0.00	0.00	0.00	0.00
793 Electric Revenue Bonds	493,530.48	0.00	0.00	94,458.33	0.00	587,988.81
855 Liability Insurance Reserve--IMU	13,874.42	15.21	0.00	0.00	0.00	13,889.63
IMU SUB-TOTAL	12,575,632.17	2,778,378.55	1,918,918.24	162,261.17	162,261.17	13,435,092.48

INTEREST DISTRIBUTION	INTEREST		CALYTD	
	INCOME	% OF TOTAL	FYTD	
Electric Funds	\$ 13,287.52	26.19%	\$ 113,655.42	\$ 232,338.39
Water Funds	\$ 2,846.24	5.61%	\$ 21,533.43	\$ 45,367.06
Sewer Funds	\$ 4,373.37	8.62%	\$ 32,247.36	\$ 64,483.87
Police Retirement	\$ 60.88	0.12%	\$ 532.07	\$ 1,219.03
Community Redevelopment	\$ -	0.00%	\$ -	\$ -
All other	\$ 30,167.16	59.46%	\$ 215,709.86	\$ 405,846.34
TOTAL	\$ 50,735.17	100.00%	\$ 383,678.14	\$ 749,254.69

Meeting Date: 09/16/2019

Information

Subject

Proclamation declaring September 21, 2019 as International Day of Peace

Information

Mayor Shaw will declare September 21, 2019 as International Day of Peace (packet).

Fiscal Impact

Attachments

Proclamation



— Office of the Mayor —

PROCLAMATION

THE INTERNATIONAL DAY OF PEACE

WHEREAS, the issue of peace embraces the deepest hopes of all peoples and remains humanity's guiding inspiration; and

WHEREAS, in 1981 the United Nations proclaimed the International Day of Peace be "devoted to commemorating and strengthening the ideals of peace both within and among all nations and peoples"; and

WHEREAS, the United Nations expanded the observance of the International Day of Peace in 2001 to include the call for a day of global ceasefire and non-violence, and invited all nations and people to honor a cessation of hostilities for the duration of the Day; and

WHEREAS, there is growing support within our state for the observance of the International Day of Peace, which affirms a vision of our world at peace, and fosters cooperation between individuals, organizations and nations; and

WHEREAS, global crises impel all citizens to work toward converting humanity's noblest aspirations for world peace into a practical reality for future generations,

NOW, THEREFORE, I Kelly B. Shaw, Mayor of the City of Indianola, do hereby proclaim September 21st, 2019 as:

The International Day of Peace

Throughout the City of Indianola and urge all government departments and agencies, organizations, schools, places of worship and individuals in our city to commemorate, in an appropriate manner, the International Day of Peace. This may include community service projects, cultural exhibits and performances, a moment of silence, ringing of bells, sharing the universal wish 'May Peace Prevail on Earth' at noon, vigils, religious services in our places of worship, and other education and public awareness activities in order to help establish a global day of peace in our homes, our communities and between nations.

Dated this 19th day of September 2019.

Kelly B. Shaw, Mayor

Meeting Date: 09/16/2019

Information

Subject

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

Information

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 09/16/2019

Information

Subject

Public hearing on the authorization of a Loan Agreement and the issuance of Notes to evidence the obligation of the City thereunder.

Information

The first order of business is to hold a public hearing on the not to exceed \$7,900,000 General Obligation Refunding Capital Loan Notes. The refinancing process of bond issues 2011E and 2012A requires the issuance of a new bond issue which will be called 2019A which will be at a lower interest rate than the current bond issues. The procedure for this new issuance includes a public hearing to hear any public comment and then a resolution to be considered by the Council on whether to proceed or not.

The Mayor will open the public hearing for comments then close the public hearing. No written comments have been received.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 09/16/2019

Information

Subject

Resolution instituting proceedings to take additional action

Information

The next item to consider is the resolution instituting proceedings to take additional action for 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

ITEMS TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

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

- Public hearing on the authorization of a Loan Agreement and the issuance of Notes to evidence the obligation of the City thereunder.
- Resolution instituting proceedings to take additional action.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

September 16, 2019

The City Council of the City of Indianola, State of Iowa, met in _____ session, in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at _____ .M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

The Mayor announced that this was the time and place for the public hearing and meeting on the matter of the authorization of a Loan Agreement and the issuance of not to exceed \$7,900,000 General Obligation Refunding Capital Loan Notes, in order 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 and General Obligation Urban Renewal Bonds, Series 2013B, for essential corporate purposes, and that notice of the proposed action by the Council to institute proceedings for the authorization of the Loan Agreement and the issuance of the Notes had been published as provided by Sections 384.24A and 384.25 of the Code of Iowa.

The Mayor then asked the Clerk whether any written objections had been filed by any resident or property owner of the City to the issuance of the Notes. The Clerk advised the Mayor and the Council that _____ written objections had been filed. The Mayor then called for oral objections to the issuance of the Notes and _____ were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

(Attach here a summary of objections received or made, if any)

Whereupon, the Mayor declared the hearing on the authorization of entering into a Loan Agreement and the issuance of the Notes to be closed.

The Council then considered the proposed action and the extent of objections thereto.

Whereupon, Council Member _____ introduced and delivered to the Clerk the Resolution hereinafter set out entitled "RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED \$7,900,000 GENERAL OBLIGATION REFUNDING CAPITAL LOAN NOTES", and moved:

- ☐ that the Resolution be adopted.
- ☐ to ADJOURN and defer action on the Resolution and the proposal to institute proceedings for the issuance of notes to the meeting to be held at _____ .M. on the _____ day of _____, 2019, at this place.

Council Member _____ seconded the motion. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION INSTITUTING PROCEEDINGS TO TAKE
ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO
EXCEED \$7,900,000 GENERAL OBLIGATION REFUNDING
CAPITAL LOAN NOTES

WHEREAS, pursuant to notice published as required by law, the City Council has held a public meeting and hearing upon the proposal to institute proceedings for the authorization of a Loan Agreement and the issuance of not to exceed \$7,900,000 General Obligation Refunding Capital Loan Notes, for the essential corporate purposes, in order 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 and General Obligation Urban Renewal Bonds, Series 2013B, and has considered the extent of objections received from residents or property owners as to the proposed issuance of Notes; and 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, STATE OF IOWA:

Section 1. That this Council does hereby institute proceedings and take additional action for the authorization and issuance in the manner required by law of not to exceed \$7,900,000 General Obligation Refunding Capital Loan Notes, for the foregoing essential corporate purposes.

PASSED AND APPROVED this 16th day of September, 2019.

Mayor

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF WARREN)

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2019.

(SEAL)

Meeting Date: 09/16/2019

Information

Subject

Resolution approving Official Statement for the \$4,605,000 General Obligation Refunding Capital Loan Notes
(Subject to final sizing)

Information

The resolution to approve the Official Statement is the authorization of the Council to approve the information about the City contained in the statement that will be used to advertise for bids on the 2019A bond issue.

Roll call is in order.

Fiscal Impact

Attachments

Resolution
Official Statement
Appendix A

ITEMS TO INCLUDE ON AGENDA

CITY OF INDIANOLA, IOWA

\$4,605,000 General Obligation Refunding Capital Loan Notes (Subject to final sizing)

- Resolution approving Official Statement.

NOTICE MUST BE GIVEN PURSUANT TO IOWA CODE
CHAPTER 21 AND THE LOCAL RULES OF THE CITY.

September 16, 2019

The City Council of the City of Indianola, State of Iowa, met in _____ session, in the Council Chambers, City Hall, 110 N. 1st Street, Indianola, Iowa, at _____ .M., on the above date. There were present Mayor _____, in the chair, and the following named Council Members:

Absent: _____

Vacant: _____

* * * * *

Council Member _____ introduced the following resolution entitled "RESOLUTION APPROVING OFFICIAL STATEMENT", and moved that the resolution 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 APPROVING OFFICIAL STATEMENT

WHEREAS, in conjunction with the Underwriter, D.A. Davison & Co., the City has caused an Official Statement to be prepared outlining the details of the proposed sale of the Notes; and

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

Section 1. That the preliminary Official Statement in the form presented to this meeting be and the same hereby is approved as to form and deemed final for purposes of Rule 15c2-12 of the Securities and Exchange Commission, subject to such revisions, corrections or modifications as the Mayor and Clerk, upon the advice of bond counsel, disclosure counsel, and the Underwriter, shall determine to be appropriate, and is authorized to be distributed in connection with the offering of the Notes for sale.

PASSED AND APPROVED this 16th day of September, 2019.

Mayor

ATTEST:

City Clerk

STATE OF IOWA)
) SS
COUNTY OF WARREN)

WITNESS my hand and the seal of the Council hereto affixed this _____ day of _____, 2019.

(SEAL)

PRELIMINARY OFFICIAL STATEMENT DATED SEPTEMBER __, 2019

NEW ISSUE - DTC BOOK ENTRY ONLY

RATING: Moody's "Aa2"

Assuming compliance with certain covenants, in the opinion of Ahlers & Cooney, P.C., Bond Counsel, under present law and assuming continued compliance with the Internal Revenue Code of 1986, as amended (the "Code"), interest on the Notes is excludable from gross income for federal income tax purposes, and is not an item of tax preference for federal alternative minimum tax purposes. Interest on the Notes is not exempt for purposes of present Iowa income taxes. The Issuer intends the Notes to be deemed designated as "qualified tax-exempt obligations". See "TAX EXEMPTION AND RELATED TAX MATTERS" herein for a more detailed discussion.

\$4,605,000*
City of Indianola, Iowa
General Obligation Refunding Capital Loan Notes, Series 2019
(Qualified 501(c)(3) Bonds)

Dated: Date of Delivery (October 31, 2019)
cover

Due: June 1, as shown on inside

The \$4,605,000* General Obligation Refunding Capital Loan Notes, Series 2019 (the "Notes") are being issued in fully registered form in denominations of \$5,000 or any integral multiple thereof pursuant to the provisions of Chapters 384 and 76 of the Code of Iowa, 2019, as amended, Section 145 of the Internal Revenue Code of 1986, as amended (the "Tax Code"), and a resolution authorizing issuance of the Notes (the "Resolution") expected to be adopted by the City Council of the City of Indianola, Iowa (the "Issuer" or the "City") on October 7, 2019*. The Depository Trust Company, New York, New York ("DTC") will act as the securities depository for the Notes and its nominee, Cede & Co., will be the registered owner of the Notes. Individual purchases of the Notes will be recorded on a book-entry only system operated by DTC. Purchasers of the Notes will not receive certificates representing their interest in the Notes purchased. So long as DTC or its nominee, Cede & Co., is the Noteholder, the principal of, premium, if any, and interest on the Notes will be paid by BOKF, N.A., Lincoln, Nebraska as Registrar and Paying Agent (the "Registrar"), or its successor, to DTC, or its nominee, Cede & Co. Disbursement of such payments to the Beneficial Owners is the responsibility of the DTC Participants as more fully described herein. Neither the Issuer nor the Registrar will have any responsibility or obligation to such DTC Participants, indirect participants or the persons for whom they act as nominee with respect to the Notes. See "APPENDIX E – BOOK-ENTRY SYSTEM" herein.

The Notes will bear interest from their dated date, payable semiannually on each June 1 and December 1, commencing June 1, 2020. The Notes are subject to redemption by the Issuer prior to their stated maturities in the manner and at the time described herein. All of the Notes then outstanding are subject to redemption at the option of the Issuer, as a whole or in part, from any source of available funds, on June 1, 2024* or on any date thereafter at a redemption price equal to the principal amount of the Notes, together with accrued interest to the date fixed for redemption, without premium. See "THE NOTES – Redemption" herein.

The Notes and the interest thereon are general obligations of the Issuer, and all taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Notes without constitutional or statutory limitation as to rate or amount. See "SECURITY AND SOURCE OF PAYMENT" herein.

Proceeds of the Notes will be used for the purpose of paying, to that extent of refinancing the outstanding General Obligation Urban Renewal Bonds, Series 2011E and Series 2012A (Qualified 501(c)(3) Bonds), and paying the costs of issuance related to the Notes. See "PLAN OF FINANCING" herein.

The Notes are being offered when, as and if issued by the Issuer and accepted by the Underwriter, subject to receipt of the approving legal opinion of Ahlers & Cooney, P.C., Des Moines, Iowa, Bond Counsel. Ahlers & Cooney, P.C., Des Moines, Iowa, will also serve as Disclosure Counsel to the Issuer in connection with the issuance of the Notes. It is expected that the Notes in the definitive form will be available for delivery through the facilities of DTC on or about October 31, 2019*.



* Preliminary; subject to change.

\$4,605,000*
City of Indianola, Iowa
General Obligation Refunding Capital Loan Notes,
Series 2019
(Qualified 501(c)(3) Bonds)

MATURITY SCHEDULE

<u>Due</u>	<u>Amount</u> *	<u>Rate</u> *	<u>Yield</u> *	<u>Cusip Num.</u> **
June 1, 2020	\$495,000			
June 1, 2021	\$480,000			
June 1, 2022	\$490,000			
June 1, 2023	\$500,000			
June 1, 2024	\$515,000			
June 1, 2025	\$345,000			
June 1, 2026	\$355,000			
June 1, 2027	\$370,000			
June 1, 2028	\$375,000			
June 1, 2029	\$380,000			
June 1, 2030	\$145,000			
June 1, 2031	\$155,000			

* Preliminary, subject to change.

** CUSIP numbers shown above have been assigned by a separate organization not affiliated with the Issuer. The Issuer has not selected nor is responsible for selecting the CUSIP numbers assigned to the Notes nor do they make any representation as to the correctness of such CUSIP numbers on the Notes or as indicated above.

No dealer, broker, salesman or any other person has been authorized to give any information or to make any representations other than those contained in this Official Statement and, if given or made, such information or representations must not be relied upon as having been authorized by the Issuer or the Underwriter. This Official Statement does not constitute an offer to sell or a solicitation of any offer to buy any of the securities offered hereby in any state to any persons to whom it is unlawful to make such offer in such state. Except where otherwise indicated, this Official Statement speaks as of the date hereof. Neither the delivery of this Official Statement nor any sale hereunder shall under any circumstances create any implication that there has been no change in the affairs of the Issuer since the date hereof.

The information set forth herein has been obtained from the Issuer and from other sources that are believed to be reliable, but it is not guaranteed as to accuracy or completeness, and is not to be construed as a representation, by the Underwriter. The Underwriter has provided the following sentence for inclusion in this Official Statement. The Underwriter has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Underwriter does not guarantee the accuracy or completeness of such information.

No representation is made regarding whether the Notes constitute legal investments under the laws of any state for banks, savings banks, savings and loan associations, life insurance companies, and other institutions organized in such state, or fiduciaries subject to the laws of such state.

This Official Statement is not to be construed as a contract with the purchasers of the Notes. Statements contained in this Official Statement which involve estimates, forecasts or matters of opinion, whether or not expressly so described herein, are intended solely as such and are not to be construed as a representation of facts.

THE NOTES HAVE NOT BEEN REGISTERED WITH THE SECURITIES AND EXCHANGE COMMISSION BY REASON OF THE PROVISIONS OF SECTION 3(a)(2) OF THE SECURITIES ACT OF 1933, AS AMENDED. THE REGISTRATION OR QUALIFICATIONS OF THE NOTES IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECURITIES LAWS OF THE STATES IN WHICH THE NOTES HAVE BEEN REGISTERED OR QUALIFIED AND THE EXEMPTION FROM REGISTRATION OR QUALIFICATION IN OTHER STATES SHALL NOT BE REGARDED AS A RECOMMENDATION THEREOF. NEITHER THESE STATES NOR ANY OF THEIR AGENCIES HAVE PASSED UPON THE MERITS OF THE NOTES OR THE ACCURACY OR COMPLETENESS OF THIS OFFICIAL STATEMENT. ANY REPRESENTATION TO THE CONTRARY MAY BE A CRIMINAL OFFENSE.

THIS OFFICIAL STATEMENT, INCLUDING THE APPENDICES ATTACHED HERETO, CONTAINS STATEMENTS WHICH SHOULD BE CONSIDERED “FORWARD-LOOKING STATEMENTS,” MEANING THEY REFER TO POSSIBLE FUTURE EVENTS OR CONDITIONS. SUCH STATEMENTS ARE GENERALLY IDENTIFIABLE BY THE WORDS SUCH AS “ANTICIPATED,” “PLAN,” “EXPECT,” “PROJECTED,” “ESTIMATE,” “BUDGET,” “PRO FORMA,” “FORECAST,” “INTEND,” OR OTHER WORDS OF SIMILAR IMPORT. THE ACHIEVEMENT OF CERTAIN RESULTS OR OTHER EXPECTATIONS CONTAINED IN SUCH FORWARD-LOOKING STATEMENTS INVOLVE KNOWN AND UNKNOWN RISKS, UNCERTAINTIES AND OTHER FACTORS WHICH MAY CAUSE ACTUAL RESULTS, PERFORMANCE OR ACHIEVEMENTS TO DIFFER FROM THOSE EXPRESSED OR IMPLIED BY SUCH FORWARD-LOOKING STATEMENTS. THE ISSUER DOES NOT EXPECT OR INTEND TO UPDATE OR REVISE ANY FORWARD-LOOKING STATEMENTS CONTAINED HEREIN IF OR WHEN ITS EXPECTATIONS OR EVENTS, CONDITIONS OR CIRCUMSTANCES ON WHICH SUCH STATEMENTS ARE BASED OCCUR.

In connection with the issuance of the Notes, the Issuer will enter into a Continuing Disclosure Certificate. See “APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE.”

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PRELIMINARY OFFICIAL STATEMENT

\$4,605,000*
City of Indianola, Iowa
General Obligation Refunding Capital Loan Notes,
Series 2019
(Qualified 501(c)(3) Bonds)

INTRODUCTION

The purpose of this Official Statement, including the cover page and the appendices hereto (the “Official Statement”), is to set forth certain information in conjunction with the sale of \$4,605,000* General Obligation Refunding Capital Loan Notes, Series 2019 (the “Notes”) of the City of Indianola, Iowa (the “Issuer” or the “City”). This Introduction is not a summary of this Official Statement, but is only a brief description of the Notes and certain other matters. Such description is qualified by reference to the entire Official Statement and the documents summarized or described herein. This Official Statement should be reviewed in its entirety. The offering of the Notes to potential investors is made only by means of the entire Official Statement, including the appendices attached hereto. All statements made in this Official Statement involving matters of opinion or of estimates, whether or not so expressly stated, are set forth as such and not as representations of fact, and no representation is made that any of the estimates will be realized. Copies of statutes, resolutions, ordinances, reports or other documents referred to herein are available, upon request, from the Issuer.

The Notes are being issued pursuant to the provisions of Chapters 384 and 76 of the Code of Iowa, 2019, as amended, Section 145 of the Tax Code (collectively, the “Act”), and a resolution authorizing issuance of the Notes expected to be adopted by the Issuer on October 7, 2019* (the “Resolution”) to evidence the obligations of the Issuer under a Loan Agreement between the Issuer and the Underwriter.

The Notes and the interest thereon are general obligations of the Issuer, and all taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Notes without constitutional or statutory limitation as to rate or amount. See “SECURITY AND SOURCE OF PAYMENT” herein.

Proceeds of the Notes will be used for the purpose of paying the cost, to that extent of refinancing the outstanding General Obligation Urban Renewal Bonds, Series 2011E and Series 2012A (Qualified 501(c)(3) Bonds), and paying the costs of issuance related to the Notes. See “PLAN OF FINANCING” and “SOURCES AND USES OF FUNDS” herein.

THE ISSUER

The Issuer, with a 2010 U.S. Census population of 14,782, comprises approximately 11.25 square miles. The Issuer operates under a statutory form of government consisting of a five-member City Council, of which the Mayor is not a voting member. Additional information concerning the Issuer is included in “APPENDIX A – INFORMATION ABOUT THE ISSUER” hereto.

THE NOTES

General

The Notes will be issued in fully registered form only, without coupons. The Notes will be initially registered in the name of Cede & Co., as nominee of DTC. DTC will act as securities depository of the Notes. Interest on and principal of the Notes are payable in lawful money of the United States of America.

The Notes are dated as of the date of their delivery, will mature on June 1 in the years and in the amounts set forth on the inside cover page hereof, and will bear interest at the rates to be set forth on the inside cover page hereof. Interest on the Notes is payable semiannually on June 1 and December 1 in each year, beginning on June 1, 2020*, calculated on the basis of a year of 360 days and twelve 30-day months. Interest shall be payable to the persons who were registered owners thereof as of the fifteenth day of the month immediately preceding the interest payment date, to the addresses appearing on the registration books maintained by the Registrar or such other address as is furnished to the Registrar in writing by a registered owner. The Notes are issuable in denominations of \$5,000 or any integral multiple thereof.

* Preliminary, subject to change.

Redemption

Optional Redemption. All of the Notes then outstanding are subject to redemption at the option of the Issuer, as a whole or in part, from any source of available funds, beginning June 1, 2024* or on any date thereafter at a redemption price equal to the principal amount of the Notes, together with accrued interest to the date fixed for redemption, without premium.

Selection of Notes for Redemption. Notes subject to redemption will be selected in such order of maturity as the Issuer may direct. If less than all of the Notes of a single maturity are to be redeemed, the Notes to be redeemed will be selected by lot or other random method by the Registrar in such a manner as the Registrar may determine.

Notice of Redemption. Prior to the redemption of any Notes under the provisions of the Resolution, the Registrar shall give written notice not less than thirty (30) days prior to the redemption date to each registered owner thereof.

SECURITY AND SOURCE OF PAYMENT

Pursuant to the Resolution and the Act, the Notes and the interest thereon are general obligations of the Issuer, and all taxable property within the corporate boundaries of the Issuer is subject to the levy of taxes to pay the principal of and interest on the Notes without constitutional or statutory limitation as to rate or amount. See “APPENDIX A – INFORMATION ABOUT THE ISSUER.”

Section 76.2 of the Act provides that when an Iowa political subdivision issues general obligation debt,

"[t]he governing authority of these political subdivisions before issuing bonds shall, by resolution, provide for the assessment of an annual levy upon all the taxable property in the political subdivision sufficient to pay the interest and principal of the bonds within a period named not exceeding twenty years. A certified copy of this resolution shall be filed with the county auditor or the auditors of the counties in which the political subdivision is located; and the filing shall make it a duty of the auditors to enter annually this levy for collection from the taxable property within the boundaries of the political subdivision until funds are realized to pay the bonds in full."

For the purpose of providing for the levy and collection of a direct annual tax sufficient to pay the principal of and interest on the Notes as the same become due, the Resolution provides for the levy of a tax sufficient for that purpose on all the taxable property in the Issuer in each of the years while the Notes are outstanding. The Issuer shall file a certified copy of the Resolution with the County Auditor, pursuant to which the County Auditor is instructed to enter for collection and assess the tax authorized. When annually entering such taxes for collection, the County Auditor shall include the same as a part of the tax levy for Debt Service Fund purposes of the Issuer and when collected, the proceeds of the taxes shall be converted into the Debt Service Fund of the Issuer and set aside therein as a special account to be used solely and only for the payment of the principal of and interest on the Notes and for no other purpose whatsoever.

Pursuant to the provisions of Section 76.4 of the Code of Iowa, each year while the Notes remain outstanding and unpaid, any funds of the Issuer which may lawfully be applied for such purpose, may be appropriated, budgeted and, if received, used for the payment of the principal of and interest on the Notes as the same become due, and if so appropriated, the taxes for any given fiscal year as provided for in the Resolution, shall be reduced by the amount of such alternate funds as have been appropriated for said purpose and evidenced in the Issuer's budget.

The Issuer's obligation to pay the principal of and interest on the Notes is on a parity with the Issuer's obligation to pay the principal of and interest on any other of its general obligation debt secured by a covenant to levy taxes within the Issuer's geographic boundaries, including any such debt issued or incurred after the issuance of the Notes. The Resolution does not restrict the Issuer's ability to issue or incur additional general obligation debt, although issuance of additional general obligation debt is subject to the same constitutional and statutory limitations that apply to the issuance of the Notes. For a further description of the Issuer's outstanding general obligation debt upon issuance of the Notes and the annual debt service on the Notes, see "GENERAL OBLIGATION DEBT" herein. For a description of certain constitutional and statutory limits on the issuance of general obligation debt, see "DEBT LIMIT CALCULATION" herein.

ADDITIONAL DEBT

The Issuer has no plans to incur additional debt within the next 90 days.

NOTEHOLDERS' RISKS

An investment in the Notes involves an element of risk. No person should purchase the Notes unless such person understands the risks described below and is willing to bear those risks. There may be other risks not listed below which may adversely affect the value of the Notes. In order to identify risk factors and make an informed investment decision, potential investors should be

thoroughly familiar with this entire Official Statement (including the appendices hereto) in order to make a judgment as to whether the Notes are an appropriate investment.

Tax Levy Procedures

The Notes are general obligations of the Issuer, payable from and secured by a continuing ad-valorem tax levied against all of the taxable property within the boundaries of the Issuer. As part of the budgetary process of the Issuer each fiscal year the Issuer will have an obligation to request a debt service levy to be applied against all of the taxable property within the boundaries of the Issuer. A failure on the part of the Issuer to make a timely levy request or a levy request by the Issuer that is inaccurate or is insufficient to make full payments of the debt service on the Notes for a particular fiscal year may cause Noteholders to experience delay in the receipt of distributions of principal of and/or interest on the Notes.

Secondary Market

There can be no guarantee that there will be a secondary market for the Notes or, if a secondary market exists, that such Notes can be sold for any particular price. Occasionally, because of general market conditions or because of adverse history of economic prospects connected with a particular issue, secondary marketing practices in connection with a particular Note or Notes issue are suspended or terminated. Additionally, prices of note or note issues for which a market is being made will depend upon then prevailing circumstances. Such prices could be substantially different from the original purchase price of the Notes.

EACH PROSPECTIVE PURCHASER IS RESPONSIBLE FOR ASSESSING THE MERITS AND RISKS OF AN INVESTMENT IN THE NOTES AND MUST BE ABLE TO BEAR THE ECONOMIC RISK OF SUCH INVESTMENT. THE SECONDARY MARKET FOR THE NOTES, IF ANY, COULD BE LIMITED.

Rating

A rating has been requested for the Notes. The Issuer's outstanding general obligation debt is rated 'Aa2' by Moody's Investors Service, Inc. (Moody's). Such rating reflects only the view of the rating agency and any explanation of the significance of such rating may only be obtained from the rating agency. There is no assurance that such ratings will continue for any period of time or that they will not be revised or withdrawn. Any revision or withdrawal of the rating may have an effect on the market price of the Notes.

Matters Relating to Enforceability of Agreements

Noteholders shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Notes, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Resolution.

The practical realization of any rights upon any default will depend upon the exercise of various remedies specified in the Resolution or the Loan Agreement. The remedies available to the Noteholders upon an event of default under the Resolution or the Loan Agreement, in certain respects, may require judicial action, which is often subject to discretion and delay. Under existing law, including specifically the federal bankruptcy code, certain of the remedies specified in the Loan Agreement or the Resolution may not be readily available or may be limited. A court may decide not to order the specific performance of the covenants contained in these documents. The legal opinions to be delivered concurrently with the delivery of the Notes will be qualified as to the enforceability of the various legal instruments by limitations imposed by general principles of equity and public policy and by bankruptcy, reorganization, insolvency or other similar laws affecting the rights of creditors generally.

No representation is made, and no assurance is given, that the enforcement of any remedies will result in sufficient funds to pay all amounts due under the Resolution or the Loan Agreement, including principal of and interest on the Notes.

Property Tax Legislation

During the 2019 legislative session, the Iowa General Assembly enacted Senate File 634 (the 2019 Act). This bill modifies the process for hearing and approval of the total maximum property tax dollars under certain levies in the Issuer's budget. The bill also includes a provision that will require the affirmative vote of 2/3 of the Board of Supervisors when the maximum property tax dollars under these levies exceed an amount determined under a prescribed formula.

The 2019 Act does not change the process for hearing and approval of the Debt Service Levy pledged for repayment of the Notes. It is too early to evaluate the affect the 2019 Act will have on the overall financial position of the Issuer or its ability to fund essential services.

During the 2013 legislative session, the Iowa General Assembly enacted Senate File 295 (the “2013 Act”). Among other things, the Act (i) reduced the maximum annual taxable value growth percent, due to revaluation of existing residential and agricultural property to 3%, (ii) assigned a “rollback” (the percentage of a property’s value that is subject to tax) to commercial, industrial and railroad property of 90%, (iii) created a new property tax classification for multi-residential properties (apartments, nursing homes, assisted living facilities and certain other rental property) and assigned a declining rollback percentage to such properties for each year until the residential rollback percentage is reached in the 2022 assessment year, after which the rollback percentage for such properties will be equal to the residential rollback percentage each assessment year, and (iv) exempted a specified portion of the assessed value of telecommunication properties.

The 2013 Act includes a standing appropriation to replace some of the tax revenues lost by local governments, including tax increment districts, resulting from the new rollback for commercial and industrial property. The appropriation does not replace losses to local governments resulting from the 2013 Act’s provisions that reduce the annual revaluation growth limit for residential and agricultural properties to 3%, the gradual transition for multi-residential properties from the residential rollback percentage (currently 53% of market value), or the reduction in the percentage of telecommunications property that is subject to taxation.

The Issuer has not attempted to quantify the financial impact of the 2013 Act’s provisions on the Issuer’s future operations.

Notwithstanding any decrease in property tax revenues that may result from the 2013 Act or the 2019 Act, the Notes are secured by an unlimited ad valorem property tax as described more fully in “SECURITY AND SOURCE OF PAYMENT” herein.

From time to time, other legislative proposals may be considered by the Iowa General Assembly that would, if enacted, alter or amend one or more of the property tax matters described in this Official Statement. It cannot be predicted whether or in what forms any of such proposals may be enacted, and there can be no assurance that such proposals will not apply to valuation, assessment or levy procedures for the levy of taxes by the Issuer.

Historically, the Iowa General Assembly has applied changes in property taxation structure on a prospective basis; however, there is no assurance that future changes in property taxation structure by the Iowa General Assembly will not be retroactive. It is impossible to predict the outcome of future property tax changes by the Iowa General Assembly or their potential impact on the Notes and the security for the Notes.

Financial Condition of the City from time to time

No representation is made as to the future financial condition of the City. Certain risks discussed herein could adversely affect the financial condition and or operations of the City in future. However, the Notes are secured by an unlimited ad valorem property tax as described more fully in “SECURITY AND SOURCE OF PAYMENT” herein.

Redemption Prior to Maturity

In considering whether to make an investment in the Notes, be advised the Notes are subject to optional redemption, as outlined herein, without Noteholder discretion or consent. See “THE NOTES - Redemption” herein.

Insolvency

The rights and remedies provided in the Resolution may be limited by and are subject to the provisions of federal bankruptcy laws, to other laws or equitable principles that may affect the enforcement of creditor’s rights, to the exercise of judicial discretion in appropriate cases and to limitations in legal remedies against exercise of judicial discretion in appropriate cases and to limitations on legal remedies against municipal corporations in the State of Iowa. The various opinions of counsel to be delivered with respect to the Notes, the Loan Agreement and the Resolution, including the opinion of Bond Counsel, will be similarly qualified. If the Issuer were to file a petition under Chapter 9 of the Bankruptcy Code, the owners of the Notes could be prohibited from taking any steps to enforce their rights under the Resolution. In the event the Issuer fails to comply with its covenants under the Resolution or fails to make payments on the Notes, there can be no assurance of the availability of remedies adequate to protect the interests of the holders of the Notes.

Forward-Looking Statements

This Official Statement contains statements relating to future results that are “forward-looking statements” as defined in the Private Securities Litigation Reform Act of 1995. When used in this Official Statement, the words “anticipated,” “plan,” “expect,” “projected,” “estimate,” “budget,” “pro forma,” “forecast,” “intend,” and similar expressions identify forward-looking statements. Any forward-looking statement is subject to uncertainty. Accordingly, such statements are subject to risks that could

cause actual results to differ, possibly materially, from those contemplated in such forward-looking statements. Inevitably, some assumptions used to develop forward-looking statements will not be realized or unanticipated events and circumstances may occur. Therefore, investors should be aware that there are likely to be differences between forward-looking statements and the actual results. These differences could be material and could impact the availability of funds of the Issuer to pay debt service when due on the Notes.

Tax Exempt Status of the YMCA of Greater Des Moines, Iowa (“YMCA”)

The Internal Revenue Service (the “IRS”) has determined the YMCA is a tax-exempt organization described in Section 501(c)(3) of the Tax Code. The excludability of interest on the Notes from gross income for federal income tax purposes is conditioned on the continued tax-exempt status of the YMCA. In order to maintain its tax-exempt status, the YMCA must comply with a number of requirements affecting its operations. The possible modification or repeal of certain existing federal income tax laws, a change of IRS policies or positions, a change in YMCA’s operations or purposes or other factors could result in the loss of its tax-exempt status. The YMCA has covenanted in a 28E Agreement with the City to maintain its existence as a tax-exempt organization described in Section 501(c)(3) of the Tax Code. See “TAX EXEMPTION AND RELATED TAX MATTERS AND “EXCERPTS OF TAX COVENANTS IN CITY-YMCA AGREEMENT” herein.

Tax Matters and Loss of Tax Exemption

As discussed under the heading “TAX EXEMPTION AND RELATED TAX MATTERS” herein, the interest on the Notes could become includable in gross income for purposes of federal income taxation retroactive to the date of delivery of the Notes, as a result of acts or omissions of: (i) the Issuer in violation of its covenants in the Resolution, or (ii) the YMCA in violation of its covenants in the City-YMCA 28E Agreement. Should such an event of taxability occur, the Notes would not be subject to a special redemption and would remain outstanding until maturity or until redeemed under the redemption provisions contained in the Notes, and there is no provision for an adjustment of the interest rate on the Notes.

It is possible that actions of the Issuer (or the YMCA) after the closing of the Notes will alter the tax-exempt status of the Notes, and, in the extreme, remove the tax-exempt status from the Notes. In that instance, the Notes are not subject to mandatory prepayment, and the interest rate on the Notes does not increase or otherwise reset. A determination of taxability on the Notes, after closing of the Notes, could materially adversely affect the value and marketability of the Notes.

The Notes currently refund obligations previously designated by the Issuer as “qualified tax-exempt obligations”. Under the exception provided in Section 265(b)(3)(D) of the Tax Code, the Notes retain such designation to the extent of refunded principal amount previously designated. The Issuer has further covenanted to comply with certain other requirements, which affords banks and certain other financial institutions more favorable treatment of their deduction for interest expense than would otherwise be allowed under Section 265(b)(2) of the Tax Code. However, the Issuer’s failure to comply with such covenants could cause the Notes not to be “qualified tax-exempt obligations” and banks and certain other financial institutions would not receive more favorable treatment of their deduction for interest expense than would otherwise be allowed under Section 265(b)(2) of the Tax Code. See “TAX EXEMPTION AND RELATED TAX MATTERS – Qualified Tax Exempt Obligations” herein.

Financial Status of YMCA

The Issuer has no control over the financial condition of the YMCA. The Notes are not secured by the revenues of the operations of the Facility. Failure by the YMCA to continue operations at the Facility would require the City to: (i) find an alternative qualified 501(c)(3) operator, (ii) enter into a qualified management agreement with a private operator in accordance with Section 141 of the Code, or (iii) undertake operations as a City enterprise. However, failure to meet these options could alter the tax-exempt status of the Notes.

Continuing Disclosure

A failure by the City to comply with continuing disclosure obligations (see “CONTINUING DISCLOSURE” herein) will not constitute an event of default on the Notes. Any such failure must be disclosed in accordance with Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as amended (the “Rule”), and may adversely affect the transferability and liquidity of the Notes and their market price.

DTC-Beneficial Owners

Beneficial Owners of the Notes may experience some delay in the receipt of distributions of principal of and interest on the Notes since such distributions will be forwarded by the Paying Agent to DTC and DTC will credit such distributions to the accounts of the Participants which will thereafter credit them to the accounts of the Beneficial Owner either directly or indirectly through

indirect Participants. Neither the Issuer nor the Paying Agent will have any responsibility or obligation to assure that any such notice or payment is forwarded by DTC to any Participants or by any Participant to any Beneficial Owner.

In addition, since transactions in the Notes can be effected only through DTC Participants, indirect participants and certain banks, the ability of a Beneficial Owner to pledge the Notes to persons or entities that do not participate in the DTC system, or otherwise to take actions in respect of such Notes, may be limited due to lack of a physical certificate. Beneficial Owners will be permitted to exercise the rights of registered Owners only indirectly through DTC and the Participants. See “APPENDIX E – BOOK-ENTRY SYSTEM.”

Proposed Federal Tax Legislation

From time to time, Presidential proposals, federal legislative committee proposals or legislative proposals are made that would, if enacted, alter or amend one or more of the federal tax matters described herein in certain respects or would adversely affect the market value of the Notes. It cannot be predicted whether or in what forms any of such proposals that may be introduced, may be enacted and there can be no assurance that such proposals will not apply to the Notes. See “TAX EXEMPTION AND RELATED TAX MATTERS - Legislation” herein.

Utility Property Tax Replacement

Property owned by entities involved primarily in the production, delivery, service and sale of electricity and natural gas (“Utilities”) pay a replacement tax based upon the delivery of energy by Utilities in lieu of property taxes. All replacement taxes are allocated among local taxing bodies by the State Department of Revenue and the Department of Management. This allocation is made in accordance with a general allocation formula developed by the Department of Management on the basis of general property tax equivalents. Utility properties paying the replacement tax are exempt from the levy of property tax by political subdivisions. In addition to the replacement tax, Utility property will continue to be valued by a special method as provided in the statute and taxed at the rate of three cents per one thousand dollars for the general fund of the State.

By statute, the replacement tax collected by the State and allocated among local taxing bodies (including the Issuer) shall be treated as property tax when received and shall be disposed of by the county treasurer as taxes on real estate.

It is possible that the general obligation debt capacity of the Issuer could be adjudicated to be proportionately reduced in future years if Utility property were determined to be other than “taxable property” for purposes of computing the Issuer’s debt limit under Article XI of the Constitution of the State of Iowa.

Cybersecurity

The Issuer, like many other public and private entities, relies on a large and complex technology environment to conduct its operations. As such, it may face multiple cybersecurity threats including but not limited to, hacking, viruses, malware and other attacks on computer or other sensitive digital systems and networks. There can be no assurances that any security and operational control measures implemented by the Issuer will be completely successful to guard against and prevent cyber threats and attacks. Failure to properly maintain functionality, control, security, and integrity of the Issuer’s information systems could impact business operations and/or digital networks and systems and the costs of remedying any such damage could be significant. Along with significant liability claims or regulatory penalties, any security breach could have a material adverse impact on the Issuer’s operations and financial condition. The Issuer has a \$1,000,000 limit cybersecurity insurance policy through ICAP. The Issuer cannot predict whether this policy will be sufficient in the event of a cyberattack. However, the Notes are secured by an unlimited ad valorem property tax as described more fully in “SECURITY AND SOURCE OF PAYMENT” herein.

Federal Funds Orders and State Funds Legislation

Various federal executive orders, and Iowa Code Chapter 27A (which became effective July 1, 2018) (collectively “ICE Enforcement Initiatives”), impose requirements intended to ensure compliance with the federal immigration detention processes. The ICE Enforcement Initiatives impose various penalties for non-compliance, including the loss of state and/or federal funding under certain circumstances. The loss of state and/or federal funds in any significant amount could negatively impact the Issuer’s overall financial position and may affect its rating. However, the Notes are secured by a debt service levy upon real property in the jurisdictional limits of the Issuer and are not secured by state or federal funds. See “SECURITY AND SOURCE OF PAYMENT” herein.

Loss of Tax Base

Economic and other factors beyond the Issuer’s control, such as economic recession, deflation of property values, or financial difficulty or bankruptcy by one or more major property taxpayers, or the complete or partial destruction of taxable property caused by, among other eventualities, earthquake, flood, fire or other natural disaster, could cause a reduction in taxable valuation

within the corporate boundaries of the Issuer. In addition, the State of Iowa has been susceptible to tornados, flooding and other extreme weather wherein winds and flooding have from time to time caused significant damage. However, the Notes are secured by an unlimited ad valorem property tax as described more fully in “SECURITY AND SOURCE OF PAYMENT” herein.

Pension and OPEB Information

The Issuer contributes to the Iowa Public Employees’ Retirement System (“IPERS”), and the Municipal Fire and Police Retirement System of Iowa (“MFPRSI”). The Issuer also administers a single-employer benefit plan which provides medical, prescription drug and dental benefits to retired employees and their dependents under certain conditions. Group insurance benefits are established under Iowa Code Chapter 509A.13.

Pursuant to GASB 68, the Issuer reported a liability of \$2,113,891 within its Independent Auditor’s Report as of June 30, 2018 for its proportionate share of the net pension liability related to IPERS. At June 30, 2017, the Issuer’s collective proportion for IPERS was 0.031734% which was an increase of 0.002711% from its proportion measured as of June 30, 2016. Additionally, the Issuer reported a liability of \$2,673,212 with its Independent Auditor’s Report for the Fiscal Year ended June 30, 2018 for its proportionate share of the net pension liability related to MFPRSI. At June 30, 2017, the Issuer’s collective proportion for MFPRSI was 0.455810%, which was an increase of 0.009326% from its proportion measured as of June 30, 2016.

The net pension liability is the amount by which the total actuarial liability exceeds the pension plan’s net assets or fiduciary net position (essentially the market value) available for paying benefits. The net pension liability for IPERS and MFPRSI, respectively, was measured as of June 30, 2017, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The Issuer’s proportion of the net pension liability was based on the Issuer’s share of contributions to the pension plan relative to the contributions of all IPERS and MFPRSI participating employers, respectively. See “PENSIONS” included in “APPENDIX A” to this Official Statement for more summary information related to the Issuer’s pension contributions, and the Issuer’s June 30, 2018 Independent Auditor’s Report, included in “APPENDIX D - AUDITED FINANCIAL STATEMENTS OF THE ISSUER” to this Official Statement, particularly Note 4, for additional information related to the Issuer’s deferred outflows and inflows of resources related to pensions, actuarial assumptions, discount rate and discount rate sensitivity.

The City’s total OPEB liability of \$803,643 was measured as of June 30, 2018, and was determined by an actuarial valuation as of that date. See the Issuer’s June 30, 2018 Independent Auditor’s Report, included in “APPENDIX D - AUDITED FINANCIAL STATEMENTS OF THE ISSUER” to this Official Statement, particularly Note 5, for additional information related to eligibility for, deferred outflows and inflows of resources, actuarial assumptions, discount rate and discount rate sensitivity related to Issuer’s OPEB.

Changes to the Issuer’s pension contributions, or available sources to fund said contributions, or OPEB funding may adversely affect the Issuer’s financial condition. However, the Notes are secured by an unlimited ad valorem property tax as described more fully in the “PAYMENT OF AND SECURITY FOR THE BONDS” herein.

Suitability of Investment

The interest rates borne by the Notes are intended to compensate the investor for assuming the risk of investing in the Notes. Each prospective investor should carefully examine this Official Statement and its own financial condition to make a judgment as to its ability to bear the economic risk of such an investment, and whether or not the Notes are an appropriate investment for such investor.

Summary

The foregoing is intended only as a summary of certain risk factors attendant to an investment in the Notes. In order for potential investors to identify risk factors and make an informed investment decision, potential investors should become thoroughly familiar with this entire Official Statement and the appendices hereto.

LITIGATION

The Issuer encounters litigation occasionally, as a course of business; however, no litigation currently exists that is not believed to be covered by current insurance carriers and the Issuer is not aware of any pending litigation that questions the validity of these Notes or affects the ability of the Issuer to pay its obligations.

ACCOUNTANT

The financial statements of the Issuer included as “APPENDIX D – AUDITED FINANCIAL STATEMENTS OF THE ISSUER” to this Official Statement have been examined by Denman & Company, LLP., West Des Moines, Iowa, to the extent and for the

periods indicated in their report thereon. Such financial statements have been included herein without permission of said office, and said office expresses no opinion with respect to the Notes or the Official Statement.

PLAN OF FINANCING

The Issuer will use the proceeds of the Notes to provide funds for the purpose of paying the cost, to that extent, of refinancing the outstanding General Obligation Urban Renewal Bonds, Series 2011E and Series 2012A (Qualified 501(c)(3) Bonds) (collectively, the “Refunded Bonds”), and paying the cost of issuance related to the Notes. The Refunded Bonds were issued to construct a wellness/community center (the “Facility”) to be operated by the YMCA in accordance with the City-YMCA Agreement.

SOURCES AND USES OF FUNDS*

The following are estimated sources and uses of funds, with respect to the Notes.

Sources of Funds

Note Principal	\$4,605,000*
Initial Offering Premium	\$_____
Issuer Cash transfer (existing debt service funds for interest)	\$_____
Total Sources of Funds	\$_____

Uses of Funds

Redeem 2011E on 11/1/2019	\$_____
Redeem 2012A on 11/1/2019	\$_____
Costs of Issuance & Contingency ⁽¹⁾	\$_____
Total Uses of Funds	\$_____

(1) Includes, among other things, payment of certain legal, financial and other expenses related to the issuance of the Notes (including, without limitation, underwriters’ discount). See the discussion under the caption “UNDERWRITING” herein.

TAX EXEMPTION AND RELATED TAX MATTERS

Tax Exemption and Related Considerations

Federal tax law contains a number of requirements and restrictions that apply to the Notes. These include investment restrictions, periodic payments of arbitrage profits to the United States, requirements regarding the proper use of bond or note proceeds and facilities financed with note proceeds, and certain other matters. The Issuer has covenanted to comply with all requirements that must be satisfied in order for the interest on the Notes to be excludable from gross income for federal income tax purposes. Failure to comply with certain of such covenants could cause interest on the Notes to become includable in gross income for federal income tax purposes retroactively to the date of issuance of the Notes.

The Notes constitute “qualified 501(c)(3) bonds” under Section 145 of the Internal Revenue Code of 1986, as amended. The exclusion of interest on the Notes from gross income for federal income tax purposes depends on, among other things, the continued status of YMCA of Greater Des Moines (the “YMCA”) as a non-profit charitable organization described in Section 501(c)(3) of the Tax Code (“501(c)(3) Organization”). The YMCA’s counsel, on the date of issuance of the Notes, will deliver its opinion that the YMCA is a 501(c)(3) Organization in good standing, and as to the characterization of the YMCA’s activities in connection with the use of the facilities financed with proceeds of the refunded bonds as activities that do not constitute an unrelated trade or business of the Borrower under Section 513(a) of the Tax Code. The YMCA submitted an application for and obtained recognition from the Internal Revenue Service of its status as a 501(c)(3) Organization. However, such status might be revoked, perhaps retroactively, for material noncompliance with factual representations made in the YMCA’s application. A revocation of tax-exempt status or a tax penalty could result if the Internal Revenue Service found that there has been private inurement to any individual or for-profit entity as a result of the transactions contemplated in this Official Statement. Any such revocation likely would render the interest on the Notes includable in federal gross income. The Issuer previously entered into an agreement with the YMCA limiting the use of the facilities and covenanting compliance with tax regulations on the refunded bonds (see “EXCERPTS OF TAX COVENANTS IN CITY-YMCA AGREEMENT”). Failure to comply to with such limitations and covenants could render the interest on the Notes includable in federal gross income.

Subject to the Issuer’s and YMCA’s compliance with the above referenced covenants, under present law, in the opinion of Bond Counsel, interest on the Notes is excludable from gross income of the owners thereof for federal income tax purposes, and is not an item of tax preference for federal alternative minimum tax purposes.

* Preliminary, subject to change.

Prospective purchasers of the Notes should be aware that ownership of the Notes may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, corporations subject to the branch profits tax, financial institutions, certain insurance companies, certain S corporations, individual recipients of Social Security or Railroad Retirement benefits and taxpayers who may be deemed to have incurred (or continued) indebtedness to purchase or carry tax-exempt obligations. Bond Counsel will not express any opinion as to such collateral tax consequences. Prospective purchasers of the Notes should consult their tax advisors as to collateral federal income tax consequences.

Interest on the Notes is not exempt for purposes of State of Iowa income taxes.

Ownership of the Notes may result in other state and local tax consequences to certain taxpayers. Bond Counsel expresses no opinion regarding any such collateral consequences arising with respect to the Notes. Prospective purchasers of the Notes should consult their tax advisors regarding the applicability of any such state and local taxes.

Qualified Tax-Exempt Obligations

The Notes are deemed designated and may be treated as designated pursuant to Section 265(b)(3)(D)(ii) and (iii) of the Tax Code to the extent the amount of the Notes does not exceed the outstanding amount of the Refunded Bonds (\$4,655,000) previously designated under Section 265(b)(3)(B), the average maturity date of the Notes is not later than the average maturity date of the Refunded Bonds (5.1541 years), and the Notes will finally mature not later than 30 years after the date the Refunded Bonds were issued. The Issuer further represents that the Notes are issued to refund (other than to advance refund within the meaning of Section 149(d)(5) of the Tax Code) the Refunded Bonds. Finally, the aggregate face amount of the Notes does not exceed Ten (10) Million Dollars. The balance of the Notes (\$____) is hereby designated by the Issuer for calendar year 2019, as the Issuer does not reasonably expect to issue more than \$10,000,000 in other Tax Exempt Obligations in the calendar year.

Tax Accounting Treatment of Discount and Premium on Certain Notes

The initial public offering price of certain Notes (the “Discount Notes”) may be less than the amount payable on such Notes at maturity. An amount equal to the difference between the initial public offering price of Discount Notes (assuming that a substantial amount of the Discount Notes of that maturity are sold to the public at such price) and the amount payable at maturity constitutes original issue discount to the initial purchaser of such Discount Notes. Owners of Discount Notes should consult with their own tax advisors with respect to the determination of accrued original issue discount on Discount Notes for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Discount Notes. It is possible that, under applicable provisions governing determination of state and local income taxes, accrued interest on Discount Notes may be deemed to be received in the year of accrual even though there will not be a corresponding cash payment.

The initial public offering price of certain Notes (“Premium Notes”) may be greater than the amount of such Notes at maturity. An amount equal to the difference between the initial public offering price of Premium Notes (assuming that a substantial amount of the Premium Notes of that maturity are sold to the public at such price) and the amount payable at maturity constitutes a premium to the initial purchaser of such Premium Notes. Purchasers of the Premium Notes should consult with their own tax advisors with respect to the determination of amortizable note premium on Premium Notes for federal income tax purposes and with respect to the state and local tax consequences of owning and disposing of Premium Notes.

Other Tax Advice

In addition to the income tax consequences described above, potential investors should consider the additional tax consequences of the acquisition, ownership, and disposition of the Notes. For instance, state income tax law may differ substantially from state to state, and the foregoing is not intended to describe any aspect of the income tax laws of any state. Therefore, potential investors should consult their own tax advisors with respect to federal tax issues and with respect to the various state and local tax consequences of an investment in Notes.

Audits

The Internal Revenue Service (the “Service”) has an ongoing program of auditing tax-exempt obligations to determine whether, in the view of the Service, interest on such tax-exempt obligations is includable in the gross income of the owners thereof for federal income tax purposes. It cannot be predicted whether or not the Service will commence an audit of the Notes. If an audit is commenced, under current procedures the Service may treat the Issuer as a taxpayer and the noteholders may have no right to participate in such procedure. The commencement of an audit could adversely affect the market value and liquidity of the Notes until the audit is concluded, regardless of the ultimate outcome.

Withholding

Payments of interest on, and proceeds of the sale, redemption or maturity of, tax-exempt obligations, including the Notes, are in certain cases required to be reported to the Service. Additionally, backup withholding may apply to any such payments to any Note owner who fails to provide an accurate Form W-9 Request for Taxpayer Identification Number and Certification, or a substantially identical form, or to any Note owner who is notified by the Service of a failure to report any interest or dividends required to be shown on federal income tax returns. The reporting and backup withholding requirements do not affect the excludability of such interest from gross income for federal tax purposes.

Legislation

Legislation affecting tax-exempt obligations is regularly considered by the United States Congress and may be considered by the Iowa legislature. Court proceedings may also be filed, the outcome of which could modify the tax treatment. There can be no assurance that legislation enacted or proposed, or actions by a court, after the date of issuance of the Notes will not have an adverse effect on the tax status of interest or other income on the Notes or the market value or marketability of the Notes. These adverse effects could result, for example, from changes to federal or state income tax rates, changes in the structure of federal or state income taxes (including replacement with another type of tax), or repeal (or reduction in the benefit) of the exclusion of interest on the Notes from gross income for federal income tax purposes for all or certain taxpayers.

Current and future legislative proposals, including some that carry retroactive effective dates, if enacted into law, or clarification of the Code may cause interest on the Notes to be subject, directly or indirectly, to federal income taxation, or otherwise prevent owners of the Notes from realizing the full current benefit of the tax status of such interest. For example, on December 22, 2017, the Tax Cuts and Jobs Act ("TCJA") was signed into law. For tax years beginning after December 31, 2017, the TCJA, among other things, significantly changes the income tax rates on individuals and corporations, modifies the current provisions relative to the federal alternative minimum tax on individuals, and eliminates the federal alternative minimum tax for corporations. The TCJA, or introduction or enactment of any such legislative proposals, or clarification of the Code or court decisions may also affect, perhaps significantly, the market price for, or marketability of, the Notes. Prospective purchasers of the Notes should consult their own tax advisors regarding the TCJA and any pending or proposed tax legislation, as to which Bond Counsel expresses no opinion other than as set forth in its legal opinion.

The opinions expressed by Bond Counsel are based upon existing legislation and regulations as interpreted by relevant judicial and regulatory authorities as of the date of issuance and delivery of the Notes, and Bond Counsel has expressed no opinion as of any date subsequent thereto or with respect to any proposed or pending legislation, regulatory initiatives or litigation.

Enforcement

Holders of the Notes shall have and possess all the rights of action and remedies afforded by the common law, the Constitution and statutes of the State of Iowa and of the United States of America for the enforcement of payment of the Notes, including, but not limited to, the right to a proceeding in law or in equity by suit, action or mandamus to enforce and compel performance of the duties required by Iowa law and the Resolution. There is no bond trustee or similar person to monitor or enforce the terms of the Resolution. In the event of a default in the payment of principal of or interest on the Notes, there is no provision for acceleration of maturity of the principal of the Notes. Consequently, the remedies of the owners of the Notes (consisting primarily of an action in the nature of mandamus requiring the Issuer and certain other public officials to perform the terms of the resolution for the Notes) may have to be enforced from year to year.

The obligation to pay general ad valorem property taxes is secured by a statutory lien upon the taxed property, but is not an obligation for which a property owner may be held personally liable in the event of a deficiency. The owners of the Notes cannot foreclose on property within the boundaries of the Issuer or sell such property in order to pay the debt service on the Notes. In addition, the enforceability of the rights and remedies of owners of the Notes may be subject to limitation as set forth in Bond Counsel's opinion. The opinion will state, in part, that the obligations of the Issuer with respect to the Notes may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted to the extent constitutionally applicable, and to the exercise of judicial discretion in appropriate cases.

Opinion

Bond Counsel's opinion is not a guarantee of a result, or of the transaction on which the opinion is rendered, or of the future performance of parties to the transaction, but represents its legal judgment based upon its review of existing statutes, regulations, published rulings and court decisions and the representations and covenants of the Issuer described in this section. No ruling has been sought from the Service with respect to the matters addressed in the opinion of Bond Counsel and Bond Counsel's opinion is not binding on the Service. Bond Counsel assumes no obligation to update its opinion after the issue date to reflect any further action, fact or circumstance, or change in law or interpretation, or otherwise.

ALL POTENTIAL PURCHASERS OF THE NOTES SHOULD CONSULT WITH THEIR TAX ADVISORS WITH RESPECT TO FEDERAL, STATE, AND LOCAL TAX CONSEQUENCES OF OWNERSHIP OF THE NOTES (INCLUDING BUT NOT LIMITED TO THOSE LISTED ABOVE).

EXCERPTS OF TAX COVENANTS IN CITY-YMCA AGREEMENT

YMCA represents to City that it has been determined by the IRS to be a 501(c)(3) charitable organization pursuant to applicable Tax Code and IRS Regulations. Documentation satisfactory to the City has been provided to the City as a condition of this Agreement. YMCA covenants to maintain its status as a qualified 501(c)(3) charitable organization for the life of the Agreement. Annually, YMCA shall provide copies to the City of the IRS Form 990 (or subsequent returns, as applicable) outlining its status and compliance with applicable IRS Regulations in the given year.

YMCA acknowledges that City anticipates issuing one or more series of tax-exempt qualified 501(c)(3) bonds or notes ("City Bonds") to finance the construction of the Facility. YMCA reasonably expects and covenants that no use will be made of the Facility which will cause any of the City Bonds to be classified as arbitrage bonds within the meaning of Section 148(a) and (b) of the Tax Code, and that throughout the term of the Agreement, YMCA will comply with the requirements of the Tax Code and regulations issued thereunder.

To the best knowledge and belief of YMCA, there are no facts or circumstances that would materially change the foregoing statements or the conclusion that it is not expected that the proceeds of the City Bonds will be used in a manner that would cause the City bonds to be arbitrage bonds. YMCA will bring to City's attention any change in facts that could impact the tax status of the City Bonds.

For the life of the Agreement, YMCA covenants to not allow any user to use or occupy the Facility for any purposes which would cause interest on the City Bonds to be includable in gross income under Section 103 of the Tax Code. YMCA covenants that it will not permit any natural person, firm, joint venture, association, partnership, business trust, corporation, public body, agency or political subdivision thereof or any other similar entity ("Person"), to use the Facility if such Person is not:

- i. a "governmental person" as defined in Treasury Regulation 1.141-1, or
- ii. an organization described in Section 501(c)(3) of the Code which is exempt from taxation under Section 501(a) of the Tax Code (a "Tax Exempt Organization"), in either case in such manner or to such extent as could adversely affect the exemption from federal income tax of interest on the City bonds.

Furthermore, YMCA covenants to not allow use of the Facility which would result in Unrelated Business Income for YMCA, whether as a result of the non-compliance of such use in relation to YMCA's exempt purpose under 501(c)(3), or otherwise.

YMCA represents that use of the Facility furthers YMCA's exempt purposes.

YMCA covenants to obtain the prior written approval of the City for any proposed uses beyond use by YMCA for its stated exempt purposes under 501(c)(3), use by a governmental person, or use by a Tax Exempt Organization. Prior to such approval by City, the favorable opinion of nationally recognized bond counsel shall be obtained by City that the tax status of the City Bonds will not be adversely impacted by such proposed use, the costs of which shall be reimbursed to City by YMCA as an operational cost of the Facility.

In the event the Agreement with City and YMCA terminates, the City shall find another qualified 501(c)(3) operator, enter into a qualified management contract with a private operator, or operate the facility as a City enterprise.

LEGAL MATTERS

The Notes will be offered for sale subject to the approval of legality by Ahlers & Cooney, P.C., Bond Counsel, which opinion will be substantially in the form included as "APPENDIX B – FORM OF BOND COUNSEL OPINION". Ahlers & Cooney, P.C., Des Moines, Iowa, will also serve as Disclosure Counsel to the Issuer in connection with the issuance of the Notes.

Bond Counsel has not participated in the preparation of this Official Statement other than to review or prepare information describing the terms of the Notes, Iowa and Federal law pertinent to the validity of the Notes, and the tax status of interest on the Notes which can be found generally under the sections "The Notes", "Security and Source of Payment", "Plan of Financing", and "Tax Exemption and Related Tax Matters". Additionally, Bond Counsel has provided its form of bond opinion found in Appendix B. Bond Counsel has not examined nor attempted to examine or verify any of the financial or statistical statements, or data, or completeness or accuracy of information contained in this Official Statement and will express no opinion with respect thereto.

The legal opinion to be delivered will express the professional judgment of Bond Counsel, and by rendering a legal opinion, Bond Counsel does not become an insurer or guarantor of the result indicated by that expression of professional judgment or of the transaction or the future performance of the parties to the transaction.

RATING

The Issuer has requested a rating on the Notes by Moody's Investor Services, Inc. ("Moody's"). Currently, Moody's maintains a rating of 'Aa2' on the Issuer's long-term general obligation debt. The existing rating on long-term debt reflects only the view of the rating agency and any explanation of the significance of such rating may only be obtained from Moody's. There is no assurance such rating will continue for any period of time or that they will not be revised or withdrawn. Any revision or withdrawal of the rating may have an effect on the market price of the Notes.

CONTINUING DISCLOSURE

The Issuer will covenant in a Continuing Disclosure Certificate for the benefit of the Owners and Beneficial Owners of the Notes to provide annually certain financial information and operating data relating to the Issuer (the "Annual Report"), and to provide notices of the occurrence of certain enumerated events. The Annual Report is to be filed by the Issuer no later than 270 days after the close of each fiscal year, commencing with the fiscal year ending June 30, 2019, with the Municipal Securities Rulemaking Board, at its internet repository named "Electronic Municipal Market Access" ("EMMA"). The notices of events, if any, are also to be filed with EMMA. The specific nature of the information to be contained in the Annual Report or the notices of events, and the manner in which such materials are to be filed, are summarized in "APPENDIX C – FORM OF CONTINUING DISCLOSURE CERTIFICATE." These covenants have been made in order to assist the Underwriter in complying with SEC Rule 15c2-12(b)(5) (the "Rule").

During the past five years, the Issuer has not failed to comply, in all material respects, with its prior continuing disclosure undertakings pursuant to the Rule.

UNDERWRITING

The Notes are being purchased, subject to certain conditions, by D.A. Davidson & Co. (the "Underwriter"). The Underwriter has agreed, subject to certain conditions, to purchase all, but not less than all, of the Notes at an aggregate purchase price of \$_____ (reflecting the par amount of the Notes with original issue premium of \$_____ and an underwriter's discount of \$_____).

The Underwriter may offer and sell the Notes to certain dealers (including dealers depositing the Notes into unit investment trusts, certain of which may be sponsored or managed by the Underwriter) at prices lower than the initial public offering prices stated on the cover page. The initial public offering prices of the Notes may be changed, from time to time, by the Underwriter.

The Underwriter intends to engage in secondary market trading of the Notes subject to applicable securities laws. The Underwriter is not obligated, however, to repurchase any of the Notes at the request of the holder thereof.

MISCELLANEOUS

Brief descriptions or summaries of the Issuer, the Notes, the Resolution and other documents, agreements and statutes are included in this Official Statement. The summaries or references herein to the Notes, the Resolution and other documents, agreements and statutes referred to herein, and the description of the Notes included herein, do not purport to be comprehensive or definitive, and such summaries, references and descriptions are qualified in their entirety by reference to such documents, and the description herein of the Notes is qualified in its entirety by reference to the form thereof and the information with respect thereto included in the aforesaid documents. Copies of such documents may be obtained from the Issuer.

Any statements in this Official Statement involving matters of opinion or estimates, whether or not expressly so stated, are intended as such and not as representations of fact, and no representation is made that any of the estimates will be realized. This Official Statement is not to be construed as a contract or agreement between the Issuer and the purchasers or Owners of any of the Notes. The attached APPENDICES A, B, C, D and E are integral parts of this Official Statement and must be read together with all of the foregoing statements.

It is anticipated that CUSIP identification numbers will be printed on the Notes, but neither the failure to print such numbers on any Notes nor any error in the printing of such numbers shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for any Notes.

The Issuer has reviewed the information contained herein which relates to it and has approved all such information for use within this Official Statement. The execution and delivery of this Official Statement has been duly authorized by the Issuer.

City of Indianola, Iowa
/s/ Andrew J. Lent
Finance Director

APPENDIX A

INFORMATION ABOUT THE ISSUER

CITY OFFICIALS

Kelly B. Shaw , Mayor	January 2, 2022
John Parker Jr. , Council Member – 1 st Ward	January 2, 2020
Bob Kling , Council Member – 2 nd Ward	January 2, 2022
Joe Gezel , Council Member – 3 rd Ward	January 2, 2020
Greta Southall , Council Member – 4 th Ward	January 2, 2022
Shirley Clark , Council Member At-Large	January 2, 2020
Greg Marchant , Council Member At-Large	January 2, 2022

ADMINISTRATIVE OFFICIALS

Ryan Waller, City Administrator
Diana Bowlin, City Clerk
Andy Lent, Finance Officer

BOND AND DISCLOSURE COUNSEL

AHLERS & COONEY, P.C.
100 Court Avenue, Suite 600
Des Moines, IA 50309

UNDERWRITER

D.A. Davidson & Co.
515 East Locust Street, Suite 200
Des Moines, IA 50309
515.471.2700

GENERAL INFORMATION

Indianola, Iowa, the county seat of Warren County, is located in central Iowa seventeen miles south of Des Moines, the State capital via double-lane U.S. Highway 65-69. Interstate Highways 35 and 80 are only twenty miles away. The Des Moines International Airport is a twenty-minute drive from Indianola. The City covers an area of approximately 11.25 square miles.

The City, which was incorporated in 1864, operates under the Mayor-Council form of government with six council members. The Mayor is elected for a four-year term and council members are elected on a staggered basis for terms of four years. The council appoints a city administrator who has operating responsibilities for all City functions excluding the library.

The City owns and successfully operates its municipal water system, electric plant and distribution system, sewer system and treatment facilities, telecommunications utility and swimming pool. The normal retail businesses and services in a city of the Issuer's size are available along with all necessary and customary professional services.

Indianola Community School District serves the entire community plus 150 square miles of surrounding rural Warren County with three elementary schools, a middle school, and a senior high school. Current enrollment totals 3,634 and the District population is estimated at 19,750. There is also a private school for grades K-8 with estimated enrollment of approximately 50. Indianola is also fortunate to have Simpson College, a four-year liberal arts school, located in the City. Drake University is seventeen miles north in Des Moines and Des Moines Area Community College is twenty-two miles north in Ankeny.

Population trends for the city, county and state over the past three decades are as follows:

	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2018 (est.)</u>
City of Indianola	11,340	12,998	14,782	16,071
Warren County	36,033	40,671	46,225	51,056
State of Iowa	2,776,755	2,926,324	3,046,355	3,156,145

Source: U.S. Department of Commerce, U.S. Census Bureau.

BUILDING PERMIT TREND

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
<u>Single Family Homes</u>					
No. of New Homes	48	30	40	41	40
Valuation	7,426,304	5,798,857	7,065,680	7,250,534	7,158,310
<u>Multiple Family Dwellings</u>					
No. of New Buildings	1	5	10	10	6
Valuation	492,000	1,335,000	2,356,075	13,741,553	975,095
<u>Commercial/Industrial/Other</u>					
No. of New Buildings	3	5	9	6	2
Valuation	1,267,540	2,675,340	4,387,633	256,596	41,100
<u>Residential Additions/Remodeling</u>					
No. of Additions/Remodeling	46	73	70	75	63
Valuation	863,019	1,096,060	677,713	784,531	674,670
<u>Commercial Additions/Remodeling</u>					
No. of Additions/Remodeling	16	23	14	16	19
Valuation	2,473,015	7,018,230	2,092,864	1,380,851	11,469,421
Total Permits	114	136	143	148	130
Total Valuations	12,521,878	17,923,487	16,579,965	23,414,065	20,318,596

Source: The City of Indianola.

AGRICULTURE STATISTICS

	<u>Warren County</u>	<u>State of Iowa</u>
Corn/grain:		
Harvested acres	58,300	12,900,000
Yield per acre (bu/acre)	183.2	202.0
Production (1,000 bu.)	10,678	2,605,800
Soybeans:		
Harvested acres	68,500	9,440,000
Yield per acre (bu/acre)	49.5	56.5
Production (1,000 bu.)	3,388	561,610

Source: 2018 Iowa Agricultural Statistics Bulletin – 2017 performance (latest available).

TAXABLE RETAIL SALES TREND

<u>Year Ended</u>	<u>City of Indianola</u>	<u>City of Indianola</u>	<u>Warren County</u>
<u>June 30</u>	<u>No. of Businesses</u>	<u>Retail Sales</u>	<u>Retail Sales</u>
2018	507	\$213,053,116	\$330,703,956
2017	508	\$205,708,013	\$317,609,229
2016	505	\$198,744,824	\$303,242,347
2015	494	\$189,114,100	\$286,432,375
2014	501	\$176,195,405	\$268,926,086

Source: Iowa Department of Revenue and Finance, Iowa Retail Sales and Use Tax Reports. Fiscal year ended June 30, 2018 is latest available report.

UNEMPLOYMENT STATISTICS

<u>Year</u>	<u>Warren County</u>	<u>State of Iowa</u>
2019	2.40%	2.50%
2018	2.30%	2.50%
2017	2.70%	3.10%
2016	3.20%	3.60%
2015	3.50%	3.80%
2014	3.90%	4.20%

Source: Iowa Workforce Development website – 2019 information is July 2019 data (seasonally adjusted).

LARGER EMPLOYERS

<u>Employer</u>	<u>Product/Service</u>	<u>Approximate No. of Employees</u>
Indianola Community Schools	Education	570
Hy-Vee	Retail - Grocery Store	340
Simpson College	Education	300
Walmart	Retail - Grocery Store	215
The Village	Senior Care/Living	140
CemenTech	Manufacturing - Concrete Mixers	125
Good Samaritan Society of Indianola	Senior Care/Living	120
Westview Care Center	Senior Care/Living	104
ADM (Harvest Innovations)	Food Processing	100
Christian Opportunity Center	Non-profit supporting people with disabilities	85
Fareway	Retail - Grocery Store	72

Source: City of Indianola.

LARGER TAXPAYERS BY VALUATION

Set forth in the following table are the persons or entities which represent larger taxpayers within the boundaries of the City, as provided by the Warren County Auditor's office. No independent investigation has been made of and no representation is made herein as to the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the City. With the exception of the electric and natural gas providers (which is subject to an excise tax in accordance with Iowa Code chapter 437A), the City's tax levy is applicable to all of the properties included in the table, and thus taxes expected to be received by the City from such taxpayers will be in proportion to the assessed valuations of the properties. The total tax bill for each of the properties is dependent upon the tax levies of the other taxing entities which overlap the properties.

	<u>Taxable Value as of 1/1/2018</u>
Wesley Retirement Services Inc	\$9,932,759
Wal Mart Stores Inc	9,434,520
RM30 Holdings LLC	6,342,825
Lincoln Ridge Estates LLC	6,301,257
Pinnacle Agriculture Dist Inc	4,781,790
Indianola Senior Housing LLC	4,485,600
Theisen Development Co LLC	4,463,460
GFP Investment Co LC	4,345,425
HCII-307 E Scenic Valley Avenue LLC	3,791,880
Vintage Hills Cooperative Of Indianola	<u>3,718,795</u>
TOTAL:	\$57,598,311
Top 10 as % of Total Taxable Valuation:	9.30%

Source: Warren County.

BREAKDOWN OF CITY TAX LEVY

Valuation Year:	2018	2017	2016	2015	2014
<u>Collection Year:</u>	<u>2019/20</u>	<u>2018/19</u>	<u>2017/18</u>	<u>2016/17</u>	<u>2015/16</u>
General	8.10000	8.10000	8.10000	8.10000	8.10000
Outside \$8.10	0.00000	0.00000	0.00000	0.00000	0.00000
Debt Service	0.89678	1.02983	1.25401	1.65013	1.75000
Total Levy	13.27899	12.70289	12.71350	12.70023	12.70000
City Ag Land	3.00375	3.00375	2.90859	3.00375	3.00375

Source: Iowa Department of Management.

TAX RATE PER \$1,000 OF TAXABLE VALUATION (Combined Levy for all Taxing Districts)

Valuation Year:	2018	2017	2016	2015	2014
<u>Collection Year:</u>	<u>2019/20</u>	<u>2018/19</u>	<u>2017/18</u>	<u>2016/17</u>	<u>2015/16</u>
City of Indianola	13.27899	12.70289	12.71350	12.70023	12.70000
Warren County	6.67724	5.64089	5.66245	5.68202	5.69167
County Assessor	0.49728	0.40098	0.40454	0.39803	0.32112
Ag. Extension	0.13427	0.13774	0.14108	0.14245	0.14381
Indianola CSD	18.50205	19.33599	19.37589	19.31130	19.28769
DMACC	0.65249	0.69468	0.67458	0.72334	0.67574
State (Bruc./T.B.)	<u>0.0028</u>	<u>0.0029</u>	<u>0.0031</u>	<u>0.0033</u>	<u>0.0033</u>
Indianola Resident	39.74512	38.91607	38.97514	38.96067	38.82333

Source: Iowa Department of Management.

SCHEDULE OF RECEIPTS AND DISBURSEMENTS (General Fund)

<u>Fiscal Year</u>	<u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>Ending Balance</u>
2018/19	\$6,801,742	\$12,901,053	\$11,938,571	\$7,764,223
2017/18	6,421,200	10,311,603	9,840,015	6,892,788
2016/17	4,950,405	11,135,740	9,857,975	6,228,170
2015/16	3,675,491	9,222,344	7,947,430	4,950,405
2014/15	2,879,946	8,800,405	8,004,860	3,675,491
2013/14	2,706,396	8,360,286	8,214,795	2,851,887

Source: City of Indianola.

TAX COLLECTION TREND (All Funds)

Valuation <u>Year</u>	Collection <u>Year</u>	Amount <u>Levied</u>	Amount <u>Collected*</u>	Percent <u>Collected</u>
2018	2019/20	\$7,242,593	<i>In Process of Collection</i>	
2017	2018/19	\$6,703,851	\$6,876,894	102.58%
2016	2017/18	\$6,321,102	\$6,365,347	100.70%
2015	2016/17	\$6,221,072	\$6,388,823	102.70%
2014	2015/16	\$6,128,548	\$6,122,001	99.89%
2013	2014/15	\$6,042,358	\$6,155,219	101.87%

* Includes delinquent taxes, if any

Source: Warren County Auditor.

CURRENT FUND BALANCES (as of July 31, 2019)

General Fund	\$7,764,223
Special Revenue	\$9,896,685
Debt Service	\$1,026,196
Capital Projects	\$458,279
Proprietary/Enterprise Funds	\$5,127,157

Source: City of Indianola.

VALUATION BY PROPERTY CLASSIFICATION

The following table presents the January 1, 2018 100% Assessed and Taxable Valuations of the City by property classification (for Fiscal Year 2019/20 tax levies).

	100% Actual Value (1/1/18)	Taxable Value (1/1/18) (With Rollback)
Residential	\$750,391,086	\$420,513,618
Commercial	88,561,113	75,048,764
Industrial	5,687,992	3,941,002
Multiresidential	54,605,761	39,719,921
Railroads	0	0
Utilities w/o Gas & Electric	1,785,840	1,785,840
Gross Valuation	\$901,031,792	\$541,009,145
Less: Military Exemption	1,264,080	1,264,080
Net Valuation	\$899,767,712	\$539,745,065
TIF increment - (used to compute debt service levies and constitutional debt limit)	\$78,588,074	\$78,588,074
Taxed Separately		
Ag. Land	\$3,016,252	\$1,569,060
Ag. Buildings	\$82,328	\$44,603
Gas & Electric	\$4,292,499	\$1,316,415

Source: Iowa Department of Management.

VALUATION TREND

Valuation Year	Payable Fiscal Year	100% Actual Valuation	Taxable Valuation (With Rollback)	Taxable TIF Increment Valuation	Total Taxable Valuation
2018	2019/20	\$985,746,865	\$541,061,480	\$78,588,074	\$619,649,554
2017	2018/19	\$959,834,217	\$523,080,763	\$72,340,746	\$595,421,509
2016	2017/18	\$880,594,746	\$492,577,085	\$66,681,130	\$559,258,215
2015	2016/17	\$863,519,032	\$481,746,187	\$59,727,678	\$541,473,865
2014	2015/16	\$839,996,562	\$475,010,758	\$52,745,764	\$527,756,522

The 100% actual valuations, before rollback and after reduction of military exemption, include ag land and buildings, TIF increment, and gas and electric utilities and are used for calculating debt capacity. The taxable valuations, with the rollback and after the reduction of military exemption, include gas and electric utilities, exclude ag land and buildings and exclude taxable TIF increment value, which is shown separately. Iowa cities certify operating levies against taxable value excluding TIF increment. However, debt service levies are certified against taxable value including TIF increment.

Source: Iowa Department of Management.

DEBT LIMIT CALCULATION

The amount of general obligation debt a political subdivision of the State of Iowa can incur is controlled by constitutional debt limit which is an amount equal to 5% of the value of taxable property within its limits as ascertained by the last state and county tax lists. The Issuer's debt limit, based upon 2018 property valuations, is illustrated below:

Actual Valuation, 2018	\$985,746,865
Less: Military Exemption	<u>1,264,080</u>
	\$984,482,785
	<u>x 5%</u>
Legal Debt Limit	\$49,224,139
Debt Applicable to limit:	
General Obligation Debt	\$11,525,000 *
Iowa Economic Development Authority Loan	125,000 ¹
Total General Obligation Debt Subject to Legal Debt Limit	<u>\$11,650,000</u> *
Legal Debt Limit Available	\$37,574,139
Percentage of Debt Limit Available	76.3%

1) In March 2018, the City entered into a nuisance property and abandoned building remediation loan with the Iowa Economic Development Authority (IEDA) for \$125,000 bearing interest at 1%. The proceeds from the loan are to be used to repair buildings owned by private developers. The City has entered into corresponding developer agreements and promissory notes with the developers which provide for the City to be repaid for the cost of the building repairs with terms consistent with those the City received from IEDA.

GENERAL OBLIGATION DEBT

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding as of 10/31/2019
10/2011C	\$850,000	Utilities/Sewer	6/1/2021	\$245,000
5/2012B	3,875,000	Transportation	6/1/2025	1,945,000
1/2013A	1,865,000	Public Safety	6/1/2023	1,075,000
1/2013B	5,510,000	Parks and Recreation	6/1/2028	3,380,000
7/2013C	2,070,000	Other/Refunding Bonds	6/1/2020	280,000
10/2019	4,600,000	Parks and Recreation/Refunding	6/1/2031	4,600,000*
		Total		<u>\$11,525,000</u>

Fiscal Year General Obligation Debt Payments* (estimated)

Fiscal Year	Current Outstanding		Series 2019*		Total Principal and Interest
	Principal	Interest	Principal	Interest	
FY 2019-20	\$1,335,000	\$120,225	\$495,000	\$53,922	\$2,004,147
FY 2020-21	1,075,000	101,270	485,000	82,100	1,743,370
FY 2021-22	970,000	84,438	495,000	72,400	1,621,838
FY 2022-23	990,000	68,478	500,000	62,500	1,620,978
FY 2023-24	730,000	50,890	515,000	52,500	1,348,390
FY 2024-25	630,000	36,350	345,000	42,200	1,053,550
FY 2025-26	390,000	23,510	355,000	35,300	803,810
FY 2026-27	400,000	16,100	370,000	28,200	814,300
FY 2027-28	<u>405,000</u>	<u>8,100</u>	375,000	20,800	808,900
FY 2028-29			375,000	13,300	388,300
FY 2029-30			145,000	5,800	150,800
FY 2030-31			<u>145,000</u>	<u>2,900</u>	<u>147,900</u>
Total	\$6,925,000	\$509,360	\$4,600,000	\$471,922	\$12,506,282

* Preliminary, subject to change.

OTHER CITY DEBT**Revenue Debt Supported by Sewer Revenues**

The City has revenue debt payable from net revenues of the Sewer System as follows:

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding as of 10/31/2019
5/2009	\$9,090,000	Sewer Improvements	6/1/2041	\$6,859,000
4/2013	4,036,000	Sewer Improvements	6/1/2033	2,228,000
12/2019	3,267,000	Sewer Improvements	6/1/2037	2,996,000
			Total	\$12,083,000

Revenue Debt Supported by Electric Revenues

The City has revenue debt payable from net revenues of the Electric System as follows:

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding as of 10/31/2019
3/2015	\$7,241,000	Electric Refinancing	6/1/2025	\$4,103,000
9/2017	6,680,000	Electric System Improvements	6/1/2037	6,680,000
			Total	\$10,783,000

Revenue Debt Supported by Fiber System Revenues

The City has revenue debt payable from net revenues of the Fiber System as follows:

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding as of 10/31/2019
8/2017	\$6,287,000	Fiber System Improvements	6/1/2024	\$6,287,000
8/2017	3,000,000	Fiber System Improvements	6/1/2024	3,000,000
			Total	\$9,287,000

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FINANCIAL SUMMARY

City of Indianola, Iowa (as of October 31, 2019)

2018 100% Valuation	\$985,746,865
2018 Taxable Valuation (excludes \$3,098,580 ag value)	\$541,061,480
General Obligation Bonded Debt (<i>including this issue</i>)	\$11,650,000 *
Direct General Obligation Debt per Capita (2010 Census: 16,071)	\$724.91 *
Total Direct and Indirect General Obligation Debt per Capita	\$2,253.28 *
Ratio of Direct General Obligation Debt to 100% Valuation	1.18% *
Ratio of Direct and Indirect G. O. Debt to 100% Valuation per Capita	3.67% *
100% Valuation per Capita	\$61,337.00
Sewer Revenue Debt	\$12,083,000
Electric Revenue Debt	\$10,783,000
Fiber Revenue Debt	\$9,287,000

Warren County

2018 100% Valuation	\$4,132,311,461
2018 Taxable Valuation	\$2,490,486,392
General Obligation Bonded Debt	\$10,857,610
Percent Allocable to City	21.73%
Amount Allocable to City	\$2,358,830.21
City's share of Debt per Capita	\$146.78

Indianola Community School District

2018 100% Valuation	\$1,568,938,921
2018 Taxable Valuation	\$957,683,628
General Obligation Bonded Debt	\$37,755,000
Percent Allocable to City	56.50%
Amount Allocable to City	\$21,330,401.38
City's share of Debt per Capita	\$1,327.26

Des Moines Area Community College

2018 100% Valuation	\$79,426,878,906
2018 Taxable Valuation	\$36,847,927,345
Bonded Debt:	
General Obligation School Bonds/Notes	\$59,465,000
General Obligation Certificates: Industrial New Jobs Training Certificates	\$48,545,000
Total General Obligation Debt	\$108,010,000 ⁽¹⁾
Percent Allocable to City	1.47%
Amount Allocable to City (excludes New Jobs Training Certificates)	\$873,162.30
City's share of Debt per Capita (excludes New Jobs Training Certificates)	\$54.33

1) The Certificates were issued to finance projects which provide education and training of workers for new or expanding industry in the Merged Area. While secured by an annual levy of a standby tax upon all taxable property in the Merged Area, the debt service is payable from revenues of the respective projects and the standby tax will be collected **only** in the event such revenues are insufficient. The Certificates are currently self-supporting.

* Preliminary, subject to change.

PENSIONS

The City currently has 72 full-time and 88 part-time employees (including seasonal employees). The City does not have volunteer/on call fire/EMS employees. The City participates in two public pension systems, Iowa Public Employees’ Retirement System (IPERS) and Municipal Fire and Police Retirement System of Iowa (MFRPSI). For the City, MFRPSI covers sworn police officers only. Summary descriptions of each Plan follow, for more detail as to each, see Note 4 to Issuer’s June 30, 2018 Independent Auditor’s Report, included in “APPENDIX D–AUDITED FINANCIAL STATEMENTS OF THE ISSUER”.

Iowa Public Employees Retirement System: IPERS membership is mandatory for employees of the City. City employees are provided with pensions through a cost-sharing multiple employer defined pension plan administered by IPERS. IPERS benefits are established under Iowa Code, Chapter 97B and the administrative rules thereunder. A City employee who completed seven years of covered service or has reached the age of 65 while in IPERS covered employment becomes vested. If a City employee retires before normal retirement age, the employees’ monthly retirement benefit will be permanently reduced by an early-retirement reduction. IPERS provides pension benefits as well as disability benefits to City employees and benefits to the employees’ beneficiaries upon the death of the eligible employee.

IPERS Contributions. Although the actuarial contribution rates are calculated each year, the contribution rates were set by state law through June 30, 2012 and did not necessarily coincide with the actuarially calculated contribution rate. As a result, from June 30, 2002 through June 30, 2013, the rate allowed by statute was less than the actuarially required rate. Effective July 1, 2012, as a result of a 2010 law change, IPERS contribution rates for the City and its employees are established by IPERS following the annual actuarial valuation (which applies IPERS’ Contribution Rate Funding Policy and Actuarial Amortization method.) State statute, however, limits the amount rates can increase or decrease each year to one (1) percentage point. Therefore, any difference between the actuarial contribution rates and the contributions paid is due entirely to statutorily set contributions that may differ from the actual contribution rates. As a result, while the contribution rate in the fiscal year ended June 30, 2017 equaled the actuarially required rate, there is no guarantee, due to this statutory limitation on rate increases, that the contribution rate will meet or exceed the actuarially required rate in the future.

In fiscal year 2018, pursuant to the IPERS’ required rate, the City’s employees contributed 5.95% of pay and the City contributed 8.93% for a total rate of 14.88%. The City’s contributions to IPERS for the year ended June 30, 2018 were \$304,301. The City’s share of the contribution, payable from the applicable funds of the City, is provided by a statutorily authorized annual levy of taxes without limit or restriction as to rate or amount. The City has always made its full required contributions to IPERS.

The following table sets forth the contributions made by the City and its employees to IPERS for the period indicated. The City cannot predict the levels of funding that will be required in the future.

	<u>FY 2015-16</u>	<u>FY 2016-17</u>	<u>FY 2017-18</u>
IPERS Contributions	\$286,969	\$308,995	\$306,964

The City budgeted \$350,576 and collected \$345,982 for IPERS contributions in FY2018-19.

Source: The Issuer

The City cannot predict the levels of funding that will be required in the future as any IPERS unfunded pension benefit obligation could be reflected in future years in higher contribution rates. The investment of moneys, assumptions underlying the same and the administration of IPERS is not subject to the direction of the City. Thus, it is not possible to predict, control or prepare for future unfunded accrued actuarial liabilities of IPERS (“UAALs”). The UAAL is the difference between total actuarially accrued liabilities and actuarially calculated assets available for the payment of such benefits. The UAAL is based on assumptions as to retirement age, mortality, projected salary increases attributed to inflation, across-the-board raises and merit raises, adjustments, cost-of-living adjustments, valuation of current assets, investment return and other matters. Such UAAL could be substantial in the future, requiring significantly increased contributions from the City which could affect other budgetary matters.

Net IPERS Pension Liabilities

Effective for fiscal years beginning after June 15, 2014, GASB Statement 68 requires all reporting units in a multi-employer cost sharing pension plan to record a balance sheet liability for their proportionate share of the net pension liability of the plan. The City was required to implement GASB 68 in their year end June 30, 2015 financial statements.

At June 30, 2018, the City reported a liability of \$2,113,891 for its proportional share of the IPERS net pension liability. The new pension liability was measured as of June 30, 2017 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net pension liability was based on the City’s share of contributions to the pension plan relative to the contributions of all IPERS participating employers. At June 30, 2017, the City’s

collective proportion was .031734%, which was an increase of .002711% from its proportion measured as of June 30, 2016. See Note 4 – “PENSIONS”, and “Other Information” tables (beginning page 43) in the City’s June 30, 2018 Independent Auditor’s Reports included in “[APPENDIX D–AUDITED FINANCIAL STATEMENTS OF THE ISSUER](#)” for additional information related to the City’s deferred outflows and inflows of resources related to pensions, actuarial assumptions, discount rate and discount rate sensitivity.

Detailed information about the IPERS pension plan’s fiduciary net position is available in the separately issued IPERS financial report which is available to the public by mail at 7401 Register Drive, P.O. Box 9117, Des Moines, Iowa 50306-9117 or on IPERS’ website at www.ipers.org. However, the information presented in such financial reports or on such websites is not incorporated into this Official Statement by any reference.

Municipal Fire and Police Retirement System of Iowa

The Municipal Fire and Police Retirement System of Iowa (MFPRSI), established pursuant to Chapter 411 of the Code of Iowa and the administrative rules thereunder, is the administrator of a multiple-employer, cost sharing, defined benefit pension plan for the exclusive benefit of eligible employees of participating cities (substantially all full-time employees of the respective fire and police departments). For the City, MFPRSI covers sworn police officers only. It is governed by a nine-member board of trustees who are elected by the employers and participants of MFPRSI. The City’s responsibility is limited to payment of contributions.

Member contribution rates are established by State statute. For the fiscal year ending June 30, 2018, members contributed 9.40% of earnable compensation, and that rate remains the same for fiscal year 2019/20.

Employer contribution rates are based upon an actuarially determined normal contribution rate and set by state statute. The required actuarially determined contributions are calculated on the basis of the entry age normal method as adopted by the Board of Trustees as permitted under Chapter 411 of the Code of Iowa. The normal contribution rate is provided by state statute to be the actuarial liabilities of the plan less current plan assets, with such total divided by 1 percent of the actuarially determined present value of prospective future compensation of all members, further reduced by member contributions and state appropriations. Under the Code of Iowa the employer’s contribution rate cannot be less than 17.00% of earnable compensation.

If approved by the state legislature, state appropriations may further reduce the employer’s contribution rate, but not below the minimum statutory contribution rate of 17.00% of earnable compensation. The State of Iowa, therefore, is considered to be a nonemployer contributing entity in accordance with the provisions of the Governmental Accounting Standards Board Statement No. 67, Financial Reporting for Pension Plans.

There were no state appropriations to MFPRSI during the fiscal year ended June 30, 2018.

The contribution paid by the City for the fiscal year ended June 30, 2018 totaled \$314,167, which represents 25.67% of earnable compensation. For fiscal year beginning July 1, 2018, the City’s contribution will be 26.02% of the earnable compensation of each member. The City has currently budgeted a contribution of \$358,078 and collected \$364,468 to MFPRSI for the year ended June 30, 2019.

Source: Issuer; “Other Information” tables (beginning on page 44) in Issuer’s June 30, 2018 Independent Auditor’s Report included in “[APPENDIX D–AUDITED FINANCIAL STATEMENTS OF THE ISSUER](#)”.

Net MFPRSI Pension Liabilities

At June 30, 2018, the City reported a liability of \$2,673,212 for its proportionate share of the net MFPRSI pension liability. The new pension liability was measured as of June 30, 2017, and the total pension liability used to calculate the net MFPRSI pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net MFPRSI pension liability was based on the City’s share of contributions to the MFPRSI pension plan relative to the contributions of all MFPRSI participating employers. At June 30, 2017, the City’s collective proportion was .455810% which was an increase of .009326% from its proportion measured as of June 30, 2016. See Note 4 – “PENSIONS”, and “Other Information” tables (beginning on page 43) in the City’s June 30, 2018 Independent Auditor’s Reports included in “[APPENDIX D–AUDITED FINANCIAL STATEMENTS OF THE ISSUER](#)” for additional information related to the City’s deferred outflows and inflows of resources related to pensions, actuarial assumptions, discount rate and discount rate sensitivity.

Detailed information about the MFPRSI pension plan’s fiduciary net position is available in the separately issued MFPRSI financial report which is available to the public by mail at 7155 Lake Drive, Suite 201, West Des Moines, Iowa 50366 or on MFPRSI’s website at www.mfprsi.org. However, the information presented in such financial reports or on such websites is not incorporated into this Official Statement by any reference.

Bond Counsel, Disclosure Counsel, the City and the Underwriter undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS or MFPRSI websites, including, but not limited to, updates of such information on the State Auditor’s website or links to other Internet sites accessed through the IPERS or MFPRSI websites.

OTHER POST-EMPLOYMENT BENEFITS (“OPEB”)

Plan Description: The City operates a single-employer benefit plan which provides medical and prescription drug benefits to retired employees and their dependents under certain conditions. Group insurance benefits are established under Iowa Code Chapter 509A.13. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75. Retired participants must be age 55 or older at retirement. As of June 30, 2018, there were 66 active employees and 2 inactive members in the plan.

Individuals who are employed by the City and are eligible to participate in the group health plan are eligible to continue healthcare benefits upon retirement. Retirees under age 65 pay the same premium for the medical and prescription drug benefits as active employees, which results in an implicit rate subsidy and an OPEB liability.

Total OPEB Liability: The City’s total OPEB liability as of the Fiscal Year ended June 30, 2018 was \$823,643. This balance was determined by an actuarial valuation as of that date.

OPEB liability, July 1, 2017, as restated	\$638,575
Changes for the year:	
Service cost	55,681
Interest on the OPEB liability	24,400
Changes in benefit terms	0
Differences between expected and actual experience	151,398
Changes in assumptions or other inputs ¹⁾	(20,841)
Benefit payments	<u>(25,570)</u>
OPEB liability, June 30, 2018	<u>\$823,643</u>

1) Changes in assumptions or other inputs includes a change in the discount rate from 3.58% in Fiscal Year 2016-17 to 3.87% in Fiscal Year 2017-18.

Source: Note 5 – “OTHER POST EMPLOYMENT BENEFITS”, and “Other Information” tables (beginning at page 48) in Issuer’s June 30, 2018 Independent Auditor’s Report, included in included in Appendix D - AUDITED FINANCIAL STATEMENTS OF THE ISSUER”.

For additional information on the City’s OPEB, including information related to deferred outflows and inflows of resources related to pensions, expenses, actuarial assumptions, discount rate and discount rate sensitivities, refer to Note 5 – “OTHER POST EMPLOYMENT BENEFITS” and “Other Information” tables (beginning at page 48) in of the City’s June 30, 2018 Independent Auditor’s Reports included in Appendix D - AUDITED FINANCIAL STATEMENTS OF THE ISSUER” of this Official Statement.

APPENDIX B

FORM OF BOND COUNSEL OPINION DRAFT

We hereby certify that we have examined a certified transcript of the proceedings of the City Council and acts of administrative officers of the City of Indianola, State of Iowa (the "Issuer"), relating to the issuance of General Obligation Refunding Capital Loan Notes, Series 2019 (the "Notes"), by said City, dated the date hereof, in the denomination of \$5,000 or multiples thereof, in the aggregate amount of \$4,605,000¹ for the purpose of constructing a wellness/community center (the "Facility").

We have examined the law and such certified proceedings and other papers as we deem necessary to render this opinion as bond counsel.

As to questions of fact material to our opinion, we have relied upon representations of the Issuer contained in the Resolution authorizing issuance of the Notes (the "Resolution"), and in the certified proceedings and other certifications of officials of the Issuer furnished to us, without undertaking to verify the same by independent investigation.

We have not been engaged to or undertaken to review the accuracy, completeness or sufficiency of the official statement or other offering material relating to the Notes and we express no opinion relating thereto.

Based on our examination and in reliance upon the certified proceedings and other certifications described above, we are of the opinion, under existing law, as follows:

1. The Issuer is duly created and validly existing as a body corporate and politic and political subdivision of the State of Iowa with the corporate power to adopt and perform the Resolution and issue the Notes.
2. The Notes are valid and binding general obligations of the Issuer.
3. All taxable property in the territory of the Issuer is subject to ad valorem taxation without limitation as to rate or amount to pay the Notes. Taxes have been levied by the Resolution for the payment of the Notes and the Issuer is required by law to include in its annual tax levy the principal and interest coming due on the Notes to the extent the necessary funds are not provided from other sources.
4. The Notes are "qualified 501(c)(3) bonds" of the Issuer, as defined in Section 145 of the Code, as hereinafter defined, as a result of the Issuer's contractual arrangement with the YMCA of Greater Des Moines, Iowa, an Iowa non-profit corporation (the "YMCA"). Interest on the Notes is excluded from gross income for federal income tax purposes, and is not an item of tax preference for purposes of the federal alternative minimum tax. We express no opinion regarding other federal income tax consequences caused by the receipt or accrual of interest on the Notes.

In rendering the opinion contained in paragraph 4 above, we have relied upon (i) that certain IRS 501(c)(3) determination letter of the YMCA and certain representations made by the officers of the YMCA as to its status as a 501(c)(3) organization and other matters relating to the exclusion of interest on the Notes from gross income for purposes of federal income taxation, (ii) the opinion, of even date herewith, of _____, counsel to the YMCA, as to the YMCA's status as an organization described in Section 501(c)(3) of the Code and exempt from tax under Section 501(a) of the Code and as to the characterization of the YMCA's activities in connection with the use of the facilities financed with proceeds of the Notes as activities that do not constitute an unrelated trade or business of the Borrower under Section 513(a) of the Code, and (iii) have assumed compliance by the Issuer and the YMCA with requirements of the Internal Revenue Code of 1986, as amended, that must be met subsequent to the issuance of the Notes in order that interest thereon be and remain excluded from gross income for federal income tax purposes. Failure to comply with such requirements could cause the interest on the Notes to be so included in gross income retroactive to the date of issuance of the Notes. We have assumed that the proceeds of the Notes will be applied in accordance with the provisions of the Issuer's Resolution and Tax Exemption Certificate, and the representations made by the Issuer with respect thereto.

It is to be understood that the rights of the holders of the Notes and the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted to the extent constitutionally applicable and that their enforcement may also be subject to the exercise of judicial discretion in appropriate cases.

This opinion is given as of the date hereof, and we assume no obligation to revise or supplement this opinion to reflect any facts or circumstances that may hereafter come to our attention, or any changes in law that may hereafter occur.

Respectfully submitted,
AHLERS & COONEY, P.C.

¹ Preliminary, subject to change.

*This form of bond counsel opinion is subject to change pending the results of the sale of the Series 2019 Notes contemplated herein.

APPENDIX C

FORM OF CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the City of Indianola, State of Iowa (the "Issuer"), in connection with the issuance of \$4,605,000² General Obligation Refunding Capital Loan Notes, Series 2019 (the "Notes") dated October 31, 2019. The Notes are being issued pursuant to a Resolution of the Issuer approved on October 7, 2019 (the "Resolution"). The Issuer covenants and agrees as follows:

Section 1. Purpose of the Disclosure Certificate; Interpretation. This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the Holders and Beneficial Owners of the Notes and in order to assist the Participating Underwriters in complying with S.E.C. Rule 15c2-12(b)(5). This Disclosure Certificate shall be governed by, construed and interpreted in accordance with the Rule, and, to the extent not in conflict with the Rule, the laws of the State. Nothing herein shall be interpreted to require more than required by the Rule.

Section 2. Definitions. In addition to the definitions set forth in the Resolution, which apply to any capitalized term used in this Disclosure Certificate unless otherwise defined in this Section, the following capitalized terms shall have the following meanings:

"Annual Financial Information" shall mean financial information or operating data of the type included in the final Official Statement, provided at least annually by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"Beneficial Owner" shall mean any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Notes (including persons holding Notes through nominees, depositories or other intermediaries), or (b) is treated as the owner of any Notes for federal income tax purposes.

"Business Day" shall mean a day other than a Saturday or a Sunday or a day on which banks in Iowa are authorized or required by law to close.

"Dissemination Agent" shall mean the Issuer or any Dissemination Agent designated in writing by the Issuer and which has filed with the Issuer a written acceptance of such designation.

"Financial Obligation" shall mean a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term Financial Obligation shall not include municipal securities as to which a final official statement has been provided to the MSRB consistent with S.E.C. Rule 15c2-12.

"Holders" shall mean the registered holders of the Notes, as recorded in the registration books of the Registrar.

"Listed Events" shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

"Municipal Securities Rulemaking Board" or "MSRB" shall mean the Municipal Securities Rulemaking Board, 1300 I Street NW, Suite 1000, Washington, DC 20005.

"National Repository" shall mean the MSRB's Electronic Municipal Market Access website, a/k/a "EMMA" (emma.msrb.org).

"Official Statement" shall mean the Issuer's Official Statement for the Notes, dated _____, 2019.

"Participating Underwriter" shall mean any of the original underwriters of the Notes required to comply with the Rule in connection with offering of the Notes.

"Rule" shall mean Rule 15c2-12 adopted by the Securities and Exchange Commission (S.E.C.) under the Securities Exchange Act of 1934, and any guidance and procedures thereunder published by the S.E.C., as the same may be amended from time to time.

"State" shall mean the State of Iowa.

Section 3. Provision of Annual Financial Information.

a) The Issuer shall, or shall cause the Dissemination Agent to, not later than 270 days after the end of the Issuer's fiscal year (presently June 30th), commencing with information for the 2018/2019 fiscal year, provide to the National Repository an Annual Financial Information filing consistent with the requirements of Section 4 of this Disclosure Certificate. The Annual Financial Information filing must be submitted in such format as is required by the MSRB (currently in "searchable PDF" format). The Annual Financial Information filing may be submitted as a single document or as separate documents

² Preliminary, subject to change.

comprising a package. The Annual Financial Information filing may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the Issuer may be submitted separately from the balance of the Annual Financial Information filing and later than the date required above for the filing of the Annual Financial Information if they are not available by that date. If the Issuer's fiscal year changes, it shall give notice of such change in the same manner as for a Listed Event under Section 5(c).

b) If the Issuer is unable to provide to the National Repository the Annual Financial Information by the date required in subsection (a), the Issuer shall send a notice to the Municipal Securities Rulemaking Board, if any, in substantially the form attached as Exhibit A.

c) The Dissemination Agent shall:

- i. each year file Annual Financial Information with the National Repository; and
- ii. (if the Dissemination Agent is other than the Issuer), file a report with the Issuer certifying that the Annual Financial Information has been filed pursuant to this Disclosure Certificate, stating the date it was filed.

Section 4. Content of Annual Financial Information. The Issuer's Annual Financial Information filing shall contain or incorporate by reference the following:

a) The last available audited financial statements of the Issuer for the prior fiscal year, prepared in accordance with generally accepted accounting principles promulgated by the Financial Accounting Standards Board as modified in accordance with the governmental accounting standards promulgated by the Governmental Accounting Standards Board or as otherwise provided under State law, as in effect from time to time, or, if and to the extent such financial statements have not been prepared in accordance with generally accepted accounting principles, noting the discrepancies therefrom and the effect thereof. If the Issuer's audited financial statements for the preceding years are not available by the time Annual Financial Information is required to be filed pursuant to Section 3(a), the Annual Financial Information filing shall contain unaudited financial statements of the type included in the final Official Statement, and the audited financial statements shall be filed in the same manner as the Annual Financial Information when they become available.

b) A table, schedule or other information prepared as of the end of the preceding fiscal year, of the type contained in the final Official Statement under the caption "Debt Limit Calculation", "General Obligation Debt", "Current Valuation by Property Classification", "Tax Rate Per \$1,000 of Taxable Valuation", "Valuation Trend", and "Tax Collection Trend". Any or all of the items listed above may be included by specific reference to other documents, including official statements of debt issues of the Issuer or related public entities, which have been filed with the National Repository. The Issuer shall clearly identify each such other document so included by reference.

Section 5. Reporting of Significant Events.

a) Pursuant to the provisions of this Section, the Issuer shall give, or cause to be given, notice of the occurrence of any of the following events with respect to the Notes in a timely manner not later than 10 Business Days after the day of the occurrence of the event:

- i. Principal and interest payment delinquencies;
- ii. Non-payment related defaults, if material;
- iii. Unscheduled draws on debt service reserves reflecting financial difficulties;
- iv. Unscheduled draws on credit enhancements relating to the Notes reflecting financial difficulties;
- v. Substitution of credit or liquidity providers, or their failure to perform;
- vi. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax-exempt status of the Series Notes, or material events affecting the tax-exempt status of the Notes;
- vii. Modifications to rights of Holders of the Notes, if material;
- viii. Note calls (excluding sinking fund mandatory redemptions), if material, and tender offers;
- ix. Defeasances of the Notes;
- x. Release, substitution, or sale of property securing repayment of the Notes, if material;
- xi. Rating changes on the Notes;
- xii. Bankruptcy, insolvency, receivership or similar event of the Issuer;
- xiii. The consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;

- xiv. Appointment of a successor or additional trustee or the change of name of a trustee, if material;
- xv. Incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, any of which affect security holders, if material; and
- xvi. Default, event of acceleration, termination event, modification of terms or other similar events under the terms of a Financial Obligation of the Issuer, any of which reflect financial difficulties.

b) Whenever the Issuer obtains the knowledge of the occurrence of a Listed Event, the Issuer shall determine if the occurrence is subject to notice only if material, and if so shall as soon as possible determine if such event would be material under applicable federal securities laws.

c) If the Issuer determines that knowledge of the occurrence of a Listed Event is not subject to materiality, or determines such occurrence is subject to materiality and would be material under applicable federal securities laws, the Issuer shall promptly, but not later than 10 Business Days after the occurrence of the event, file a notice of such occurrence with the Municipal Securities Rulemaking Board through the filing with the National Repository.

Section 6. Termination of Reporting Obligation. The Issuer's obligations under this Disclosure Certificate with respect to each Series of Notes shall terminate upon the legal defeasance, prior redemption or payment in full of all of the Notes of that Series or upon the Issuer's receipt of an opinion of nationally recognized bond counsel to the effect that, because of legislative action or final judicial action or administrative actions or proceedings, the failure of the Issuer to comply with the terms hereof will not cause Participating Underwriters to be in violation of the Rule or other applicable requirements of the Securities Exchange Act of 1934, as amended.

Section 7. Dissemination Agent. The Issuer may, from time to time, appoint or engage a Dissemination Agent to assist it in carrying out its obligations under this Disclosure Certificate, and may discharge any such Agent, with or without appointing a successor Dissemination Agent. The Dissemination Agent shall not be responsible in any manner for the content of any notice or report prepared by the Issuer pursuant to this Disclosure Certificate. The initial Dissemination Agent shall be the Issuer.

Section 8. Amendment; Waiver. Notwithstanding any other provision of this Disclosure Certificate, the Issuer may amend this Disclosure Certificate, and any provision of this Disclosure Certificate may be waived, provided that the following conditions are satisfied:

a) If the amendment or waiver relates to the provisions of Section 3(a), 4, or 5(a), it may only be made in connection with a change in circumstances that arises from a change in legal requirements, change in law, or change in the identity, nature or status of an obligated person with respect to the Notes, or the type of business conducted;

b) The undertaking, as amended or taking into account such waiver, would, in the opinion of nationally recognized bond counsel, have complied with the requirements of the Rule at the time of the original issuance of the Notes, after taking into account any amendments or interpretations of the Rule, as well as any change in circumstances; and

c) The amendment or waiver either (i) is approved by the Holders of the Notes in the same manner as provided in the Resolution for amendments to the Resolution with the consent of Holders, or (ii) does not, in the opinion of nationally recognized bond counsel, materially impair the interests of the Holders or Beneficial Owners of the Notes.

In the event of any amendment or waiver of a provision of this Disclosure Certificate, the Issuer shall describe such amendment in the next Annual Financial Information filing, and shall include, as applicable, a narrative explanation of the reason for the amendment or waiver and its impact on the type (or in the case of a change of accounting principles, on the presentation) of financial information or operating data being presented by the Issuer. In addition, if the amendment relates to the accounting principles to be followed in preparing financial statements, (i) notice of such change shall be given in the same manner as for a Listed Event under Section 5(c), and (ii) the Annual Financial Information filing for the year in which the change is made will present a comparison or other discussion in narrative form (and also, if feasible, in quantitative form) describing or illustrating the material differences between the financial statements as prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles.

Section 9. Additional Information. Nothing in this Disclosure Certificate shall be deemed to prevent the Issuer from disseminating any other information, using the means of dissemination set forth in this Disclosure Certificate or any other means of communication, or including any other information in any Annual Financial Information filing or notice of occurrence of a Listed Event, in addition to that which is required by this Disclosure Certificate. If the Issuer chooses to

include any information in any Annual Financial Information filing or notice of occurrence of a Listed Event in addition to that which is specifically required by this Disclosure Certificate, the Issuer shall have no obligation under this Certificate to update such information or include it in any future Annual Financial Information filing or notice of occurrence of a Listed Event.

Section 10. Default. In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate, any Holder or Beneficial Owner of the Notes may take such actions as may be necessary and appropriate, including seeking mandate or specific performance by court order, to cause the Issuer to comply with its obligations under this Disclosure Certificate. Direct, indirect, consequential and punitive damages shall not be recoverable by any person for any default hereunder and are hereby waived to the extent permitted by law. A default under this Disclosure Certificate shall not be deemed an event of default under the Resolution, and the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer to comply with this Disclosure Certificate shall be an action to compel performance.

Section 11. Duties, Immunities and Liabilities of Dissemination Agent. The Dissemination Agent shall have only such duties as are specifically set forth in this Disclosure Certificate, and the Issuer agrees to indemnify and save the Dissemination Agent, its officers, directors, employees and agents, harmless against any loss, expense and liabilities which it may incur arising out of or in the exercise or performance of its powers and duties hereunder, including the costs and expenses (including attorneys' fees) of defending against any claim of liability, but excluding liabilities due to the Dissemination Agent's negligence or willful misconduct. The obligations of the Issuer under this Section shall survive resignation or removal of the Dissemination Agent and payment of the Notes.

Section 12. Beneficiaries. This Disclosure Certificate shall inure solely to the benefit of the Issuer, the Dissemination Agent, the Participating Underwriters and Holders and Beneficial Owners from time to time of the Notes, and shall create no rights in any other person or entity.

Section 13. Rescission Rights. The Issuer hereby reserves the right to rescind this Disclosure Certificate without the consent of the Holders in the event the Rule is repealed by the S.E.C. or is ruled invalid by a federal court and the time to appeal from such decision has expired. In the event of a partial repeal or invalidation of the Rule, the Issuer hereby reserves the right to rescind those provisions of this Disclosure Certificate that were required by those parts of the Rule that are so repealed or invalidated.

Date: 31st day of October, 2019.

CITY OF INDIANOLA, STATE OF IOWA

By:
Mayor

ATTEST:

By:
City Clerk

EXHIBIT A

NOTICE TO NATIONAL REPOSITORY OF FAILURE TO FILE ANNUAL FINANCIAL INFORMATION

Name of Issuer: City of Indianola, Iowa.

Name of Note Issue: \$4,605,000 General Obligation Refunding Capital Loan Notes, Series 2019

Dated Date of Issue: October 31, 2019

NOTICE IS HEREBY GIVEN that the Issuer has not provided Annual Financial Information with respect to the above-named Notes as required by Section 3 of the Continuing Disclosure Certificate delivered by the Issuer in connection with the Notes. The Issuer anticipates that the Annual Financial Information will be filed by _____.

Dated: _____ day of _____, 20____.

CITY OF INDIANOLA, STATE OF IOWA

By:

Its:

01628883-1\13538-157

APPENDIX D

AUDITED FINANCIAL STATEMENTS OF THE ISSUER

For Fiscal Year Ended June 30, 2018
as prepared by

Denman & Company, LLC
West Des Moines, Iowa

City of Indianola

**INDEPENDENT AUDITOR'S REPORTS
BASIC FINANCIAL STATEMENTS
SUPPLEMENTARY AND OTHER INFORMATION
SCHEDULE OF FINDINGS**

June 30, 2018

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**City of Indianola
OFFICIALS**

Before January 2018

<u>Name</u>	<u>Title</u>	<u>Term expires</u>
Kelly Shaw	Mayor	December 2017
John Parker Jr.	Council Member	December 2019
Joe Gezel	Council Member	December 2019
Shirley Clark	Council Member	December 2019
Pam Pepper	Council Member	December 2017
Greta Southall	Council Member	December 2017
Brad Ross	Council Member	December 2017
Ryan Waller	City Manager	Indefinite
Diana Bowlin	City Clerk	Indefinite
Amy Beattie	Attorney	Indefinite

After January 2018

<u>Name</u>	<u>Title</u>	<u>Term expires</u>
Kelly Shaw	Mayor	December 2021
John Parker Jr.	Council Member	December 2019
Joe Gezel	Council Member	December 2019
Shirley Clark	Council Member	December 2019
Greg Marchant	Council Member	December 2021
Greta Southall	Council Member	December 2021
Bob Kling	Council Member	December 2021
Ryan Waller	City Manager	Indefinite
Diana Bowlin	City Clerk	Indefinite
Amy Beattie	Attorney	Indefinite



INDEPENDENT AUDITOR'S REPORT

Honorable Mayor and
Members of the City Council
City of Indianola
Indianola, Iowa

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of the City of Indianola, Iowa (the City), as of and for the year ended June 30, 2018, and the related notes to financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with the cash basis of accounting described in Note 1; this includes determining that the cash basis of accounting is an acceptable basis for the preparation of the financial statements in the circumstances. Management is also responsible for the design, implementation and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express opinions on these financial statements based on our audit. We did not audit the financial statements of the discretely presented component unit Indianola Municipal Utilities discussed in Note 1, which statements reflect total cash basis net position of \$13,353,806 as of June 30, 2018, and total receipts of \$29,881,127 for the year then ended. Those statements were audited by other auditors, whose report has been furnished to us, and our opinion, insofar as it relates to the amounts included for Indianola Municipal Utilities, is based solely on the report of the other auditors. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Opinions

In our opinion, based on our audit and the report of the other auditors, the financial statements referred to above present fairly, in all material respects, the respective cash basis financial position of the governmental activities, the business type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Indianola, Iowa as of June 30, 2018, and the respective changes in cash basis financial position for the year then ended in accordance with the cash basis of accounting described in Note 1.

Basis of Accounting

As described in Note 1, these financial statements were prepared on the basis of cash receipts and disbursements, which is a basis of accounting other than accounting principles generally accepted in the United States of America. Our opinions are not modified with respect to this matter.

Emphasis of Matter

As discussed in Note 5 to the financial statements, the City adopted new accounting guidance related to Governmental Accounting Standards Board (GASB) Statement No. 75, *Accounting and Financial Reporting for Postemployment Benefits Other than Pensions*. Our opinions are not modified with respect to this matter.

As discussed in Note 16 to the financial statements, the City restated beginning fund balances of the general fund and the nonmajor governmental funds in order to correct an error in financial reporting in fiscal year 2017. Our opinions are not modified with respect to this matter.

Other Matters

Supplementary and Other Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City of Indianola's basic financial statements. The financial statements for the nine years ended June 30, 2017 (which are not presented herein) were audited by other auditors whose report dated March 12, 2018 stated that they expressed unmodified opinions on those financial statements which were prepared on the basis of cash receipts and disbursements. The supplementary information included in Schedules 1 through 6 is presented for purposes of additional analysis and is not a required part of the basic financial statements.

The supplementary information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the supplementary information is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

The other information, Management's Discussion and Analysis, the budgetary comparison information, the schedule of the City's proportionate share of the net pension liability, the schedule of City contributions, and schedule of changes in the City's total OPEB liability, related ratios and notes on pages 6 through 11 and 39 through 48 has not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we do not express an opinion or provide any assurance on it.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated March 14, 2019 on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control over financial reporting and compliance.



DENMAN & COMPANY, LLP

West Des Moines, Iowa
March 14, 2019

MANAGEMENT'S DISCUSSION AND ANALYSIS

The City of Indianola (City) provides this Management's Discussion and Analysis of its financial statements. This narrative overview and analysis of the financial activities is for the fiscal year ended June 30, 2018. We encourage readers to consider this information in conjunction with the City's financial statements, which follow.

2018 FINANCIAL HIGHLIGHTS

- The City's governmental activities' receipts decreased 5.9% or approximately \$940,000 from fiscal year 2017. Decrease is due primarily to proceeds from the sale of capital assets of approximately \$1,200,000 received in fiscal year 2017.
- City program disbursements decreased 1.9% or approximately \$260,000 from fiscal year 2017. Decrease was due primarily to decreases in community and economic development and general government which decreased by approximately \$450,000 and \$380,000, respectively.
- The City's total cash basis net position at June 30, 2018 increased approximately 17.3% or approximately \$3,030,000 from June 30, 2017. Of this amount, the City's governmental funds cash basis net position increased approximately \$2,600,000 (19.7%), the assets of the enterprise funds increased approximately \$310,000 (9.2%), and the net position of the internal service fund decreased by approximately \$170,000 (15.4%).

USING THIS ANNUAL REPORT

The annual report consists of a series of financial statements and other information as follows:

Management's Discussion and Analysis introduces the basic financial statements and provides an analytical overview of the City's financial activities.

The Government-wide Financial Statement consists of a Statement of Activities and Net Position - Cash Basis. This statement provides information about the activities of the City as a whole and presents an overall view of the City's finances.

The Fund Financial Statements tell how governmental services were financed in the short term as well as what remains for future spending. Fund financial statements report the City's operations in more detail than the government-wide financial statement by providing information about the most significant funds.

Notes to Financial Statements provide additional information essential to a full understanding of the data provided in the basic financial statements.

Other information further explains and supports the financial statements with a comparison of the City's budget for the year and the City's proportionate share of the net pension liability and related contributions.

Supplementary Information provides detailed information about the nonmajor governmental funds, nonmajor proprietary funds, the City's indebtedness and receipts by source and disbursements by function.

BASIS OF ACCOUNTING

The City maintains its financial records on the basis of cash receipts and disbursements and the financial statements of the City are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, accounts payable and accrued items. Accordingly, the financial statements do not present financial position and results of operations of the funds in accordance with accounting principles generally accepted in the United States of America. Therefore, when reviewing the financial information and discussion within this annual report, the reader should keep in mind the limitations resulting from the use of the cash basis of accounting.

REPORTING THE CITY'S FINANCIAL ACTIVITIES

Government-wide Financial Statement

One of the most important questions asked about the City's finances is, "How do the City's finances compare at the end of this fiscal year to the last fiscal year?". The Statement of Activities and Net Position - Cash Basis reports information which helps answer this question.

The Statement of Activities and Net Position - Cash Basis presents the City's net position. Over time, increases or decreases in the City's net position may serve as a useful indicator of whether the financial position of the City is improving or deteriorating.

The Statement of Activities and Net Position - Cash Basis is divided into three kinds of activities:

- Governmental Activities include public safety, public works, health and social services, culture and recreation, community and economic development, general government, debt service and capital projects. Property and other taxes finance most of these activities.
- Business Type Activities include the sanitary sewer, storm water and solid waste system. These activities are financed primarily by user charges.
- The Component Unit includes the activities of the City's municipal utility. The City is financially accountable for the utility although it is legally separate from the City.

Fund Financial Statements

The City has two kinds of funds:

1. Governmental funds account for most of the City's basic services. They focus on how money flows into and out of the funds and the balances at year-end that are available for spending. Governmental funds include: 1) the General Fund, 2) the Special Revenue Funds such as Road Use Tax and Urban Renewal Tax Increment, 3) the Debt Service Fund and 4) the Capital Projects Fund. The governmental fund financial statements provide a detailed short-term view of the City's general government operations and the basic services it provides. Governmental fund information helps determine whether there are more or fewer financial resources that can be spent in the near future to finance the City's programs.

The required financial statement for governmental funds is a Statement of Cash Receipts, Disbursements and Changes in Cash Balances.

2. Proprietary funds account for the City's Enterprise Funds and for the Internal Service Funds. Enterprise Funds are used to report business type activities. The City maintains three Enterprise Funds to provide separate information for the Sewer, Recycling, and Storm Water Funds. Internal Service Funds are an accounting device used to accumulate and allocate costs internally among the City's various functions.

The required financial statement for propriety funds is a Statement of Cash Receipts, Disbursements and Changes in Cash Balances.

Reconciliations between the government-wide statement and the fund financial statements follow the fund financial statements.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

Governmental Activities

Net position may serve over time as a useful indicator of financial position. The City's cash balance for governmental activities increased from a year ago from approximately \$14.0 million to \$16.7 million. The analysis that follows focuses on the changes in cash basis net position of governmental activities.

Changes in Cash Basis Net Position of Governmental Activities (Expressed in Thousands)		
	Year ended June 30	
	2018	2017 (not restated)
Receipts:		
Program receipts:		
Charges for service	\$ 1,409	\$ 1,557
Operating grants, contributions and restricted interest	2,247	2,512
Capital grants, contributions and restricted interest	227	36
General receipts:		
Property taxes	8,676	8,348
Hotel motel taxes	139	80
Other taxes	1,957	1,690
Unrestricted interest on investments	257	185
Bond proceeds	125	—
Other general receipts	45	1,610
Total receipts	<u>15,082</u>	<u>16,018</u>
Disbursements:		
Public safety	5,137	5,037
Public works	1,637	1,492
Culture and recreation	2,069	2,146
Community and economic development	488	936
General government	1,090	1,468
Debt service	2,420	2,656
Capital projects	1,031	400
Total disbursements	<u>13,872</u>	<u>14,135</u>
Change in cash basis net position before transfers	1,210	1,883
Transfers, net	<u>1,495</u>	<u>1,969</u>
Change in cash basis net position	2,705	3,852
Cash basis net position beginning of year, restated	<u>13,992</u>	<u>9,728</u>
Cash basis net position end of year	<u>\$ 16,697</u>	<u>\$ 13,580</u>

The City's total receipts for governmental activities decreased by \$936,000 (5.9%) primarily due to the sale of capital assets in fiscal year 2017. The total cost of all programs and services decreased by approximately \$263,000 (1.9%) primarily due to decreases in community and economic development and general government.

The cost of all governmental activities this year was approximately \$13.9 million compared to \$14.1 million in the prior year. However, as shown in the Statement of Activities and Net Position - Cash Basis on pages 13-14, the amount that our taxpayers ultimately financed for these activities through City taxes was \$10.0 million because some of the cost was paid by those who directly benefit from the programs (approximately \$1,400,000) or by other governments and organizations that subsidized certain programs with grants and contributions (approximately \$2,500,000). Overall, the City's governmental programs receipts, including intergovernmental aid and fees for services, decreased in 2018 from approximately \$4,105,000 to approximately \$3,883,000. The city paid for the remaining "public benefit" portion of governmental activities with approximately \$10.77 million of tax receipts (some of which could only be used for certain programs), with cash reserves and other receipts, such as bond proceeds, interest and general receipts.

Business Type Activities

Changes in Cash Basis Net Position of Business Type Activities (Expressed in Thousands)

	Year ended June 30	
	2018	2017
Receipts:		
Program receipts:		
Charges for service:		
Sewer	\$ 3,332	\$ 3,126
Other	435	426
General Receipts:		
Unrestricted interest on investments	45	27
Bond proceeds	1,934	—
Other	—	47
Total receipts	<u>5,746</u>	<u>3,626</u>
Disbursements:		
Sewer	4,385	1,725
Other	<u>407</u>	<u>222</u>
Total disbursements	<u>4,792</u>	<u>1,947</u>
Change in cash basis net position before transfers	954	1,679
Transfers, net	<u>(630)</u>	<u>(661)</u>
Change in cash basis net position	324	1,018
Cash basis net position beginning of year	<u>3,508</u>	<u>2,490</u>
Cash basis net position end of year	<u>\$ 3,832</u>	<u>\$ 3,508</u>

Total business type activities receipts for the fiscal year were approximately \$5.75 million compared to \$3.63 million last year. This increase was due primarily to proceeds from the issuance of bonds. The cash basis net position increased by approximately \$324,000 from the prior year. Total disbursements for the fiscal year increased by approximately \$2.85 million to a total of \$4.79 million due to increases in sewer-related capital projects.

INDIVIDUAL MAJOR GOVERNMENTAL FUND ANALYSIS

As the City of Indianola completed the year, its governmental funds reported a combined fund balance of approximately \$15.88 million, an increase of approximately \$2.61 million from the prior year. The following are the major reasons for the changes in fund balances from the prior year for the City's major funds.

Governmental Funds

- The General Fund is the main operating fund of the City. At the end of the current fiscal year, the fund balance of the General Fund was approximately \$6.89 million, an increase of \$470,000 from the prior year. This increase was mainly due to repayment of interfund loans.
- The Local Option Sales Tax Fund was established to account for the City's local option sales tax receipts and applicable disbursements. At the end of the fiscal year, the fund balance was approximately \$3.48 million, an increase of \$1.79 million from the prior year. This increase was due to the City's intent to build fund balance to fund future capital projects.

Individual Major Proprietary Fund Analysis

- The cash balance of the Sewer Fund increased by \$365,000 to \$3.05 million due primarily to proceeds from the issuance of bonds.

BUDGETARY HIGHLIGHTS

In accordance with the Code of Iowa, the City Council annually adopts a budget following required public notice and hearings for all funds. Although the budget document presents functional disbursements by fund, the legal level of control is at the aggregated function level, not at the fund or fund type level. The budget may be amended during the year utilizing similar statutorily prescribed procedures. Over the course of the year, the City amended its operating budget once. The amendment was approved to provide for additional expenditures in certain City departments. The City had sufficient cash balances to absorb these additional costs.

The City's receipts were approximately \$1,230,000 more than budgeted. This was primarily due to amounts budgeted for other City taxes and charges for service.

With the budget amendment, total disbursements were approximately \$10,685,000 less than the amended budget. This was primarily due to business type activities being far less than the amended budget.

DEBT ADMINISTRATION

At June 30, 2018, the City had \$24,741,000 in bonds and other long-term debt compared to \$25,275,000 last year as shown below.

Outstanding Debt at Year-End (Expressed in Thousands)		
	June 30	
	2018	2017
General obligation bonds	\$ 13,380	\$ 15,500
Iowa Economic Development Authority loan	125	—
Revenue bonds	<u>11,236</u>	<u>9,775</u>
	<u>\$ 24,741</u>	<u>\$ 25,275</u>

Change in debt obligations is due to the issuance of approximately \$1,900,000 in revenue bonds during the fiscal year, offset by principal payments of approximately \$2,600,000.

The City carries a general obligation bond rating of Aa2 assigned by a national rating agency to the City's debt. The Constitution of the State of Iowa limits the amount of general obligation debt that cities can issue to 5 percent of the assessed valuation of all taxable property within the City's corporate limits. The City's outstanding general obligation debt of \$13,380,000 plus its tax increment financing rebate agreements of \$315,000 are below the City's \$47.99 million legal debt limit. The outstanding general obligation debt is 28.5% of the legal debt limit.

More detailed information about the City's long-term liabilities is presented in Note 3 to the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET AND RATES

The City's elected and appointed officials and citizens considered many factors when setting the 2019 fiscal year budget, tax rates and fees that will be charged for various City activities. One of those factors is the economy. The City's tax base has grown at an annual rate of approximately 5.6% over the past two years. This compares to the State of Iowa's total City taxable valuation growth of 5.3% over the same period.

The U.S. Consumer Price Index (CPI) is a measure of the changes in retail prices of a fixed market grouping of consumer goods and services. For the 12 month period that ended in June, 2018 the CPI-U increased 2.9 percent.

These indicators were taken into account when adopting the budget for 2019. Budgeted disbursements are expected to increase by approximately \$3.4 million and budgeted receipts are expected to increase approximately \$6.2 million. Increases are related primarily to budgeted increases in telecommunication services. The City's property tax rate for fiscal year 2019 remained flat at \$12.71 per \$1,000 in taxable valuation.

If these estimates are realized, the City's budgeted cash balance is expected to decrease by approximately \$1.5 million by the close of fiscal year 2019.

CONTACTING THE CITY'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, taxpayers and creditors with a general overview of the City's finances and to show the City's accountability for the money it receives. If you have any questions about this report or need additional financial information contact Andy Lent, Finance Director, 110 North 1st Street, Indianola, Iowa 50125.

BASIC FINANCIAL STATEMENTS

City of Indianola
STATEMENT OF ACTIVITIES AND NET POSITION - CASH BASIS
As of and for the year ended June 30, 2018

FUNCTIONS/PROGRAMS	<u>Disbursements</u>	<u>Program revenues</u>		
		<u>Charges for service</u>	<u>Operating grants, contributions, and restricted interest</u>	<u>Capital grants, contributions, and restricted interest</u>
Governmental activities				
Public safety	\$ 5,137,319	\$ 438,368	\$ 230,734	\$ —
Public works	1,637,029	48,043	1,886,038	—
Culture and recreation	2,068,616	417,481	130,312	—
Community and economic development	487,893	4,500	—	—
General government	1,090,184	500,120	—	—
Debt service	2,419,852	—	—	—
Capital projects	<u>1,030,964</u>	<u>—</u>	<u>—</u>	<u>226,767</u>
Total governmental activities	<u>13,871,857</u>	<u>1,408,512</u>	<u>2,247,084</u>	<u>226,767</u>
Business type activities				
Sewer	4,385,825	3,332,083	—	—
Other	<u>406,779</u>	<u>435,339</u>	<u>—</u>	<u>—</u>
Total business type activities	<u>4,792,604</u>	<u>3,767,422</u>	<u>—</u>	<u>—</u>
Total	<u>\$18,664,461</u>	<u>\$ 5,175,934</u>	<u>\$2,247,084</u>	<u>\$ 226,767</u>
Component unit, municipal utilities	<u>\$24,665,096</u>	<u>\$19,123,150</u>	<u>\$1,003,042</u>	<u>\$ —</u>

GENERAL RECEIPTS AND TRANSFERS

Property and other city tax levied for
General purposes
Debt service
Tax increment financing
Hotel motel tax
Other tax
Commercial/industrial tax replacement
Unrestricted investment earnings
Bond proceeds
Sale of capital assets
Transfers
Total general receipts and transfers
Change in cash basis net position

CASH BASIS NET POSITION, beginning of year, restated

CASH BASIS NET POSITION, end of year

CASH BASIS NET POSITION

Restricted
Expendable
Streets
Urban renewal purposes
Capital projects
Debt service
Other purposes
Unrestricted
Total cash basis net assets

See Notes to Financial Statements.

Net (disbursements) receipts and changes in cash basis net position			
Governmental activities	Primary government		Component unit
	Business type activities	Total	Municipal utilities
\$ (4,468,217)	\$ —	\$ (4,468,217)	
297,052	—	297,052	
(1,520,823)	—	(1,520,823)	
(483,393)	—	(483,393)	
(590,064)	—	(590,064)	
(2,419,852)	—	(2,419,852)	
(804,197)	—	(804,197)	
<u>(9,989,494)</u>	<u>—</u>	<u>(9,989,494)</u>	
—	(1,053,742)	(1,053,742)	
—	28,560	28,560	
—	<u>(1,025,182)</u>	<u>(1,025,182)</u>	
<u>(9,989,494)</u>	<u>(1,025,182)</u>	<u>(11,014,676)</u>	
—	—	—	<u>(4,538,898)</u>
5,661,540	—	5,661,540	—
703,807	—	703,807	—
2,112,030	—	2,112,030	—
138,909	—	138,909	—
1,956,742	—	1,956,742	35,484
199,374	—	199,374	207,187
257,229	45,036	302,265	—
125,000	1,934,410	2,059,410	9,486,722
44,549	—	44,549	25,533
<u>1,494,826</u>	<u>(629,683)</u>	<u>865,143</u>	<u>(865,143)</u>
<u>12,694,006</u>	<u>1,349,763</u>	<u>14,043,769</u>	<u>8,889,783</u>
2,704,512	324,581	3,029,093	4,350,885
<u>13,992,084</u>	<u>3,507,750</u>	<u>17,499,834</u>	<u>9,329,893</u>
<u>\$16,696,596</u>	<u>\$3,832,331</u>	<u>\$20,528,927</u>	<u>\$13,680,778</u>
\$ 1,557,401	\$ —	\$ 1,557,401	\$ —
1,741,982	—	1,741,982	—
741,243	—	741,243	—
1,176,005	74,655	1,250,660	1,301,594
3,926,633	—	3,926,633	—
<u>7,553,332</u>	<u>3,757,676</u>	<u>11,311,008</u>	<u>12,379,184</u>
<u>\$16,696,596</u>	<u>\$3,832,331</u>	<u>\$20,528,927</u>	<u>\$13,680,778</u>

City of Indianola
STATEMENT OF CASH RECEIPTS, DISBURSEMENTS AND
CHANGES IN CASH BALANCES
GOVERNMENTAL FUNDS
As of and for the year ended June 30, 2018

		Special revenue			
	General	Road Use Tax	Local Option Sales Tax	Employee Benefit Tax Levy	Urban Renewal Tax Increment
RECEIPTS					
Property tax	\$4,003,628	\$ —	\$ —	\$1,657,912	\$ —
Tax increment financing	—	—	—	—	2,112,030
Other city tax	277,943	—	1,791,000	—	—
Licenses and permits	232,440	—	—	—	—
Use of money and property	575,255	—	—	—	—
Intergovernmental	390,262	1,886,038	—	43,417	33,727
Charges for service	537,629	—	—	—	—
Special assessments	—	—	—	—	—
Miscellaneous	<u>360,283</u>	<u>20,223</u>	<u>—</u>	<u>—</u>	<u>—</u>
Total receipts	<u>6,377,440</u>	<u>1,906,261</u>	<u>1,791,000</u>	<u>1,701,329</u>	<u>2,145,757</u>
DISBURSEMENTS					
Operating					
Public safety	5,198,541	—	—	—	—
Public works	490,406	1,165,735	—	—	—
Culture and recreation	2,077,365	—	—	—	—
Community and economic development	487,893	—	—	—	—
General government	1,087,246	—	—	—	—
Debt service	83,823	—	—	—	—
Capital projects	<u>65,114</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Total disbursements	<u>9,490,388</u>	<u>1,165,735</u>	<u>—</u>	<u>—</u>	<u>—</u>
Excess (deficiency) of receipts over (under) disbursements	<u>(3,112,948)</u>	<u>740,526</u>	<u>1,791,000</u>	<u>1,701,329</u>	<u>2,145,757</u>
OTHER FINANCING SOURCES (USES)					
Bond proceeds	125,000	—	—	—	—
Sale of assets	44,538	—	—	—	—
Operating transfers in	3,764,625	—	—	—	—
Operating transfers out	<u>(349,627)</u>	<u>(778,740)</u>	<u>—</u>	<u>(1,701,329)</u>	<u>(1,346,692)</u>
Total other financing sources (uses)	<u>3,584,536</u>	<u>(778,740)</u>	<u>—</u>	<u>(1,701,329)</u>	<u>(1,346,692)</u>
Net change in cash balances	471,588	(38,214)	1,791,000	—	799,065
CASH BALANCES, beginning of year, restated	<u>6,421,200</u>	<u>1,595,615</u>	<u>1,690,405</u>	<u>—</u>	<u>942,917</u>
CASH BALANCES, end of year	<u>\$6,892,788</u>	<u>\$1,557,401</u>	<u>\$3,481,405</u>	<u>\$ —</u>	<u>\$1,741,982</u>
CASH BASIS FUND BALANCES					
Restricted for					
Urban renewal purposes	\$ —	\$ —	\$ —	\$ —	\$1,741,982
Debt service	—	—	—	—	—
Streets	—	1,557,401	—	—	—
Other purposes	160,278	—	3,481,405	—	—
Unassigned	<u>6,732,510</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
Total cash basis fund balances	<u>\$6,892,788</u>	<u>\$1,557,401</u>	<u>\$3,481,405</u>	<u>\$ —</u>	<u>\$1,741,982</u>

See Notes to Financial Statements.

Exhibit B

<u>Debt Service</u>	<u>Capital Projects</u>	<u>Nonmajor Governmental Funds</u>	<u>Total</u>
\$ 703,807	\$ —	\$ —	\$ 6,365,347
—	—	—	2,112,030
—	—	—	2,068,943
—	—	—	232,440
—	—	1,316	576,571
17,548	162,529	—	2,533,521
—	—	—	537,629
26,708	—	—	26,708
<u>—</u>	<u>64,238</u>	<u>14,061</u>	<u>458,805</u>
<u>748,063</u>	<u>226,767</u>	<u>15,377</u>	<u>14,911,994</u>
—	—	—	5,198,541
—	—	—	1,656,141
—	—	10,470	2,087,835
—	—	—	487,893
—	—	—	1,087,246
2,336,029	—	—	2,419,852
<u>—</u>	<u>965,850</u>	<u>—</u>	<u>1,030,964</u>
<u>2,336,029</u>	<u>965,850</u>	<u>10,470</u>	<u>13,968,472</u>
(1,587,966)	(739,083)	4,907	943,522
—	—	—	125,000
—	11	—	44,549
1,160,895	783,194	—	5,708,714
<u>—</u>	<u>—</u>	<u>(37,500)</u>	<u>(4,213,888)</u>
<u>1,160,895</u>	<u>783,205</u>	<u>(37,500)</u>	<u>1,664,375</u>
(427,071)	44,122	(32,593)	2,607,897
<u>1,603,076</u>	<u>697,121</u>	<u>317,543</u>	<u>13,267,877</u>
<u>\$1,176,005</u>	<u>\$ 741,243</u>	<u>\$ 284,950</u>	<u>\$15,875,774</u>
\$ —	\$ —	\$ —	\$ 1,741,982
1,176,005	—	—	1,176,005
—	—	—	1,557,401
—	741,243	284,950	4,667,876
<u>—</u>	<u>—</u>	<u>—</u>	<u>6,732,510</u>
<u>\$1,176,005</u>	<u>\$ 741,243</u>	<u>\$ 284,950</u>	<u>\$15,875,774</u>

See Notes to Financial Statements.

City of Indianola
**RECONCILIATION OF THE STATEMENT OF CASH RECEIPTS, DISBURSEMENTS AND
 CHANGES IN CASH BALANCES
 TO THE STATEMENT OF ACTIVITIES AND NET POSITION – CASH BASIS
 GOVERNMENTAL FUNDS
 As of and for the year ended June 30, 2018**

Total governmental funds cash balances (pages 15-16)	\$15,875,774
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***Amounts reported for governmental activities in the Statement of Activities
 and Net Position - Cash Basis are different because:***

The Internal Service Funds are used by management to charge the costs of various internal activities to individual funds. A portion of the cash basis balance of the Internal Service Funds is included in governmental activities in the Statement of Activities and Net Position - Cash Basis.

820,822

Cash basis net position of governmental activities (pages 13-14)	\$<u>16,696,596</u>
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Net change in cash balances (pages 15-16)	\$ 2,607,897
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***Amounts reported for governmental activities in the Statement of Activities
 and Net Position - Cash Basis are different because:***

The Internal Service Funds are used by management to charge the costs of various internal activities to individual funds. A portion of the change in cash balance of the Internal Service Funds is reported with governmental activities in the Statement of Activities and Net Position - Cash Basis.

96,615

Change in cash basis net position of governmental activities (pages 13-14)	\$ <u>2,704,512</u>
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City of Indianola
**STATEMENT OF CASH RECEIPTS, DISBURSEMENTS AND
 CHANGES IN CASH BALANCES
 PROPRIETARY FUNDS**
 As of and for the year ended June 30, 2018

	Enterprise Funds			Internal Service Funds
	Sewer	Nonmajor Enterprise Funds	Total	
OPERATING RECEIPTS				
Charges for service	\$3,173,256	\$ 435,339	\$3,608,595	\$1,609,191
Miscellaneous	<u>102,961</u>	<u>—</u>	<u>102,961</u>	<u>14,247</u>
Total operating receipts	<u>3,276,217</u>	<u>435,339</u>	<u>3,711,556</u>	<u>1,623,438</u>
OPERATING DISBURSEMENTS				
Governmental Activities				
Public safety	—	—	—	484,243
Public works	—	—	—	125,780
Culture and recreation	—	—	—	191,532
General government	—	—	—	102,021
Business type activities	1,093,565	243,753	1,337,318	100,308
Component unit				
Municipal utility	<u>—</u>	<u>—</u>	<u>—</u>	<u>451,225</u>
Total operating disbursements	<u>1,093,565</u>	<u>243,753</u>	<u>1,337,318</u>	<u>1,455,109</u>
Excess of operating receipts over operating disbursements	<u>2,182,652</u>	<u>191,586</u>	<u>2,374,238</u>	<u>168,329</u>
NONOPERATING RECEIPTS (DISBURSEMENTS)				
Bond proceeds	1,934,410	—	1,934,410	—
Interest on investments	45,036	—	45,036	353
Rental income	40,700	—	40,700	—
Special assessments	15,166	—	15,166	—
Debt service	(784,618)	—	(784,618)	—
Capital projects	<u>(2,519,615)</u>	<u>(163,026)</u>	<u>(2,682,641)</u>	<u>—</u>
Net nonoperating receipts (disbursements)	<u>(1,268,921)</u>	<u>(163,026)</u>	<u>(1,431,947)</u>	<u>353</u>
Excess of receipts over disbursements	913,731	28,560	942,291	168,682
TRANSFERS OUT	<u>(548,603)</u>	<u>(81,080)</u>	<u>(629,683)</u>	<u>—</u>
Net change in cash balances	365,128	(52,520)	312,608	168,682
CASH BALANCES, beginning of year	<u>2,685,605</u>	<u>717,598</u>	<u>3,403,203</u>	<u>1,095,633</u>
CASH BALANCES, end of year	<u>\$3,050,733</u>	<u>\$ 665,078</u>	<u>\$3,715,811</u>	<u>\$1,264,315</u>
CASH BASIS FUND BALANCES				
Restricted for debt service	\$ 74,655	\$ —	\$ 74,655	\$ —
Unrestricted	<u>2,976,078</u>	<u>665,078</u>	<u>3,641,156</u>	<u>1,264,315</u>
Total cash basis fund balances	<u>\$3,050,733</u>	<u>\$ 665,078</u>	<u>\$3,715,811</u>	<u>\$1,264,315</u>

City of Indianola
**RECONCILIATION OF THE STATEMENT OF CASH RECEIPTS, DISBURSEMENTS AND
 CHANGES IN CASH BALANCES
 TO THE STATEMENT OF ACTIVITIES AND NET POSITION – CASH BASIS
 PROPRIETARY FUNDS
 As of and for the year ended June 30, 2018**

Total enterprise funds cash balances (page 18) \$3,715,811

***Amounts reported for business type activities in the Statement of Activities
 and Net Position - Cash Basis are different because:***

The Internal Service Funds are used by management to charge the costs of various internal activities to individual funds. A portion of the cash basis balance of the Internal Service Funds is included in business type activities in the Statement of Activities and Net Position - Cash Basis.

116,520

Cash basis net position of governmental activities (pages 13-14) \$3,832,331

Net change in cash balances (page 18) \$ 312,608

***Amounts reported for business type activities in the Statement of Activities
 and Net Position - Cash Basis are different because:***

The Internal Service Funds are used by management to charge the costs of various internal activities to individual funds. A portion of the change in cash balance of the Internal Service Funds is reported with business type activities in the Statement of Activities and Net Position - Cash Basis.

11,973

Change in cash basis net position of governmental activities (pages 13-14) \$ 324,581

City of Indianola
NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The City of Indianola (the City) is a political subdivision of the State of Iowa located in Warren County. It was incorporated in 1864 and operates under the Home Rule provisions of the Constitution of Iowa. The City operates under the Mayor-Council form of government with the Mayor and Council Members elected on a non-partisan basis. The City provides numerous services to citizens including public safety, public works, health and social services, culture and recreation, community and economic development and general government services. The City also provides sewer, storm water and recycling utilities for its citizens.

Reporting Entity

For financial reporting purposes, the City has included all funds, organizations, agencies, boards, commissions and authorities. The City has also considered all potential component units for which it is financially accountable, and other organizations for which the nature and significance of their relationship with the City are such that exclusion would cause the City's financial statements to be misleading or incomplete. The Governmental Accounting Standards Board has set forth criteria to be considered in determining financial accountability. These criteria include appointing a voting majority of an organization's governing body, and (1) the ability of the City to impose its will on that organization or (2) the potential for the organization to provide specific benefits to, or impose specific financial burdens on the City.

These financial statements present the City of Indianola (the primary government) and its component units. The component units discussed below are included in the City's reporting entity because of the significance of their operational or financial relationship with the City. Certain disclosures about the discretely presented component unit are not included because the component unit has been audited separately and a report has been issued under separate cover. The audited financial statements are available at the City Clerk's office.

Component Units

The financial information for the Indianola Municipal Utilities (IMU or Utilities) is presented as a Component Unit to emphasize that it is legally separate from the City, but is financially accountable to the City, or whose relationship with the City is such that exclusion would cause the City's financial statements to be misleading or incomplete. The Utilities are governed by a five-member board appointed by the City Council and the Utilities' operating budget is subject to the approval of the City Council.

The Indianola Community Parks and Recreation Foundation has been incorporated under the provisions of the Iowa Nonprofit Corporation Act for the primary purpose to encourage gifts and raise funds to be used solely for the development, maintenance and enhancement of the Indianola community recreational programs, facilities, and public parks. In accordance with criteria set by the Governmental Accounting Standards Board, the Foundation meets the definition of a component unit which should be blended. The financial activity of the component unit has been blended as a special revenue fund of the City.

Jointly Governed Organizations

The City also participates in several jointly governed organizations that provide goods or services to the citizenry of the City but do not meet the criteria of a joint venture since there is no ongoing financial interest or responsibility by the participating governments. City officials are members of the following boards and commissions: South Central Iowa Landfill Agency Board, Central Iowa Regional Transportation Planning Alliance Board, Metropolitan Planning Organization Committee, Greater Des Moines Convention and Visitor's Bureau, and BRAVO Greater Des Moines.

City of Indianola
NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Basis of Presentation

Government-wide Financial Statement

The Statement of Activities and Net Position—Cash Basis reports information on all of the nonfiduciary activities of the City. For the most part, the effect of interfund activity has been removed from this statement. Governmental activities, which are supported by tax and intergovernmental revenues, are reported separately from business type activities, which rely to a significant extent on fees and charges for service.

The Statement of Activities and Net Position—Cash Basis presents the City's nonfiduciary net position. Net position is reported in the following categories/components:

Expendable restricted net position results when constraints placed on the use of cash balances are either externally imposed or imposed by law through constitutional provisions or enabling legislation. Enabling legislation did not result in any restricted net position.

Unrestricted net position consists of cash balances not meeting the definition of the preceding category. Unrestricted net position is often subject to constraints imposed by management, which can be removed or modified.

The Statement of Activities and Net Position—Cash Basis demonstrates the degree to which the direct disbursements of a given function are offset by program receipts. Direct disbursements are those clearly identifiable with a specific function. Program receipts include 1) charges to customers or applicants who purchase, use or directly benefit from goods, services or privileges provided by a given function and 2) grants, contributions and interest on investments restricted to meeting the operational or capital requirements of a particular function. Property tax and other items not properly included among program receipts are reported instead as general receipts.

Fund Financial Statements

Separate financial statements are provided for governmental funds and proprietary funds. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements. All remaining governmental funds are aggregated and reported as nonmajor governmental funds. All remaining enterprise funds are aggregated and reported as nonmajor enterprise funds.

The City reports the following major governmental funds:

General Fund

The General Fund is the general operating fund of the City. All general tax receipts and other receipts not allocated by law or contractual agreement to some other fund are accounted for in this fund. From the fund are paid the general operating disbursements, the fixed charges and the capital improvement costs not paid from other funds.

Special Revenue

The Road Use Tax Fund is used to account for the road use tax allocation from the State of Iowa to be used for road construction and maintenance.

The Local Option Sales Tax Fund is used to account for local option sales tax collections.

The Urban Renewal Tax Increment Fund is used to account for tax increment financing collections and the repayment of tax increment financing indebtedness.

City of Indianola
NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Basis of Presentation (continued)

Fund Financial Statements (continued)

Special Revenue (continued)

The Employee Benefit Tax Levy Fund is used to account for property tax levied to finance the payment of employee benefits.

Debt Service Fund

The Debt Service Fund is utilized to account for property tax and other receipts to be used for the payment of interest and principal on the City's general long-term debt.

Capital Projects Fund

The Capital Projects Fund is utilized to account for all resources used in the acquisition and construction of capital facilities with the exception of those that are financed through enterprise funds.

The City reports the following major proprietary funds:

Sewer Fund

The Enterprise, Sewer Fund accounts for the operation and maintenance of the City's waste water treatment and sanitary sewer system.

The City also reports the following additional proprietary fund:

An Internal Service Fund is utilized to account for the financing of goods or services purchased by one department of the City and provided to other departments or agencies.

Measurement Focus and Basis of Accounting

The City of Indianola maintains its financial records on the basis of cash receipts and disbursements and the financial statements of the City are prepared on that basis. The cash basis of accounting does not give effect to accounts receivable, property and equipment, accounts payable and accrued items. Accordingly, the financial statements do not present financial position and results of operations of the funds in accordance with accounting principles generally accepted in the United States of America.

Under the terms of grant agreements, the City funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants and general receipts. Thus, when program disbursements are paid, there are both restricted and unrestricted cash basis net position available to finance the program. It is the City's policy to first apply cost-reimbursement grant resources to such programs, followed by categorical block grants and then by general receipts.

When a disbursement in governmental funds can be paid using either restricted or unrestricted resources, the City's policy is generally to first apply the disbursement toward restricted fund balance and then to less-restrictive classifications-committed, assigned and then unassigned fund balances.

Proprietary funds distinguish operating receipts and disbursements from nonoperating items. Operating receipts and disbursements generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. All receipts and disbursements not meeting this definition are reported as nonoperating receipts and disbursements.

City of Indianola
NOTES TO FINANCIAL STATEMENTS

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

Governmental Cash Basis Fund Balances

In the governmental fund financial statements, cash basis fund balances are classified as follows:

Restricted

Amounts restricted to specific purposes when constraints placed on the use of the resources are either externally imposed by creditors, or state or federal laws or imposed by law through constitutional provisions or enabling legislation.

Unassigned

All amounts not included in the preceding classification.

Budgets and Budgetary Accounting

The budgetary comparison and related disclosures are reported as Other Information. During the year ended June 30, 2018 disbursements did not exceed the amounts budgeted in any function.

NOTE 2 CASH AND POOLED INVESTMENTS

The City's deposits in banks at June 30, 2018, were entirely covered by federal depository insurance or by the State Sinking Fund in accordance with Chapter 12C of the Code of Iowa. This chapter provides for additional assessments against the depositories to ensure there will be no loss of public funds.

The City is authorized by statute to invest public funds in obligations of the United States government, its agencies and instrumentalities; certificates of deposit or other evidences of deposit at federally insured depository institutions approved by the City Council; prime eligible bankers acceptances; certain high rated commercial paper; perfected repurchase agreements; certain registered open-end management investment companies; certain joint investment trusts; and warrants or improvement certificates of a drainage district.

At June 30, 2018, the City and IMU had the following investments:

<u>Security Description</u>	<u>Fair Value</u>	<u>Carrying Amount</u>	<u>Investment Maturities (in Years)</u>			
			<u>Less Than 1</u>	<u>1 – 5</u>	<u>6 – 10</u>	<u>More Than 10</u>
Money markets	\$ 6,366,991	\$ 6,366,991	\$ 6,366,991	\$ –	\$ –	\$ –
Federal Farm Credit	2,120,994	2,223,065	–	1,506,175	614,819	–
FHLA	2,077,439	2,112,522	250,441	1,538,945	223,691	64,362
FHLB	3,213,269	3,340,434	–	1,965,143	1,248,126	–
FNMA	5,464,933	5,663,595	1,393,567	2,288,820	1,242,427	540,118
GNMA	250,997	242,214	–	–	250,997	–
SBA asset backed securities	510,502	507,130	17,250	139,915	92,010	261,327
U.S. Treasury bills	<u>8,312,844</u>	<u>8,437,804</u>	<u>2,000,000</u>	<u>3,833,449</u>	<u>2,479,395</u>	<u>–</u>
Total	<u>\$28,317,969</u>	<u>\$28,893,755</u>	<u>\$10,028,249</u>	<u>\$11,272,447</u>	<u>\$ 6,151,466</u>	<u>\$ 865,807</u>

City of Indianola
NOTES TO FINANCIAL STATEMENTS

NOTE 2 CASH AND POOLED INVESTMENTS (continued)

The City uses the fair value hierarchy established by generally accepted accounting principles based on the valuation inputs used to measure the fair value of the asset. Level 1 inputs are quoted prices in active markets for identical assets, Level 2 inputs are significant other observable inputs, Level 3 inputs are significant unobservable inputs.

The recurring fair value of the City's investments were determined using quoted market prices (Level 1 inputs).

In addition, the City had investments in the Iowa Public Agency Investment Trust which are valued at an amortized cost of \$112,463 pursuant to Rule 2a-7 under the Investment Company Act of 1940. There were no limitations or restrictions on withdrawals for the IPAIT investments. The City's investment in the Iowa Public Agency Investment Trust is unrated.

Interest rate risk

The City's investment policy limits the investment of operating funds (funds expected to be expended in the current budget year or within 15 months of receipt) to instruments that mature within 397 days. Funds not identified as operating funds may be invested in investments with maturities longer than 397 days, but the maturities shall be consistent with the needs and use of the City.

Credit risk

Generally, credit risk is the risk that the issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. As of June 30, 2018, the City's investments were rated as follows:

<u>Rating</u>	<u>Carrying Amount</u>
AAA	\$ 9,835,303
Aaa	9,010,150
Not Rated	<u>10,048,302</u>
	<u>\$28,893,755</u>

NOTE 3 BONDS AND NOTES PAYABLE

A summary of changes in bonds and notes payable for the year ended June 30, 2018 is as follows:

	<u>Balance June 30, 2017</u>	<u>Increases</u>	<u>Decreases</u>	<u>Balance June 30, 2018</u>
Governmental activities				
General obligation bonds	\$15,425,000	\$ —	\$2,045,000	\$13,380,000
Capital loan notes	75,000	—	75,000	—
Iowa Economic Development Authority Loan	—	125,000	—	125,000
Business type activities				
Revenue bonds	<u>9,775,000</u>	<u>1,934,410</u>	<u>473,000</u>	<u>11,236,410</u>
	<u>\$25,275,000</u>	<u>\$2,059,410</u>	<u>\$2,593,000</u>	<u>\$24,741,410</u>

City of Indianola
NOTES TO FINANCIAL STATEMENTS

NOTE 3 BONDS AND NOTES PAYABLE (continued)

A summary of the bond/note principal and interest maturities by type of bond/note is as follows:

Year ending June 30	General Obligation			Iowa Economic Development Authority Loan			Revenue		
	Principal	Interest	Total	Principal	Interest	Total	Principal	Interest	Total
2019	\$ 1,800,000	\$ 262,045	\$ 2,062,045	\$ 24,503	\$ 1,189	\$ 25,692	\$ 486,000	\$ 273,237	\$ 759,237
2020	1,835,000	235,145	2,070,145	24,750	943	25,693	498,000	263,770	761,770
2021	1,560,000	206,340	1,766,340	24,998	695	25,693	510,000	254,430	764,430
2022	1,465,000	179,733	1,644,733	25,249	445	25,694	524,000	244,823	768,823
2023	1,495,000	153,400	1,648,400	25,500	191	25,691	536,000	234,915	770,915
2024-2028	4,525,000	398,243	4,923,243	—	—	—	2,897,000	1,016,033	3,913,033
2029-2033	700,000	36,705	736,705	—	—	—	2,720,410	663,370	3,383,780
2034-2038	—	—	—	—	—	—	1,823,000	353,820	2,176,820
2039-2041	—	—	—	—	—	—	1,242,000	75,300	1,317,300
Totals	<u>\$13,380,000</u>	<u>\$1,471,611</u>	<u>\$14,851,611</u>	<u>\$ 125,000</u>	<u>\$ 3,463</u>	<u>\$ 128,463</u>	<u>\$11,236,410</u>	<u>\$3,379,698</u>	<u>\$14,616,108</u>

The resolutions providing for the issuance of the revenue bonds include the following provisions:

- (1) The bonds will only be redeemed from the future earnings of the enterprise activity and the bondholders hold a lien on the future earnings of the funds.
- (2) Sufficient monthly transfers shall be made to a sewer bond and interest sinking fund for the purpose of making the bond principal and interest payments when due.
- (3) A separate sewer operations and maintenance fund shall maintain specific minimum balances.

The City has pledged future sewer customer revenues, net of specified operating expenses, to repay \$11,709,410 in revenue notes issued from 2009 to 2017. Proceeds from the notes provided financing for the costs of acquisition, construction, improving, extending, and equipping of the municipal sewer system utility. The notes are payable solely from customer net receipts and are payable through 2041. Annual principal and interest payments on the notes are expected to require less than net revenues. The total principal and interest remaining to be paid on the notes is \$11,236,410. For the current year, principal and interest paid and total customer net revenues were \$746,969 and \$2,290,406, respectively.

In March, 2018 the City entered into a nuisance property and abandoned building remediation loan with the Iowa Economic Development Authority (IEDA) for \$125,000 bearing interest at 1%. The proceeds from the loan are to be used to repair buildings owned by private developers. The City has entered into corresponding developer agreements and promissory notes with the developers which provide for the City to be repaid for the cost of the building repairs with terms consistent with those the City received from IEDA.

City of Indianola
NOTES TO FINANCIAL STATEMENTS

NOTE 4 PENSION PLANS

Iowa Public Employees' Retirement System (IPERS)

Plan Description

IPERS is a cost-sharing multiple employer defined benefit pension plan administered by Iowa Public Employees' Retirement System. Membership is mandatory for employees of the City, except for those covered by another retirement system. IPERS issues a stand-alone financial report which is available to the public by mail at P.O. Box 9117, Des Moines, Iowa 50306-9117 or at www.ipers.org.

IPERS benefits are established under Iowa Code chapter 97B and the administrative rules thereunder. Chapter 97B and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits

A Regular member may retire at normal retirement age and receive monthly benefits without an early-retirement reduction. Normal retirement age is age 65, any time after reaching age 62 with 20 or more years of covered employment, or when the member's years of service plus the member's age at the last birthday equals or exceeds 88, whichever comes first. These qualifications must be met on the member's first month of entitlement to benefits. Members cannot begin receiving retirement benefits before age 55. The formula used to calculate a Regular member's monthly IPERS benefit includes:

- A multiplier based on years of service.
- The member's highest five-year average salary. For members with service before June 30, 2012, the highest three-year average salary as of that date will be used if it is greater than the highest five-year average salary.

Protection occupation members may retire at normal retirement age which is generally at age 55. The formula used to calculate a protection occupation member's monthly IPERS benefit includes:

- 60% of average salary after completion of 22 years of service, plus an additional 1.5% of average salary for years of service greater than 22 but not more than 30 years of service.
- The member's highest three-year average salary.

If a member retires before normal retirement age, the member's monthly retirement benefit will be permanently reduced by an early-retirement reduction. The early-retirement reduction is calculated differently for service earned before and after July 1, 2012. For service earned before July 1, 2012, the reduction is 0.25% for each month that the member receives benefits before the member's earliest normal retirement age. For service earned starting July 1, 2012, the reduction is 0.50% for each month that the member receives benefits before age 65.

Generally, once a member selects a benefit option, a monthly benefit is calculated and remains the same for the rest of the member's lifetime. However, to combat the effects of inflation, retirees who began receiving benefits prior to July 1990 receive a guaranteed dividend with their regular November benefit payments.

Disability and Death Benefits

A vested member who is awarded federal Social Security disability or Railroad Retirement disability benefits is eligible to claim IPERS benefits regardless of age. Disability benefits are not reduced for early retirement. If a member dies before retirement, the member's beneficiary will receive a lifetime annuity or a lump-sum payment equal to the present actuarial value of the member's accrued benefit or calculated with a set formula, whichever is greater. When a member dies after retirement, death benefits depend on the benefit option the member selected at retirement.

City of Indianola
NOTES TO FINANCIAL STATEMENTS

NOTE 4 PENSION PLANS (continued)

Iowa Public Employees' Retirement System (IPERS) (continued)

Contributions

The contribution rates are established by IPERS following the annual actuarial valuation, which applies IPERS' Contribution Rate Funding Policy and Actuarial Amortization Method. State statute limits the amount rates can increase or decrease each year to 1 percentage point. IPERS Contribution Rate Funding Policy requires that the actuarial contribution rate be determined using the "entry age normal" actuarial cost method and the actuarial assumptions and methods approved by the IPERS Investment Board. The actuarial contribution rate covers normal cost plus the unfunded actuarial liability payment based on a 30-year amortization period. The payment to amortize the unfunded actuarial liability is determined as a level percentage of payroll, based on the Actuarial Amortization Method adopted by the Investment Board.

In fiscal year 2018, pursuant to the required rate, Regular members contributed 5.95% of covered payroll and the City contributed 8.93% of covered payroll for a total rate of 14.88%. Protection occupation members contributed 6.56% of covered payroll and the City contributed 9.84% of covered payroll, for a total rate of 16.40 percent.

The City's total contributions to IPERS for the year ended June 30, 2018 were \$304,301.

At June 30, 2018, the City had a liability of \$2,113,891 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2017, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to IPERS relative to the contributions of all IPERS participating employers. The following table summarizes the change in the City's proportionate share:

	June 30		
	2017	2016	Change
City's proportionate share	0.031734%	0.029023%	0.002711%

For the year ended June 30, 2018 the City pension expense, deferred outflows and deferred inflows totaled \$366,782, \$912,256 and \$131,958, respectively.

There were no nonemployer contributing entities to IPERS.

Actuarial Assumptions

The total pension liability in the June 30, 2017 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, as follows:

Rate of inflation (effective June 30, 2017)	2.60% per annum
Rates of salary increase (effective June 30, 2017)	3.25 to 16.25% average, including inflation. Rates vary by membership group.
Long-term investment rate of return (effective June 30, 2017)	7.00% compounded annually, net of investment expense, including inflation
Wage growth (effective June 30, 2017)	3.25% per annum, based on 2.60% inflation and 0.65% real wage inflation

City of Indianola
NOTES TO FINANCIAL STATEMENTS

NOTE 4 PENSION PLANS (continued)

Iowa Public Employees' Retirement System (IPERS) (continued)

Actuarial Assumptions (continued)

The actuarial assumptions used in the June 30, 2017 valuation were based on the results of actuarial experience study dated March 24, 2017.

Mortality rates were based on the RP-2000 Mortality Table for Males or Females, as appropriate, with adjustments for mortality improvements based on Scale AA.

The long-term expected rate of return on IPERS' investments was determined using a building-block method in which best-estimate ranges of expected future real rates (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of geometric real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Asset Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Core Plus Fixed Income	27%	2.25%
Domestic Equity	24	6.25
International Equity	16	6.71
Private Equity	11	11.15
Private Real Assets	7	4.18
Public Real Assets	7	3.27
Public Credit	4	3.46
Private Credit	3	4.25
Cash	<u>1</u>	(0.31)
Total	<u>100%</u>	

Discount Rate

The discount rate used to measure the total pension liability was 7.0%. The projection of cash flows used to determine the discount rate assumed employee contributions will be made at the contractually required rate and contributions from the City will be made at contractually required rates, actuarially determined. Based on those assumptions, the IPERS' fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on IPERS' investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.0 percent, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% lower (6.0%) or 1% higher (8.0%) than the current rate.

	<u>1% Decrease (6.0%)</u>	<u>Discount Rate (7.0%)</u>	<u>1% Increase (8.0%)</u>
City's proportionate share of the net pension liability	<u>\$3,911,622</u>	<u>\$2,113,891</u>	<u>\$ 603,908</u>

**City of Indianola
NOTES TO FINANCIAL STATEMENTS**

NOTE 4 PENSION PLANS (continued)

Iowa Public Employees' Retirement System (IPERS) (continued)

IPERS' Fiduciary Net Position

Detailed information about the IPERS' fiduciary net position is available in the separately issued IPERS' financial report which is available on IPERS' website at www.ipers.org.

Municipal Fire and Police Retirement System of Iowa (MFPRSI)

Plan Description

MFPRSI membership is mandatory for fire fighters and police officers covered by the provisions of Chapter 411 of the Code of Iowa. Employees of the City are provided with pensions through a cost-sharing multiple employer defined benefit pension plan administered by MFPRSI. MFPRSI issues a stand-alone financial report which is available to the public by mail at 7155 Lake Drive, Suite #201, West Des Moines, Iowa 50266 or at www.mfprsi.org.

MFPRSI benefits are established under Chapter 411 of the Code of Iowa and the administrative rules thereunder. Chapter 411 of the Code of Iowa and the administrative rules are the official plan documents. The following brief description is provided for general informational purposes only. Refer to the plan documents for more information.

Pension Benefits

Members with 4 or more years of service are entitled to pension benefits beginning at age 55. Full service retirement benefits are granted to members with 22 years of service, while partial benefits are available to those members with 4 to 22 years of service based on the ratio of years completed to years required (i.e., 22 years). Members with less than 4 years of service are entitled to a refund of their contribution only, with interest, for the period of employment.

Benefits are calculated based upon the member's highest 3 years of compensation. The average of these 3 years becomes the member's average final compensation. The base benefit is 66% of the member's average final compensation. Members who perform more than 22 years of service receive an additional 2% of the member's average final compensation for each additional year of service, up to a maximum of 8 years. Survivor benefits are available to the beneficiary of a retired member according to the provisions of the benefit option chosen, plus an additional benefit for each child. Survivor benefits are subject to a minimum benefit for those members who chose the basic benefit with a 50% surviving spouse benefit.

Active members at least 55 years of age with 22 or more years of service have the option to participate in the Deferred Retirement Option Program (DROP). The DROP is an arrangement whereby a member who is otherwise eligible to retire and commence benefits opts to continue to work. A member can elect a 3, 4, or 5 year DROP period. When electing to participate in DROP, the member signs a contract stating the member will retire at the end of the selected DROP period. During the DROP period, the member's retirement benefit is frozen and a DROP benefit is credited to a DROP account established for the member. Assuming the member completes the DROP period, and DROP benefit is equal to 52% of the member's retirement benefit at the member's earliest date eligible and 100% if the member delays enrollment for 24 month. At the member's actual date of retirement, the member's DROP account will be distributed to the member in the form of a lump sum or rollover to an eligible plan.

City of Indianola
NOTES TO FINANCIAL STATEMENTS

NOTE 4 PENSION PLANS (continued)

Municipal Fire and Police Retirement System of Iowa (MFPRSI) (continued)

Disability and Death Benefits

Disability benefits may be either accidental or ordinary. Accidental disability is defined as permanent disability incurred in the line of duty, with benefits equivalent to the greater of 60% of the member's average final compensation or the member's service retirement benefit calculation amount. Ordinary disability occurs outside the call of duty and pays benefits equivalent to the greater of 50% of the member's average final compensation, for those with 5 or more years of service, or the member's service retirement benefit calculation amount and 25% of average final compensation for those with less than 5 years of service.

Death benefits are similar to disability benefits. Benefits for accidental death are 50% of the average final compensation of the member plus an additional amount for each child, or the provisions for ordinary death. Ordinary death benefits consist of a pension equal to 40% of the average final compensation of the member plus an additional amount for each child, or a lump-sum distribution to the designated beneficiary equal to 50% of the previous year's earnable compensation of the member or equal to the amount of the member's total contributions plus interest.

Benefits are increased annually in accordance with Chapter 411.6 of the Code of Iowa, which provides a standard formula for the increases.

The surviving spouse or dependents of an active member who dies due to a traumatic personal injury incurred in the line of duty receives a \$100,000 lump-sum payment.

Contributions

Member contribution rates are set by state statute. In accordance with Chapter 411 of the Code of Iowa, the contribution rate was 9.40% of earnable compensation for the year ended June 30, 2018.

Employer contribution rates are based upon an actuarially determined normal contribution rate and set by state statute. The required actuarially determined contributions are calculated on the basis of the entry age normal method as adopted by the Board of Trustees as permitted under Chapter 411 of the Code of Iowa. The normal contribution rate is provided by state statute to be the actuarial liabilities of the plan less current plan assets, with such total divided by 1% of the actuarially determined present value of prospective future compensation of all members, further reduced by member contributions and state appropriations. Under the Code of Iowa the City's contribution rate cannot be less than 17.00% of earnable compensation. The contribution rate was 27.68% for the year ended June 30, 2018.

The City's contributions to MFPRSI for the year ended June 30, 2018 was \$314,167.

If approved by the State Legislature, state appropriations may further reduce the City's contribution rate, but not below the minimum statutory contribution rate of 17.00% of earnable compensation. The State of Iowa, therefore, is considered to be a nonemployer contributing entity in accordance with the provisions of the Governmental Accounting Standards Board Statement No. 67 – *Financial Reporting for Pension Plans*.

There were no state appropriations to MFPRSI during the fiscal year ended June 30, 2018.

At June 30, 2018, the City had a liability of \$2,673,212 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2017, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City's proportion of the net pension liability was based on the City's share of contributions to the pension plan relative to the contributions of all MFPRSI participating employers.

City of Indianola
NOTES TO FINANCIAL STATEMENTS

NOTE 4 PENSION PLANS (continued)

Municipal Fire and Police Retirement System of Iowa (MFPRSI) (continued)

Contributions (continued)

The following table summarizes the change in the City's proportionate share:

	June 30		
	2017	2016	Change
City's proportionate share	0.455810%	0.446484%	0.009326%

For the year ended June 30, 2018, the City's pension expense, deferred outflows of resources and deferred inflows of resources totaled \$414,995, \$1,023,855, and \$569,049, respectively.

Actuarial Assumptions

The total pension liability in the June 30, 2017 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement, as follows:

Rate of inflation	3.00% per annum
Rates of salary increase	4.00 to 15.00%, including inflation.
Investment rate of return	7.50%, net of investment expense, including inflation

The actuarial assumptions used in the June 30, 2017 valuation were based on the results of actuarial experience study for the period from July 1, 2002 to June 30, 2012.

Postretirement mortality changed to the RP-2000 Blue Collar Combined Healthy Mortality Table with males set-back two years, females set-forward one year and disabled individuals set-forward one year (male only rates), with five year projection of future mortality improvement with Scale BB.

The long-term expected rate of return on MFPRSI investments was determined using a building-block method in which best-estimate ranges of expected future real rates (i.e., expected returns, net of investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The best estimates of geometric real rates of return for each major asset class are summarized in the following table:

<u>Asset Class</u>	<u>Long-Term Expected Real Rate of Return</u>
Large Cap	5.5%
Small Cap	5.8
International Large Cap	7.3
Emerging Markets	9.0
Emerging Market Debt	6.3
Private Non-Core Real Estate	8.0
Master Limited Partnerships	9.0
Private Equity	9.0
Core Plus Fixed Income	3.3
Private Core Real Estate	6.0
Tactical Asset Allocation	6.4

City of Indianola
NOTES TO FINANCIAL STATEMENTS

NOTE 4 PENSION PLANS (continued)

Municipal Fire and Police Retirement System of Iowa (MFPRSI) (continued)

Discount Rate

The discount rate used to measure the total pension liability was 7.5 percent. The projection of cash flows used to determine the discount rate assumed contributions will be made at 9.4 percent of covered payroll and the City contributions will be made at rates equal to the difference between actuarially determined rates and the member rate. Based on those assumptions, the MFPRSI's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on MFPRSI investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate

The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 7.5 percent, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1% lower (6.5%) or 1% higher (8.5%) than the current rate.

	<u>1% Decrease (6.5%)</u>	<u>Discount Rate (7.5%)</u>	<u>1% Increase (8.5%)</u>
City's proportionate share of the net pension liability	\$4,393,263	\$2,673,212	\$1,242,569

IPERS' Fiduciary Net Position

Detailed information about the MFPRSI's fiduciary net position is available in the separately issued MFPRSI's financial report which is available on MFPRSI's website at www.mfprsi.org.

NOTE 5 OTHER POST EMPLOYMENT BENEFITS

Plan Description

The City administers a single-employer benefit plan which provides medical, prescription drug and dental benefits to retired employees and their dependents under certain conditions. Group insurance benefits are established under Iowa Code Chapter 509A.13. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75.

OPEB Benefits

Individuals who are employed by the City and are eligible to participate in the group health plan are eligible to continue healthcare benefits upon retirement. Retirees under age 65 pay the same premium for the medical, prescription drug and dental benefits as active employees, which results in an implicit rate subsidy and an OPEB liability.

Retired participants must be age 55 or older at retirement. At June 30, 2018, the following employees were covered by the benefit terms.

Inactive employees or beneficiaries currently receiving benefit payments	2
Active employees	<u>66</u>
Total	<u>68</u>

City of Indianola
NOTES TO FINANCIAL STATEMENTS

NOTE 5 OTHER POST EMPLOYMENT BENEFITS (continued)

OPEB Liability

The City's total OPEB liability of \$803,643 was measured as of June 30, 2018, and was determined by an actuarial valuation as of that date.

Actuarial Assumptions

The OPEB liability as of June 30, 2018 was determined using the following actuarial assumptions and the entry age normal actuarial cost method, applied to all periods included in the measurement.

Rate of inflation	2.6% per annum
Rates of salary increase	3.25% per annum
Discount rate	3.87% per annum
Healthcare cost trend rate	9.0% initial rate decreasing by .5% annually to an ultimate rate of 5%

The discount rate used to measure the OPEB liability was 3.87% which reflects the index rate for 20-year tax-exempt general obligation municipal bonds with an average rating of AA/Aa or higher as of the measurement date.

Mortality rates were based on the RPH-2017 Total Dataset Mortality Table fully generational using Scale MP-2017.

Annual retirement probabilities are based on varying rates by age and turnover probabilities which mirror those used by IPERS.

Changes in OPEB Liability

	<u>OPEB Liability</u>
OPEB liability, July 1, 2017, as restated	\$ 638,575
Changes for the year	
Service cost	55,681
Interest on the OPEB liability	24,400
Changes in benefit terms	—
Differences between expected and actual experience	151,398
Changes in assumptions or other inputs	(20,841)
Benefit payments	<u>(25,570)</u>
OPEB liability, June 30, 2018	\$ <u>823,693</u>

Changes in assumptions or other inputs includes a change in the discount rate from 3.58% in fiscal year 2017 to 3.87% in fiscal year 2018.

Sensitivity of the City's OPEB Liability to Changes in the Discount Rate

The following presents the OPEB liability of the City, as well as what the City's OPEB liability would be if it were calculated using a discount rate that is 1% lower (2.87%) or 1% higher (4.87%) than the current discount rate.

	<u>1% Decrease (2.87%)</u>	<u>Discount Rate (3.87%)</u>	<u>1% Increase (4.87%)</u>
City's OPEB liability	\$ <u>884,609</u>	\$ <u>823,643</u>	\$ <u>767,266</u>

City of Indianola
NOTES TO FINANCIAL STATEMENTS

NOTE 5 OTHER POST EMPLOYMENT BENEFITS (continued)

Sensitivity of the City's OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the OPEB liability of the City, as well as what the City's OPEB liability would be if it were calculated using healthcare cost trend rates that are 1% lower (8% to 4%) or 1% higher (10% to 6%) than the current healthcare cost trend rates.

	1% Decrease (8% to 4%)	Healthcare Cost Trend Rate (9% to 5%)	1% Increase (10% to 6%)
City's OPEB liability	\$ <u>750,619</u>	\$ <u>823,643</u>	\$ <u>908,575</u>

OPEB Expense and Deferred Inflows or Resources Related to OPEB

For the year ended Jun 30, 2018, the City's OPEB expense was \$210,637. At June 30, 2018, deferred inflows of resources and deferred outflows of resources related to OPEB were as follows:

	<u>Deferred Inflows of Resources</u>	<u>Deferred Outflows of Resources</u>
Differences between expected and actual experience	\$ —	\$ 151,398
Changes in assumptions or other inputs	<u>20,841</u>	<u>—</u>
Totals	\$ <u>20,841</u>	\$ <u>151,398</u>

NOTE 6 COMPENSATED ABSENCES

City employees accumulate vacation and compensatory time for subsequent use of payment upon termination, retirement, or death. Sick leave hours are payable only when used and not upon separation of service. These accumulations are not recognized as disbursements by the City until used or paid. The City's approximate maximum liability for unrecognized accrued employee benefits as of June 30, 2018, primarily relating to the General Fund, was as follows:

<u>Type of benefit</u>	<u>Amount</u>
Vacation	\$ 316,720
Compensatory time	44,699
Sick leave	<u>989,244</u>
Total	<u>\$1,350,633</u>

This liability has been computed based on rates of pay in effect at June 30, 2018.

NOTE 7 HEALTH INSURANCE AND HEALTH REIMBURSEMENT ARRANGEMENT

The City self-funds its health insurance plan as permitted by Iowa Code Section 509A using an internal service fund. Transfers to the fund are made at pre-established rates for single or family coverage by each city department on a monthly basis. Disbursements from the fund are made to pay administrative fees, stop loss insurance premiums and payment of claims. As of June 30, 2018, the actuarially determined reserve necessary for claims incurred but not yet paid was \$164,118 and the internal service fund balance was \$863,631.

City of Indianola
NOTES TO FINANCIAL STATEMENTS

NOTE 7 HEALTH INSURANCE AND HEALTH REIMBURSEMENT ARRANGEMENT (continued)

The City also maintains a health reimbursement arrangement (HRA) for the benefit of employees. The City makes a fixed annual commitment that employees may use to offset premium contributions or cash payments for any medical expense allowed under current income tax provisions. If the employee does not utilize the full amount provided in the fiscal year, the balance is carried forward to the following year and is available in any future period, including after retirement. Disbursements are paid out of operating funds and not held in trust. They are, however, accounted for in a sub-fund that is separate from other operating funds for budgetary control. Unpaid HRA balances totaled \$189,912 as of June 30, 2018.

NOTE 8 INTERFUND TRANSFERS

The detail of interfund transfers for the year ended June 30, 2018 is as follows:

<u>Transfer to</u>	<u>Transfer from</u>	<u>Amount</u>
General fund	Special Revenue	
	Urban renewal tax increment fund	\$ 333,797
	Road use tax fund	349,323
	Employee benefits fund	1,701,329
	Nonmajor special revenue	25,000
	Enterprise	
	Sewer fund	424,974
	Nonmajor enterprise	
	Recycling fund	6,235
	Component Unit	<u>923,967</u>
		<u>3,764,625</u>
Capital projects fund	General fund	362,127
	Special revenue	
	Road use tax fund	<u>421,067</u>
		<u>783,194</u>
Debt Service	Urban renewal tax increment fund	1,012,895
	Enterprise	
	Sewer	29,200
	Nonmajor enterprise	
	Stormwater fund	64,900
	Component unit	<u>53,900</u>
		<u>1,160,895</u>
Component unit	Special Revenue	
	Road use tax fund	8,350
	Enterprise	
	Sewer fund	94,429
	Nonmajor enterprise	
	Recycling fund	<u>9,945</u>
		<u>112,724</u>
Total		<u>\$5,821,438</u>

Transfers generally move resources from the fund statutorily required to collect the resources to the fund statutorily required to disburse the resources.

City of Indianola
NOTES TO FINANCIAL STATEMENTS

NOTE 9 DUE FROM AND DUE TO OTHER FUNDS

The detail of interfund receivables and payables at June 30, 2018 is as follows:

<u>Receivable Fund</u>	<u>Payable Fund</u>	<u>Amount</u>
General	Urban Renewal Tax Increment	\$ <u>178,095</u>

These balances result from interfund loans to finance projects. Repayments will be made from future revenues.

NOTE 10 RISK MANAGEMENT

The City is a member in the Iowa Communities Assurance Pool, as allowed by Chapter 670.7 of the Code of Iowa. The Iowa Communities Assurance Pool (Pool) is a local government risk-sharing pool whose 775 members include various governmental entities throughout the State of Iowa. The Pool was formed in August 1986 for the purpose of managing and funding third-party liability claims against its members. The Pool provides coverage and protection in the following categories: general liability, automobile liability, automobile physical damage, public officials' liability, police professional liability, property, inland marine, and boiler/machinery. There have been no reductions in insurance coverage from prior years.

Each member's annual casualty contributions to the Pool fund current operations and provide capital. Annual casualty operating contributions are those amounts necessary to fund, on a cash basis, the Pool's general and administrative expenses, claims, claims expenses and reinsurance expenses due and payable in the current year, plus all or any portion of any deficiency in capital. Capital contributions are made during the first six years of membership and are maintained at a level determined by the Board not to exceed 300 percent of basis rate.

The Pool also provides property coverage. Members who elect such coverage make annual property operating contributions which are necessary to fund, on a cash basis, the Pool's general and administrative expenses, reinsurance premiums, losses and loss expenses for property risks estimated for the fiscal year, plus all or any portion of any deficiency in capital. Any year end operating surplus is transferred to capital. Deficiencies in operations are offset by transfers from capital and, if insufficient, by the subsequent year's member contributions.

The City's property and casualty contributions to the risk pool are recorded as disbursements from its operating funds at the time of payment to the risk pool. The City's annual contributions to the Pool for the year ended June 30, 2018 were \$113,989.

The Pool uses reinsurance and excess risk-sharing agreements to reduce its exposure to large losses. The Pool retains general, automobile, police professional, and public officials' liability risks up to \$500,000 per claim. Claims exceeding \$500,000 are reinsured through reinsurance and excess risk-sharing agreements up to the amount of risk-sharing protection provided by the City's risk-sharing certificate. Property and automobile physical damage risks are retained by the Pool up to \$250,000 each occurrence, each location. Property risks exceeding \$250,000 are reinsured through reinsurance and excess risk-sharing agreements up to the amount of risk-sharing protection provided by the City's risk-sharing certificate.

The Pool's intergovernmental contract with its members provides that in the event a casualty claim, property loss or series of claims or losses exceeds the amount of risk-sharing protection provided by the City's risk-sharing certificate, or in the event a casualty claim, property loss or series of claims or losses exhausts the Pool's funds and any excess risk-sharing recoveries, then payment of such claims or losses shall be the obligation of the respective individual member against whom the claim was made or the loss was incurred.

City of Indianola
NOTES TO FINANCIAL STATEMENTS

NOTE 10 RISK MANAGEMENT (continued)

Members agree to continue membership in the Pool for a period of not less than one full year. After such period, a member who has given 60 days prior written notice may withdraw from the Pool. Upon withdrawal, payments for all casualty claims and claims expenses become the sole responsibility of the withdrawing member, regardless of whether a claim was incurred or reported prior to the member's withdrawal. Upon withdrawal, a formula set forth in the Pool's intergovernmental contract with its members is applied to determine the amount (if any) to be refunded to the withdrawing member.

The City is a member of the Iowa Municipalities Workers' Compensation Association (the Association). The Association is governed by a board of directors elected by representatives of the governing bodies of each participating governmental jurisdiction. The City has executed a Worker's Compensation Coverage Agreement with the Association which extends through June 30, 2018 and has authorized the Association to issue general obligation bonds to provide funds with which to pay claims. During the year ended June 30, 2018, the City paid workers' compensation insurance premiums of \$90,792 to the Association.

NOTE 11 TAX ABATEMENTS

Governmental Accounting Standards Board Statement No. 77 defines tax abatements as a reduction in tax revenues that results from an agreement between one or more governments and an individual or entity in which (a) one or more governments promise to forgo tax revenues to which they are otherwise entitled and (b) the individual or entity promises to take a specific action after the agreement has been entered into that contributes to economic development or otherwise benefits the governments or the citizens of those governments.

City Tax Abatements

The City provides tax abatements for urban renewal and economic development projects with tax increment financing as provided for in Chapters 15A and 403 of the Code of Iowa. For these types of projects, the City enters into agreements with developers to rebate a portion of the property tax paid by the developers, to pay the developers an economic development grant, or to pay the developers a predetermined dollar amount. No other commitments were made by the City as part of these agreements.

For the year ended June 30, 2018, the City abated \$99,965 of property tax under the urban renewal and economic development projects.

NOTE 12 REBATE AGREEMENTS

The City has entered into rebate agreements for urban renewal projects. The agreements require the City to rebate portions of the incremental property tax paid by the developer in exchange for development of commercial projects by the developer. During the year ended June 30, 2018 the City rebated \$275,671 of incremental property tax to a developer. The total to be paid by the City under the agreements is not to exceed \$315,595.

The agreements include an annual appropriation clause and, accordingly, only the amount payable in the succeeding year on the agreements is subject to the constitutional debt limitation.

NOTE 13 DOWNTOWN BUSINESS INCENTIVE PROGRAM

The City offers an incentive program for renovation and repair of existing commercial building structures and facades in certain blocks of the Original Town Plat. Property owners in the program are eligible for grants for a portion of the costs incurred and obtain a loan from a local lender for the balance of the costs. In order to provide the loans to property owners at 3% interest, the City places a noninterest bearing deposit with the lender. As property owners pay down the loans, the noninterest bearing funds are released. As of June 30, 2018 the outstanding balance of the loans and noninterest bearing deposit accounts was \$143,835 and \$160,277, respectively.

City of Indianola
NOTES TO FINANCIAL STATEMENTS

NOTE 14 COMMITMENTS

The City has entered into contracts for street and highway improvements, a waste water treatment plant project, and other projects totaling approximately \$3,570,000. The remaining commitment on these contracts at June 30, 2018 is \$1,707,116.

NOTE 15 LEASING ACTIVITIES

The City leases farm land under an operating lease agreement dated December 2017 and expiring December 2019. The lease calls for cumulative annual payments of \$40,300.

In 2011 the City entered into a 28E Agreement with the Young Men's Christian Association of Greater Des Moines, Iowa (YMCA) for the construction and subsequent lease of Indianola's YMCA branch facility. Under the terms of the agreement, the City constructed and owns the land and facility and the YMCA leases the facility from the City for a 25 year period, terminating in 2037.

The total minimum future lease payments under the leases at June 30, 2018 are as follows:

<u>Year ending June 30</u>	<u>Farm land</u>	<u>YMCA</u>	<u>Total</u>
2019	\$ 40,300	\$ 245,600	\$ 285,900
2020	25,800	245,600	271,400
2021	—	245,600	245,600
2022	—	245,600	245,600
2023	—	245,600	245,600
Thereafter	—	<u>3,438,400</u>	<u>3,438,400</u>
Total	<u>\$ 66,100</u>	<u>\$4,666,400</u>	<u>\$4,732,500</u>

Receipts on these leases totaled \$286,300 during the year ended June 30, 2018.

NOTE 16 RESTATEMENTS

The City restated beginning fund balances in order to report cash and investments not previously recorded. The effects of the restatements were as follows:

	<u>General Fund</u>	<u>Nonmajor Governmental Funds</u>	<u>Governmental Activities</u>
Fund balance, June 30, 2017 as previously reported	\$6,228,170	\$ 98,338	\$13,579,848
Unrecorded cash and investments	<u>193,030</u>	<u>219,205</u>	<u>412,236</u>
Fund balance, June 30, 2017 as restated	<u>\$6,421,200</u>	<u>\$ 317,543</u>	<u>\$13,992,084</u>

OTHER INFORMATION

City of Indianola
BUDGETARY COMPARISON SCHEDULE
OF RECEIPTS, DISBURSEMENTS, AND CHANGES IN BALANCES -
BUDGET AND ACTUAL (CASH BASIS) - ALL GOVERNMENTAL FUNDS
AND PROPRIETARY FUNDS
Other Information
Year ended June 30, 2018

	Governmental funds actual	Proprietary funds actual	Adjustments to budget basis	Total
RECEIPTS				
Property tax	\$ 6,365,347	\$ —	\$ —	\$ 6,365,347
Tax increment financing	2,112,030	—	—	2,112,030
Other city tax	2,068,943	—	—	2,068,943
Licenses and permits	232,440	—	—	232,440
Use of money and property	576,571	340,723	(159)	917,135
Intergovernmental	2,533,521	—	—	2,533,521
Charges for service	537,629	21,903,498	—	22,441,127
Special assessments	26,708	17,681	—	44,389
Miscellaneous	<u>458,805</u>	<u>1,919,425</u>	<u>(14,061)</u>	<u>2,364,169</u>
Total receipts	<u>14,911,994</u>	<u>24,181,327</u>	<u>(14,220)</u>	<u>39,079,101</u>
DISBURSEMENTS				
Public safety	5,198,541	—	(581,919)	4,616,622
Public works	1,656,141	—	(238,127)	1,418,014
Culture and recreation	2,087,835	—	(10,470)	2,077,365
Community and economic development	487,893	—	—	487,893
General government	1,087,246	—	—	1,087,246
Debt service	2,419,852	—	—	2,419,852
Capital projects	1,030,964	—	820,046	1,851,010
Business type activities	<u>—</u>	<u>29,440,568</u>	<u>—</u>	<u>29,440,568</u>
Total disbursements	<u>13,968,472</u>	<u>29,440,568</u>	<u>(10,470)</u>	<u>43,398,570</u>
Excess (deficiency) of receipts over (under) disbursements	<u>943,522</u>	<u>(5,259,241)</u>	<u>(3,750)</u>	<u>(4,319,469)</u>
OTHER FINANCING SOURCES, net	<u>1,664,375</u>	<u>9,862,643</u>	<u>25,000</u>	<u>11,552,018</u>
Excess (deficiency) of receipts and other financing sources over (under) disbursements and other financing uses	2,607,897	4,603,402	21,250	7,232,549
BALANCES, beginning of year	<u>13,267,877</u>	<u>12,466,215</u>	<u>(219,205)</u>	<u>25,514,887</u>
BALANCES, end of year	<u>\$15,875,774</u>	<u>\$17,069,617</u>	<u>\$ (197,955)</u>	<u>\$32,747,436</u>

Budgeted amounts		Final to actual variance- positive (negative)
Original	Final	
\$ 6,326,908	\$ 6,326,908	\$ 38,439
2,077,145	2,077,145	34,885
1,276,435	1,276,435	792,508
137,670	137,670	94,770
508,733	661,333	255,802
2,295,248	2,420,248	113,273
21,552,651	21,823,851	617,276
2,000	2,000	42,389
<u>3,106,890</u>	<u>3,120,540</u>	<u>(756,371)</u>
<u>37,283,680</u>	<u>37,846,130</u>	<u>1,232,971</u>
4,705,541	4,705,541	88,919
1,465,254	1,507,676	89,662
2,101,634	2,101,634	24,269
985,300	1,110,300	622,407
1,436,572	1,508,599	421,353
2,433,150	2,433,150	13,298
2,823,067	2,823,067	972,057
<u>23,246,238</u>	<u>37,893,798</u>	<u>8,453,230</u>
<u>39,196,756</u>	<u>54,083,765</u>	<u>10,685,195</u>
<u>(1,913,076)</u>	<u>(16,237,635)</u>	<u>11,918,166</u>
<u>17,000</u>	<u>13,990,500</u>	<u>(2,438,482)</u>
(1,896,076)	(2,247,135)	9,479,684
<u>20,921,137</u>	<u>20,921,137</u>	<u>4,593,750</u>
<u>\$19,025,061</u>	<u>\$18,674,002</u>	<u>\$14,073,434</u>

City of Indianola
NOTE TO OTHER INFORMATION - BUDGETARY REPORTING
June 30, 2018

The budgetary comparison is presented in accordance with Governmental Accounting Standards Board Statement No. 41 for governments with significant budgetary perspective differences resulting from not being able to present budgetary comparisons for the General Fund and each major Special Revenue Fund.

In accordance with the Code of Iowa, the City Council annually adopts a budget on the cash basis following required public notice and hearing for all funds except the blended component unit. The annual budget may be amended during the year utilizing similar statutorily prescribed procedures.

Formal and legal budgetary control is based upon nine major classes of disbursements known as functions, not by fund. These nine functions are: public safety, public works, health and social services, culture and recreation, community and economic development, general government, debt service, capital projects and business type activities. Function disbursements required to be budgeted include disbursements for the General Fund, Special Revenue Funds, Debt Service Fund, Capital Projects Fund, Permanent Fund and Enterprise Funds. Although the budget document presents function disbursements by fund, the legal level of control is at the aggregated function level, not by fund. During the year, one budget amendment increased budgeted disbursements by \$14,887,009. The budget amendment is reflected in the final budgeted amounts.

City of Indianola, Iowa
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
Iowa Public Employees' Retirement System
For the Last Four Years*
(In Thousands)
Other Information

<u>Iowa Public Employees' Retirement System</u>	June 30			
	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
City's proportion of the net pension liability	0.031734%	0.029023%	0.037810%	0.038029%
City's proportionate share of the net pension liability	\$2,114	\$1,827	\$1,868	\$1,508
City's covered employee payroll	\$3,312	\$3,357	\$3,142	\$3,211
City's proportionate share of the net pension liability as a percentage of its covered employee payroll	63.82%	54.42%	59.45%	46.96%
IPERS' net position as a percentage of the total pension liability	82.21%	81.82%	85.19%	87.61%

<u>Municipal Fire and Police Retirement System of Iowa</u>	June 30			
	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
City's proportion of the net pension liability	0.455810%	0.446484%	0.450375%	0.467820%
City's proportionate share of the net pension liability	\$2,673	\$2,792	\$2,116	\$1,696
City's covered employee payroll	\$1,223	\$1,291	\$1,210	\$1,181
City's proportionate share of the net pension liability as a percentage of its covered employee payroll	218.56%	216.25%	174.88%	143.58%
MFPRSI's net position as a percentage of the total pension liability	80.60%	78.20%	83.04%	86.27%

* In accordance with GASB Statement No. 68, the amounts presented for each fiscal year were determined as of June 30 of the preceding fiscal year.

See accompanying independent auditor's report.

City of Indianola, Iowa
SCHEDULE OF CITY CONTRIBUTIONS
Iowa Public Employees' Retirement System
For the Last Ten Years
(In Thousands)
Other Information

<u>Iowa Public Employees' Retirement System</u>	June 30			
	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Statutorily required contribution	\$ 304	\$ 306	\$ 288	\$ 295
Contributions in relation to the statutorily required contribution	<u>304</u>	<u>306</u>	<u>288</u>	<u>295</u>
Contribution deficiency (excess)	\$ <u>—</u>	\$ <u>—</u>	\$ <u>—</u>	\$ <u>—</u>
City's covered employee payroll	<u>\$ 3,312</u>	<u>\$ 3,357</u>	<u>\$ 3,142</u>	<u>\$ 3,211</u>
Contributions as a percentage of covered employee payroll	9.18%	9.12%	9.17%	9.19%

<u>Municipal Fire and Police Retirement System of Iowa</u>	June 30			
	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
Statutorily required contribution	\$ 314	\$ 334	\$ 336	\$ 359
Contributions in relation to the statutorily required contribution	<u>314</u>	<u>334</u>	<u>336</u>	<u>359</u>
Contribution deficiency (excess)	\$ <u>—</u>	\$ <u>—</u>	\$ <u>—</u>	\$ <u>—</u>
City's covered employee payroll	<u>\$ 1,223</u>	<u>\$ 1,291</u>	<u>\$ 1,210</u>	<u>\$ 1,181</u>
Contributions as a percentage of covered employee payroll	25.67%	25.92%	27.77%	30.41%

See accompanying independent auditor's report.

Year ended June 30					
<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
\$ 306	\$ 288	\$ 254	\$ 216	\$ 198	\$ 180
<u>306</u>	<u>288</u>	<u>254</u>	<u>216</u>	<u>198</u>	<u>180</u>
\$ <u>—</u>	\$ <u>—</u>	\$ <u>—</u>	\$ <u>—</u>	\$ <u>—</u>	\$ <u>—</u>
<u>\$ 3,324</u>	<u>\$ 3,185</u>	<u>\$ 2,987</u>	<u>\$ 2,838</u>	<u>\$ 2,751</u>	<u>\$ 2,636</u>
9.21%	9.04%	8.50%	7.61%	7.20%	6.83%

Year ended June 30					
<u>2014</u>	<u>2013</u>	<u>2012</u>	<u>2011</u>	<u>2010</u>	<u>2009</u>
\$ 359	\$ 292	\$ 275	\$ 205	\$ 165	\$ 186
<u>359</u>	<u>292</u>	<u>275</u>	<u>205</u>	<u>165</u>	<u>186</u>
\$ <u>—</u>	\$ <u>—</u>	\$ <u>—</u>	\$ <u>—</u>	\$ <u>—</u>	\$ <u>—</u>
<u>\$ 1,194</u>	<u>\$ 1,119</u>	<u>\$ 1,111</u>	<u>\$ 1,032</u>	<u>\$ 973</u>	<u>\$ 997</u>
30.12%	26.11%	24.76%	19.90%	17.00%	18.75%

See accompanying independent auditor's report.

City of Indianola, Iowa
NOTES TO OTHER INFORMATION – PENSION LIABILITY
Year ended June 30, 2018

Iowa Public Employees' Retirement System

Change of benefit terms

Legislation enacted in 2010 modified benefit terms for current Regular members. The definition of final average salary changed from the highest three to the highest five years of covered wages. The vesting requirement changed from four years of service to seven years. The early retirement reduction increased from 3% per year measured from the member's first unreduced retirement age to a 6% reduction for each year of retirement before age 65.

Changes of assumptions

The 2017 valuation implemented the following refinements as a result of an experience study dated March 24, 2017:

- Decreased the inflation assumption from 3.00% to 2.60%.
- Decreased the assumed rate of interest on member accounts from 3.75% to 3.50% per year.
- Decreased the discount rate from 7.50% to 7.00%.
- Decreased the wage growth assumption from 4.00% to 3.25%.
- Decreased the payroll growth assumption from 4.00% to 3.25%.

The 2014 valuation implemented the following refinements as a result of a quadrennial experience study:

- Decreased the inflation assumption from 3.25% to 3.00%.
- Decreased the assumed rate of interest on member accounts from 4.00% to 3.75% per year.
- Adjusted male mortality rates for retirees in the Regular membership group.
- Reduced retirement rates for sheriffs and deputies between the ages of 55 and 64.
- Moved from an open 30 year amortization period to a closed 30 year amortization period for the UAL beginning June 30, 2014. Each year thereafter, changes in the UAL from plan experience will be amortized on a separate closed 20 year period.

The 2010 valuation implemented the following refinements as a result of a quadrennial experience study:

- Adjusted retiree mortality assumptions.
- Modified retirement rates to reflect fewer retirements.
- Lowered disability rates at most ages.
- Lowered employment termination rates.
- Generally increased the probability of terminating members receiving a deferred retirement benefit.
- Modified salary increase assumptions based on various service duration.

City of Indianola, Iowa
NOTES TO OTHER INFORMATION – PENSION LIABILITY (continued)
Year ended June 30, 2018

Municipal Fire and Police Retirement System of Iowa

Change of benefit terms

There were no significant changes of benefit terms.

Changes of assumptions

The 2017 valuation added five years projection of future mortality improvement with Scale BB.

The 2016 valuation change postretirement mortality rates to the RP-2000 Blue Collar Combined Healthy Mortality Table with males set-back two years, females set-forward one year and disabled individuals set-forward one year (male only rates), with no projection of future mortality improvement.

The 2015 valuation phased in the 1994 Group Annuity Mortality Table for postretirement mortality. This resulted in a weighting of 1/12 of the 1971 Group Annuity Mortality Table and 11/12 of the 1994 Group Annuity Mortality Table.

The 2014 valuation phased in the 1994 Group Annuity Mortality Table for postretirement mortality. This resulted in a weighting of 2/12 of the 1971 Group Annuity Mortality Table and 10/12 of the 1994 Group Annuity Mortality Table.

City of Indianola, Iowa
SCHEDULE OF CHANGES IN THE CITY'S TOTAL OPEB LIABILITY, RELATED RATIOS AND NOTES
Other Information
Year ended June 30, 2018

	<u>2018</u>
Service cost	\$ 55,681
Interest cost	24,400
Differences between expected and actual experience	151,398
Changes in assumptions or other inputs	(20,841)
Benefit payments	<u>(25,570)</u>
Net change in OPEB liability	185,068
 OPEB liability, beginning of year	 <u>638,575</u>
OPEB liability, end of year	\$ <u>823,643</u>
 Covered-employee payroll	 <u>\$4,218,766</u>
 OPEB liability as a percentage of covered-employee payroll	 19.52%

NOTES TO SCHEDULE

Changes in benefit terms

There were no significant changes in benefit terms.

Changes in assumptions or other inputs

Changes in assumptions or other inputs reflect the effects of changes in the discount rate each period. The following are the discount rates used in each period.

Year ended June 30, 2017	3.58%
Year ended June 30, 2018	3.87%

See accompanying independent auditor's report.

SUPPLEMENTARY INFORMATION

City of Indianola
SCHEDULE OF CASH RECEIPTS, DISBURSEMENTS AND CHANGES IN CASH BALANCES
Nonmajor Governmental Funds
As of and for the year ended June 30, 2018

	<u>Special revenue</u>			
	<u>Police Retirement</u>	<u>Police Seizures</u>	<u>Indianola Community Parks Foundation</u>	<u>Total</u>
RECEIPTS				
Use of money and property	\$ 1,157	\$ —	\$ 159	\$ 1,316
Miscellaneous	<u>—</u>	<u>—</u>	<u>14,061</u>	<u>14,061</u>
Total receipts	<u>1,157</u>	<u>—</u>	<u>14,220</u>	<u>15,377</u>
DISBURSEMENTS				
Operating				
Culture and recreation	<u>—</u>	<u>—</u>	<u>10,470</u>	<u>10,470</u>
Total disbursements	<u>—</u>	<u>—</u>	<u>10,470</u>	<u>10,470</u>
Excess of receipts over disbursements	<u>1,157</u>	<u>—</u>	<u>3,750</u>	<u>4,907</u>
OTHER FINANCING (USES)				
Operating transfers (out)	<u>(12,500)</u>	<u>—</u>	<u>(25,000)</u>	<u>(37,500)</u>
Total other financing (uses)	<u>(12,500)</u>	<u>—</u>	<u>(25,000)</u>	<u>(37,500)</u>
Net change in cash balances	(11,343)	—	(21,250)	(32,593)
CASH BALANCES , beginning of year, restated	<u>78,508</u>	<u>19,830</u>	<u>219,205</u>	<u>317,543</u>
CASH BALANCES , end of year	<u>\$ 67,165</u>	<u>\$ 19,830</u>	<u>\$ 197,955</u>	<u>\$ 284,950</u>
CASH BASIS FUND BALANCES				
Restricted for other purposes	<u>\$ 67,165</u>	<u>\$ 19,830</u>	<u>\$ 197,955</u>	<u>\$ 284,950</u>

City of Indianola
**SCHEDULE OF CASH RECEIPTS, DISBURSEMENTS AND
 CHANGES IN CASH BALANCES**
Nonmajor Proprietary Funds
As of and for the year ended June 30, 2018

		Enterprise	
	Recycling	Storm Water	Total
OPERATING RECEIPTS			
Charges for services	\$ 228,088	\$ 207,251	\$ 435,339
OPERATING DISBURSEMENTS			
Business type activities	<u>195,795</u>	<u>47,958</u>	<u>243,753</u>
Total operating disbursements	<u>195,795</u>	<u>47,958</u>	<u>243,753</u>
Excess of operating receipts over operating disbursements	<u>32,293</u>	<u>159,293</u>	<u>191,586</u>
NONOPERATING RECEIPTS (DISBURSEMENTS)			
Capital projects	<u>—</u>	<u>(163,026)</u>	<u>(163,026)</u>
Net nonoperating receipts (disbursements)	<u>—</u>	<u>(163,026)</u>	<u>(163,026)</u>
Excess (deficiency) of receipts over (under) disbursements	32,293	(3,733)	28,560
TRANSFERS (OUT)	<u>(16,180)</u>	<u>(64,900)</u>	<u>(81,080)</u>
Net change in cash balances	16,113	(68,633)	(52,520)
CASH BALANCES , beginning of year	<u>101,375</u>	<u>616,223</u>	<u>717,598</u>
CASH BALANCES , end of year	\$ <u>117,488</u>	\$ <u>547,590</u>	\$ <u>665,078</u>
CASH BASIS FUND BALANCES			
Unrestricted	\$ <u>117,488</u>	\$ <u>547,590</u>	\$ <u>665,078</u>

City of Indianola
SCHEDULE OF CASH RECEIPTS, DISBURSEMENTS AND
CHANGES IN CASH BALANCES
Internal Service Funds
As of and for the year ended June 30, 2018

	Internal Service				
	Health Insurance Reserve	Property Insurance Council	Health Pool	Health Reimbursement Arrangement	Total
OPERATING RECEIPTS					
Charges for services	\$ 3,276	\$ —	\$1,605,915	\$ —	\$1,609,191
Miscellaneous	<u>12,323</u>	<u>793</u>	<u>1,131</u>	<u>—</u>	<u>14,247</u>
Total operating receipts	<u>15,599</u>	<u>793</u>	<u>1,607,046</u>	<u>—</u>	<u>1,623,438</u>
OPERATING DISBURSEMENTS					
Governmental activities					
Public safety	12,102	—	453,456	18,685	484,243
Public works	2,366	—	120,646	2,768	125,780
Culture and recreation	4,368	—	175,206	11,958	191,532
General government	2,245	10,032	82,193	7,551	102,021
Business type activities	2,063	—	93,359	4,886	100,308
Component unit					
Municipal utility	<u>9,979</u>	<u>—</u>	<u>425,790</u>	<u>15,456</u>	<u>451,225</u>
Total operating disbursements	<u>33,123</u>	<u>10,032</u>	<u>1,350,650</u>	<u>61,304</u>	<u>1,455,109</u>
Excess (deficiency) of operating receipts over (under) operating disbursements	<u>(17,524)</u>	<u>(9,239)</u>	<u>256,396</u>	<u>(61,304)</u>	<u>168,329</u>
NONOPERATING RECEIPTS					
Interest on investments	<u>—</u>	<u>353</u>	<u>—</u>	<u>—</u>	<u>353</u>
Net nonoperating receipts	<u>—</u>	<u>353</u>	<u>—</u>	<u>—</u>	<u>353</u>
Net change in cash balances	(17,524)	(8,886)	256,396	(61,304)	168,682
CASH BALANCES, beginning of year	<u>214,939</u>	<u>22,243</u>	<u>607,235</u>	<u>251,216</u>	<u>1,095,633</u>
CASH BALANCES, end of year	<u>\$ 197,415</u>	<u>\$ 13,357</u>	<u>\$ 863,631</u>	<u>\$ 189,912</u>	<u>\$1,264,315</u>
CASH BASIS FUND BALANCES					
Unrestricted	<u>\$ 197,415</u>	<u>\$ 13,357</u>	<u>\$ 863,631</u>	<u>\$ 189,912</u>	<u>\$1,264,315</u>

City of Indianola
SCHEDULE OF INDEBTEDNESS
For the year ended June 30, 2018

<u>Obligation</u>	<u>Date of issue</u>	<u>Interest rate</u>	<u>Amount of original issue</u>
General Obligation Bonds			
General Obligation Refunding, Series 2011A	January 13, 2011	1.00 to 2.50%	\$3,915,000
General Obligation, Series 2011C	October 19, 2011	0.55 to 2.25%	850,000
General Obligation Urban Renewal, Series 2011E	December 28, 2011	1.30 to 2.95%	2,410,000
General Obligation Urban Renewal, Series 2012A	May 1, 2012	2.00 to 2.95%	4,580,000
General Obligation, Series 2012B	May 1, 2012	0.50 to 2.40%	3,875,000
General Obligation, Series 2013A	January 9, 2013	0.50 to 1.55%	1,865,000
General Obligation, Series 2013B	January 9, 2013	1.25 to 2.00%	5,510,000
General Obligation Refunding, Series 2013C	July 17, 2013	1.00 to 1.50%	2,070,000
Capital Loan Notes			
General Obligation, Series 2009B	August 31, 2009	1.25 to 3.25%	620,000
IEDA Nuisance Property Loan	March 1, 2018	1.00%	125,000
Revenue Bonds			
Sewer Revenue Bond, Series 2009	May 20, 2009	3.00%	9,090,000
Sewer Revenue Bond, Series 2013	April 19, 2013	2.00%	4,036,000
Sewer Revenue Bond, Series 2017A	December 1, 2017	1.75%	3,267,000
Total			

See accompanying independent auditor's report.

Schedule 4

<u>Balance beginning of year</u>	<u>Issued during year</u>	<u>Redeemed during year</u>	<u>Balance end of year</u>	<u>Interest paid</u>
\$ 100,000	\$ —	\$ 100,000	\$ —	\$ 2,500
470,000	—	110,000	360,000	9,333
2,010,000	—	100,000	1,910,000	50,800
3,615,000	—	380,000	3,235,000	82,670
2,580,000	—	315,000	2,265,000	49,585
1,590,000	—	255,000	1,335,000	18,780
4,055,000	—	335,000	3,720,000	64,340
<u>1,005,000</u>	<u>—</u>	<u>450,000</u>	<u>555,000</u>	<u>12,500</u>
<u>15,425,000</u>	<u>—</u>	<u>2,045,000</u>	<u>13,380,000</u>	<u>290,508</u>
75,000	—	75,000	—	2,438
<u>—</u>	<u>125,000</u>	<u>—</u>	<u>125,000</u>	<u>—</u>
<u>75,000</u>	<u>125,000</u>	<u>75,000</u>	<u>125,000</u>	<u>2,438</u>
7,276,000	—	205,000	7,071,000	218,280
2,499,000	—	134,000	2,365,000	43,733
<u>—</u>	<u>1,934,410</u>	<u>134,000</u>	<u>1,800,410</u>	<u>8,833</u>
<u>9,775,000</u>	<u>1,934,410</u>	<u>473,000</u>	<u>11,236,410</u>	<u>270,846</u>
<u>\$25,275,000</u>	<u>\$2,059,410</u>	<u>\$2,593,000</u>	<u>\$24,741,410</u>	<u>\$ 563,792</u>

City of Indianola
BOND MATURITIES
June 30, 2018

General Obligation Bonds

Year ending June 30	Series 2011C		Urban Renewal Series 2011E		Urban Renewal Series 2012A		Series 2012B	
	Issued October 19, 2011		Issued December 28, 2011		Issued May 1, 2012		Issued May 1, 2012	
	Interest Rates	Amount	Interest Rates	Amount	Interest Rates	Amount	Interest Rates	Amount
2019	1.90%	\$ 115,000	1.65%	\$ 100,000	2.00%	\$ 390,000	1.50%	\$ 320,000
2020	2.10%	120,000	1.90%	150,000	2.00%	350,000	1.70%	325,000
2021	2.25%	125,000	2.05%	150,000	2.00%	335,000	1.90%	330,000
2022		—	2.20%	150,000	2.05%	345,000	2.10%	340,000
2023		—	2.30%	150,000	2.20%	355,000	2.20%	345,000
2024		—	2.40%	150,000	2.35%	370,000	2.30%	355,000
2025		—	2.60%	150,000	2.50%	195,000	2.40%	250,000
2026		—	2.75%	150,000	2.65%	205,000		—
2027		—	2.90%	150,000	2.75%	220,000		—
2028		—	3.00%	150,000	2.85%	230,000		—
2029		—	3.05%	150,000	2.95%	240,000		—
2030		—	3.15%	150,000				—
2031		—	3.25%	160,000		—		—
Totals		\$ <u>360,000</u>		\$ <u>1,910,000</u>		\$ <u>3,235,000</u>		\$ <u>2,265,000</u>

General Obligation Bonds

Year ending June 30	Series 2013A		Series 2013B		Refunding Series 2013C		Total
	Issued January 9, 2013		Issued January 9, 2013		Issued July 17, 2013		
	Interest Rates	Amount	Interest Rates	Amount	Interest Rates	Amount	
2019	0.95%	\$ 260,000	1.30%	\$ 340,000	1.30%	\$ 275,000	\$ 1,800,000
2020	1.10%	265,000	1.10%	345,000	1.50%	280,000	1,835,000
2021	1.25%	265,000	1.25%	355,000		—	1,560,000
2022	1.40%	270,000	1.40%	360,000		—	1,465,000
2023	1.55%	275,000	1.55%	370,000		—	1,495,000
2024		—	1.70%	375,000		—	1,250,000
2025		—	1.80%	380,000		—	975,000
2026		—	1.90%	390,000		—	745,000
2027		—	2.00%	400,000		—	770,000
2028		—	2.00%	405,000		—	785,000
2029		—		—		—	390,000
2030		—		—		—	150,000
2031		<u>—</u>		<u>—</u>		<u>—</u>	<u>160,000</u>
Totals		<u>\$1,335,000</u>		<u>\$3,720,000</u>		<u>\$ 555,000</u>	<u>\$13,380,000</u>

City of Indianola
BOND MATURITIES (continued)
June 30, 2018

Revenue Bonds							
Year ending June 30	Sewer Revenue Bond Series 2009		Sewer Revenue Bond Series 2013		Sewer Revenue Bond Series 2017A		Total
	Issued May 20, 2009		Issued April 19, 2013		Issued December 1, 2017		
	Interest Rates	Amount	Interest Rates	Amount	Interest Rates	Amount	
2019	3.00%	\$ 212,000	1.75%	\$ 137,000	1.75%	\$ 137,000	\$ 486,000
2020	3.00%	218,000	1.75%	140,000	1.75%	140,000	498,000
2021	3.00%	225,000	1.75%	142,000	1.75%	143,000	510,000
2022	3.00%	233,000	1.75%	145,000	1.75%	146,000	524,000
2023	3.00%	240,000	1.75%	148,000	1.75%	148,000	536,000
2024	3.00%	248,000	1.75%	151,000	1.75%	151,000	550,000
2025	3.00%	256,000	1.75%	154,000	1.75%	154,000	564,000
2026	3.00%	265,000	1.75%	157,000	1.75%	158,000	580,000
2027	3.00%	273,000	1.75%	160,000	1.75%	161,000	594,000
2028	3.00%	282,000	1.75%	163,000	1.75%	164,000	609,000
2029	3.00%	291,000	1.75%	167,000	1.75%	167,000	625,000
2030	3.00%	301,000	1.75%	170,000	1.75%	131,410	602,410
2031	3.00%	310,000	1.75%	173,000		—	483,000
2032	3.00%	321,000	1.75%	177,000		—	498,000
2033	3.00%	331,000	1.75%	181,000		—	512,000
2034	3.00%	342,000		—		—	342,000
2035	3.00%	353,000		—		—	353,000
2036	3.00%	364,000		—		—	364,000
2037	3.00%	376,000		—		—	376,000
2038	3.00%	388,000		—		—	388,000
2039	3.00%	401,000		—		—	401,000
2040	3.00%	414,000		—		—	414,000
2041	3.00%	<u>427,000</u>		<u>—</u>		<u>—</u>	<u>427,000</u>
Totals		<u>\$7,071,000</u>		<u>\$2,365,000</u>		<u>\$1,800,410</u>	<u>\$11,236,410</u>

Capital Loan Note

Iowa Economic Development Authority Nuisance Property Loan Issued March 1, 2018		
Year ending June 30	Interest Rates	Amount
2019	1.00%	\$ 24,503
2020	1.00%	24,750
2021	1.00%	24,998
2022	1.00%	25,249
2023	1.00%	<u>25,500</u>
Totals		<u>\$ 125,000</u>

City of Indianola
SCHEDULE OF RECEIPTS BY SOURCE AND DISBURSEMENTS BY FUNCTION -
ALL GOVERNMENTAL FUNDS
For the last ten years

	Year ended June 30			
	2018	2017	2016	2015
RECEIPTS				
Property tax	\$ 6,365,347	\$ 6,392,934	\$ 6,122,001	\$ 6,155,219
Tax increment financing collections	2,112,030	1,955,534	1,542,524	1,365,455
Other city tax	2,068,943	1,965,822	265,487	298,515
Licenses and permits	232,440	154,991	192,408	132,554
Use of money and property	576,571	504,619	469,188	400,099
Intergovernmental	2,533,521	2,109,788	2,384,472	4,575,268
Charges for service	537,629	1,066,626	949,420	1,024,782
Special assessments	26,708	163,044	112,573	118,173
Miscellaneous	<u>458,805</u>	<u>603,705</u>	<u>541,806</u>	<u>477,149</u>
Total receipts	<u>\$14,911,994</u>	<u>\$14,917,063</u>	<u>\$12,579,879</u>	<u>\$14,547,214</u>
DISBURSEMENTS				
Operating				
Public safety	\$ 5,198,541	\$ 5,014,894	\$ 4,095,846	\$ 4,018,718
Public works	1,656,141	1,483,031	1,600,292	1,293,247
Culture and recreation	2,087,835	2,137,909	2,037,571	2,009,849
Community and economic development	487,893	935,587	165,075	557,205
General government	1,087,246	1,461,226	1,401,940	1,394,110
Debt service	2,419,852	2,655,684	2,838,250	3,003,458
Capital projects	<u>1,030,964</u>	<u>400,336</u>	<u>249,880</u>	<u>5,220,131</u>
Total disbursements	<u>\$13,968,472</u>	<u>\$14,088,667</u>	<u>\$12,388,854</u>	<u>\$17,496,718</u>

Year ended June 30					
2014	2013	2012	2011	2010	2009
\$ 5,472,196	\$ 5,163,959	\$ 4,929,375	\$ 4,836,322	\$ 4,826,350	\$ 4,739,284
1,383,060	1,368,810	1,146,801	865,761	712,476	632,566
294,866	205,910	152,908	137,481	118,906	116,449
164,365	117,693	144,940	197,339	96,392	66,923
335,498	326,083	298,072	318,803	366,427	339,169
1,692,398	2,060,498	1,651,642	1,825,569	2,337,365	1,648,354
1,024,228	993,286	983,827	982,632	888,563	1,117,293
109,522	144,055	139,226	92,034	197,299	161,882
<u>1,980,786</u>	<u>353,921</u>	<u>416,059</u>	<u>623,383</u>	<u>418,791</u>	<u>351,465</u>
<u>\$12,456,918</u>	<u>\$10,733,310</u>	<u>\$ 9,862,850</u>	<u>\$ 9,879,324</u>	<u>\$ 9,962,569</u>	<u>\$ 9,173,385</u>
\$ 4,257,526	\$ 3,902,002	\$ 3,953,821	\$ 3,574,355	\$ 3,356,421	\$ 3,269,051
1,336,452	1,416,552	1,329,010	1,185,798	1,151,366	1,282,170
2,085,707	2,130,514	2,113,184	1,992,708	2,029,345	2,316,774
430,585	704,168	1,293,997	123,554	96,617	104,155
1,505,152	1,411,552	1,303,284	1,196,933	1,144,194	1,037,373
3,000,167	2,622,940	3,368,178	5,718,378	2,276,339	2,219,139
<u>2,860,272</u>	<u>16,012,963</u>	<u>2,778,034</u>	<u>1,904,710</u>	<u>2,713,916</u>	<u>1,678,814</u>
<u>\$15,475,861</u>	<u>\$28,200,691</u>	<u>\$16,141,508</u>	<u>\$15,696,436</u>	<u>\$12,758,298</u>	<u>\$11,907,576</u>



**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL
OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER
MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED
IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS**

Honorable Mayor and
Members of the City Council
City of Indianola
Indianola, Iowa

We have audited, in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business type activities, the discretely presented component unit, each major fund and the aggregate remaining fund information of the City of Indianola, Iowa (the City) as of and for the year ended June 30, 2018, and the related notes to financial statements, which collectively comprise the City's basic financial statements, and have issued our report thereon dated March 14, 2019. Our report expressed unmodified opinions on the financial statements which were prepared on the basis of cash receipts and disbursements, a basis of accounting other than accounting principles generally accepted in the United States of America. Our report includes a reference to other auditors who audited the financial statements of the discretely presented component unit, Indianola Municipal Utility, as described in our report on the City's financial statements. This report does not include the results of the other auditor's testing of internal control over financial reporting or compliance and other matters that are reported on separately by those auditors.

Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered the City's internal control over financial reporting (internal control) to determine the audit procedures appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, we do not express an opinion on the effectiveness of the City's internal control.

A deficiency in internal control exists when the design or operation of the control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or combination of deficiencies, in internal control, such that there is a reasonable possibility a material misstatement of the City's financial statements will not be prevented or detected and corrected on a timely basis. A significant deficiency is a deficiency, or a combination of deficiencies, in internal control which is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that have not been identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We did identify certain deficiencies in internal control, described in Part I of the accompanying schedule of findings as items 2018-001 through 2018-003 that we consider to be significant deficiencies.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the City's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*. However, we noted certain immaterial instances of noncompliance or other matters which are described in Part II of the accompanying schedule of findings.

Comments involving statutory and other legal matters about the City's operations for the year ended June 30, 2018 are based exclusively on knowledge obtained from procedures performed during our audit of the financial statements of the City. Since our audit was based on tests and samples, not all transactions that might have had an impact on the comments were necessarily audited. The comments involving statutory and other legal matters are not intended to constitute legal interpretations of those statutes.

City's Responses to the Findings

The City's responses to the findings identified in our audit are described in the accompanying schedule of findings. The City's responses were not subject to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on them.

Purpose of this Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing and not to provide an opinion on the effectiveness of the City's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the City's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.


DENMAN & COMPANY, LLP

West Des Moines, Iowa
March 14, 2019

**City of Indianola
SCHEDULE OF FINDINGS
Year ended June 30, 2018**

SECTION I – FINANCIAL STATEMENT FINDINGS

INTERNAL CONTROL DEFICIENCIES

2018-001

SEGREGATION OF DUTIES

Criteria:	Management is responsible for establishing and maintaining internal control. A good system of internal control provides for adequate segregation of duties so no one individual handles a transaction from its inception to completion. In order to maintain proper internal control, duties should be segregated so the authorization, custody and recording of transactions are not under the control of the same employee. This segregation of duties helps prevent losses from employee error or dishonesty and maximizes the accuracy of the City's financial statements.
Condition:	The City does not have sufficient segregation of duties to prevent one individual from having control over for following functions: 1) Disbursements – check preparation, posting to and maintaining the general ledger, reconciliation of the bank statements 2) Payroll – Preparation, posting to and maintaining the general ledger, authorizing payment, and reconciliation.
Cause:	The City has a limited number of employees and procedures have not been designed to adequately segregate duties or provide compensating controls through additional oversight of transactions and processes.
Effect:	Inadequate segregation of duties could adversely affect the City's ability to prevent or detect and correct misstatements, errors or misappropriation on a timely basis by employees in the normal course of performing their assigned functions.
Recommendation:	The City should review its control activities to obtain the maximum internal control possible under the circumstances utilizing currently available staff, including elected officials.
Response:	The City has hired an accounts receivable clerk subsequent to the audit fieldwork and will continue to look for opportunities to improve internal control.
Conclusion:	Response accepted.

City of Indianola
SCHEDULE OF FINDINGS (continued)
Year ended June 30, 2018

SECTION I – FINANCIAL STATEMENT FINDINGS

INTERNAL CONTROL DEFICIENCIES

2018-002

CREDIT CARDS

Criteria:	Internal controls over safeguarding assets constitute a process, effected by an entity's governing body, management and other personnel designed to provide reasonable assurance regarding prevention or timely detection of unauthorized transactions and safeguarding assets from error or misappropriation. Such processes include establishing policies addressing proper asset use and proper supporting documentation.
Condition:	The City has credit cards for use by various employees while on City business. During our audit procedures, we identified credit card transactions which were not properly supported, approved, or for which the public purpose was not adequately documented.
Cause:	City policies and procedures do not provide for adequate oversight of credit card usage.
Effect:	Lack of adequate control procedures over credit card usage may result in unauthorized and unsupported transactions and the opportunity for misappropriation.
Recommendation:	The City should review its policies and procedures governing credit card usage. The City should evaluate which staff members have a business purpose for carrying a credit card and implement procedures to ensure the adequate review, approval, and documentation of credit card transactions.
Response:	We have reviewed procedures and plan to make the necessary changes to improve controls over credit card usage.
Conclusion:	Response accepted.

City of Indianola
SCHEDULE OF FINDINGS (continued)
Year ended June 30, 2018

SECTION I – FINANCIAL STATEMENT FINDINGS

INTERNAL CONTROL DEFICIENCIES

2018-003

FINANCIAL REPORTING

Criteria:	A deficiency in internal control over financial reporting exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements of the financial statements on a timely basis. Properly designed policies and procedures and implementation of the policies and procedures are an integral part of ensuring the reliability and accuracy of the City's financial statements.
Condition:	During the course of our audit, several material correcting entries were proposed and subsequently made by the City to properly report the City's financial statements.
Cause:	The City was without a finance director for six months of the fiscal year, resulting in less oversight over financial reporting.
Effect:	City employees did not detect the errors in the normal course of performing their assigned functions and material adjustments to the City's financial statements were necessary.
Recommendation:	The City should review its financial reporting practices to ensure reporting coincides with the Uniform Chart of Accounts issued by the City Finance Committee.
Response:	The City hired a finance director in the spring of 2018. Under the finance director's leadership, the City is evaluating financial reporting practices.
Conclusion:	Response accepted.

INSTANCES OF NONCOMPLIANCE

No matters were noted

City of Indianola
SCHEDULE OF FINDINGS (continued)
Year ended June 30, 2018

SECTION II – OTHER FINDINGS RELATED TO REQUIRED STATUTORY REPORTING

II-A-18 CERTIFIED BUDGET

Disbursements in the business type function exceeded amounts budgeted prior to the budget being amended in May, 2018. Chapter 384.20 of the Code of Iowa states, in part, "Public monies may not be expended or encumbered except under an annual or continuing appropriation."

Recommendation

The budget should be amended in accordance with Chapter 384.18 of the Code of Iowa before disbursements are allowed to exceed the budget.

Response

The budget will be amended in the future, if applicable.

Conclusion

Response accepted.

II-B-18 QUESTIONABLE EXPENDITURES

No expenditures were noted that may not meet the requirements of public purpose as defined in an Attorney General's opinion dated April 25, 1979.

II-C-18 TRAVEL EXPENSE

No expenditures of City money for travel expenses of spouses of City officials and/or employees were noted.

II-D-18 BUSINESS TRANSACTIONS

We noted no business transactions between the City and City officials or employees in excess of \$1,500.

II-E-18 BOND COVERAGE

Surety bond coverage of City officials and employees is in accordance with statutory provisions. The amount of coverage should be reviewed annually to ensure that the coverage is adequate for current operations.

II-F-18 COUNCIL MINUTES

No transactions were found that we believe should have been approved in the Council minutes but were not.

City of Indianola
SCHEDULE OF FINDINGS (continued)
Year ended June 30, 2018

II-G-18 DEPOSITS AND INVESTMENTS

No instances of noncompliance with the deposit and investment provisions of Chapters 12B and 12C of the Code of Iowa and the City's investment policy were noted.

II-H-18 REVENUE BONDS AND NOTES

No instances of noncompliance with the revenue bond and note resolutions were noted.

II-I-18 ANNUAL URBAN RENEWAL REPORT

The annual urban renewal report was properly approved and certified to the Iowa Department of Management on or before December 1. However, the following reporting exceptions were noted:

The City TIF debt outstanding balance as of June 30, 2017 reported on the Levy Authority Summary does not agree with the City's records. In addition, the TIF special revenue fund balance reported on the Levy Authority Summary was understated by \$71,492.

Recommendation

The City should ensure the balances reported on the Levy Authority Summary agree to City financial records.

Response

The City will investigate the discrepancies and correct the reported balances in future filings.

Conclusion

Response accepted.

II-J-18 ANNUAL FINANCIAL REPORT

The Annual Financial Report was not completed and filed by December 1st as required by Chapter 384.22 of the Code of Iowa.

Recommendation

The City should implement procedures to ensure the timely filing of the Annual Financial Report.

Response

Untimely filing of the Annual Financial Report in 2017 was due to the departure of the City's Finance Director in the fall of 2017. The Annual Financial Report will be filed timely in the future.

Conclusion

Response accepted.

APPENDIX E

BOOK-ENTRY SYSTEM

The information in this Appendix concerning The Depository Trust Company, New York, New York (“DTC”) and DTC’s book-entry system has been obtained from DTC. Neither the Underwriter nor the Issuer take responsibility for the accuracy or completeness thereof, or for any material changes in such information subsequent to the date hereof, or for any information provided at the web sites referenced below. Beneficial Owners should confirm the following with DTC or the Direct Participants (as hereinafter defined). So long as Cede & Co. is the Registered Owner of the Notes, as nominee of DTC, references in the Official Statement to the Noteowners or Registered Owners of the Notes shall mean Cede & Co. and shall not mean the Beneficial Owners of the Notes.

Book-Entry System

The Depository Trust Company (“DTC”), New York, NY, will act as securities depository for the Notes. The Notes will be issued as fully-registered securities registered in the name of Cede & Co. (DTC’s partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered Note certificate will be issued for series of the Notes, each in the aggregate principal amount of such series, and will be deposited with DTC.

DTC, the world’s largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a “banking organization” within the meaning of the New York Banking Law, a member of the Federal Reserve System, a “clearing corporation” within the meaning of the New York Uniform Commercial Code, and a “clearing agency” registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC’s participants (“Direct Participants”) deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants’ accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). DTC has a Standard & Poor’s rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of Notes under the DTC system must be made by or through Direct Participants, which will receive a credit for the Notes on DTC’s records. The ownership interest of each actual purchaser of each Note (“Beneficial Owner”) is in turn to be recorded on the Direct and Indirect Participants’ records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in the Notes are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Notes, except in the event that use of the book-entry system for the Securities is discontinued.

To facilitate subsequent transfers, all Notes deposited by Direct Participants with DTC are registered in the name of DTC’s partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Notes with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Notes; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Notes are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices shall be sent to DTC. If less than all of the Notes within an issue are being redeemed, DTC’s practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Securities unless authorized by a Direct Participant in accordance with DTC’s MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Direct

Participant as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts Securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest payments on the Notes will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the Issuer or Trustee, on any payment date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with Notes held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC, the Trustee or the Issuer, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Issuer or the Trustee, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Notes at any time by giving reasonable notice to the Issuer or the Trustee. Under such circumstances, in the event that a successor depository is not obtained, Note certificates are required to be printed and delivered.

The Issuer may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor depository). In that event, Note certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Issuer believes to be reliable, but the Issuer does not take any responsibility for the accuracy thereof.

APPENDIX A

INFORMATION ABOUT THE ISSUER

CITY OFFICIALS

Kelly B. Shaw , Mayor	January 2, 2022
John Parker Jr. , Council Member – 1 st Ward	January 2, 2020
Bob Kling , Council Member – 2 nd Ward	January 2, 2022
Joe Gezel , Council Member – 3 rd Ward	January 2, 2020
Greta Southall , Council Member – 4 th Ward	January 2, 2022
Shirley Clark , Council Member At-Large	January 2, 2020
Greg Marchant , Council Member At-Large	January 2, 2022

ADMINISTRATIVE OFFICIALS

Ryan Waller, City Administrator
Diana Bowlin, City Clerk
Andy Lent, Finance Officer

BOND AND DISCLOSURE COUNSEL

AHLERS & COONEY, P.C.
100 Court Avenue, Suite 600
Des Moines, IA 50309

UNDERWRITER

D.A. Davidson & Co.
515 East Locust Street, Suite 200
Des Moines, IA 50309
515.471.2700

GENERAL INFORMATION

Indianola, Iowa, the county seat of Warren County, is located in central Iowa seventeen miles south of Des Moines, the State capital via double-lane U.S. Highway 65-69. Interstate Highways 35 and 80 are only twenty miles away. The Des Moines International Airport is a twenty-minute drive from Indianola. The City covers an area of approximately 11.25 square miles.

The City, which was incorporated in 1864, operates under the Mayor-Council form of government with six council members. The Mayor is elected for a four-year term and council members are elected on a staggered basis for terms of four years. The council appoints a city administrator who has operating responsibilities for all City functions excluding the library.

The City owns and successfully operates its municipal water system, electric plant and distribution system, sewer system and treatment facilities, telecommunications utility and swimming pool. The normal retail businesses and services in a city of the Issuer's size are available along with all necessary and customary professional services.

Indianola Community School District serves the entire community plus 150 square miles of surrounding rural Warren County with three elementary schools, a middle school, and a senior high school. Current enrollment totals 3,634 and the District population is estimated at 19,750. There is also a private school for grades K-8 with estimated enrollment of approximately 50. Indianola is also fortunate to have Simpson College, a four-year liberal arts school, located in the City. Drake University is seventeen miles north in Des Moines and Des Moines Area Community College is twenty-two miles north in Ankeny.

Population trends for the city, county and state over the past three decades are as follows:

	<u>1990</u>	<u>2000</u>	<u>2010</u>	<u>2018 (est.)</u>
City of Indianola	11,340	12,998	14,782	16,071
Warren County	36,033	40,671	46,225	51,056
State of Iowa	2,776,755	2,926,324	3,046,355	3,156,145

Source: U.S. Department of Commerce, U.S. Census Bureau.

BUILDING PERMIT TREND

	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>
<u>Single Family Homes</u>					
No. of New Homes	48	30	40	41	40
Valuation	7,426,304	5,798,857	7,065,680	7,250,534	7,158,310
<u>Multiple Family Dwellings</u>					
No. of New Buildings	1	5	10	10	6
Valuation	492,000	1,335,000	2,356,075	13,741,553	975,095
<u>Commercial/Industrial/Other</u>					
No. of New Buildings	3	5	9	6	2
Valuation	1,267,540	2,675,340	4,387,633	256,596	41,100
<u>Residential Additions/Remodeling</u>					
No. of Additions/Remodeling	46	73	70	75	63
Valuation	863,019	1,096,060	677,713	784,531	674,670
<u>Commercial Additions/Remodeling</u>					
No. of Additions/Remodeling	16	23	14	16	19
Valuation	2,473,015	7,018,230	2,092,864	1,380,851	11,469,421
Total Permits	114	136	143	148	130
Total Valuations	12,521,878	17,923,487	16,579,965	23,414,065	20,318,596

Source: The City of Indianola.

AGRICULTURE STATISTICS

	<u>Warren County</u>	<u>State of Iowa</u>
Corn/grain:		
Harvested acres	58,300	12,900,000
Yield per acre (bu/acre)	183.2	202.0
Production (1,000 bu.)	10,678	2,605,800
Soybeans:		
Harvested acres	68,500	9,440,000
Yield per acre (bu/acre)	49.5	56.5
Production (1,000 bu.)	3,388	561,610

Source: 2018 Iowa Agricultural Statistics Bulletin – 2017 performance (latest available).

TAXABLE RETAIL SALES TREND

<u>Year Ended</u>	<u>City of Indianola</u>	<u>City of Indianola</u>	<u>Warren County</u>
<u>June 30</u>	<u>No. of Businesses</u>	<u>Retail Sales</u>	<u>Retail Sales</u>
2018	507	\$213,053,116	\$330,703,956
2017	508	\$205,708,013	\$317,609,229
2016	505	\$198,744,824	\$303,242,347
2015	494	\$189,114,100	\$286,432,375
2014	501	\$176,195,405	\$268,926,086

Source: Iowa Department of Revenue and Finance, Iowa Retail Sales and Use Tax Reports. Fiscal year ended June 30, 2018 is latest available report.

UNEMPLOYMENT STATISTICS

<u>Year</u>	<u>Warren County</u>	<u>State of Iowa</u>
2019	2.40%	2.50%
2018	2.30%	2.50%
2017	2.70%	3.10%
2016	3.20%	3.60%
2015	3.50%	3.80%
2014	3.90%	4.20%

Source: Iowa Workforce Development website – 2019 information is July 2019 data (seasonally adjusted).

LARGER EMPLOYERS

<u>Employer</u>	<u>Product/Service</u>	<u>Approximate No. of Employees</u>
Indianola Community Schools	Education	570
Hy-Vee	Retail - Grocery Store	340
Simpson College	Education	300
Walmart	Retail - Grocery Store	215
The Village	Senior Care/Living	140
CemenTech	Manufacturing - Concrete Mixers	125
Good Samaritan Society of Indianola	Senior Care/Living	120
Westview Care Center	Senior Care/Living	104
ADM (Harvest Innovations)	Food Processing	100
Christian Opportunity Center	Non-profit supporting people with disabilities	85
Fareway	Retail - Grocery Store	72

Source: City of Indianola.

LARGER TAXPAYERS BY VALUATION

Set forth in the following table are the persons or entities which represent larger taxpayers within the boundaries of the City, as provided by the Warren County Auditor's office. No independent investigation has been made of and no representation is made herein as to the financial condition of any of the taxpayers listed below or that such taxpayers will continue to maintain their status as major taxpayers in the City. With the exception of the electric and natural gas providers (which is subject to an excise tax in accordance with Iowa Code chapter 437A), the City's tax levy is applicable to all of the properties included in the table, and thus taxes expected to be received by the City from such taxpayers will be in proportion to the assessed valuations of the properties. The total tax bill for each of the properties is dependent upon the tax levies of the other taxing entities which overlap the properties.

	<u>Taxable Value as of 1/1/2018</u>
Wesley Retirement Services Inc	\$9,932,759
Wal Mart Stores Inc	9,434,520
RM30 Holdings LLC	6,342,825
Lincoln Ridge Estates LLC	6,301,257
Pinnacle Agriculture Dist Inc	4,781,790
Indianola Senior Housing LLC	4,485,600
Theisen Development Co LLC	4,463,460
GFP Investment Co LC	4,345,425
HCII-307 E Scenic Valley Avenue LLC	3,791,880
Vintage Hills Cooperative Of Indianola	<u>3,718,795</u>
TOTAL:	\$57,598,311
Top 10 as % of Total Taxable Valuation:	9.30%

Source: Warren County.

BREAKDOWN OF CITY TAX LEVY

Valuation Year:	2018	2017	2016	2015	2014
<u>Collection Year:</u>	<u>2019/20</u>	<u>2018/19</u>	<u>2017/18</u>	<u>2016/17</u>	<u>2015/16</u>
General	8.10000	8.10000	8.10000	8.10000	8.10000
Outside \$8.10	0.00000	0.00000	0.00000	0.00000	0.00000
Debt Service	0.89678	1.02983	1.25401	1.65013	1.75000
Total Levy	13.27899	12.70289	12.71350	12.70023	12.70000
City Ag Land	3.00375	3.00375	2.90859	3.00375	3.00375

Source: Iowa Department of Management.

TAX RATE PER \$1,000 OF TAXABLE VALUATION (Combined Levy for all Taxing Districts)

Valuation Year:	2018	2017	2016	2015	2014
<u>Collection Year:</u>	<u>2019/20</u>	<u>2018/19</u>	<u>2017/18</u>	<u>2016/17</u>	<u>2015/16</u>
City of Indianola	13.27899	12.70289	12.71350	12.70023	12.70000
Warren County	6.67724	5.64089	5.66245	5.68202	5.69167
County Assessor	0.49728	0.40098	0.40454	0.39803	0.32112
Ag. Extension	0.13427	0.13774	0.14108	0.14245	0.14381
Indianola CSD	18.50205	19.33599	19.37589	19.31130	19.28769
DMACC	0.65249	0.69468	0.67458	0.72334	0.67574
State (Bruc./T.B.)	<u>0.0028</u>	<u>0.0029</u>	<u>0.0031</u>	<u>0.0033</u>	<u>0.0033</u>
Indianola Resident	39.74512	38.91607	38.97514	38.96067	38.82333

Source: Iowa Department of Management.

SCHEDULE OF RECEIPTS AND DISBURSEMENTS (General Fund)

<u>Fiscal Year</u>	<u>Beginning Balance</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>Ending Balance</u>
2018/19	\$6,801,742	\$12,901,053	\$11,938,571	\$7,764,223
2017/18	6,421,200	10,311,603	9,840,015	6,892,788
2016/17	4,950,405	11,135,740	9,857,975	6,228,170
2015/16	3,675,491	9,222,344	7,947,430	4,950,405
2014/15	2,879,946	8,800,405	8,004,860	3,675,491
2013/14	2,706,396	8,360,286	8,214,795	2,851,887

Source: City of Indianola.

TAX COLLECTION TREND (All Funds)

Valuation	Collection	Amount	Amount	Percent
<u>Year</u>	<u>Year</u>	<u>Levied</u>	<u>Collected*</u>	<u>Collected</u>
2018	2019/20	\$7,242,593	<i>In Process of Collection</i>	
2017	2018/19	\$6,703,851	\$6,876,894	102.58%
2016	2017/18	\$6,321,102	\$6,365,347	100.70%
2015	2016/17	\$6,221,072	\$6,388,823	102.70%
2014	2015/16	\$6,128,548	\$6,122,001	99.89%
2013	2014/15	\$6,042,358	\$6,155,219	101.87%

* Includes delinquent taxes, if any

Source: Warren County Auditor.

CURRENT FUND BALANCES (as of July 31, 2019)

General Fund	\$7,764,223
Special Revenue	\$9,896,685
Debt Service	\$1,026,196
Capital Projects	\$458,279
Proprietary/Enterprise Funds	\$5,127,157

Source: City of Indianola.

VALUATION BY PROPERTY CLASSIFICATION

The following table presents the January 1, 2018 100% Assessed and Taxable Valuations of the City by property classification (for Fiscal Year 2019/20 tax levies).

	100% Actual Value (1/1/18)	Taxable Value (1/1/18) (With Rollback)
Residential	\$750,391,086	\$420,513,618
Commercial	88,561,113	75,048,764
Industrial	5,687,992	3,941,002
Multiresidential	54,605,761	39,719,921
Railroads	0	0
Utilities w/o Gas & Electric	1,785,840	1,785,840
Gross Valuation	\$901,031,792	\$541,009,145
Less: Military Exemption	1,264,080	1,264,080
Net Valuation	\$899,767,712	\$539,745,065
TIF increment - (used to compute debt service levies and constitutional debt limit)	\$78,588,074	\$78,588,074
Taxed Separately		
Ag. Land	\$3,016,252	\$1,569,060
Ag. Buildings	\$82,328	\$44,603
Gas & Electric	\$4,292,499	\$1,316,415

Source: Iowa Department of Management.

VALUATION TREND

Valuation Year	Payable Fiscal Year	100% Actual Valuation	Taxable Valuation (With Rollback)	Taxable TIF Increment Valuation	Total Taxable Valuation
2018	2019/20	\$985,746,865	\$541,061,480	\$78,588,074	\$619,649,554
2017	2018/19	\$959,834,217	\$523,080,763	\$72,340,746	\$595,421,509
2016	2017/18	\$880,594,746	\$492,577,085	\$66,681,130	\$559,258,215
2015	2016/17	\$863,519,032	\$481,746,187	\$59,727,678	\$541,473,865
2014	2015/16	\$839,996,562	\$475,010,758	\$52,745,764	\$527,756,522

The 100% actual valuations, before rollback and after reduction of military exemption, include ag land and buildings, TIF increment, and gas and electric utilities and are used for calculating debt capacity. The taxable valuations, with the rollback and after the reduction of military exemption, include gas and electric utilities, exclude ag land and buildings and exclude taxable TIF increment value, which is shown separately. Iowa cities certify operating levies against taxable value excluding TIF increment. However, debt service levies are certified against taxable value including TIF increment.

Source: Iowa Department of Management.

DEBT LIMIT CALCULATION

The amount of general obligation debt a political subdivision of the State of Iowa can incur is controlled by constitutional debt limit which is an amount equal to 5% of the value of taxable property within its limits as ascertained by the last state and county tax lists. The Issuer's debt limit, based upon 2018 property valuations, is illustrated below:

Actual Valuation, 2018	\$985,746,865
Less: Military Exemption	<u>1,264,080</u>
	\$984,482,785
	<u>x 5%</u>
Legal Debt Limit	\$49,224,139
Debt Applicable to limit:	
General Obligation Debt	\$11,525,000 *
Iowa Economic Development Authority Loan	125,000 ¹
Total General Obligation Debt Subject to Legal Debt Limit	<u>\$11,650,000</u> *
Legal Debt Limit Available	\$37,574,139
Percentage of Debt Limit Available	76.3%

1) In March 2018, the City entered into a nuisance property and abandoned building remediation loan with the Iowa Economic Development Authority (IEDA) for \$125,000 bearing interest at 1%. The proceeds from the loan are to be used to repair buildings owned by private developers. The City has entered into corresponding developer agreements and promissory notes with the developers which provide for the City to be repaid for the cost of the building repairs with terms consistent with those the City received from IEDA.

GENERAL OBLIGATION DEBT

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding as of 10/31/2019
10/2011C	\$850,000	Utilities/Sewer	6/1/2021	\$245,000
5/2012B	3,875,000	Transportation	6/1/2025	1,945,000
1/2013A	1,865,000	Public Safety	6/1/2023	1,075,000
1/2013B	5,510,000	Parks and Recreation	6/1/2028	3,380,000
7/2013C	2,070,000	Other/Refunding Bonds	6/1/2020	280,000
10/2019	4,600,000	Parks and Recreation/Refunding	6/1/2031	4,600,000*
		Total		<u>\$11,525,000</u>

Fiscal Year General Obligation Debt Payments* (estimated)

Fiscal Year	Current Outstanding		Series 2019*		Total Principal and Interest
	Principal	Interest	Principal	Interest	
FY 2019-20	\$1,335,000	\$120,225	\$495,000	\$53,922	\$2,004,147
FY 2020-21	1,075,000	101,270	485,000	82,100	1,743,370
FY 2021-22	970,000	84,438	495,000	72,400	1,621,838
FY 2022-23	990,000	68,478	500,000	62,500	1,620,978
FY 2023-24	730,000	50,890	515,000	52,500	1,348,390
FY 2024-25	630,000	36,350	345,000	42,200	1,053,550
FY 2025-26	390,000	23,510	355,000	35,300	803,810
FY 2026-27	400,000	16,100	370,000	28,200	814,300
FY 2027-28	<u>405,000</u>	<u>8,100</u>	375,000	20,800	808,900
FY 2028-29			375,000	13,300	388,300
FY 2029-30			145,000	5,800	150,800
FY 2030-31			<u>145,000</u>	<u>2,900</u>	<u>147,900</u>
Total	\$6,925,000	\$509,360	\$4,600,000	\$471,922	\$12,506,282

* Preliminary, subject to change.

OTHER CITY DEBT**Revenue Debt Supported by Sewer Revenues**

The City has revenue debt payable from net revenues of the Sewer System as follows:

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding as of 10/31/2019
5/2009	\$9,090,000	Sewer Improvements	6/1/2041	\$6,859,000
4/2013	4,036,000	Sewer Improvements	6/1/2033	2,228,000
12/2019	3,267,000	Sewer Improvements	6/1/2037	2,996,000
			Total	\$12,083,000

Revenue Debt Supported by Electric Revenues

The City has revenue debt payable from net revenues of the Electric System as follows:

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding as of 10/31/2019
3/2015	\$7,241,000	Electric Refinancing	6/1/2025	\$4,103,000
9/2017	6,680,000	Electric System Improvements	6/1/2037	6,680,000
			Total	\$10,783,000

Revenue Debt Supported by Fiber System Revenues

The City has revenue debt payable from net revenues of the Fiber System as follows:

Date of Issue	Original Amount	Purpose	Final Maturity	Principal Outstanding as of 10/31/2019
8/2017	\$6,287,000	Fiber System Improvements	6/1/2024	\$6,287,000
8/2017	3,000,000	Fiber System Improvements	6/1/2024	3,000,000
			Total	\$9,287,000

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FINANCIAL SUMMARY

City of Indianola, Iowa (as of October 31, 2019)

2018 100% Valuation	\$985,746,865
2018 Taxable Valuation (excludes \$3,098,580 ag value)	\$541,061,480
General Obligation Bonded Debt <i>(including this issue)</i>	\$11,650,000 *
Direct General Obligation Debt per Capita (2010 Census: 16,071)	\$724.91 *
Total Direct and Indirect General Obligation Debt per Capita	\$2,253.28 *
Ratio of Direct General Obligation Debt to 100% Valuation	1.18% *
Ratio of Direct and Indirect G. O. Debt to 100% Valuation per Capita	3.67% *
100% Valuation per Capita	\$61,337.00
Sewer Revenue Debt	\$12,083,000
Electric Revenue Debt	\$10,783,000
Fiber Revenue Debt	\$9,287,000

Warren County

2018 100% Valuation	\$4,132,311,461
2018 Taxable Valuation	\$2,490,486,392
General Obligation Bonded Debt	\$10,857,610
Percent Allocable to City	21.73%
Amount Allocable to City	\$2,358,830.21
City's share of Debt per Capita	\$146.78

Indianola Community School District

2018 100% Valuation	\$1,568,938,921
2018 Taxable Valuation	\$957,683,628
General Obligation Bonded Debt	\$37,755,000
Percent Allocable to City	56.50%
Amount Allocable to City	\$21,330,401.38
City's share of Debt per Capita	\$1,327.26

Des Moines Area Community College

2018 100% Valuation	\$79,426,878,906
2018 Taxable Valuation	\$36,847,927,345
Bonded Debt:	
General Obligation School Bonds/Notes	\$59,465,000
General Obligation Certificates: Industrial New Jobs Training Certificates	\$48,545,000
Total General Obligation Debt	\$108,010,000 ⁽¹⁾
Percent Allocable to City	1.47%
Amount Allocable to City (excludes New Jobs Training Certificates)	\$873,162.30
City's share of Debt per Capita (excludes New Jobs Training Certificates)	\$54.33

1) The Certificates were issued to finance projects which provide education and training of workers for new or expanding industry in the Merged Area. While secured by an annual levy of a standby tax upon all taxable property in the Merged Area, the debt service is payable from revenues of the respective projects and the standby tax will be collected **only** in the event such revenues are insufficient. The Certificates are currently self-supporting.

* Preliminary, subject to change.

PENSIONS

The City currently has 72 full-time and 88 part-time employees (including seasonal employees). The City does not have volunteer/on call fire/EMS employees. The City participates in two public pension systems, Iowa Public Employees’ Retirement System (IPERS) and Municipal Fire and Police Retirement System of Iowa (MFRPSI). For the City, MFRPSI covers sworn police officers only. Summary descriptions of each Plan follow, for more detail as to each, see Note 4 to Issuer’s June 30, 2018 Independent Auditor’s Report, included in “APPENDIX D–AUDITED FINANCIAL STATEMENTS OF THE ISSUER”.

Iowa Public Employees Retirement System: IPERS membership is mandatory for employees of the City. City employees are provided with pensions through a cost-sharing multiple employer defined pension plan administered by IPERS. IPERS benefits are established under Iowa Code, Chapter 97B and the administrative rules thereunder. A City employee who completed seven years of covered service or has reached the age of 65 while in IPERS covered employment becomes vested. If a City employee retires before normal retirement age, the employees’ monthly retirement benefit will be permanently reduced by an early-retirement reduction. IPERS provides pension benefits as well as disability benefits to City employees and benefits to the employees’ beneficiaries upon the death of the eligible employee.

IPERS Contributions. Although the actuarial contribution rates are calculated each year, the contribution rates were set by state law through June 30, 2012 and did not necessarily coincide with the actuarially calculated contribution rate. As a result, from June 30, 2002 through June 30, 2013, the rate allowed by statute was less than the actuarially required rate. Effective July 1, 2012, as a result of a 2010 law change, IPERS contribution rates for the City and its employees are established by IPERS following the annual actuarial valuation (which applies IPERS’ Contribution Rate Funding Policy and Actuarial Amortization method.) State statute, however, limits the amount rates can increase or decrease each year to one (1) percentage point. Therefore, any difference between the actuarial contribution rates and the contributions paid is due entirely to statutorily set contributions that may differ from the actual contribution rates. As a result, while the contribution rate in the fiscal year ended June 30, 2017 equaled the actuarially required rate, there is no guarantee, due to this statutory limitation on rate increases, that the contribution rate will meet or exceed the actuarially required rate in the future.

In fiscal year 2018, pursuant to the IPERS’ required rate, the City’s employees contributed 5.95% of pay and the City contributed 8.93% for a total rate of 14.88%. The City’s contributions to IPERS for the year ended June 30, 2018 were \$304,301. The City’s share of the contribution, payable from the applicable funds of the City, is provided by a statutorily authorized annual levy of taxes without limit or restriction as to rate or amount. The City has always made its full required contributions to IPERS.

The following table sets forth the contributions made by the City and its employees to IPERS for the period indicated. The City cannot predict the levels of funding that will be required in the future.

	<u>FY 2015-16</u>	<u>FY 2016-17</u>	<u>FY 2017-18</u>
IPERS Contributions	\$286,969	\$308,995	\$306,964

The City budgeted \$350,576 and collected \$345,982 for IPERS contributions in FY2018-19.

Source: The Issuer

The City cannot predict the levels of funding that will be required in the future as any IPERS unfunded pension benefit obligation could be reflected in future years in higher contribution rates. The investment of moneys, assumptions underlying the same and the administration of IPERS is not subject to the direction of the City. Thus, it is not possible to predict, control or prepare for future unfunded accrued actuarial liabilities of IPERS (“UAALs”). The UAAL is the difference between total actuarially accrued liabilities and actuarially calculated assets available for the payment of such benefits. The UAAL is based on assumptions as to retirement age, mortality, projected salary increases attributed to inflation, across-the-board raises and merit raises, adjustments, cost-of-living adjustments, valuation of current assets, investment return and other matters. Such UAAL could be substantial in the future, requiring significantly increased contributions from the City which could affect other budgetary matters.

Net IPERS Pension Liabilities

Effective for fiscal years beginning after June 15, 2014, GASB Statement 68 requires all reporting units in a multi-employer cost sharing pension plan to record a balance sheet liability for their proportionate share of the net pension liability of the plan. The City was required to implement GASB 68 in their year end June 30, 2015 financial statements.

At June 30, 2018, the City reported a liability of \$2,113,891 for its proportional share of the IPERS net pension liability. The new pension liability was measured as of June 30, 2017 and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net pension liability was based on the City’s share of contributions to the pension plan relative to the contributions of all IPERS participating employers. At June 30, 2017, the City’s

collective proportion was .031734%, which was an increase of .002711% from its proportion measured as of June 30, 2016. See Note 4 – “PENSIONS”, and “Other Information” tables (beginning page 43) in the City’s June 30, 2018 Independent Auditor’s Reports included in “[APPENDIX D–AUDITED FINANCIAL STATEMENTS OF THE ISSUER](#)” for additional information related to the City’s deferred outflows and inflows of resources related to pensions, actuarial assumptions, discount rate and discount rate sensitivity.

Detailed information about the IPERS pension plan’s fiduciary net position is available in the separately issued IPERS financial report which is available to the public by mail at 7401 Register Drive, P.O. Box 9117, Des Moines, Iowa 50306-9117 or on IPERS’ website at www.ipers.org. However, the information presented in such financial reports or on such websites is not incorporated into this Official Statement by any reference.

Municipal Fire and Police Retirement System of Iowa

The Municipal Fire and Police Retirement System of Iowa (MFPRSI), established pursuant to Chapter 411 of the Code of Iowa and the administrative rules thereunder, is the administrator of a multiple-employer, cost sharing, defined benefit pension plan for the exclusive benefit of eligible employees of participating cities (substantially all full-time employees of the respective fire and police departments). For the City, MFPRSI covers sworn police officers only. It is governed by a nine-member board of trustees who are elected by the employers and participants of MFPRSI. The City’s responsibility is limited to payment of contributions.

Member contribution rates are established by State statute. For the fiscal year ending June 30, 2018, members contributed 9.40% of earnable compensation, and that rate remains the same for fiscal year 2019/20.

Employer contribution rates are based upon an actuarially determined normal contribution rate and set by state statute. The required actuarially determined contributions are calculated on the basis of the entry age normal method as adopted by the Board of Trustees as permitted under Chapter 411 of the Code of Iowa. The normal contribution rate is provided by state statute to be the actuarial liabilities of the plan less current plan assets, with such total divided by 1 percent of the actuarially determined present value of prospective future compensation of all members, further reduced by member contributions and state appropriations. Under the Code of Iowa the employer’s contribution rate cannot be less than 17.00% of earnable compensation.

If approved by the state legislature, state appropriations may further reduce the employer’s contribution rate, but not below the minimum statutory contribution rate of 17.00% of earnable compensation. The State of Iowa, therefore, is considered to be a nonemployer contributing entity in accordance with the provisions of the Governmental Accounting Standards Board Statement No. 67, Financial Reporting for Pension Plans.

There were no state appropriations to MFPRSI during the fiscal year ended June 30, 2018.

The contribution paid by the City for the fiscal year ended June 30, 2018 totaled \$314,167, which represents 25.67% of earnable compensation. For fiscal year beginning July 1, 2018, the City’s contribution will be 26.02% of the earnable compensation of each member. The City has currently budgeted a contribution of \$358,078 and collected \$364,468 to MFPRSI for the year ended June 30, 2019.

Source: Issuer; “Other Information” tables (beginning on page 44) in Issuer’s June 30, 2018 Independent Auditor’s Report included in “[APPENDIX D–AUDITED FINANCIAL STATEMENTS OF THE ISSUER](#)”.

Net MFPRSI Pension Liabilities

At June 30, 2018, the City reported a liability of \$2,673,212 for its proportionate share of the net MFPRSI pension liability. The new pension liability was measured as of June 30, 2017, and the total pension liability used to calculate the net MFPRSI pension liability was determined by an actuarial valuation as of that date. The City’s proportion of the net MFPRSI pension liability was based on the City’s share of contributions to the MFPRSI pension plan relative to the contributions of all MFPRSI participating employers. At June 30, 2017, the City’s collective proportion was .455810% which was an increase of .009326% from its proportion measured as of June 30, 2016. See Note 4 – “PENSIONS”, and “Other Information” tables (beginning on page 43) in the City’s June 30, 2018 Independent Auditor’s Reports included in “[APPENDIX D–AUDITED FINANCIAL STATEMENTS OF THE ISSUER](#)” for additional information related to the City’s deferred outflows and inflows of resources related to pensions, actuarial assumptions, discount rate and discount rate sensitivity.

Detailed information about the MFPRSI pension plan’s fiduciary net position is available in the separately issued MFPRSI financial report which is available to the public by mail at 7155 Lake Drive, Suite 201, West Des Moines, Iowa 50366 or on MFPRSI’s website at www.mfprsi.org. However, the information presented in such financial reports or on such websites is not incorporated into this Official Statement by any reference.

Bond Counsel, Disclosure Counsel, the City and the Underwriter undertake no responsibility for and make no representations as to the accuracy or completeness of the information available from the IPERS discussed above or included on the IPERS or MFPRSI websites, including, but not limited to, updates of such information on the State Auditor’s website or links to other Internet sites accessed through the IPERS or MFPRSI websites.

OTHER POST-EMPLOYMENT BENEFITS (“OPEB”)

Plan Description: The City operates a single-employer benefit plan which provides medical and prescription drug benefits to retired employees and their dependents under certain conditions. Group insurance benefits are established under Iowa Code Chapter 509A.13. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement No. 75. Retired participants must be age 55 or older at retirement. As of June 30, 2018, there were 66 active employees and 2 inactive members in the plan.

Individuals who are employed by the City and are eligible to participate in the group health plan are eligible to continue healthcare benefits upon retirement. Retirees under age 65 pay the same premium for the medical and prescription drug benefits as active employees, which results in an implicit rate subsidy and an OPEB liability.

Total OPEB Liability: The City’s total OPEB liability as of the Fiscal Year ended June 30, 2018 was \$823,643. This balance was determined by an actuarial valuation as of that date.

OPEB liability, July 1, 2017, as restated	\$638,575
Changes for the year:	
Service cost	55,681
Interest on the OPEB liability	24,400
Changes in benefit terms	0
Differences between expected and actual experience	151,398
Changes in assumptions or other inputs ¹⁾	(20,841)
Benefit payments	<u>(25,570)</u>
OPEB liability, June 30, 2018	<u>\$823,643</u>

1) Changes in assumptions or other inputs includes a change in the discount rate from 3.58% in Fiscal Year 2016-17 to 3.87% in Fiscal Year 2017-18.

Source: Note 5 – “OTHER POST EMPLOYMENT BENEFITS”, and “Other Information” tables (beginning at page 48) in Issuer’s June 30, 2018 Independent Auditor’s Report, included in included in Appendix D - AUDITED FINANCIAL STATEMENTS OF THE ISSUER”.

For additional information on the City’s OPEB, including information related to deferred outflows and inflows of resources related to pensions, expenses, actuarial assumptions, discount rate and discount rate sensitivities, refer to Note 5 – “OTHER POST EMPLOYMENT BENEFITS” and “Other Information” tables (beginning at page 48) in of the City’s June 30, 2018 Independent Auditor’s Reports included in Appendix D - AUDITED FINANCIAL STATEMENTS OF THE ISSUER” of this Official Statement.

Meeting Date: 09/16/2019

Information

Subject

2019 Drainage Improvement Project

Information

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 09/16/2019

Information

Subject

Public hearing on the matter of adoption of plans, specs, form of contract and estimate of cost

Information

The first item is to hold a public hearing on the matter of adoption of plans, specs, form of contract and estimate of cost for the 2019 Drainage Improvement Project.

Mayor Shaw will open the public hearing for comments then close the public hearing.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 09/16/2019

Information

Subject

Resolution adopting plans, specs, form of contract and estimate of cost

Information

The next item will be to consider the resolution adopting plans, specs, form of contract and estimate of cost (packet).

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

This being the time and place fixed for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost relative to the 2019 Drainage Improvement Project, the Mayor called for any oral objections to the adoption of the plans, specifications, form of contract and estimate of cost. No oral objections were offered and the City Clerk reported that no written objections had been filed.

Council Member _____ introduced the following Resolution entitled "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST", 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 ADOPTING PLANS, SPECIFICATIONS,
FORM OF CONTRACT AND ESTIMATE OF COST

WHEREAS, on the _____ day of _____, 2019, plans, specifications, form of contract estimate of cost were filed with the City Clerk for the City of Indianola, for certain public improvements described in general as the 2019 Drainage Improvement Project, for the City of Indianola, Iowa, and

WHEREAS, notice of hearing on plans, specifications, form of contract and estimate of costs of the public improvements was published as required by law.

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

Section 1. The plans, specifications, form of contract and estimate of cost are approved as the plans, specifications, form of contract and estimate of cost for the public improvements described in the preamble of this Resolution.

PASSED AND APPROVED this 16th day of September, 2019.

Kelly B. Shaw, Mayor

ATTEST:

DIANA BOWLIN, City Clerk

Meeting Date: 09/16/2019

Information

Subject

Resolution awarding contract

Information

The final item to consider is the resolution awarding contract (packet). The bid opening for this project was set for Thursday, September 12, 2019. As this is the City Council meeting packet publication day, analysis of the bids and a resulting recommendation will be provided via a separate memorandum.

Roll call is in order.

Fiscal Impact

Attachments

Resolution

Memo

The Mayor then announced that the following bids from the had been opened and tabulated the bids for the public improvements described in general as the 2019 Drainage Improvement Project for the City of Indianola, Indianola, Iowa, in accordance with the plans and specifications previously adopted.

The following bids were presented by the City Clerk and Finance Director:

Company

Base Bid

The Finance Director then recommended that the bid of _____ in the amount of \$_____ be accepted.

Council Member _____ introduced the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT", and moved its adoption. 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 MAKING AWARD OF CONSTRUCTION CONTRACT

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

Section 1. The bid of _____ in the amount of \$_____ for the 2019 Drainage Improvement Project for the City of Indianola described in the plans and specifications previously adopted by the City Council on the 16th day of September 2019, is accepted, it being the lowest responsible bid for the work and materials.

Section 2. The Mayor and the City Clerk are directed to execute a contract with the contractor for the construction of the public improvement.

PASSED AND APPROVED this 16th day of September 2019.

Kelly B. Shaw, Mayor

ATTEST:

DIANA BOWLIN, City Clerk



— Streets Department —

Date: September 11, 2019

To: Mayor and City Council

From: Jason C. Etnyre, Street Superintendent

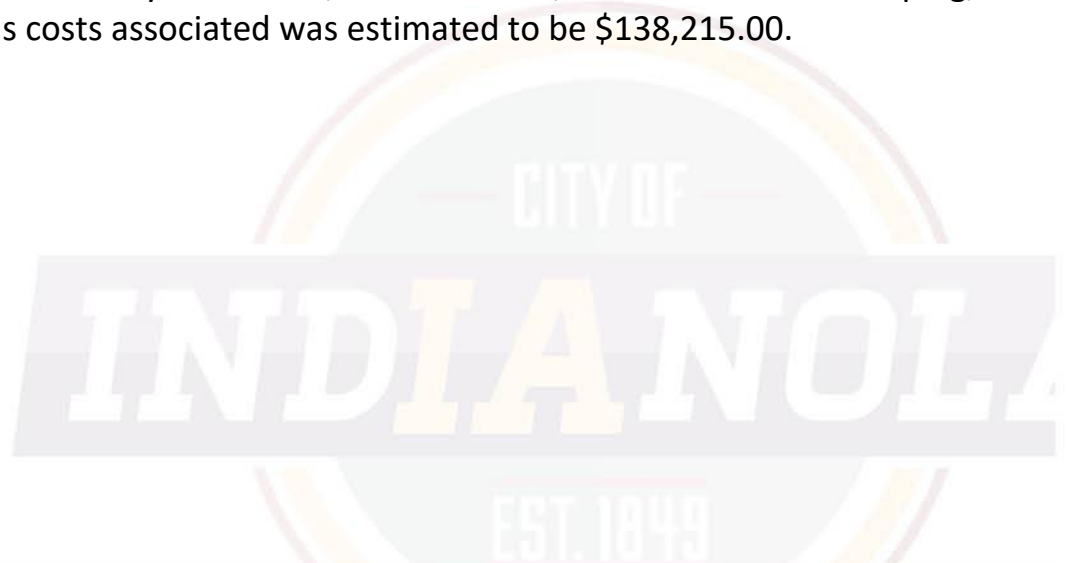
CC: Ryan Waller, City Manager
Andy Lent, Finance Director

Subject: 2019 Drainage Improvement Project

At its September 3rd meeting, the City Council approved a resolution ordering the construction of the proposed project involving areas on North Y Street, South O Street, and on S & T Court. A public hearing for the September 16th Council meeting was also set as part of this item. This project is included in the budget.

The bid opening for this project was set for Thursday, September 12, 2019. As this is the City Council meeting packet publication day, analysis of the bids and a resulting recommendation will be provided via a separate memorandum.

For your information, the City Engineer's opinion of probable cost for dirt work, sewer and drains, structures for sanitary and storm, traffic control, site work and landscaping, and other miscellaneous costs associated was estimated to be \$138,215.00.



Meeting Date: 09/16/2019

Information

Subject

Public hearing and first consideration on 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 (P&Z approved on August 13, 2019, with one commission member abstaining from voting.)

Information

Council will need to hold the public hearing and first consideration of the request from Steger Construction 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 proposed rezoning is being requested to facilitate a future residential development. The current proposal calls for 57 lots, or a total gross density of about 1.99 units per acre. The preliminary plat of Summercrest Hills identifies the area proposed to be rezoned as residential lots.

Currently, there is not sanitary sewer capacity to serve this area, however, the City is in the process of relocating a lift station that is currently located to the south of this area to the north side of this area which will service not only this development, but the remaining portions of the Summercrest Hills development. This project is scheduled to be designed this fall, bid out next spring, and completed by the fall of 2020. There is sufficient water service in this area to serve this development.

North 8th Street is currently stubbed in to the south side of this area and would be extended to the north as part of this development. This development would further add a North 7th Street, which would be stubbed into the north, awaiting a future connection to Willowcrest Avenue, which would connect to North Jefferson Way. North 7th Street would also be stubbed into the south and awaiting future development of the land to the south, eventually connecting South 7th Street to Hillcrest Avenue.

A notification sign was placed on the current stub of North 8th Street on July 20, 2019, and notification letters were sent out to property owners within 200' on July 31, 2019.

If the rezoning were to be approved, the proposed development would be subject to all subdivision requirements of the City of Indianola.

Staff recommended approval of the rezoning and P&Z approved on August 13, 2019, with one member abstaining from voting.

Roll call is in order.

Fiscal Impact

Attachments

Rezoning Info
Steger Ordinance



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.B. Consider 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.

Application Type: Rezoning

Applicant: Steger Construction Incorporated

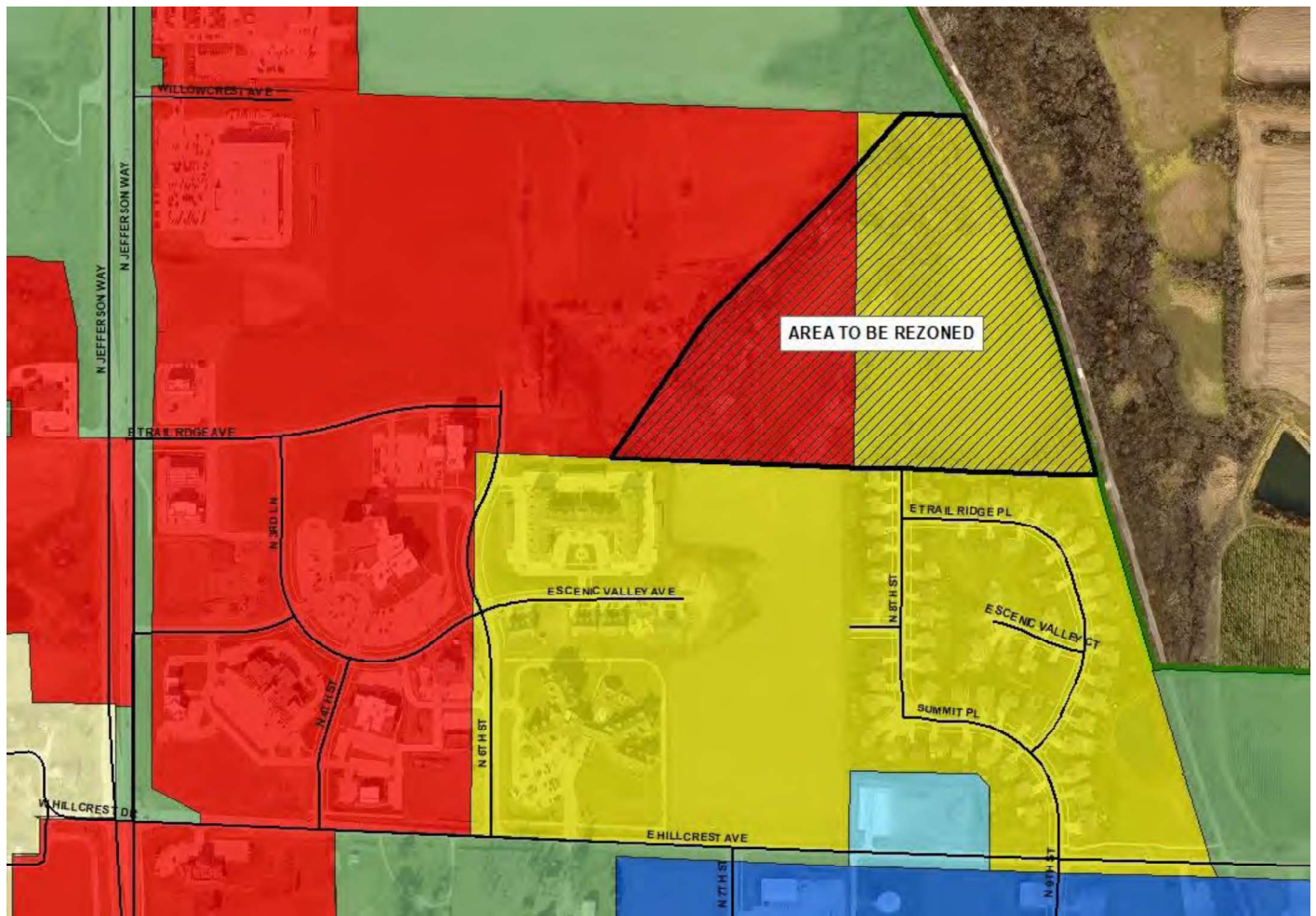
Property Owner: Kathleen Picken

Current Zoning: R-3, Mixed Residential and C-2 Highway Commercial

Comprehensive Plan Designation: Low Density Residential and Mixed Use

Application Summary: Request for to rezone 28.64 acres of land currently located part in the R-3, Mixed Residential (~17.40 acres) and part in the C-2 Highway Commercial (~11.24 acres) to all R-3, Mixed Residential.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

165.38 CHANGES AND AMENDMENTS. The regulations and restrictions imposed in the districts, and the boundaries of the districts created by this chapter may be amended from time to time by the Council, but no such amendment shall be made without public hearing before the Council and after a report has been made upon the amendment by the Commission. Not less than seven nor more than 20 days' notice of the time and place of such hearing shall be published in a newspaper having general circulation in the City. The Commission shall not make any recommendation to the Council on an amendment to the zoning district boundaries until a sign 18 inches by 24 inches indicating the amendment requested has been prepared and posted by the City in a visible location on the premises for a period of 10 days. Notice of the Commission meeting shall be mailed by first class mail 10 days prior to the meeting to all property owners within 200 feet of a proposed amendment to the zoning district boundaries. In case the Commission does not approve the amendment or, in the case of a protest filed with the Council against an amendment to district boundaries signed by the owners of 20 percent or more either of the area of the lots included in such proposed amendment or of those immediately adjacent thereto and within 200 feet of the boundaries thereof, such amendment shall not be passed except by the favorable vote of three-fourths of all the members of the Council.

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

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

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

ANALYSIS

The proposed rezoning is being requested to facilitate a future residential development. The current proposal calls for 57 lots, or a total gross density of about 1.99 units per acre. The preliminary plat of Summercrest Hills identifies the area proposed to be rezoned as residential lots.

Currently, there is not sanitary sewer capacity to serve this area, however, the City is in the process of relocating a lift station that is currently located to the south of this area to the north side of this area which will service not only this development, but the remaining portions of the Summercrest Hills development. This project is scheduled to be designed this fall, bid out next spring, and completed by the fall of 2020. There is sufficient water service in this area to serve this development.

North 8th Street is currently stubbed in to the south side of this area and would be extended to the north as part of this development. This development would further add a North 7th Street, which would be stubbed into the north, awaiting a future connection to Willowcrest Avenue, which would connect to North Jefferson Way. North 7th Street would also be stubbed into the south and awaiting future development of the land to the south, eventually connecting South 7th Street to Hillcrest Avenue.

A notification sign was placed on the current stub of North 8th Street on July 20, 2019, and notification letters were sent out to property owners within 200' on July 31, 2019.

If the rezoning were to be approved, the proposed development would be subject to all subdivision requirements of the City of Indianola.

ALTERNATIVES

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

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

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, approving the rezoning request as submitted.

CITY OF INDIANOLA

EST. 1849

COMMUNITY DEVELOPMENT

Rezoning Application

Local Address: _____

Legal Description: R-16-23 Indianola CAL NE SW Ex. N 100' E Ex. Summercrest Hills Plat 4 - 5 acres of current 36.25.

Present Zoning: C-2 Hwy Commercial

Zoning Requested: R-3

Existing Use: Agricultural

Proposed Use: Housing - Residential

☒ Please attach a list of the names and addresses of all property owners within 200 feet of the property for which the change is requested:

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

Intentions to develop the land

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

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

Stacy Consi, Inc.
Signature of Applicant

\$200.00 Fee

Receipt No. 17.000309

VICINITY MAP

7-3500



CURVE TABLE						
CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING	DISTANCE
C1	14° 05' 30" RT	3,893.45	282.32	493.85	N 2° 19' 29" E	979.80
C2	15° 02' 32" LT	450.00	18.72	91.40	N 7° 36' 58" E	97.79
C3	90° 45' 50" RT	75.00	39.59	45.32	N 78° 04' 31" E	35.86
C4	80° 02' 15" LT	84.00	32.01	56.30	E 79° 04' 30" E	12.01
C5	54° 48' 52" RT	25.00	37.09	22.63	N 53° 04' 30" E	33.72
C6	23° 15' 04" RT	350.00	141.62	17.74	N 91° 05' 37" W	140.56
C7	38° 14' 10" RT	882.00	17.48	107.37	N 10° 33' 05" E	152.84

SUMNERCREST HILLS	INDIANOLA, IOWA	
PRELIMINARY PLAT - 2015		
SNYDER & ASSOCIATES, INC.	2597 S. HWY. 160 INDIANOLA, IA 52240 515-584-2500 www.snyder-materials.com	
	Project No:	1140830
	Sheet:	1 of 2

August 2, 2019

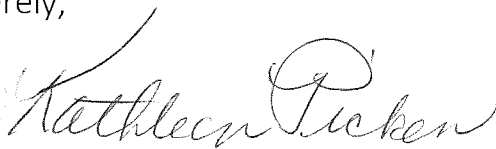
City of Indianola
Charlie Dissell
Director of Community & Economic Development
City of Indianola
110 North 1st Street
Indianola, Iowa 50125

RE: Steger Construction Request for Rezoning

Dear Mr. Dissell:

The intent of this letter to approve the request of Steger Construction to re-zone a portion of land described as; "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" and according to the enclosed boundary survey dated 7/24/2019 to residential zoning for the purposes of developing single family residential lots.

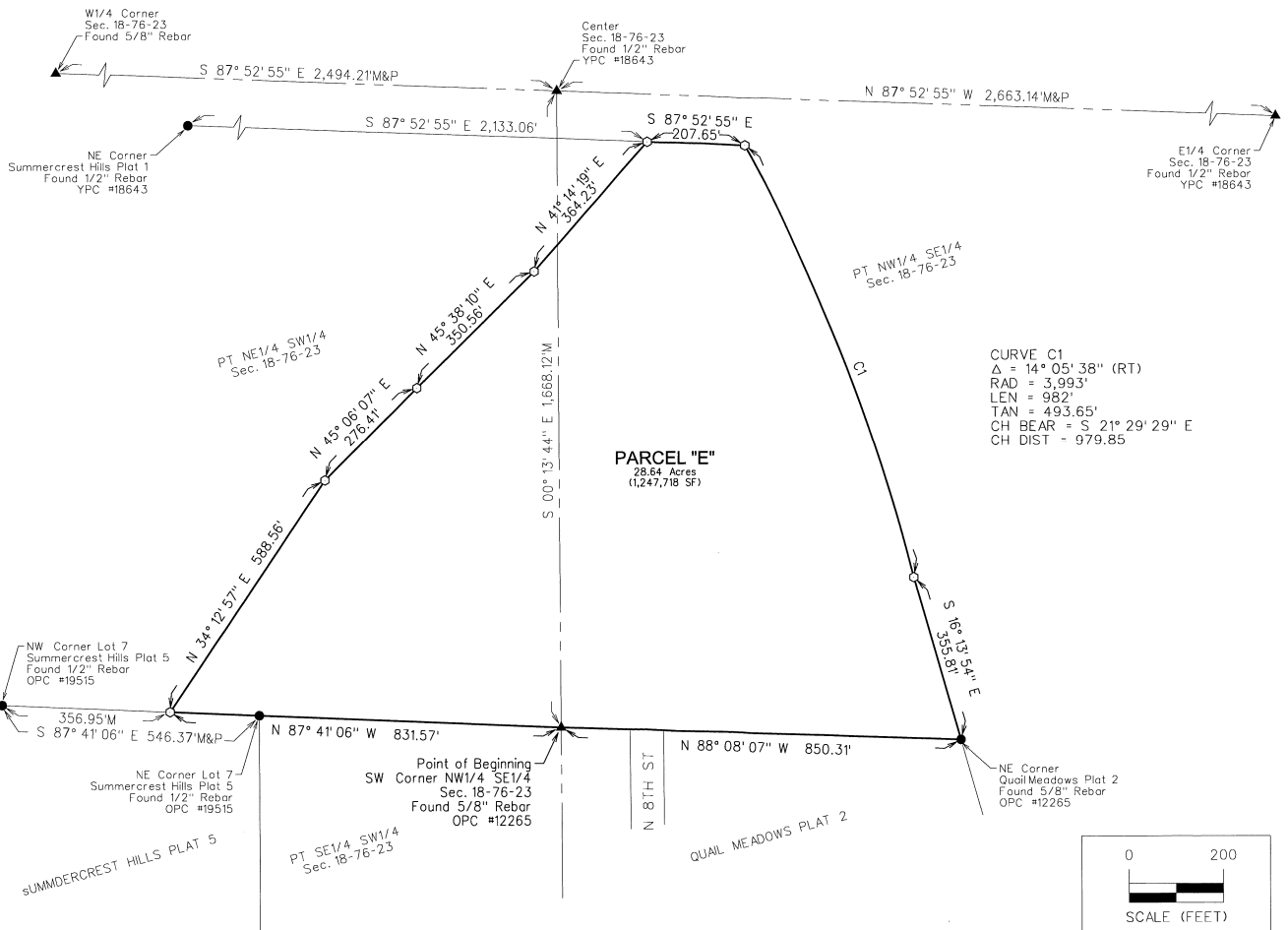
Sincerely,

A handwritten signature in cursive script that reads "Kathleen Picken". The signature is written in dark ink and is positioned below the word "Sincerely,".

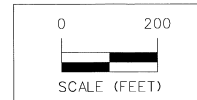
Kathleen Picken

Enc.

PLAT OF SURVEY



CURVE C1
 $\Delta = 14^{\circ} 05' 38''$ (RT)
 RAD = 3,993'
 LEN = 982'
 TAN = 493.65'
 CH BEAR = S $21^{\circ} 29' 29''$ E
 CH DIST = 979.85'



PT NE1/4 SW1/4 & PT NW1/4 SE1/4 SEC. 18-76-23

PLAT OF SURVEY

SNYDER & ASSOCIATES, INC.

SNYDER & ASSOCIATES

Project No: 119.0666
 Sheet 2 of 2

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INDIANOLA, IOWA
 2702 S.W. ANKERSTILL BLVD.
 ANKENY, IOWA 50023
 515-964-2020 | www.snyder-associates.com

AREA ABOVE RESERVED FOR RECORDER INDEX LEGEND SURVEYOR'S NAME / RETURN TO: ERIN D. GRIFFIN SNYDER & ASSOCIATES, INC. 2727 SW SNYDER BOULEVARD ANKENY, IOWA 50023 515-964-2020 egriffin@snyder-associates.com SERVICE PROVIDED BY: SNYDER & ASSOCIATES, INC. SURVEY LOCATED: PT NE1/4 SW1/4 & PT NW1/4 SE1/4 SEC 18-76-23 REQUESTED BY: KATHLEEN PICKEN		PLAT OF SURVEY PARCEL "E" DESCRIPTION A PART OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE NORTH 87° 41' 06" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 831.57 FEET; THENCE NORTH 34° 12' 57" EAST, 588.56 FEET; THENCE NORTH 45° 06' 07" EAST, 276.41 FEET; THENCE NORTH 45° 38' 10" EAST, 350.56 FEET; THENCE NORTH 41° 14' 19" EAST, 364.23 FEET; THENCE SOUTH 87° 52' 55" EAST, 207.65 FEET; THENCE SOUTHEASTERLY ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS RADIUS IS FEET, WHOSE ARC LENGTH IS 982.32 FEET AND WHOSE CHORD BEARS SOUTH 21° 19' 29" EAST, 979.85 FEET; THENCE SOUTH 16° 13' 54" EAST, 355.81 FEET TO THE NORTHEAST CORNER OF QUAIL MEADOWS PLAT 2, AN OFFICIAL PLAT; THENCE NORTH 88° 08' 07" WEST ALONG THE NORTH LINE OF SAID QUAIL MEADOWS PLAT 2, A DISTANCE OF 850.31 FEET TO THE POINT OF BEGINNING AND CONTAINING 28.64 ACRES (1,247,718 S.F.). SUBJECT TO ANY AND ALL EASEMENTS OF RECORD. INTENT OF SURVEY TO CREATE A PARCEL FOR A SITE DEVELOPMENT OWNER KATHLEEN PICKEN 8954 125TH AVE INDIANOLA, IA 50125-8955 DATE OF SURVEY 02-05-2019 BASIS OF BEARING THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 18 IS ASSUMED TO BEAR SOUTH 87° 52' 55" EAST.	PT NE1/4 SW1/4 & PT NW1/4 SE1/4 SEC. 18-76-23 INDIANOLA, IOWA PLAT OF SURVEY SNYDER & ASSOCIATES, INC. 2727 SW SNYDER BLVD. ANKENY, IOWA 50023 515-964-2020 www.snyder-associates.com ERIN D. GRIFFIN 19710 IOWA I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Iowa. Erin D. Griffin, PLS Date License Number 19710 My License Renewal Date is December 31, 2019 Pages or sheets covered by this seal: Sheets 1 & 2 of 2. Project No: 119.0666 Sheet 1 of 2
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ORDINANCE NO. 2019 - _____

AN ORDINANCE TO CHANGE THE ZONING CLASSIFICATION AT 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

WHEREAS, the Planning and Zoning Commission, after notice and a hearing in accordance with the law, have recommended to the City Council that the below described property located 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; and

WHEREAS, on the 16th day of September, 2019, after due notice and hearing as provided by law, the City Council now deems it reasonable and appropriate to rezone said property.

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

Section 1: That the Municipal Code of the City of Indianola, Iowa, be and it is hereby amended by rezoning the following described property from R-3 (Mixed Residential) and C-2 (Highway Commercial) Zoning Districts to R-3 (Mixed Residential):

Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 18, Township 76 North, Range 23 West in the City of Indianola, Warren County, Iowa.

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

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

PASSED AND APPROVED this 16th day of September, 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

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

Meeting Date: 09/16/2019

Information

Subject

Public hearing and first consideration on amendment to Chapter 165 (Zoning Regulations), regarding fence regulations (P&Z unanimously approved on August 13, 2019)

Information

Council will need to hold the public hearing and first consideration to amend Chapter 165 regarding fence regulations. Staff is requesting an amendment to Chapter 165 (Zoning Regulations), regarding fences. After an inquiry was made regarding a fence on a commercially zoned property, it was realized that current regulations for fences do not address several points. While current regulations address fences on residential property and swimming pool enclosures adequately, several areas are not addressed, such as fences on commercial and industrial property, decorative features of fences, "best-side" requirements, acceptable fencing materials, fence maintenance requirements, fencing on storm water easements, fencing of vacant lots, and various exceptions that are appropriate to such fencing regulations.

P&Z unanimously approved on August 13, 2019.

Roll call is in order.

Fiscal Impact

Attachments

Fence Info

Fence Ordinance



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.I. Consider zoning regulation amendment to Chapter 165, regarding fence regulations.

Application Type: Zoning Regulation Amendment

Applicant: City of Indianola

Application Summary: Staff is requesting an amendment to Chapter 165 (Zoning Regulations), regarding fences. After an inquiry was made regarding a fence on a commercially zoned property, it was realized that current regulations for fences do not address several points. While current regulations address fences on residential property and swimming pool enclosures adequately, several areas are not addressed, such as fences on commercial and industrial property, decorative features of fences, “best-side” requirements, acceptable fencing materials, fence maintenance requirements, fencing on storm water easements, fencing of vacant lots, and various exceptions that are appropriate to such fencing regulations.

APPLICABLE CODE SECTIONS

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

1.07 AMENDMENTS. All ordinances which amend, repeal or in any manner affect this Code of Ordinances shall include proper reference to chapter, section, subsection or paragraph to maintain an orderly codification of ordinances of the City.

165.38 CHANGES AND AMENDMENTS. The regulations and restrictions imposed in the districts, and the boundaries of the districts created by this chapter may be amended from time to time by the Council, but no such amendment shall be made without public hearing before the Council and after a report has been made upon the amendment by the Commission. Not less than seven nor more than 20 days' notice of the time and place of such hearing shall be published in a newspaper having general circulation in the City. The Commission shall not make any recommendation to the Council on an amendment to the zoning district boundaries until a sign 18 inches by 24 inches indicating the amendment requested has been prepared and posted by the City in a visible location on the premises for a period of 10 days. Notice of the Commission meeting shall be mailed by first class mail 10 days prior to the meeting to all property owners within 200 feet of a proposed amendment to the zoning district boundaries. In case the Commission does not approve the amendment or, in the case of a protest filed with the Council against an amendment to district boundaries signed by the owners of 20 percent or more either of the area of the lots included in such proposed amendment or of those immediately adjacent thereto and within 200 feet of the boundaries thereof, such amendment shall not be passed except by the favorable vote of three-fourths of all the members of the Council.

ANALYSIS

The proposed changes do not make many changes to fences located in residential districts, only a few additions. Current regulations allow for a fence up to 4 feet in height in the front yard in a residential district and fences up to 6 feet in height in the side and rear yards. The proposed additions include clarification that 4-foot height limit applies to both sides of a corner lot in a residential district adjacent to a street and creates a requirement where such fences in the front yard shall contain at least 40% open space. Further, current regulations require fences to be built wholly on the owner's property unless it is otherwise agreed with the owner of the adjacent property. However, the current regulations provide no mechanism in which the adjacent property owner indicates their agreement. Staff recommends removing this exception, requiring that all fences be built wholly on the owners' property, with no exception. For industrial and commercial property, proposed regulations would allow for a fence not exceeding 8 feet in height in the side and rear yard. However, if a fence over that height, or a fence in the front yard was requested, it would take action by the Board of Adjustment to be approved. Furthermore, the proposed regulations clarify that, as part of a sidewalk use agreement in the Downtown Square, or any other outdoor patio, fences not exceeding four (4) feet in height are permitted, and shall be constructed of wrought iron, aluminum, wood, or polyvinyl chloride (PVC). The proposed regulations do make one change to the swimming pool fencing requirements. Currently, regulations require a fence within 5 feet of a pool. The proposed regulations would require a fence to be constructed adjacent to the hard-surfaced walk way surrounding the pool.

The proposed regulations would address that decorative features such as individual posts, brick or stone columns, and similar features constructed as part of a fence or wall be allowed to exceed the maximum fence height by no more than 12 inches. Additionally, the proposed regulations would require that the "best-side" of any fence be placed on the outside, and that the frame of a fence, including posts, rails, and supports be placed on the inside of the fence. The proposed regulations would regulate the type of fencing that is

allowed, and disallowed. Fences would be allowed to be chain link, wrought iron, aluminum, wood, polyvinyl chloride (PVC), or wood fences constructed of treated lumber, cedar, redwood, or similar types of wood that are resistant to decay. The use of materials such as corrugated or sheet metal, chicken wire, woven wire, temporary construction fencing, snow fencing, or a fence or wall designed to cause pain or injury to humans or animals, such as the use of spikes, broken glass, barbed wire, razor wire, nails, electrical charge would not be allowed. The proposed regulations would also set a standard for maintenance and upkeep of a fence and allows for enforcement against delapidated and unkept fences.

Where a fence or wall is required to serve as a screening wall, buffer wall or other separating or protective wall, as required in the site planning or subdivision regulations, the proposed regulations would yield to the requirements of such other specific provision. The proposed regulations allow for fences to encroach into a storm water easement providing measures are taken to make certain that the fence does not cause siltation buildup or restrict the water flow. Such measures include allowing materials such as chain link, wrought iron fencing, picket style fencing that is at least 30% open, or other fencing styles that are at least 30% open. All fencing shall be elevated a minimum of 3 inches through the swale part of the storm water easement to allow water flowage. The proposed regulations state that vacant lots shall not be fenced, however, does allow for the Board of Adjustment to approve the fencing of vacant lots through a special exception.

The following exceptions are proposed:

- In agriculture districts, barbed wire and woven wire fencing may be allowed, subject to a minimum setback of 10 feet, to contain livestock or to protect crops and plantings. Also, an electrified fence may be allowed subject to a minimum setback of 10 feet, for the purpose of containing livestock. In industrial districts, fences topped with barbed wire may be allowed by special exception of the Board of Adjustment, provided the barbed wire is not less than 6 feet above the ground. In all cases noted here, fencing shall comply with Chapter 41.07 which states that the Police Chief shall determine if an electric fence can be maintained without hazard to children or adults and that barbed wire fences may not enclose in whole or in part any park, terrace, lot or parcel of ground fronting on or adjacent to any sidewalk, street or alley.
- Fences associated with the uses of a sports or recreational facility or other similar area, shall not be subject to the height restrictions specified, provided that such fence is constructed to maintain a consistency of at least 75% open space for the full length of the fence and does not impede the required vision clearance.
- Temporary or seasonal fences are also exempt provided they are not more than 4 feet in height. Snow fences shall be allowed to be placed from the first day of November through the first day of April of the following year. Temporary construction fences, barricades, railings, or other similar fences installed to provide temporary site security and/or safety in conjunction with construction work may be allowed in any district during periods of construction.
- The repair of existing fences or walls shall not be subject to the setback or height regulations, if the repair or replacement coincides with the location and height of the existing fence or wall. Complete replacement (removal or replacement of 40% percent or more of the existing fence or wall) of an existing fence or wall requires compliance with the terms of this section.

The proposed changes are attached, with insertions shown in red and underlined, and deletions shown in red and struck-out.

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 zoning regulation amendment request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the zoning regulation amendment request be approved, with changes.

- 3) The City of Indianola Planning and Zoning Commission recommends the zoning regulation amendment request be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the zoning regulation amendment request, back to staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, approving the zoning regulation amendment request as submitted.

9. Fences, Hedges and Walls.~~Fences.~~

- A. Residential Districts. Fences~~or~~, hedges or walls in residential districts shall not exceed four (4) feet in height in any required front yard and side yards adjacent to a street and ~~fences~~ shall not exceed six (6) feet in height in any required side or rear yard, subject to the further restriction of subsection 1 above. All fences located between the front property line and the front yard building setback, shall be designed with a minimum open space of forty percent (40%). Fences or walls shall be built wholly on the owner's property ~~unless it is otherwise agreed with the owner of the adjacent property~~, and hedges shall not be planted closer than two and one-half (2½) feet to any property line.
- B. Industrial and Commercial Districts. In industrial and commercial districts, fences, hedges or walls not exceeding eight (8) feet in height are permitted within the limits of the side and rear yard. As part of a sidewalk use agreement or any other outdoor seating area, fences not exceeding four (4) feet in height are permitted, and shall be constructed of wrought iron, aluminum, wood, or polyvinyl chloride (PVC). All other fences within the front yard of an industrial or commercial district or exceeding eight (8) feet in height in industrial or commercial districts, may be permitted by special exception of the Board of Adjustment.
- C. Swimming Pool Enclosures. All outdoor swimming pools shall be fenced to prevent unauthorized access by small children and to provide a degree of security. Such fence shall be an "unclimbable fence," which means a solid wall, chain-link fence, or other fence of sufficient strength and durability and design to render such pool inaccessible to children. In the case of in-ground pools, this shall be accomplished using a fence or wall not less than six (6) feet in height, located ~~not less than five (5) feet from each side of such pool~~ directly adjacent to the hard surfaced walkway surrounding the pool. In the case of above-ground pools, a combination of fence or wall and the water-enclosing wall of the swimming pool may be used, providing that the pool is reasonably secure and the effective enclosure height is not less than six (6) feet. For all swimming pools, any opening to the swimming pool shall be equipped with a self-closing and self-latching device with locking provisions for keeping the gate or door securely closed at all times when not in actual use. This section is applicable to pools in excess of five thousand (5,000) gallons.
- D. Fence Frames. The frame of a fence, including posts, rails, and supports shall be placed on the inside of the fence, facing the property on which the fence is located.
- E. Decorative Features. In all districts, decorative features such as individual posts, brick or stone columns, and similar features constructed as part of a fence or wall shall be allowed to exceed the maximum fence height by no more than twelve (12) inches.
- F. Materials and Maintenance.
- 1) Allowed Materials. Fences are to be constructed of customarily used materials such as chain link, wrought iron, aluminum, wood, polyvinyl chloride (PVC), and other similar materials, unless specified otherwise herein. Wood fences should be constructed of treated lumber, cedar, redwood, or similar types of wood that are resistant to decay.
 - 2) Prohibited Materials. The use of materials such as corrugated or sheet metal, chicken wire, woven wire, temporary construction fencing, snow fencing, or similar materials shall not be permitted for permanent fencing. A fence or wall may not be designed to cause pain or injury to humans or animals. Therefore, the use of spikes, broken glass, barbed wire, razor

- wire, nails, electrical charge or other similar materials shall be prohibited. Chain link fences located in a residential front yard shall not be of a galvanized finish.
- 3) Construction and Maintenance. All fences or walls shall be constructed in a sound and sturdy manner and shall be maintained in a good state of repair, including the replacement of defective parts, painting, and other acts required for maintenance. The Building Official after ten (10) days' notice to the owner of the fence or wall, may order the removal of any fence or wall that is not maintained in accordance with the provisions of this Code, and the cost assessed against the property where said fence or wall is located. An extension of time may be granted, upon filing a verified statement that the delay is not a result of any act of the owner.
- G. Retaining Walls. All retaining walls (8) eight feet high and above shall be designed by an Iowa licensed design professional.
- H. Screening and Buffer Yards/Parks. In any zoning district where a fence or wall is required by the zoning, site plan or subdivision regulations or any other provisions of this Code of Ordinances, to serve as a screening wall, buffer wall or other separating or protective wall, the restrictions of Section 165.10.9 shall yield to the requirements of such other specific provision.
- I. Storm Water Easements.
- 1) Fences may encroach into a storm water easement providing measures are taken to make certain that the fence does not cause siltation buildup or restrict the water flow.
 - 2) Permitted fence material includes chain link, wrought iron fencing, picket style fencing that is at least thirty percent (30%) open, or other fencing styles that are at least thirty percent (30%) open.
 - 3) All fencing shall be elevated a minimum of three (3) inches through the swale part of the storm water easement to allow water flowage.
- J. Vacant Lots. Vacant lots shall not be fenced. The fencing of vacant lots may be permitted by special exception of the Board of Adjustment.
- K. Exceptions to Fence Requirements.
- 1) Agricultural Purposes.
 - i. In agriculture districts, barbed wire and woven wire fencing may be allowed, subject to a minimum setback of ten (10) feet, provided it is used to contain livestock or to protect crops and plantings. Such fencing shall comply with Chapter 41.07.
 - ii. In agriculture districts, an electrified fence may be allowed subject to a minimum setback of ten (10) feet for the purpose of containing livestock. Such fencing shall comply with Chapter 41.07.
 - 2) Industrial Districts. In industrial districts, fences topped with barbed wire may be allowed by special exception of the Board of Adjustment, provided the barbed wire is not less than six (6) feet above the ground. Such fencing shall comply with Chapter 41.07.
 - 3) Recreational Purposes. Fences associated with the uses of a sports or recreational facility or other similar area, shall not be subject to the height restrictions specified elsewhere in this section, provided that such fence is constructed to maintain a consistency of at least seventy five percent (75%) open space for the full length of the fence and does not impede the required vision clearance. Any such fence is subject to design review and approval of the Building Official.

- 4) Temporary Fences. Temporary or seasonal fences, e.g. snow fence, garden fence, are exempt from the requirements herein providing they are not more than four (4) feet in height. Snow fences shall be allowed to be placed from the first day of November through the first day of April of the following year. Snow fences shall not be allowed at any other time of the year, unless it is being placed as safety or construction fencing in accordance with the temporary construction fence requirements of this chapter.
- 5) Temporary Construction Fence. Temporary construction fences, barricades, railings, or other similar fences installed to provide temporary site security and/or safety in conjunction with construction work may be allowed in any district during periods of construction. Any such temporary fences shall be removed upon completion of the construction work.
- ~~4~~6) Existing Fence or Wall. Repair of existing fences or walls shall not be subject to the setback or height regulations, if the repair or replacement coincides with the location and height of the existing fence or wall. Complete replacement of an existing fence or wall requires compliance with the terms of this section. Complete replacement shall be defined as the removal or replacement of forty (40) percent or more of the existing fence or wall.

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, CHAPTER 165.10(9), ZONING REGULATIONS CONCERNING FENCES

WHEREAS, the City Council of the City of Indianola, Iowa, deems it necessary and proper to amend the Code of Ordinances to clarify provisions concerning fence regulations.

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

Section 1: That Chapter 165.10(9) be and is hereby amended by inserting the underlined language and deleting the stricken language as shown on attached Exhibit A.

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

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

PASSED AND APPROVED this ____ day of _____ 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

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

9. Fences, Hedges and Walls. ~~Fences.~~

- A. Residential Districts. ~~Fences or, hedges or walls~~ in residential districts shall not exceed four (4) feet in height in any required front yard and side yards adjacent to a street and ~~fences shall not exceed six (6) feet in height in any required side or rear yard, subject to the further restriction of subsection 1 above.~~ All fences located between the front property line and the front yard building setback, shall be designed with a minimum open space of forty percent (40%). ~~Fences or walls shall be built wholly on the owner's property unless it is otherwise agreed with the owner of the adjacent property,~~ and hedges shall not be planted closer than two and one-half (2½) feet to any property line.
- B. Industrial and Commercial Districts. In industrial and commercial districts, fences, hedges or walls not exceeding eight (8) feet in height are permitted within the limits of the side and rear yard. As part of a sidewalk use agreement or any other outdoor seating area, fences not exceeding four (4) feet in height are permitted, and shall be constructed of wrought iron, aluminum, wood, or polyvinyl chloride (PVC). All other fences within the front yard of an industrial or commercial district or exceeding eight (8) feet in height in industrial or commercial districts, may be permitted by special exception of the Board of Adjustment.
- C. Swimming Pool Enclosures. All outdoor swimming pools shall be fenced to prevent unauthorized access by small children and to provide a degree of security. Such fence shall be an "unclimbable fence," which means a solid wall, chain-link fence, or other fence of sufficient strength and durability and design to render such pool inaccessible to children. In the case of in-ground pools, this shall be accomplished using a fence or wall not less than six (6) feet in height, located not less than five (5) feet from each side of such pool directly adjacent to the hard surfaced walkway surrounding the pool. In the case of above-ground pools, a combination of fence or wall and the water-enclosing wall of the swimming pool may be used, providing that the pool is reasonably secure and the effective enclosure height is not less than six (6) feet. For all swimming pools, any opening to the swimming pool shall be equipped with a self-closing and self-latching device with locking provisions for keeping the gate or door securely closed at all times when not in actual use. This section is applicable to pools in excess of five thousand (5,000) gallons.
- D. Fence Frames. The frame of a fence, including posts, rails, and supports shall be placed on the inside of the fence, facing the property on which the fence is located.
- E. Decorative Features. In all districts, decorative features such as individual posts, brick or stone columns, and similar features constructed as part of a fence or wall shall be allowed to exceed the maximum fence height by no more than twelve (12) inches.
- F. Materials and Maintenance.
- 1) Allowed Materials. Fences are to be constructed of customarily used materials such as chain link, wrought iron, aluminum, wood, polyvinyl chloride (PVC), and other similar materials, unless specified otherwise herein. Wood fences should be constructed of treated lumber, cedar, redwood, or similar types of wood that are resistant to decay.
 - 2) Prohibited Materials. The use of materials such as corrugated or sheet metal, chicken wire, woven wire, temporary construction fencing, snow fencing, or similar materials shall not be permitted for permanent fencing. A fence or wall may not be designed to cause pain or injury to humans or animals. Therefore, the use of spikes, broken glass, barbed wire, razor

wire, nails, electrical charge or other similar materials shall be prohibited. Chain link fences located in a residential front yard shall not be of a galvanized finish.

- 3) Construction and Maintenance. All fences or walls shall be constructed in a sound and sturdy manner and shall be maintained in a good state of repair, including the replacement of defective parts, painting, and other acts required for maintenance. The Building Official after ten (10) days' notice to the owner of the fence or wall, may order the removal of any fence or wall that is not maintained in accordance with the provisions of this Code, and the cost assessed against the property where said fence or wall is located. An extension of time may be granted, upon filing a verified statement that the delay is not a result of any act of the owner.

G. Retaining Walls. All retaining walls (8) eight feet high and above shall be designed by an Iowa licensed design professional.

H. Screening and Buffer Yards/Parks. In any zoning district where a fence or wall is required by the zoning, site plan or subdivision regulations or any other provisions of this Code of Ordinances, to serve as a screening wall, buffer wall or other separating or protective wall, the restrictions of Section 165.10.9 shall yield to the requirements of such other specific provision.

I. Storm Water Easements.

- 1) Fences may encroach into a storm water easement providing measures are taken to make certain that the fence does not cause siltation buildup or restrict the water flow.
- 2) Permitted fence material includes chain link, wrought iron fencing, picket style fencing that is at least thirty percent (30%) open, or other fencing styles that are at least thirty percent (30%) open.
- 3) All fencing shall be elevated a minimum of three (3) inches through the swale part of the storm water easement to allow water flowage.

J. Vacant Lots. Vacant lots shall not be fenced. The fencing of vacant lots may be permitted by special exception of the Board of Adjustment.

K. Exceptions to Fence Requirements.

1) Agricultural Purposes.

i. In agriculture districts, barbed wire and woven wire fencing may be allowed, subject to a minimum setback of ten (10) feet, provided it is used to contain livestock or to protect crops and plantings. Such fencing shall comply with Chapter 41.07.

ii. In agriculture districts, an electrified fence may be allowed subject to a minimum setback of ten (10) feet for the purpose of containing livestock. Such fencing shall comply with Chapter 41.07.

2) Industrial Districts. In industrial districts, fences topped with barbed wire may be allowed by special exception of the Board of Adjustment, provided the barbed wire is not less than six (6) feet above the ground. Such fencing shall comply with Chapter 41.07.

3) Recreational Purposes. Fences associated with the uses of a sports or recreational facility or other similar area, shall not be subject to the height restrictions specified elsewhere in this section, provided that such fence is constructed to maintain a consistency of at least seventy five percent (75%) open space for the full length of the fence and does not impede the required vision clearance. Any such fence is subject to design review and approval of the Building Official.

- 4) Temporary Fences. Temporary or seasonal fences, e.g. snow fence, garden fence, are exempt from the requirements herein providing they are not more than four (4) feet in height. Snow fences shall be allowed to be placed from the first day of November through the first day of April of the following year. Snow fences shall not be allowed at any other time of the year, unless it is being placed as safety or construction fencing in accordance with the temporary construction fence requirements of this chapter.
- 5) Temporary Construction Fence. Temporary construction fences, barricades, railings, or other similar fences installed to provide temporary site security and/or safety in conjunction with construction work may be allowed in any district during periods of construction. Any such temporary fences shall be removed upon completion of the construction work.
- ~~4)6)~~ Existing Fence or Wall. Repair of existing fences or walls shall not be subject to the setback or height regulations, if the repair or replacement coincides with the location and height of the existing fence or wall. Complete replacement of an existing fence or wall requires compliance with the terms of this section. Complete replacement shall be defined as the removal or replacement of forty (40) percent or more of the existing fence or wall.

Meeting Date: 09/16/2019

Information

Subject

Public hearing and consideration to approve a resolution making final determination on sale of interest in real property to Gilbert Johan Wigeland Trust and Becky Sue Wigeland Trust

Information

Council will need to hold the public hearing (no additional readings) 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 Property will be sold to Gilbert Johan Wigeland Trust and Becky Sue Wigeland Trust in accordance with the offer presented by them. The City previously went through proceedings to vacate the alley and to sell the Property but needs to resolve title matters that arose from previous proceedings and recordings by the City.

Roll call is in order.

Fiscal Impact

Attachments

Resolution

RESOLUTION NO. _____

RESOLUTION MAKING FINAL DETERMINATION ON SALE
OF INTEREST IN REAL PROPERTY TO GILBERT JOHAN
WIGELAND TRUST AND BECKY SUE WIGELAND TRUST

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

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

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; and

WHEREAS, the City has reached an agreement with Gilbert Johan Wigeland Trust and Becky Sue Wigeland Trust in accordance with the offer presented by them; and

WHEREAS, the City previously went through proceedings to vacate the alley and to sell the Property but needs to resolve title matters that arose from previous proceedings and recordings by the City; and

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

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

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

Section 1. The Council finds that sale of the Property to Gilbert Johan Wigeland Trust and Becky Sue Wigeland Trust is in the best interests of the residents of the City. The Agreement to sell the Property to them is hereby approved.

Section 2. The Mayor and the City Clerk be and they hereby are authorized, empowered and directed to execute, attest, seal and deliver the Quit Claim Deed for and on behalf of the City in substantially the form and content now before this meeting, and that the Mayor and the City

Clerk are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with this Resolution.

PASSED AND APPROVED this 17th day of September 2019.

Mayor

ATTEST:

City Clerk

Meeting Date: 09/16/2019

Information

Subject

Kading Property Management requests for Cavitt Creek Condominiums

Information

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 09/16/2019

Information

Subject

Resolution approving the request from Mark Lee of Lee Chamberlin Consultant Engineers, on behalf of Kading Properties LLC, for final plat approval of Cavitt Creek Plat I (P&Z approved unanimously approved on September 10, 2019)

Information

Council will need to consider the resolution approving the final plats of Cavitt Creek Plat I and then Cavitt Creek Plat II (see next item on the agenda). The proposed plats do not create any new lots, only renames each of the lots. Currently, the two lots are labeled as outlots. Outlots are land leftover after platting, which is intended to be used as open space or for a future subdivision. The proposed plats are intended to rename these as lots, and notes on both plats indicate that the subdivisions will allow for the development of duplexes and 6-plex dwellings through a horizontal property regime. Additionally, Cavitt Creek Plat two notes that a trail easement will be dedicated to the City upon recordation of the Plat. Existing public utility easements, sanitary sewer and storm sewer overland flowage easements on both lots are maintained through this platting process (see packet).

Letters were mailed to property owners within 200 feet of this property on August 30, 2019.

Staff recommended and P&Z unanimously approved these two plats as submitted.

Roll call is in order.

Fiscal Impact

Attachments

Final Plat Cavitt Creek I and II Info
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: September 10, 2019

Agenda Item:

7. E. i Consider request from Mark Lee of Lee Chamberlin Consultant Engineers, on behalf of Kading Properties LLC, for final plat approval of Cavitt Creek Plat I

7. E. ii Consider request from Mark Lee of Lee Chamberlin Consultant Engineers, on behalf of Kading Properties LLC, for final plat approval of Cavitt Creek Plat II

Application Type: Final Plat

Applicant: Mark Lee of Lee Chamberlin Consultant Engineers, on behalf of Kading Properties LLC

Zoning: R-3, Mixed Residential

Comprehensive Plan Designation: Mixed Residential

Application Summary: Request for final plat approval of two one-lot residential subdivisions. A note on each of the plats indicate these subdivisions will allow for development of duplexes and townhomes through a Horizontal Property Regime.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.06 FINAL PLATTING PROCEDURE.

1. A final plat shall be submitted within six (6) months of the approval of the preliminary plat, or such approval shall expire and the preliminary plat shall be resubmitted for approval prior to the preparation of a final plat.
2. Procedures for final plats shall be the same as set out for preliminary plats in Section 170.05 above.
3. Upon approval of the final plat, a certification of approval signed by the Mayor and attested by the Clerk shall be affixed to the original tracing of the final plat and copies of the same filed with the Clerk, County Auditor and County Recorder, along with such other certifications and instruments as may be required by law.
4. Final platting of townhome lots and as built surveys shall be completed and recorded prior to occupancy of the units.

170.10 FINAL PLAT REQUIREMENTS. The final plat shall meet the following specifications:

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

- E. Street names.
- F. Complete curve notes for all curves included in the plat.
- G. Street right-of-way lines with accurate dimensions in feet and hundredths of feet with angles to right-of-way lines and lot lines.
- H. Lot numbers and dimensions.
- I. Accurate locations and descriptions of easements for utilities and any limitations on such easements.
- J. Accurate dimensions for any property to be dedicated or reserved for public, semi-public or community use.
- K. Building lines and dimensions.
- L. The location, type, material and size of all monuments and markers.
- M. The name of the subdivision.
- N. The name and address of the owner and the subdivider.
- O. North point, scale and date.
- P. Certification by a registered land surveyor of the State of Iowa.
- Q. Certification of dedication of streets, easements and other public property.
- R. A resolution and certificate of approval by the Council for signatures of the Mayor and Clerk, stating that the plat, as described, has been acted upon and approved as required by Chapter 354, Code of Iowa, and that all dedications of streets easements and public lands have been accepted by the City.
- S. Location and dimensions of sidewalks to be installed prior to the occupancy of a developed lot.

170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed 2½ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.14 EASEMENTS.

1. Easement not less than 15 feet in width shall be provided along each side of the front yard lot lines of all lots, and in the case of corner lots, the side street yard, and along such other lot liens as may be required by public and private utility companies.
2. Easements of greater width may be required for trunk lines, pressure lines, open drainage courses or high voltage lines and shall be provided as determined by the utility or Council.
3. Utility easements shall convey to the City, its successors and assigns, the perpetual right within the areas shown on the plat and described in the easement, to construct, reconstruct, operate and maintain electric lines consisting of poles, wires, cables, conduits, fixtures, anchors and other similar equipment, including the right to trim or remove trees within such areas where necessary to secure a clearance of 4 feet from the wires or poles, together with the right to extend to any telephone, telegraph, electric or power company, the right to use separately or jointly with the City, the areas included in the easement for the purposes above enumerated.

ANALYSIS

The request is for final plat approval of two subdivisions plats. The proposed plats do not create any new lots, only renames each of the lots. Currently, the two lots are labeled as outlots. Outlots are land leftover after platting, which is intended to be used as open space or for a future subdivision. The proposed plats are intended to rename these as lots, and notes on both plats indicate that the subdivisions will allow for the development of duplexes and 6-plex dwellings through a horizontal property regime. Additionally, Cavitt Creek Plat two notes that a trail easement will be dedicated to the City upon recordation of the Plat. Existing public utility easements, sanitary sewer and storm sewer overland flowage easements on both lots are maintained through this platting process.

Letters were mailed to property owners within 200 feet of this property on August 30, 2019.

ALTERNATIVES

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

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

RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, recommending the final plat be approved.

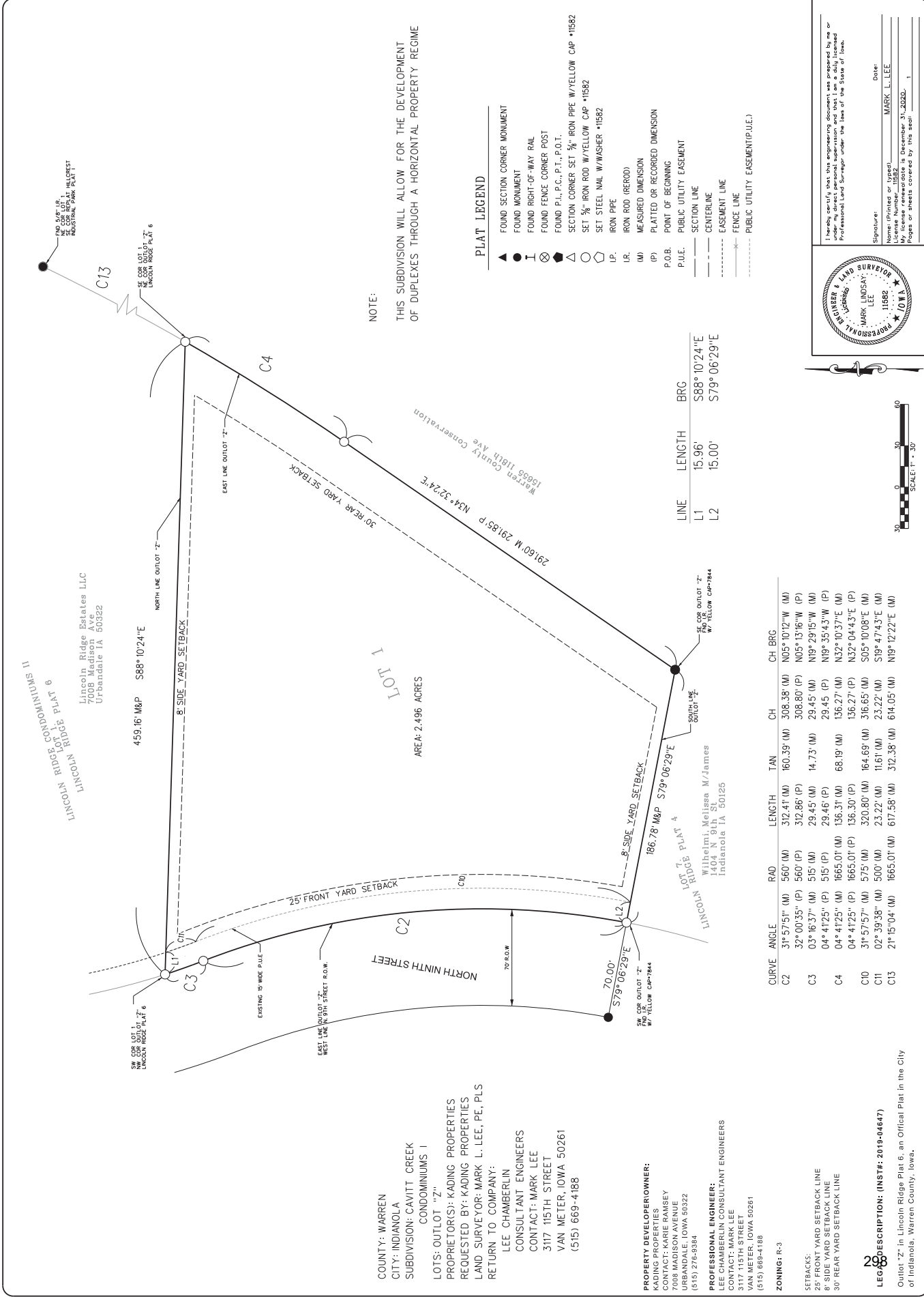
DESIGN START DATE
10/18-01

CAVITT CREEK PLAT 1
INDIANOLA, WARREN COUNTY, IOWA



DRAWING TITLE:
FINAL
PLAT

DATE: 10/18-01
SHEET: 1



NOTE:
THIS SUBDIVISION WILL ALLOW FOR THE DEVELOPMENT
OF DUPLEXES THROUGH A HORIZONTAL PROPERTY REGIME

PLAT LEGEND

- FOUND SECTION CORNER MONUMENT
- FOUND MONUMENT
- FOUND RIGHT-OF-WAY RAIL
- FOUND FENCE CORNER POST
- FOUND P.L.P.C., P.T., P.O.T.
- SECTION CORNER SET 3/4" IRON PIPE W/YELLOW CAP *11582
- SET 3/4" IRON ROD W/YELLOW CAP *11582
- SET STEEL NAIL W/WASHER *11582
- IRON PIPE
- IRON ROD (RE-ROD)
- MEASURED DIMENSION (M)
- PLATTED OR RECORDED DIMENSION (P)
- P.O.B. POINT OF BEGINNING
- P.U.E. PUBLIC UTILITY EASEMENT
- SECTION LINE
- CENTERLINE
- EASEMENT LINE
- FENCE LINE
- PUBLIC UTILITY EASEMENT(P.U.E.)

LINE	LENGTH	BRG
L1	15.96'	S88° 10'24"E
L2	15.00'	S79° 06'29"E

CURVE	ANGLE	RAD	LENGTH	TAN	CH	CH BRG
C2	31° 57'51"	560' (M)	312.41' (M)	160.39' (M)	308.38' (M)	N05° 10'12"W (M)
	32° 00'35"	560' (P)	312.86' (P)		308.80' (P)	N05° 13'16"W (P)
C3	03° 16'37"	515' (M)	29.45' (M)	14.73' (M)	29.45' (M)	N19° 29'15"W (M)
	04° 41'25"	515' (P)	29.46' (P)		29.45' (P)	N19° 35'43"W (P)
C4	04° 41'25"	515' (M)	136.31' (M)	68.19' (M)	136.27' (M)	N32° 10'37"E (M)
	04° 41'25"	515' (P)	136.30' (P)		136.27' (P)	N32° 04'43"E (P)
C10	31° 57'57"	575' (M)	320.80' (M)	164.69' (M)	316.65' (M)	S06° 10'08"E (M)
C11	02° 39'38"	500' (M)	23.22' (M)	11.61' (M)	23.22' (M)	S19° 47'43"E (M)
C13	21° 15'04"	1665.01' (M)	617.58' (M)	312.38' (M)	614.05' (M)	N19° 12'22"E (M)



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

Signature: _____ Date: _____
Mark Lindsay
License Number: 11582
My license renewal date is December 31, 2020.
Pages or sheets covered by this set: 1

LEGEND
25' FRONT YARD SETBACK LINE
8' SIDE YARD SETBACK LINE
30' REAR YARD SETBACK LINE

Outlot "Z" in Lincoln Ridge Plat 6, an Official Plat in the City of Indianola, Warren County, Iowa.

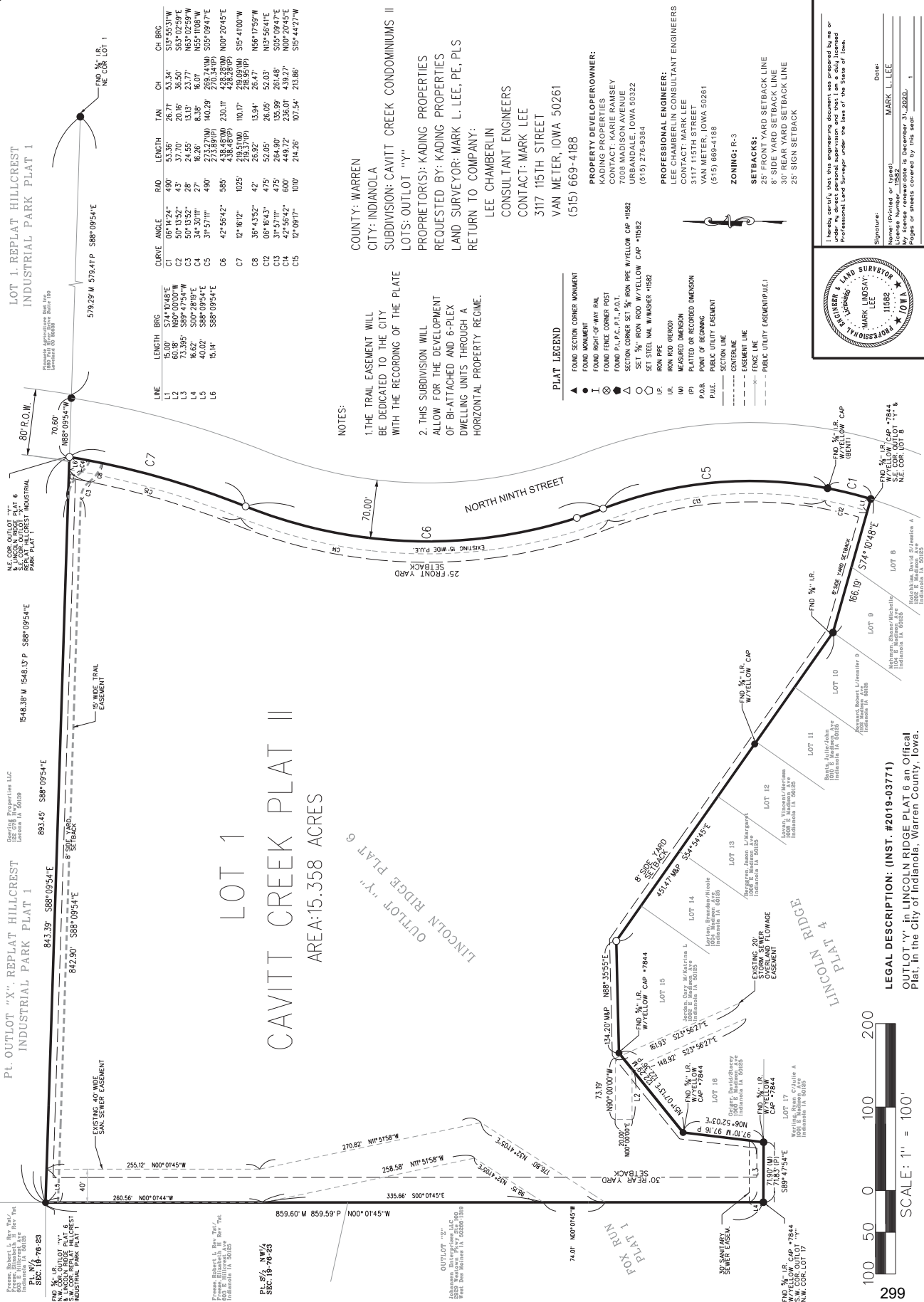
DESIGN START DATE:	04-11-18
DATE REVISION:	04-11-18
PREPARED BY:	04-11-18
FIELD BOOK NO.	1018-01

CAVITT CREEK PLAT II INDIANOLA, WARREN COUNTY, IOWA

CHAMBERLIN
CONSULTANT ENGINEERS
1015 10TH STREET
VAN METER, IOWA 50261
TEL: 659-689-1188
FAX: 659-689-1188
chamberlinengineering.com

DRAWING TITLE:
FINAL
PLAT

DRAWN BY:	04-11-18
CHECKED BY:	04-11-18
DATE:	04-11-18
JOB NO.	19017
SHEET	1



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

Signature: _____ Date: _____
Name (Printed or Typed): MARK L. LEE
License Number: 11985
Expiration Date: December 31, 2020
Project or sheets covered by this seal: 1

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

RESOLUTION NO. 2019-____

WHEREAS, Chamberlin Consultants Engineering has submitted a final plat on behalf of Kading Properties LLC for Cavitt Creek Plat 1 to the City of Indianola, and

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

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

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

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

WHEREAS, the Council finds that all the requirements of the Indianola Code of Ordinances regarding subdivision regulations and the final plat for Cavitt Creek Plat 1 have been met.

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

The final plat for Cavitt Creek Plat 1 submitted to the City of Indianola by Chamberlin Consultants Engineering on behalf of Kading Properties LLC is hereby approved.

Passed and approved at Indianola, Iowa this 16th day of September, 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

STATE OF IOWA, WARREN COUNTY, SS:

On this 16th day of September, 2019 before me, the undersigned, a Notary Public in the State of Iowa personally appeared Kelly B. Shaw and Diana Bowlin, to me personally know, who being by my duly sworn, did say that they are the Mayor and City Clerk respectively of the City of Indianola, which executed the foregoing instrument to which this is attached, that the seal affixed to it is the seal of the City; that the instrument was signed and sealed on behalf of the City by authority of its Council; and that Kelly B. Shaw and Diana Bowlin as such officers acknowledged the execution of the instrument to be the voluntary act of the City.

Notary Public In And For The State of Iowa

Meeting Date: 09/16/2019

Information

Subject

Resolution approving the request from Mark Lee of Lee Chamberlin Consultant Engineers, on behalf of Kading Properties LLC, for final plat approval of Cavitt Creek Plat II (P&Z approved unanimously on September 10, 2019)

Information

Council will need to consider the resolution approving the final plat Cavitt Creek Plat II. The proposed plats do not create any new lots, only renames each of the lots. Currently, the two lots are labeled as outlots. Outlots are land leftover after platting, which is intended to be used as open space or for a future subdivision. The proposed plats are intended to rename these as lots, and notes on both plats indicate that the subdivisions will allow for the development of duplexes and 6-plex dwellings through a horizontal property regime. Additionally, Cavitt Creek Plat two notes that a trail easement will be dedicated to the City upon recordation of the Plat. Existing public utility easements, sanitary sewer and storm sewer overland flowage easements on both lots are maintained through this platting process (see packet).

Letters were mailed to property owners within 200 feet of this property on August 30, 2019.

Staff recommended and P&Z unanimously approved these two plats as submitted.

Roll call is in order.

Fiscal Impact

Attachments

Resolution

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

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

RESOLUTION NO. 2019-_____

WHEREAS, Chamberlin Consultants Engineering has submitted a final plat on behalf of Kading Properties LLC for Cavitt Creek Plat II to the City of Indianola, and

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

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

WHEREAS, Cavitt Creek Plat II notes that a trail easement will be dedicated to the City upon recordation of the plat, and

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

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

WHEREAS, the Council finds that all the requirements of the Indianola Code of Ordinances regarding subdivision regulations and the final plat for Cavitt Creek Plat II have been met.

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

The final plat for Cavitt Creek Plat II submitted to the City of Indianola by Chamberlin Consultants Engineering on behalf of Kading Properties LLC is hereby approved.

Passed and approved at Indianola, Iowa this 16th day of September, 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

STATE OF IOWA, WARREN COUNTY, SS:

On this 16th day of September, 2019 before me, the undersigned, a Notary Public in the State of Iowa personally appeared Kelly B. Shaw and Diana Bowlin, to me personally know, who being by my duly sworn, did say that they are the Mayor and City Clerk respectively of the City of Indianola, which executed the foregoing instrument to which this is attached, that the seal affixed to it is the seal of the City; that the instrument was signed and sealed on behalf of the City by authority of its Council; and that Kelly B. Shaw and Diana Bowlin as such officers acknowledged the execution of the instrument to be the voluntary act of the City.

Notary Public In And For The State of Iowa

Information**Subject**

Resolution approving a request from Kading Properties LLC for site plan approval of Cavitt Creek Condominiums I, a residential development on a lot exceeding one (1) acre, between 1404 and 1500 North 9th Street (P&Z unanimously denied on September 10, 2019)

Information

In your packet is the two site plans for Cavitt Creek Condominiums I and II (see next item on the agenda). Also in your packet is a memo from Charlie Dissell, Community and Economic Development Director, and is highlighted below:

As the Commission and Council review the site to the general policies as set out in Section 166.05 and the purpose of this chapter as set out in Section 166.01, staff provides the following information:

1. The R-3 Zoning District allows for single-family, two-family and multi-family dwellings. Cavitt Creek Condominiums I proposes for 12 two-family units, and Cavitt Creek Condominiums II proposes for 21 two-family units and 14 multi-family units (six-plexes). These add up to a total of 150 units.
2. Cavitt Creek Condominiums I includes 2.5 acres of land and proposes 24 units for a density of 9.6 units per acre.
3. Cavitt Creek Condominiums II includes 15.36 acres of land and proposes 126 units for a density of 8.2 units per acre.
4. For comparison, Lincoln Ridge I includes 7.2 acres of land and 58 units for a density of 8.1 units per acre and Lincoln Ridge II includes 7.65 acres of land and 79 units for a density of 10.3 units per acre.
5. The Comprehensive Plan calls for Mixed Residential in this area. Mixed Residential intends to incorporate a mix of low, medium and high-density residential uses and encourages open spaces and trails. In the Comprehensive Plan, Mixed Residential calls for 4-16 dwelling units per acre.
6. The two site plans include a buffer yard more than twenty (20) feet in width with five (5) overstory trees, ten (10) understory trees and ten (10) shrubs per one hundred (100) lineal feet, as required by code. This includes a buffer of 13 overstory trees, 20 understory trees, and 19 shrubs for Cavitt Creek Condominiums I, and 53 overstory trees, 106 understory trees, and 106 shrubs for Cavitt Creek Condominiums II.
7. The two site plans have been reviewed by the city's development review team, which includes all City utility Superintendents. The Superintendents have noted that the infrastructure in place is able to service both proposed developments.
8. The two site plans include enough trees and shrubs to meet the City's residential energy code of 4 trees and 6 shrubs per unit.
9. The City of Indianola 2008 Trails Master Plan calls for a trail on the north side of Cavitt Creek Condominiums II and continuing east on the north side of the existing Lincoln Ridge II development, connecting with the Summerset Trail. The site plan for Cavitt Creek Condominiums II shows a proposed 10' trail in this location, and Kading has committed to installing a 10' trail on the north side of Lincoln Ridge II, making a connection with the Summerset Trail.
10. As mentioned above, Snyder and Associates has reviewed the proposed stormwater management plan for both sites, and after revisions by the applicant, has approved the plan.

11. Letters were mailed to property owners within 200 feet of these properties on August 30, 2019.

As noted, the City’s development review team and Snyder and Associates have reviewed these two site plans against applicable City Code requirements and after various revisions by the applicant, the comments made have all been addresses and satisfied by the applicant. It is for these reasons that staff recommends approving the site plans as submitted.

Roll call approving the resolution for site plan approval of Cavitt Creek Condominiums I is in order.

Fiscal Impact

Attachments

- Site Plan Info Cavitt Creek Plat 1 and II
- Petition
- Kading Letters
- Cavitt Creek Project Letter
- Letter
- 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: September 10, 2019

Agenda Items:

7. E. iii. Consider request from Kading Properties LLC for site plan approval of Cavitt Creek Condominiums I, a residential development on a lot exceeding one (1) acre, between 1404 and 1500 North 9th Street.

7. E. iv. Consider request from Kading Properties LLC for site plan approval of Cavitt Creek Condominiums II, a residential development on a lot exceeding one (1) acre, west of 1500 North 9th Street.

Application Type: Residential Development on a Lot Exceeding One (1) Acre

Applicant: Kading Properties LLC

Zoning: R-3, Mixed Residential

Comprehensive Plan Designation: Mixed Residential

Application Summary: Request for site plan approval of a residential development on a lot exceeding one (1) acre. Cavitt Creek Condominiums I proposes 12 two-family units, and Cavitt Creek Condominiums II proposes for 21 two-family units and 14 multi-family units (six-plexes). These add up to a total of 150 units.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

SPECIAL REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT ON LOT EXCEEDING ONE (1) ACRE

1. All proposals for residential development shall be submitted to the Planning and Zoning Commission for review.
2. Notice of the proposed site plan for residential development shall be mailed to all property owners of record located within 200 feet of the proposed site for development 10 days prior to the next Planning and Zoning Commission meeting.
3. Planning and Zoning shall make a recommendation to Council for action.
4. The following applicants shall be excluded from the forgoing special requirements: single-family dwellings; mobile homes converted to real estate; parks, playgrounds, or play fields; and public library.

In accordance with Section 166.07.3 of the Code of Ordinances of Indianola, Iowa, the Planning and Zoning Commission and the Council, in approving or disapproving any site plan and in making recommendations for alterations or amendments to the site plan as presented, shall be governed by the general policies as set out by this chapter in Section 166.05 and the purpose of this chapter as set out in Section 166.01.

166.01 PURPOSE. It is the intent and purpose of this chapter to establish a procedure which will enable the City of Indianola to plan for and review certain proposed improvements of property within specified zoning districts of the City in order to accomplish the following:

1. Promote and permit flexibility that will encourage a more creative and imaginative approach in development and result in a more efficient, aesthetic, desirable and economic use of land;
2. Provide minimal effect upon adjacent properties and existing development. To this end, the Planning and Zoning Commission may make appropriate requirements;
3. Promote development that can be conveniently, efficiently and economically served by existing municipal utilities and services or by their logical extension;

4. Provide for the enhancement of the natural setting through careful and sensitive placement of manmade facilities and plant materials;
5. Encourage adequate provision for surface and subsurface drainage in order to assure that future development of other areas of the City will be available;
6. Provide suitable screening of parking, truck loading, refuse disposal, outdoor storage areas and noise from adjacent and nearby property.

166.05 GENERAL DESIGN POLICIES. In addition to the specific design standards as stated above, each site plan presented shall comply with the following general design policies, and the Director of Community Development may refuse to grant approval to a site plan even though it complies with the specific design standards if, in the opinion of the Director of Community Development, it does not comply with the general design policies as hereinafter enumerated. Any site plan presented shall be designed in such a way as to insure the orderly and harmonious development of property in such a manner as will safeguard the public's health, safety and general welfare, as hereinafter set out.

1. The design of the proposed improvements shall make adequate provisions for surface and subsurface drainage, for connections to water and sanitary sewer lines, each so designed as to neither overload existing public utility lines for what they were designed nor increase the danger of erosion, flooding, landslide or other endangerment of adjoining or surrounding property.
2. The proposed improvements shall be designed and located within the property in such manner as not to unduly diminish or impair the use and enjoyment of adjoining property, and to this end shall minimize the adverse effects on such adjoining property from automobile headlights, illuminations of required perimeter yards, refuse containers and impairment of natural light and impairment or pollution of air. For the purpose of this section, the term "use and enjoyment of adjoining property" means the use and enjoyment presently being made of such adjoining property, unless such property is vacant. If vacant, the term "use and enjoyment of adjoining property" means those uses permitted under the zoning districts in which such adjoining property is located.
3. The proposed development shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion on adjacent or surrounding public streets.
4. To such end as may be necessary and proper to accomplish the standards in subsections 1, 2 and 3 of this section, the proposed development shall provide fences, walls, screening, landscaping, erosion control or other improvements.
5. The proposed development shall conform to all applicable provisions of the laws of the State of Iowa, and all applicable provisions of this Code of Ordinances.

ANALYSIS

As noted above, when the Commission and Council are reviewing a site plan, it shall be governed by the general policies as set out in Section 166.05 and the purpose of the site planning chapter as set out in Section 166.01. It shall be noted that a full review of these site plans was by the City's development review team as to conformance with Chapter 166. A review of the stormwater management plan was also done through professional assistance from Snyder and Associates, who is the City's Engineer. A total of four (4) submittals/resubmittals were completed on these site plans which were first submitted to staff at the end of May. As of the last submission of site plans on August 23, the site plan conformed to all comments from the development review team. However, the applicant did submit revised site plans on August 28 with a few minor changes, none of which changed the plans compliance to comments from the development review team. As such, the site plan is being forwarded to the Planning Commission for a recommendation to the City Council.

Within forty-five (45) days after receiving the completed application for site plan review as required by Section 166.02 of this chapter, plus the supplement thereto as required by Section 166.03, the Planning and Zoning Commission shall recommend to the Council to either approve, approve subject to conditions, or disapprove the site plan. Failure by the Commission to act within the time specified herein shall be deemed recommendation for approval of the site plan as submitted. The forty-five (45) day window for the Commission to make a recommendation to the Council expires on October 12, or 45 days after August 28.

As the Commission and Council review the site to the general policies as set out in Section 166.05 and the purpose of this chapter as set out in Section 166.01, staff provides the following information:

1. The R-3 Zoning District allows for single-family, two-family and multi-family dwellings. Cavitt Creek Condominiums I proposes for 12 two-family units, and Cavitt Creek Condominiums II proposes for 21 two-family units and 14 multi-family units (six-plexes). These add up to a total of 150 units.
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5. The Comprehensive Plan calls for Mixed Residential in this area. Mixed Residential intends to incorporate a mix of low, medium and high-density residential uses and encourages open spaces and trails. In the Comprehensive Plan, Mixed Residential calls for 4-16 dwelling units per acre.
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7. The two site plans have been reviewed by the city's development review team, which includes all City utility Superintendents. The Superintendents have noted that the infrastructure in place is able to service both proposed developments.
8. The two site plans include enough trees and shrubs to meet the City's residential energy code of 4 trees and 6 shrubs per unit.
9. The City of Indianola 2008 Trails Master Plan calls for a trail on the north side of Cavitt Creek Condominiums II and continuing east on the north side of the existing Lincoln Ridge II development, connecting with the Summerset Trail. The site plan for Cavitt Creek Condominiums II shows a proposed 10' trail in this location, and Kading has committed to installing a 10' trail on the north side of Lincoln Ridge II, making a connection with the Summerset Trail.
10. As mentioned above, Snyder and Associates has reviewed the proposed stormwater management plan for both sites, and after revisions by the applicant, has approved the plan.
11. Letters were mailed to property owners within 200 feet of these properties on August 30, 2019.

ALTERNATIVES

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

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

RECOMMENDATION

As noted within this report, the City's development review team and Snyder and Associates have reviewed these two site plans against applicable City Code requirements and after various revisions by the applicant, the comments made have all been addresses and satisfied by the applicant. Its is for these reasons that staff recommends alternative 1, approving the site plans as submitted.



Kading Property Management, LLC

7008 Madison Ave.
Urbandale, IA 50322
Office 515-276-9384
Fax 515-276-0181

August 9, 2019

City of Indianola
Planning and Zoning Commission
Mayor and City Council

RE: Cavitt Creek Condominiums I & II

Dear Mayor and City Officials:

We propose two developments, Cavitt Creek Condominiums I and II, within the City of Indianola for the enjoyment of its residents. A previous project, Lincoln Ridge Estates Condominiums II, was developed in 2010 by Kading Properties and at that time we constructed North Ninth Street to make the very valuable north-south connection. Both proposed developments will access the North Ninth Street connection we constructed nearly 10 years ago.

We propose to add similar living units to those previously built and construct two different types of residential units, which adds to the variety of living spaces and lease cost levels. We anticipate a much different imaginative visual look to the development making it much more pleasing. The proposed development is a creative way to transition from the industrial development on the north to the single-family residential development on the south. A proposed east west trail system will enhance the connectivity within the community and the onsite basketball court and leisure area will create community within.

The proposed development is strategically placed with all available municipal services available lending to its convenience, efficient and economies. The existing natural green western detention will be preserved as well as the adding to the green southern buffer of 60 feet an expansion of over 320 trees and shrubs. Additional parking besides the minimum of three spaces per unit will encourage off street parking allowing North Ninth Street to function as a collector street as it was intended. All drainage systems have been designed to minimize the impact to adjacent properties by exceeding the City of Indianola's design standards.

The proposed development creates a community within itself as attests the over 5-year average occupancy rate. The residents have become part of the working community in the school

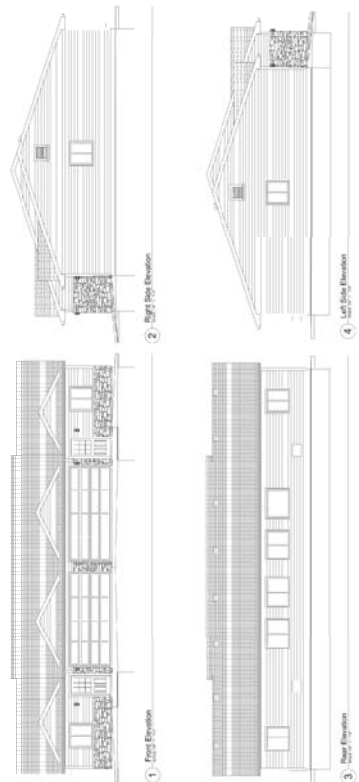
system, the medical clinics and other government offices to name a few. The residential dwelling units provide a much-needed place for the working lowan to live. The residents are proud to call Kading Properties living, HOME.

Thank you for your careful consideration of our community project in the City of Indianola. Please reach out to me with any of your thoughts or concerns.

Sincerely,

A handwritten signature in black ink that reads "Karie Kading Ramsey". The signature is fluid and cursive, with a long, sweeping horizontal line extending from the end of the name.

Karie Kading Ramsey
7008 Madison Ave
Urbandale IA 50322

BRADFORD
ELEVATIONS

3D



STYLE I



STYLE 12



SIGN



STYLE I4

DRAWN BY: JCP
CHECKED BY: MLL
DATE: 05-23-19
JOB NO. 19017
SHEET C-7

DESIGN START DATE	01-01-18
DESIGN DATE	04-11-18
PRELIMINARY FIELD	04-11-18
FIELD BOOK NO.	1018-01

CAVITT CREEK CONDOMINIUMS I
INDIANOLA, WARREN COUNTY, IOWA

CHAMBERLIN
CONSULTANT ENGINEERS

317 EAST WABASH
VAN METRE, IOWA 50601
TEL: 563-699-4188
FAX: 563-699-4189
EMAIL: ADDRESS@chamberlin-engineers.com
www.chamberlin-engineers.com

DRAWING TITLE	SITE PLAN
---------------	-----------

DRAWN BY	CHAMBERLIN
CHECKED BY	CHAMBERLIN
DATE	04-11-18
FOR NO.	19017
SHEET	C02

- SANITARY NOTES**
1. THE CONTRACTOR SHALL COMPLY WITH THE LATEST EDITIONS OF THE IOWA DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS (IOWA DOT) AND THE IOWA DEPARTMENT OF PUBLIC WORKS (IOWA DPW) SPECIFICATIONS.
 2. ALL MATERIALS AND CONSTRUCTION ARE TO BE IN STRICT COMPLIANCE WITH THE IOWA DOT AND DPW SPECIFICATIONS.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING THE WORK.
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 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING THE WORK.
 24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING THE WORK.
 25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING THE WORK.

STORM SEWER TABULATIONS

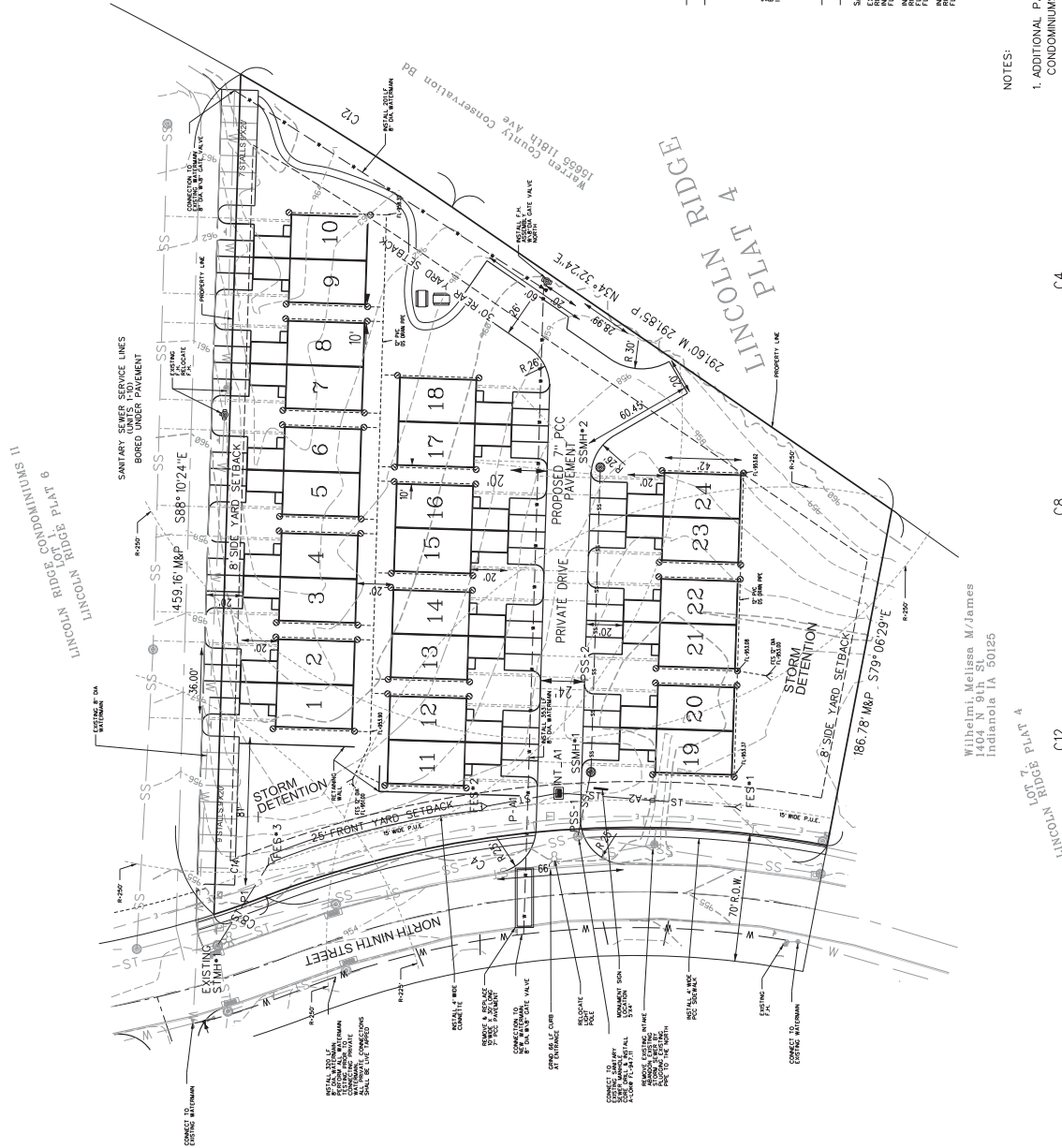
LINE	TYPE	SIZE	SPACING	MANHOLE	INVERT	OUTLET
1-5	STORM	18"	10'	1-5	10.00	10.00
6-10	STORM	18"	10'	6-10	10.00	10.00
11-15	STORM	18"	10'	11-15	10.00	10.00
16-20	STORM	18"	10'	16-20	10.00	10.00
21-25	STORM	18"	10'	21-25	10.00	10.00
26-30	STORM	18"	10'	26-30	10.00	10.00
31-35	STORM	18"	10'	31-35	10.00	10.00
36-40	STORM	18"	10'	36-40	10.00	10.00
41-45	STORM	18"	10'	41-45	10.00	10.00
46-50	STORM	18"	10'	46-50	10.00	10.00

SANITARY SEWER TABULATIONS

LINE	TYPE	SIZE	SPACING	MANHOLE	INVERT	OUTLET
1-5	SANITARY	12"	10'	1-5	10.00	10.00
6-10	SANITARY	12"	10'	6-10	10.00	10.00
11-15	SANITARY	12"	10'	11-15	10.00	10.00
16-20	SANITARY	12"	10'	16-20	10.00	10.00
21-25	SANITARY	12"	10'	21-25	10.00	10.00
26-30	SANITARY	12"	10'	26-30	10.00	10.00
31-35	SANITARY	12"	10'	31-35	10.00	10.00
36-40	SANITARY	12"	10'	36-40	10.00	10.00
41-45	SANITARY	12"	10'	41-45	10.00	10.00
46-50	SANITARY	12"	10'	46-50	10.00	10.00

NOTES:

1. ADDITIONAL PARKING SPACES TO BE INSTALLED AT LINCOLN RIDGE CONDOMINIUMS II PER AMENDED SITE PLAN.



- C8**
 $\Delta = 0.3^\circ 16'37.21''$ M
 $\Delta = 0.4^\circ 41'25.31''$ M
 $R = 515.0$ M
 $L = 29.45$ M
 $CH = 29.45$ M
 $CHRG = N19^\circ 29'15''$ W
 $CHRG = N19^\circ 35'43''$ E
- C12**
 $\Delta = 0.4^\circ 41'25.31''$ M
 $\Delta = 0.4^\circ 41'25.31''$ P
 $R = 1665.09$ M
 $L = 136.31$ M
 $CH = 136.31$ M
 $CHRG = N32^\circ 10'37''$ E
 $CHRG = N32^\circ 04'43''$ E
- C4**
 $\Delta = 31^\circ 57'50.6''$ M
 $\Delta = 32^\circ 00'35.5''$ P
 $R = 560$ M
 $L = 312.41$ M
 $CH = 312.41$ M
 $CHRG = N05^\circ 10'12''$ W
 $CHRG = N05^\circ 13'16''$ W

DESIGN DATE:	04-11-18
DATE PLOTTED:	04-11-18
PROJECT FIELD NO.	1018-01
FIELD BOOK NO.	1018-01

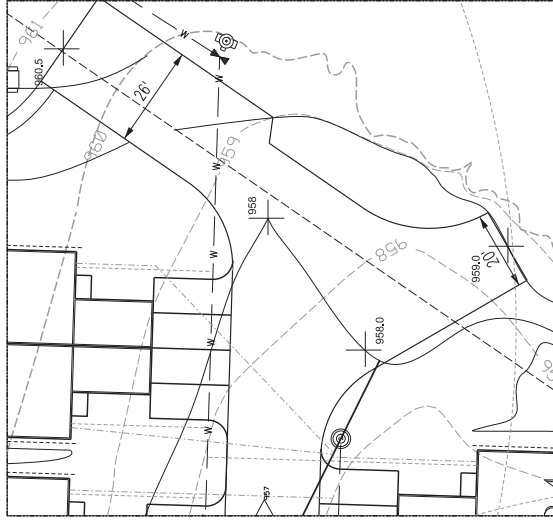
CAVITT CREEK CONDOMINIUMS I
INDIANOLA, WARREN COUNTY, IOWA

CHAMBERLIN
CONSULTANT ENGINEERS
317 15TH STREET
VAN METER, IOWA 50591
TEL: 615 689-1188
EMAIL: JCHAMBERLIN@CHAMBERLIN-ENGINEERS.COM

DRAWING TITLE	GRADING PLAN
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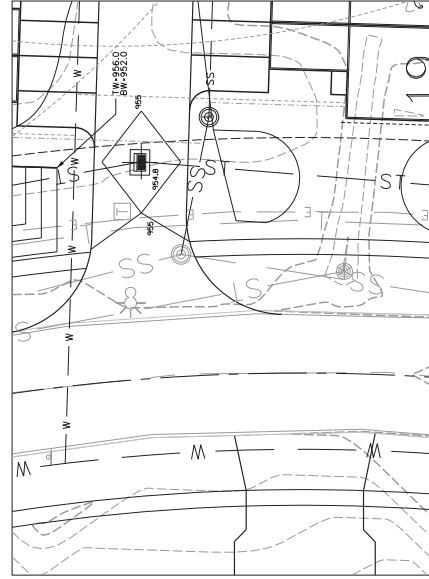
DESIGN BY:	CHAMBERLIN
CHECKED BY:	CHAMBERLIN
DATE:	04-11-18
JOB NO.	19017
SHEET	C03

DETAIL 1

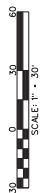
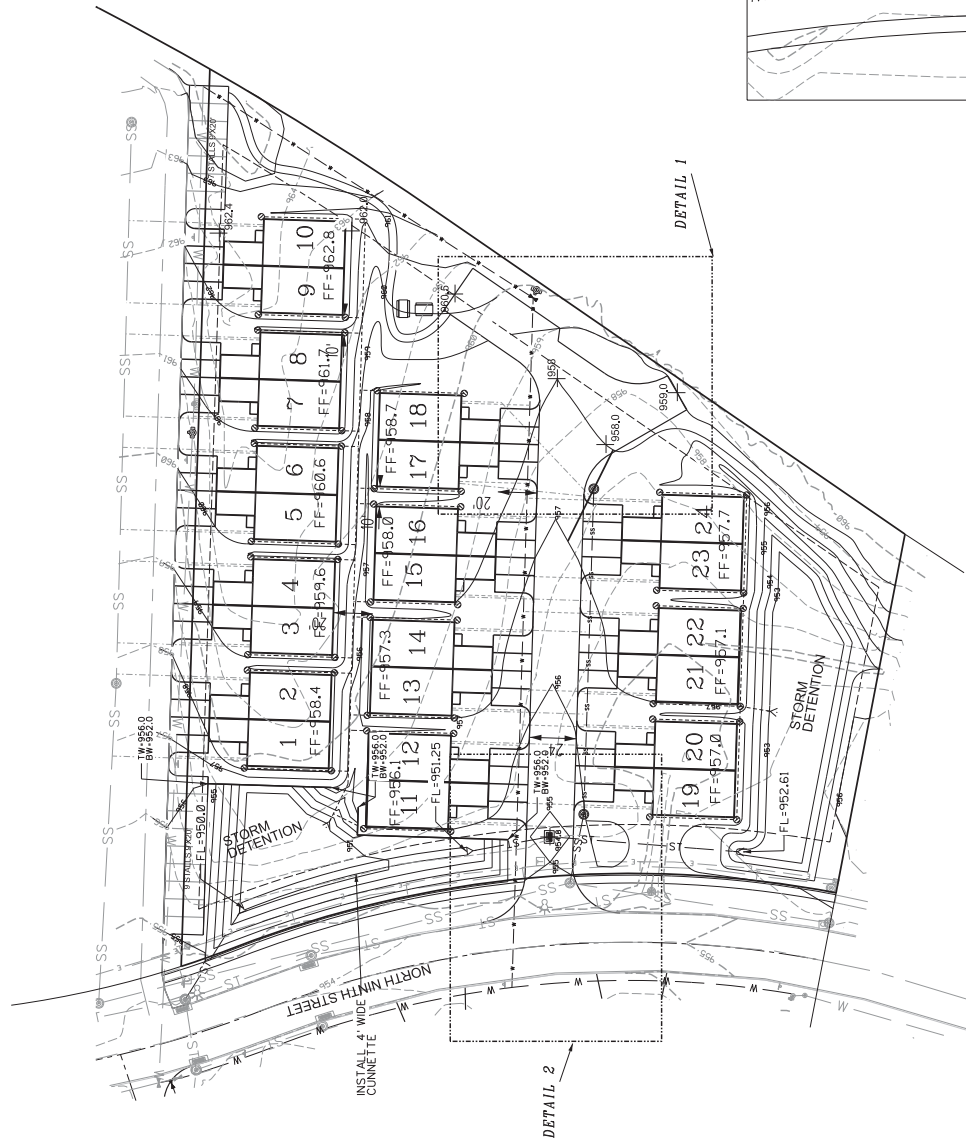


SCALE 1"=15'

DETAIL 2



SCALE 1"=15'



DESIGN START DATE: 07-21-18	DATE PLOTTED: 08-01-18
PROJECT NAME: CAYITT CREEK CONDOMINIUMS	PROJECT FILED NO. COMPLETED:
PIED BOOK NO. 1018-01	

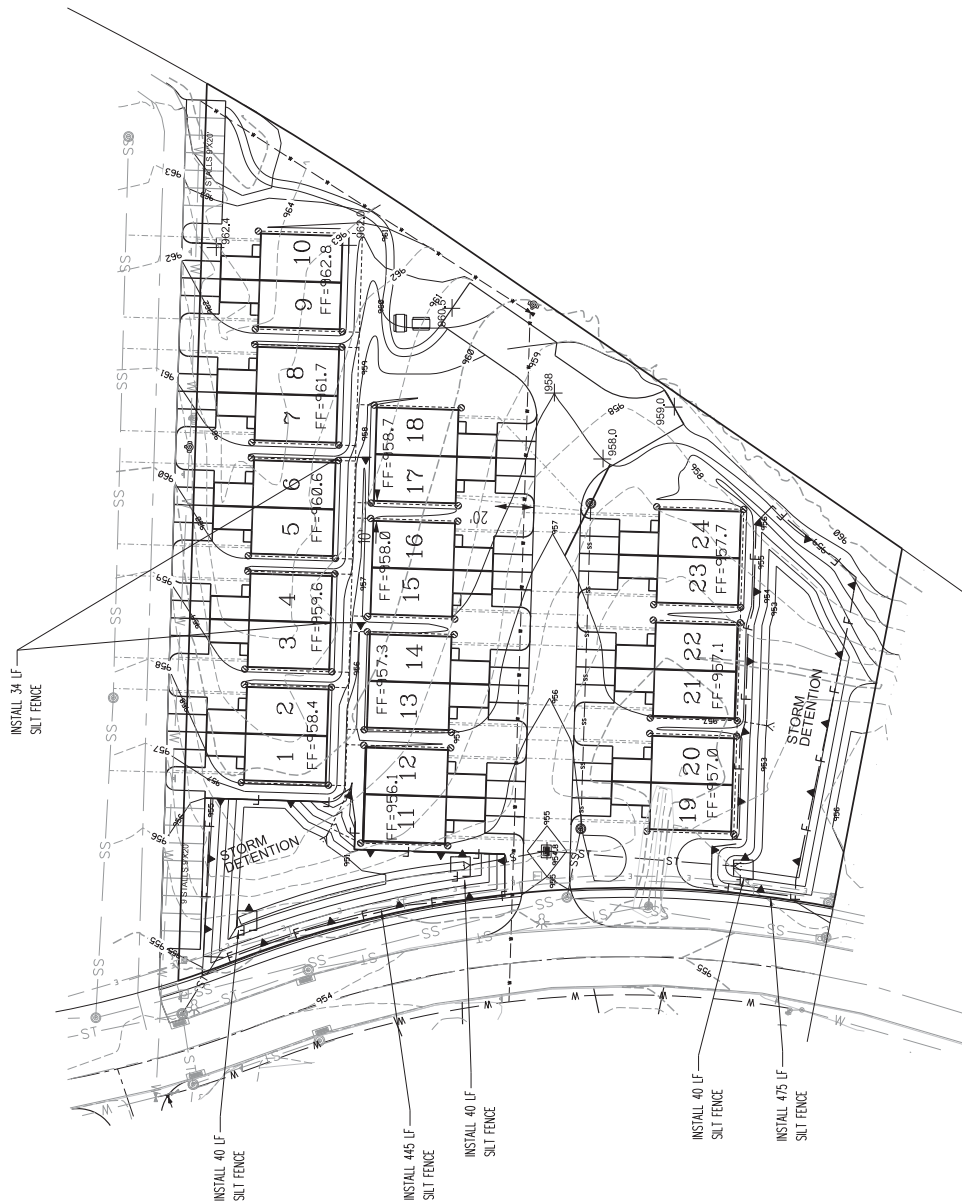
CAYITT CREEK CONDOMINIUMS I
INDIANOLA, WARREN COUNTY, IOWA

CHAMBERLIN
CONSULTING ENGINEERS

3117 115TH STREET
VAN METER, IOWA 50261
TEL: 563-241-1100
FAX: 563-241-1101
EMAIL: info@chamberlin-engineers.com
www.chamberlin-engineers.com

DRAWING TITLE: EROSION

DRAWN BY: JLL	CHECKED BY: JLL
DATE: 08-22-18	DATE: 08-22-18
JOB NO. 19017	SHEET C05





August 30, 2019

COMMUNITY DEVELOPMENT

«DEEDHOLD»
«DEEDADDR1»
«DEEDADDR3»

Dear Property Owner:

YOU ARE HERBY NOTIFIED that Kading Properties LLC, has requested approval of the site plan and a final subdivision plat for Cavitt Creek Condominiums I, located on Outlot Z of Lincoln Ridge Plat 6. As you are a property owner within 200 feet of a proposed preliminary plat, you are being notified.

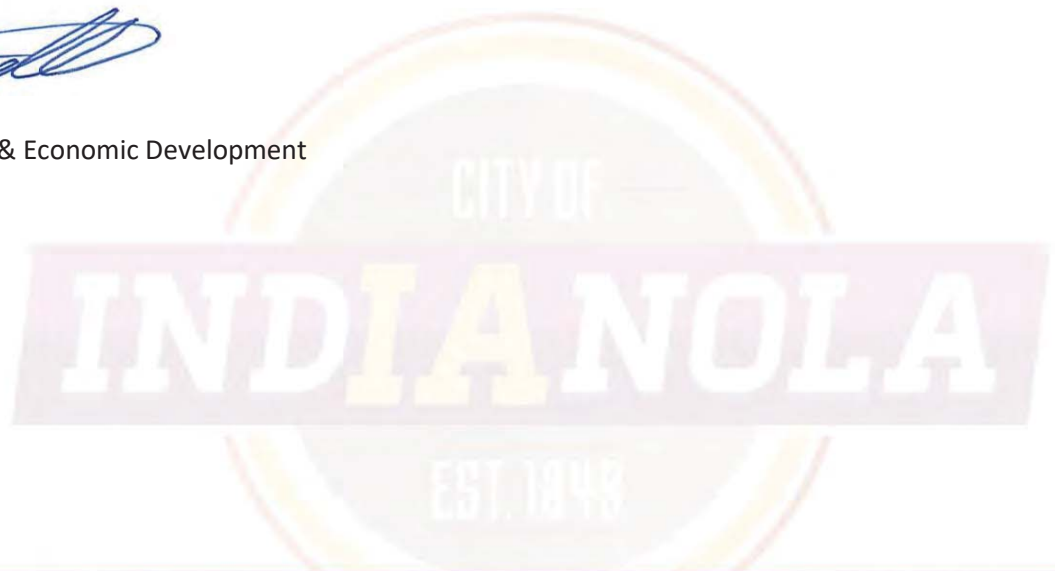
The Commission shall examine the site plan and the plat as to its compliance with City Code and the Comprehensive Plan of the City and submit a recommendation to the Council. The Council, upon receipt of the Commission's recommendation, shall by resolution grant approval or reject the site plan and plat.

The site plan and the final plat will be considered by the Planning and Zoning Commission at its meeting at 6:00 P.M. on September 10th, 2019, held in the Council Chambers of the Municipal Building of the City of Indianola, Iowa, located at 110 North 1st Street.

If you have any questions regarding this notification, please contact the Department of Community Development at (515) 961-9430 or by email at ComDev@indianolaiowa.gov.

Regards,

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



DEEDHOLD

ALAMO GROUP (IA) INC
BLOOMFIELD ACRES LLC
HOTCHKISS, DAVID S/JESSICA A
KADING PROPERTIES LLC
LINCOLN RIDGE ESTATES LLC
MEHMEN, SHANE/MICHELLE
MYHRE, CHARLES E/LINDA L
ORTON HOMES LLC
WARREN COUNTY CONSERVATION BD
WILHELMI, MELISSA M/JAMES

DEEDADDR1

1301 N 14TH ST
7008 MADISON AVE
1202 E MADISON AVE
7008 MADISON AVE
7008 MADISON AVE
1104 E MADISON AVE
1402 N 9TH ST
2208 WOODLAND PKWY
15655 118TH AVE
1404 N 9TH ST

DEEDADDR3

INDIANOLA IA 50125
URBANDALE IA 50322
INDIANOLA IA 50125
URBANDALE IA 50322
URBANDALE IA 50322
INDIANOLA IA 50125
INDIANOLA IA 50125
CLIVE IA 50325
INDIANOLA, IOWA 50125
INDIANOLA IA 50125



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ACCURACY OF THE INFORMATION
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ANY ERRORS OR OMISSIONS IN THESE
DRAWINGS.



Kading Properties
Cavitt Creek 6-Plex
Indianola, Iowa

PROJECT ID:
PDS 4368

ISSUE DATE:
DATE: 06-14-19
DATE:
DATE:
DATE:
DATE:
DATE:
DATE:

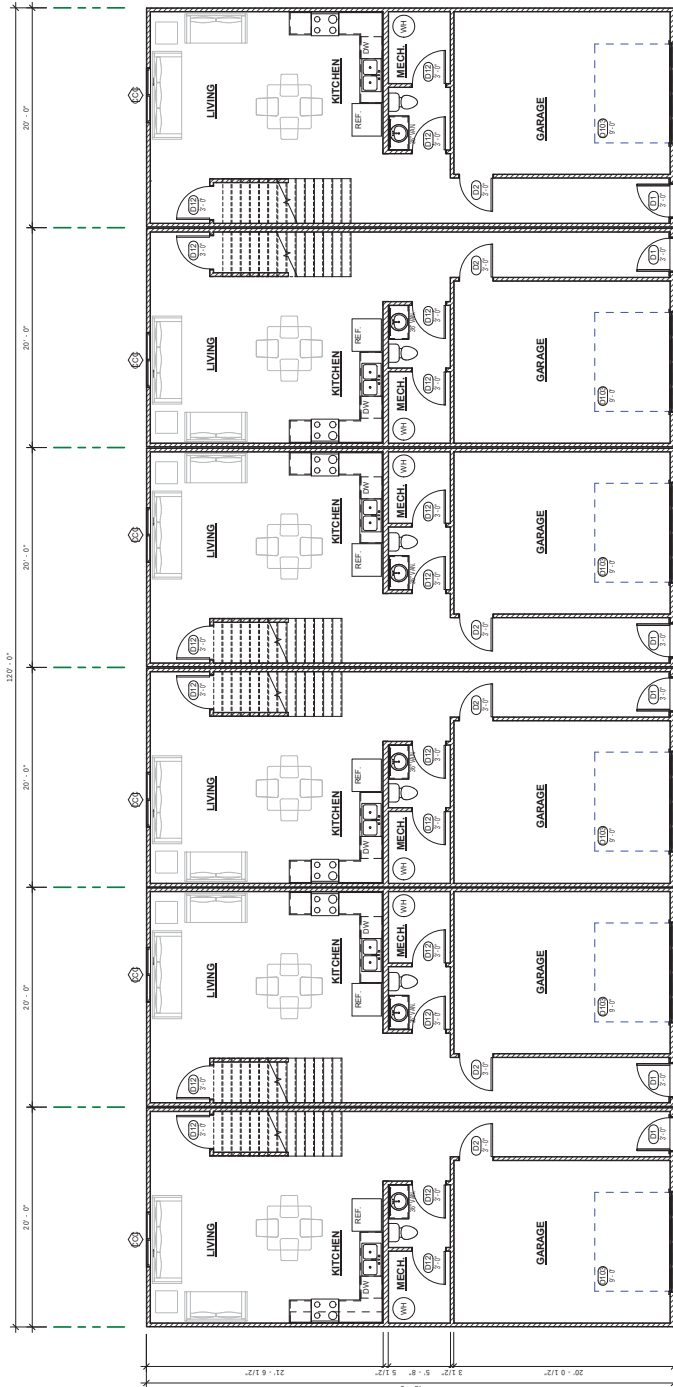
Main Floor

As indicated

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APPROVAL OF PLUM DESIGN SERVICES, LLC

A5

NOT FOR CONSTRUCTION
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APPROVAL OF PLUM DESIGN SERVICES, LLC



3 Main Floor Plan
Scale: 1/8" = 1'-0"

AREA SCHEDULE		
NAME	I	SQ FT
Main Floor		6,525 SF
Garage Floor		7,025 SF
Roof		3,025 SF
Garage		3,025 SF
Grand Total		19,599 SF



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THE DESIGNER'S LIABILITY IS LIMITED TO THE
DESIGN OF THE BUILDING OR STRUCTURE.
THE DESIGNER DOES NOT GUARANTEE THE
ACCURACY OF THE DESIGN. THE DESIGNER'S
LIABILITY IS LIMITED TO THE DESIGN OF THE
BUILDING OR STRUCTURE. THE DESIGNER
DOES NOT GUARANTEE THE ACCURACY OF
THE DESIGN. THE DESIGNER'S LIABILITY IS
LIMITED TO THE DESIGN OF THE BUILDING
OR STRUCTURE. THE DESIGNER DOES NOT
GUARANTEE THE ACCURACY OF THE DESIGN.



Kading Properties
Cavitt Creek 6-Plex- 2 Car
Indianola, Iowa

PROJECT ID:
PDS 4368

ISSUE DATE:
DATE: 07-03-19
DATE:
DATE:
DATE:
DATE:
DATE:
DATE:

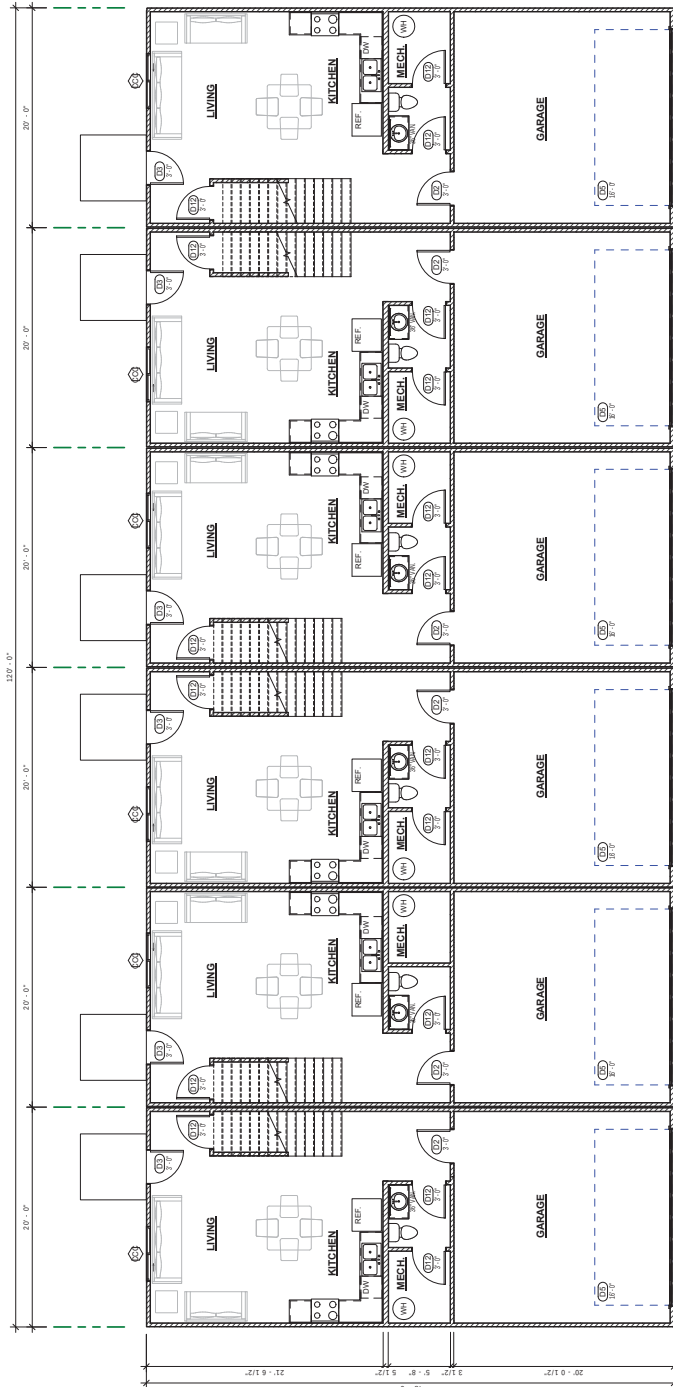
Main Floor

As indicated

THIS PLAN AND SPECIFICATIONS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE APPROVAL OF THE ARCHITECT.

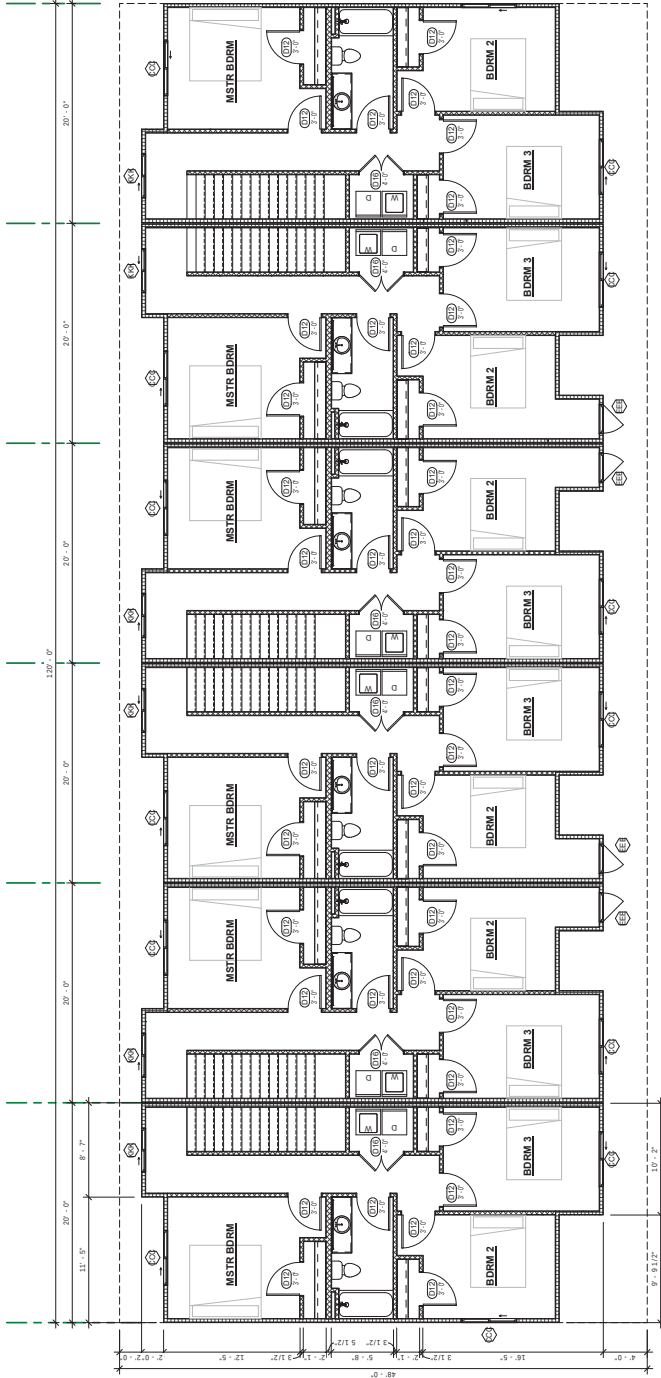
A5

NOT FOR CONSTRUCTION
THREE PLANS HAVE NOT BEEN APPROVED FOR CONSTRUCTION
PLEASE CALL FOR MORE INFORMATION



3 Main Floor Plan
Scale: 1/8" = 1'-0"

AREA SCHEDULE		
NAME	I	SQ FT
Main Floor		5523 SF
Garage Floor		7123 SF
Garage		3893 SF
Garage Total		10916 SF



3 Second Floor Plan
Scale: 3/8" = 1'-0"







DESIGN DATE: 01-11-18
 DATE ADDED: 04-11-18
 PERMIT APPLICATION: 18017
 PERM. COMPLETION: 04-09-18
 1018-01

CAVITT CREEK CONDOMINIUMS 1&11
 BUILDING ELEVATION VIEWS
 INDIANOLA IOWA, WARREN COUNTY, IOWA

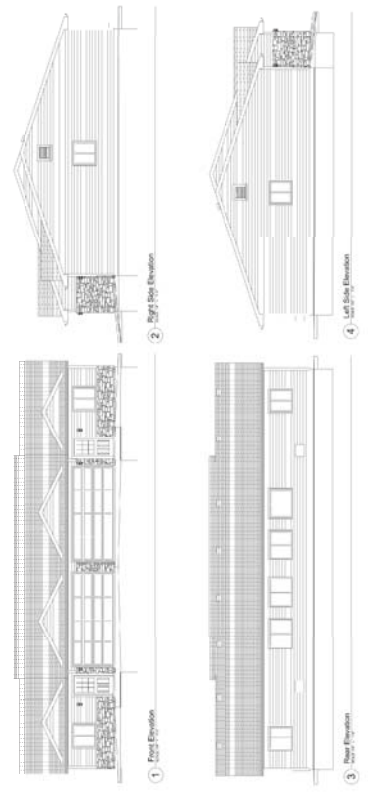
CHAMBERLIN
 CONSULTANT ENGINEERS
 3117 10TH STREET
 VAN METERS, IOWA 52091
 TEL: 515 609-1100
 FAX: 515 609-1101
 info@chamberliniowa.com

DRAWING TITLE:
 CONCEPTUAL
 BUILDING
 ELEVATIONS
 EXTERIOR
 DESIGN
 AND 3D

DRAWN BY:
 CHECKED BY:
 ALL
 DATE:
 03-13-18
 APP. NO.:
 19017
 SHEET
 C-7

BRADFORD

ELEVATIONS



3D



STYLE I



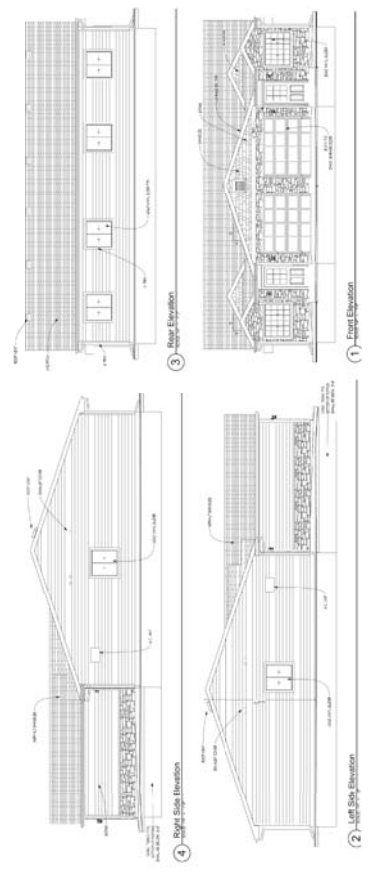
STYLE I2



STYLE I4

VILLA

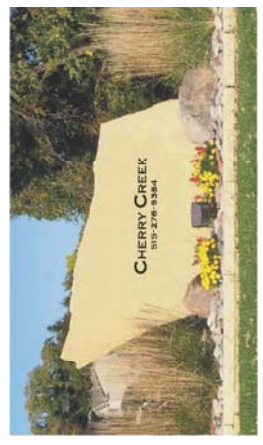
ELEVATIONS



3D



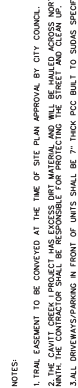
SIGN



CAVITT CREEK CONDOMINIUMS II
INDIANOLA, WARREN COUNTY, IOWA



DRAWN BY: JCP	19017
CHECKED BY: MLL	
DATE: 08-22-19	SHEET C02
JOB NO.	

[illegible]

DESIGN START DATE	02-07-18
DESIGN COMPLETE	04-11-18
PRELIMINARY FIELD	04-11-18
DATE OF REVISION	04-11-18
FIELD BOOK NO.	1018-01

CAVITT CREEK CONDOMINIUMS II
INDIANOLA, WARREN COUNTY, IOWA

CHAMBERLIN
CONSULTANT ENGINEERS

310 WEST STREET
VAN METER, IOWA 50591
TEL: 651-664-1188
FAX: 651-664-1189
EMAIL: ADDRESS
info@chamberling.com

DRAWING TITLE	EROSION
---------------	---------

DRAWN BY:	TOP
CHECKED BY:	ALL
DATE:	04-11-18
JOB NO.	19017
SHEET	C05





August 30, 2019

COMMUNITY DEVELOPMENT

«DEEDHOLD»
«DEEDADDR1»
«DEEDADDR3»

Dear Property Owner:

YOU ARE HERBY NOTIFIED that Kading Properties LLC, has requested approval of the site plan and a final subdivision plat for Cavitt Creek Condominiums II, located on Outlot Y of Lincoln Ridge Plat 6. As you are a property owner within 200 feet of a proposed preliminary plat, you are being notified.

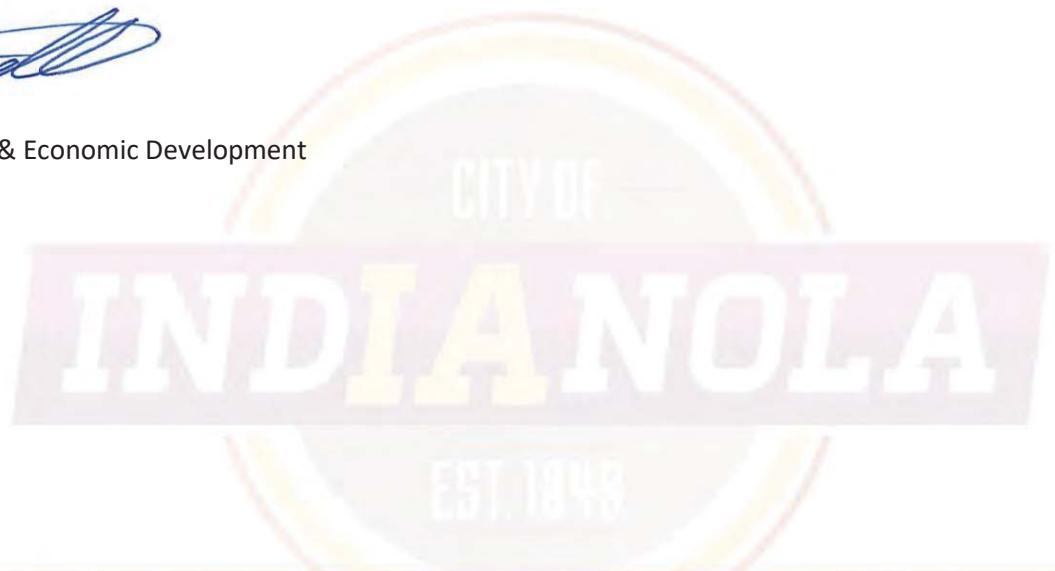
The Commission shall examine the site plan and the plat as to its compliance with City Code and the Comprehensive Plan of the City and submit a recommendation to the Council. The Council, upon receipt of the Commission's recommendation, shall by resolution grant approval or reject the site plan and plat.

The site plan and the final plat will be considered by the Planning and Zoning Commission at its meeting at 6:00 P.M. on September 10th, 2019, held in the Council Chambers of the Municipal Building of the City of Indianola, Iowa, located at 110 North 1st Street.

If you have any questions regarding this notification, please contact the Department of Community Development at (515) 961-9430 or by email at ComDev@indianolaiowa.gov.

Regards,

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



DEEDHOLD	DEEDADDR1	DEEDADDR3
ALBAUGH, GRAHAM M/KARIA A	1308 N 9TH ST	INDIANOLA IA 50125
BANTZ, JULIE/JOHN	1010 E MADISON AVE	INDIANOLA IA 50125
BERGGREN, JASON L/MARGARET	1006 E MADISON AVE	INDIANOLA IA 50125
BLOOMFIELD ACRES LLC	7008 MADISON AVE	URBANDALE IA 50322
CUNNINGHAM, ANTHONY/CHELSEIE	1002 E LINCOLN AVE	INDIANOLA IA 50125
DAVIDSON, KELLY/ELIZABETH	1004 E LINCOLN AVE	INDIANOLA IA 50125
DIPTMER, TRAVIS J	1007 E MADISON AVE	INDIANOLA IA 50125
DOWNARD, ROBERT L/JENNIFER D	1102 MADISON AVE	INDIANOLA IA 50125
FREESE, ROBERT L REV TST/ FREESE, ELIZABETH H REV TST	603 E HILLCREST AVE	INDIANOLA IA 50125
GEIGER, DAVID/STACEY	1000 E MADISON AVE	INDIANOLA IA 50125
GOERING PROPERTIES LLC	122 G76 HWY	LACONA IA 50139
HOTCHKISS, DAVID S/JESSICA A	1202 E MADISON AVE	INDIANOLA IA 50125
JAURON, JASON A/ANNETTE M	1000 E LINCOLN	INDIANOLA IA 50125
JOHANSEN ENTERPRISES LLC	2929 WESTOWN PKWY STE 100	WEST DES MOINES IA 50266
JORDAN, CARY M/KATRINA L	1002 E MADISON AVE	INDIANOLA IA 50125
KADING PROPERTIES LLC	7008 MADISON AVE	URBANDALE IA 50322
LINCOLN RIDGE ESTATES LLC	7008 MADISON AVE	URBANDALE IA 50322
LOVAN, VINCENT/MERISSA	1008 E MADISON AVE	INDIANOLA IA 50125
MEADOR, MEREDITH/TYLER	1101 E MADISON AVE	INDIANOLA IA 50125
MEHMEN, SHANE/MICHELLE	1104 E MADISON AVE	INDIANOLA IA 50125
MEYER, APRIL/STEVEN	1103 E MADISON AVE	INDIANOLA IA 50125
MYHRE, CHARLES E/LINDA L	1402 N 9TH ST	INDIANOLA IA 50125
OFFENBURGER, LINDSEY M/TYLER E	1003 E MADISON AVE	INDIANOLA IA 50125
ORTON HOMES LLC	2208 WOODLAND PKWY	CLIVE IA 50325
PINNACLE AGRICULTURE DIST INC	1880 FALL RIVER DRIVE SUITE 100	LOVELAND CO 80538
RICHARDSON, MICHAEL W/SARA E	1105 E MADISON AVE	INDIANOLA IA 50125
SANTI, STEPHANIE D/BRIAN L	1005 E MADISON AVE	INDIANOLA IA 50125
SIEBERSMA, TAMI J/JEFFREY R	1004 MADISON AVE	INDIANOLA IA 50125
WERLING, RYAN C/JULIE A	1001 E MADISON AVE	INDIANOLA IA 50125
WILHELMI, MELISSA M/JAMES	1404 N 9TH ST	INDIANOLA IA 50125

SEP 11 2019

INDIANOLA, IOWA

10:40 am

Date: 9-11-2019

To: Indianola City Council Representatives
and Mayor Kelly Shaw

Oppose Affordable Housing Development Expansion within Lincoln Ridge

Overview:

We the single family home owners of properties within the Lincoln Ridge Development along with residents of Indianola, Iowa oppose the development as proposed by Kading Properties. We are asking that you support us in asking this housing development as proposed be voted down.

We as single family home owners would like to see this area be developed as single family homes in accordance with an R3 Zoning requirement.

Background:

Kading Properties develops and builds affordable income properties in various Central Iowa locations, including, Indianola. They currently operate two developments called Lincoln Ridge 1 and Lincoln Ridge 2, which are located within the Lincoln Ridge development on the Northeast side of town, specifically on North 9th Street.

Kading Properties purchased an additional 17 acres within this same development and has presented site plans for an additional 150 units of affordable income housing. Cavitt Creek Condominiums I & II are two developments of duplexes and six-plexes similar to their existing neighborhoods. These proposed condominiums would also qualify for Section 8 Housing Assistance, based on resident income.

Development Concerns:

Police records indicate a dramatic increase in demand on our police force, and crime in our neighborhood. Prior to their properties being built, we had a total of 11 police calls to our neighborhood in ten years. Since they've been here, it has averaged over 160 calls per year to their Properties alone. (Over 800 calls since 1/1/2014 or about every other day). Everything from crime, shots fired, domestic situations, sexual abuse, many other reasons, and some non-emergency type calls. These numbers don't include the calls to our single family residences. A number of us have been victims to crime and vandalism ourselves as well since they moved in.

The exact numbers are as follows:

- 2014 124 total calls to Kading

- 2015 146 total calls to Kading
- 2016 157 total calls to Kading
- 2017 200 total calls to Kading
- 2018 167 total calls to Kading
- 2019 83 calls (as of 8/1/2019)

To give you an example, here is a list of just some of the incidents that one neighbor who lives near Kading Properties has experienced :

- Four of their vehicles have had windows broken out.
- One vehicle was rear ended in the street and knocked into another vehicle
- During the day, someone pulled open their locked gate and entered the garage. One dog was hit on the head with a heavy object and ran away due to gate being open.
- They've caught kids poking their dogs with sticks and throwing rocks at them in their backyard.
- One dog has had a chunk taken out of her side and had to get several stitches to repair.
- They've had dogs shot with a BB gun.
- They've caught a kid jumping on the hood of their vehicle.
- On numerous occasions, domestic fights can be heard coming from Kading Properties from their house.
- They've called several times due to vehicles speeding in/out of the development and squealing tires.
- They caught people on the side of their house at 3am. They ran towards Kading Properties.

In addition to how they have changed our neighborhood, their developments lack green space, sufficient parking for their residents, and play areas for the children who reside in their units. We, as well as their own residents deal with traffic problems, parking issues, and unsafe situations with children who have nowhere to play, but the streets and storm run off ditches. We encourage you to look up this company for yourself to form your own opinion about their business ethics and how they conduct business.

We have concerns about 150 more families being added in only a 2-3 block radius, and the impact that will have on traffic, storm water, utilities, property values, and long term impacts of high density.

The current properties have a total of 137 units with 3 bedrooms and a total population of those units of 538 people. That is an average of 3.9 people per unit. Take into consideration that there are some units with 1, 2 or 3 people living in a few makes most of the units at the max occupancy of 5 people according to their lease agreements.

The median household income of their current units is \$42k (information provided by Kading Properties). Warren County's low income limits according to the National HUD standards for a family of 4 (the average unit occupancy) are as follows:

- Very low income - \$43,750
- Extremely Low Income - \$26,250
- Low (80%) Income \$70,000

By these standards most of the residents would qualify for low income Section 8 housing assistance, (which would be subject to availability through the Warren County Housing Authority).

We're concerned about the impact on our school system. Emerson is above capacity with some classrooms at 27 students, however the impact reaches district wide as the students would not all be elementary age. While our student numbers district wide declined in 2016 and 2017, Emerson Elementary is crowded and has had to turn students away. A redistrict is inevitable as Kading adds to the student population.

In addition to being a significant drain on our city's resources and being a population density concern, the project qualifies for a corporate tax abatement. This means the city loses out on significant tax revenue, because the tax income generated by these affordable income housing developments are not only lower than single family homes, they are putting a higher drain on our city's resources.

Please join us by signing this petition to oppose the building of the Cavitt Creek Condominiums by Kading Properties. While this is happening in our neighborhood, it's taking away from resources and tax base for the entire city.

Name	City	State	Postal Code	Country	Signed On	Comments
Mellisa Sones	Indianola	IA	US		8/11/2019	"The impact this has on my neighborhood is far too great, but it goes far beyond my neighborhood and the value of my property. It impacts all of Indianola. It impacts every citizen and every school. When we're operating on a 911 system that is failing 50% of the time, and consider the fact that the police are spending so much time in one neighborhood it is just so upsetting. The numbers reflected don't reflect the number of calls to single family residents, which only increases the drain on the resources. We must make a change."
Emily Sones	Indianola		50125 US		8/11/2019	
Travis Dittmer	Indianola		50125 US		8/11/2019	
Scott Post	Indianola		50125 US		8/11/2019	
Cinda Nickell	Indianola	IA	50125 US		8/11/2019	
Jamie Kilgore	Indianola		50125 US		8/11/2019	
Allison Putney	Indianola		50125 US		8/11/2019	
Ryan Cambron	Indianola		50125 US		8/11/2019	
Melinda Parker	Clive		50325 US		8/11/2019	
Debbie Ruble	Indianola		50125 US		8/11/2019	
Heather Glenn	Indianola		50125 US		8/11/2019	
Jessica Schneider	Indianola		50125 US		8/11/2019	
Cindy Berkley	Indianola		50125 US		8/11/2019	
Graham Albaugh	Indianola		50125 US		8/11/2019	
Dorothy Gezel	Knoxville		50138 US		8/11/2019	
Casey Aldridge	Indianola		50125 US		8/11/2019	
Lindsey Offenburger	Indianola		50125 US		8/11/2019	
Becky Kolosik	Indianola		50125 US		8/11/2019	
Susan Nutgrass	Indianola		50125 US		8/11/2019	
Charlette Lawrence	Indianola	IA	50125 US		8/11/2019	
Donna Stille	Indianola		50125 US		8/11/2019	
Jessica Silvius	Indianola		50125 US		8/11/2019	
Joshua Sharp	Indianola		50125 US		8/11/2019	
Kim Dew	Indianola		50125 US		8/11/2019	
Angela Welcher	Indianola		50125 US		8/11/2019	
Timothy Sharp	Center Point		52213 US		8/11/2019	
Crystal Dinsmore	Indianola		50125 US		8/11/2019	
Alicia Hout	Indianola	IA	50125 US		8/11/2019	
Jason Bergerren	Indianola		50125 US		8/11/2019	
Cheryl Geurts	Indianola		50125 US		8/11/2019	
Jessica Burns	Indianola		50125 US		8/11/2019	
Christin Aldridge	Cottage Grove		97424 US		8/11/2019	
Angela Banks	Indianola		50125 US		8/11/2019	
Taylor Nehring	Indianola		50125 US		8/11/2019	
Alan Schneider	Des Moines		50339 US		8/11/2019	
Mack Rankin	Indianola	IA	50125 US		8/11/2019	
Roger Moore	Indianola	IA	50125 US		8/11/2019	
Alex Catron	Indianola		50125 US		8/11/2019	
Craig White	Indianola		50125 US		8/11/2019	

Jim Garrett	Indianola	50125 US	8/11/2019	"Ours schools are overloaded already, the crime in our town is higher than it's ever been. We do not need to cram tons more people into an already struggling town."
Meissa Stanley	Dysart	52224 US	8/11/2019	
Bobby Stewart	Indianola	50125 US	8/11/2019	"In no way do we need more riff raff brought into the community. Police have to deal with the existing issues there as it is. So why bring more problems into our town. In no way are they priced to be affordable and they are cheaply thrown together. The maintenance is terrible and we just don't need it. Period."
Leanna Reams	Columbus	53925 US	8/11/2019	
Garrett Reynolds	Indianola	50125 US	8/11/2019	"We have to start thinking about how much this will affect class sizes, our teachers and administration."
Kerry Stecker	Indianola	50125 US	8/11/2019	
Susan Hunt	Indianola	50125 US	8/11/2019	"We need to plan for smart growth in this community. It seems that there are a lot of decisions being made off the cuff and not for the good of the community. We need the old guard to go, and to elect all new city leaders!"
Monte Sones	IA	50125 US	8/11/2019	
Gayle Clifford	Des Moines	50360 US	8/11/2019	"We need to plan for smart growth in this community. It seems that there are a lot of decisions being made off the cuff and not for the good of the community. We need the old guard to go, and to elect all new city leaders!"
Julie Werling	Indianola	50125 US	8/11/2019	
Kelsey Bolton	Indianola	50125 US	8/11/2019	"We need to plan for smart growth in this community. It seems that there are a lot of decisions being made off the cuff and not for the good of the community. We need the old guard to go, and to elect all new city leaders!"
Gavin Nicholson	IA	50125 US	8/11/2019	
Jolene Murphy	Indianola	50125 US	8/11/2019	"We need to plan for smart growth in this community. It seems that there are a lot of decisions being made off the cuff and not for the good of the community. We need the old guard to go, and to elect all new city leaders!"
Stephanie Erickson	Altoona	50009 US	8/11/2019	
Betsy Barnett	Indianola	50125 US	8/11/2019	"We need to plan for smart growth in this community. It seems that there are a lot of decisions being made off the cuff and not for the good of the community. We need the old guard to go, and to elect all new city leaders!"
Tammie Oldaker	Indianola	50125 US	8/11/2019	
David Oldaker	Indianola	50125 US	8/11/2019	"We need to plan for smart growth in this community. It seems that there are a lot of decisions being made off the cuff and not for the good of the community. We need the old guard to go, and to elect all new city leaders!"
Lyle Kolosik	Indianola	50125 US	8/11/2019	
BEV Miller	Indianola	50125 US	8/11/2019	"We need to plan for smart growth in this community. It seems that there are a lot of decisions being made off the cuff and not for the good of the community. We need the old guard to go, and to elect all new city leaders!"
Missi Spurgeon	Indianola	50125 US	8/11/2019	
Amy Kociolek	Indianola	50125 US	8/11/2019	"We need to plan for smart growth in this community. It seems that there are a lot of decisions being made off the cuff and not for the good of the community. We need the old guard to go, and to elect all new city leaders!"
Sharon Jensen	Indianola	50125 US	8/11/2019	
Stephanie Reynolds	Indianola	50125 US	8/11/2019	"We need to plan for smart growth in this community. It seems that there are a lot of decisions being made off the cuff and not for the good of the community. We need the old guard to go, and to elect all new city leaders!"
Michelle Metz	Des Moines	50309 US	8/11/2019	
David Metz	Des Moines	50309 US	8/11/2019	"We need to plan for smart growth in this community. It seems that there are a lot of decisions being made off the cuff and not for the good of the community. We need the old guard to go, and to elect all new city leaders!"
Amanda Feters	Plymouth	55441 US	8/11/2019	
Travis Bell	Indianola	50313 US	8/11/2019	"We need to plan for smart growth in this community. It seems that there are a lot of decisions being made off the cuff and not for the good of the community. We need the old guard to go, and to elect all new city leaders!"
Justin Kappelman	Indianola	50125 US	8/11/2019	
Carmen Spinner	Indianola	50125 US	8/11/2019	"We need to plan for smart growth in this community. It seems that there are a lot of decisions being made off the cuff and not for the good of the community. We need the old guard to go, and to elect all new city leaders!"
Andrew Wegener	Des Moines	50310 US	8/11/2019	
Nicole Purkepile	Indianola	50125 US	8/11/2019	"We need to plan for smart growth in this community. It seems that there are a lot of decisions being made off the cuff and not for the good of the community. We need the old guard to go, and to elect all new city leaders!"
joe gezel	Marshalltown	50158 US	8/11/2019	
Bryan Purkeypile	Indianola	50125 US	8/11/2019	"We need to plan for smart growth in this community. It seems that there are a lot of decisions being made off the cuff and not for the good of the community. We need the old guard to go, and to elect all new city leaders!"
Cassi Sinclair	Indianola	50125 US	8/11/2019	
Mallinda Patch-Gray	Indianola	50125 US	8/11/2019	"We need to plan for smart growth in this community. It seems that there are a lot of decisions being made off the cuff and not for the good of the community. We need the old guard to go, and to elect all new city leaders!"
Tiffany Scovel	Indianola	50125 US	8/11/2019	
ASHLEY Whitehill	Indianola	50125 US	8/11/2019	"We need to plan for smart growth in this community. It seems that there are a lot of decisions being made off the cuff and not for the good of the community. We need the old guard to go, and to elect all new city leaders!"
Darnian Taylor	Osceola	50213 US	8/11/2019	

Denise Morris	Indianola	50125 US	8/11/2019	"This developer has an established track record in our community, and it's not good. Over the past 5 years its residences have averaged a police call every other day. It makes no sense for Indianola to double-down on that track record by letting them build hundreds of more units in our community."
Jennifer Downard	Indianola	50125 US	8/11/2019	
Meissa Wilhelmi	Indianola	50125 US	8/11/2019	
Sara King	Indianola	50125 US	8/11/2019	
Cary Jordan	Indianola	50125 US	8/11/2019	
Christopher Nelson	Indianola	50125 US	8/11/2019	
Laura Haworth	Indianola	50125 US	8/11/2019	
Kirk Haworth	Indianola	50125 US	8/11/2019	
James Wilhelmi	Indianola	50125 US	8/11/2019	
Bob Nutgrass	Indianola	50125 US	8/11/2019	
Cheryl Wandell	Dallas Center	50063 US	8/11/2019	"This land should be for single homes"
Chrystal Cooper	Osceola	50213 US	8/11/2019	
Shawna Thompson	Iacona	50139 US	8/11/2019	
angie ortlund	indianola	50125 US	8/11/2019	
michael Houck	indianola	50233 US	8/11/2019	
Terra Cleveland	Indianola	50125 US	8/11/2019	
Michelle Mehmen	Indianola	50125 US	8/11/2019	
Helen Trembly	Indianola	50125 US	8/11/2019	
Tim Brend	Indianola	50215 US	8/11/2019	
Kori Anderson	Minneapolis	55423 US	8/11/2019	
Austin S	IA	50011 US	8/11/2019	"This land should be for single homes"
Shane Mehmen	Indianola	50125 US	8/11/2019	
Suzanne Cooper	Saint charles	50240 US	8/11/2019	
Sadie Kruse	Indianola	50125 US	8/11/2019	
Terry Sharp	Des Moines	50309 US	8/11/2019	
Christine Larsen	Indianola	50125 US	8/11/2019	
Glenda Prine	Indianola	50125 US	8/11/2019	
Kristen Keller	Des Moines	50315 US	8/11/2019	
Patricia McClure	Indianola	50125 US	8/11/2019	
Susan Thompson-Borchert	New Virginia	50210 US	8/11/2019	
Brandi Larson	Indianola	50125 US	8/11/2019	"This land should be for single homes"
Doug & Kim Arndt	Indianola	50125 US	8/11/2019	
Bryan Perry	Des Moines	50315 US	8/11/2019	
Maly Jordan	Indianola	50125 US	8/11/2019	
Jenny Schwery	Indianola	50125 US	8/11/2019	
Terry Elbert	Indianola	50125 US	8/11/2019	
Lisa Dowson	Indianola	50125 US	8/11/2019	
Patrick Wilkinson	Indianola	50125 US	8/11/2019	
Kellie Carlton	Indianola	50125 US	8/11/2019	
Marcie Steiner	Des Moines	50307 US	8/11/2019	
Jason Kruse	Indianola	50125 US	8/11/2019	"This land should be for single homes"
Jon Toung	Indianola	50125 US	8/11/2019	
Ashley Clark	Indianola	50125 US	8/11/2019	

James Reason	Indianola	50125 US	8/11/2019
Cassandra Hilton	Indianola	50125 US	8/11/2019
Amy Edgington	Indianola	50125 US	8/11/2019
Sarah Hofer	Cottage Grove	97424 US	8/11/2019
Tobias Fischer	West Jordan	84084 US	8/11/2019
Jessica Hotchkiss	Indianola	50125 US	8/11/2019
Kieran Mort	Indianola	50125 US	8/11/2019
Katrina Jordan	IA	50125 US	8/11/2019
Josh Baker	Indianola	50125 US	8/11/2019
Julie Bantz	Indianola	50125 US	8/11/2019
Danielle Lowe	Indianola	50125 US	8/11/2019
Rick Lowe	Manchester	52057 US	8/12/2019
David Storm	Hutchinson	55350 US	8/12/2019
Brian Homan	Des Moines	50345 US	8/12/2019
Shonda Endrizal	Indianola	50125 US	8/12/2019
Zach Brown	Indianola	55454 US	8/12/2019
Laura Brewer	Indianola	50125 US	8/12/2019
Bryan Runyan	Indianola	50125 US	8/12/2019
Lisa Boege	Des Moines	50334 US	8/12/2019
Thad Bloom	Indianola	50125 US	8/12/2019
Emily Schwery	Indianola	50125 US	8/12/2019
Erin Griffin	Indianola	50125 US	8/12/2019
Lisa Duncan	Ackworth	50001 US	8/12/2019
Kari Albaugh	Zimmerman	55398 US	8/12/2019
Brian Brewer	Bondurant	50035 US	8/12/2019
Jennifer Gioffredi	Manchester	50125 US	8/12/2019
Sheena Gorder	Eugene	50125 US	8/12/2019
Shaun Guyer	Indianola	50125 US	8/12/2019
Meredith Meador	Indianola	50125 US	8/12/2019
AJ Nelson	Indianola	50125 US	8/12/2019
Jo Mort	Indianola	50125 US	8/12/2019
Samantha Gallatin	Iowa	50125 US	8/12/2019
Dawn Barnes	Indianola	50125 US	8/12/2019
Jenel Brueck	Indianola	50125 US	8/12/2019
Brian Lepper	Indianola	50125 US	8/12/2019
Virginia Siranni	Salt Lake City	84119 US	8/12/2019
Joe Buxton	Magna	84044 US	8/12/2019
Jennifer Day	Indianola	50125 US	8/12/2019
Cheryl Griffin	Albia	52532 US	8/12/2019
Jerry Sonnes	Indianola	50125 US	8/12/2019
Tyler Battles	Indianola	50125 US	8/12/2019
Stephanie Santi	Indianola	50125 US	8/12/2019
Libby Burken	West Des Moines	50266 US	8/12/2019
Misti Battles	Indianola	50125 US	8/12/2019
Kyle Overton	Indianola	50125 US	8/12/2019
Alisha Helbing	Indianola	50125 US	8/12/2019

Michelle Smith	Indiana	50125 US	8/12/2019
Cynthia Sones	Indiana	50125 US	8/12/2019
Carrie Patton	Indiana	50125 US	8/12/2019
Hailey Darr	Indiana	50125 US	8/12/2019
Tracy Youmans	Norwalk	50211 US	8/12/2019
Steve Corbett	Indiana	50125 US	8/12/2019
Colleen Kuebler	Indiana	50125 US	8/12/2019
Rebekah Salz	Nevada	50201 US	8/12/2019
Jack Dhabalt	Columbus	53925 US	8/12/2019
Tyler Meador	Indiana	50125 US	8/12/2019
Marisa Gibson	Des Moines	50315 US	8/12/2019
Danny Reetz	Indiana	50125 US	8/12/2019
Katie Hannah	Springfield	97478 US	8/12/2019
Lauren Wedemeyer	West Des Moines	50265 US	8/12/2019
Morgan Schaffner	North English	52316 US	8/12/2019
Erik Somers	Des Moines	50315 US	8/12/2019
Kelli Jurey-Reetz		US	8/12/2019
Taylor Parish	Saint Charles	50240 US	8/12/2019
Amy Sickels	East Dubuque	61025 US	8/12/2019
Tiffanie Money	Indiana	50125 US	8/12/2019
Darcy Brand	Indiana	50125 US	8/12/2019
Brooke Friedman	Indiana	50125 US	8/12/2019
Renee Brummer	Indiana	50125 US	8/12/2019
Bailey Nelson	Indiana	50125 US	8/12/2019
Savannah Bryan	Indiana	50125 US	8/12/2019
Amber Whitesel	Des Moines	50307 US	8/12/2019
Angie Reed	Indiana	50125 US	8/12/2019
Scott Fisher	West Des Moines	50265 US	8/12/2019
Natalie Kirchhoff	O Fallon	63304 US	8/12/2019
Kate Jones	Ankeny	50021 US	8/12/2019
Brett Miller	Indiana	68197 US	8/12/2019
Jena Molone	Eldora	50627 US	8/12/2019
Patricia Estell	Prole	50229 US	8/12/2019
Laurie Butz	Indiana	50125 US	8/12/2019
Joey Hofer	Indiana	50125 US	8/12/2019
Leanne Paulson	Des Moines	50310 US	8/12/2019
Joshua Battles	Indiana	50125 US	8/12/2019
Denise Day	Indiana	50301 US	8/12/2019
Nick Fstra	Des Moines	50125 US	8/12/2019
Lorna Gioffredi	Indiana	50213 US	8/12/2019
Michael hagen	Osceola	50125 US	8/12/2019
Laura Collier	Indiana	50125 US	8/12/2019
Jenny Manny	Winterset	50273 US	8/12/2019
Megan Grimsrud	Indiana	50125 US	8/12/2019
Jennifer Chess	Indiana	50125 US	8/12/2019
Stacy Strong	Indiana	50125 US	8/12/2019

Paula May	Indianola	50125 US	8/12/2019	
Hunter VanderWaal	Indianola	50125 US	8/12/2019	
Betsy Sharp	Indianola	50125 US	8/12/2019	IA
Aaron Houston	Indianola	50125 US	8/12/2019	
Debra Sharp	Indianola	50115 US	8/12/2019	
Jason Glenn	Indianola	50125 US	8/12/2019	
Wendy Hatcher	Des Moines	50313 US	8/12/2019	
Susan Vander Waal	Indianola	50125 US	8/12/2019	IA
Val Ruther	Indianola	50125 US	8/12/2019	IA
Brad Schumacher	Des Moines	50327 US	8/12/2019	IA
Lindsey Casner	Indianola	50125 US	8/12/2019	
Tonya Anderson	Indianola	50125 US	8/12/2019	
Nicole Metz	Minneapolis	55430 US	8/12/2019	
Libby Sharp	Indianola	50125 US	8/12/2019	
Josh Erickson	Indianola	50125 US	8/12/2019	
Bailey Glascock	Indianola	50125 US	8/12/2019	
Oscar Johnson	Indianola	50135 US	8/12/2019	
Nicole Loux	Indianola	50125 US	8/12/2019	
Hank F	Indianola	50210 US	8/12/2019	
Trevor Voelker	New Virginia	50125 US	8/12/2019	
Rhonda Myers	Indianola	43515 US	8/12/2019	
Cody Cooper	Delta	50125 US	8/12/2019	
Tyler Offenburger	Indianola	50125 US	8/12/2019	
Jessica Ohnemus	Indianola	50315 US	8/12/2019	
Brad Offenburger	Des Moines	50125 US	8/12/2019	
Sarah Olson	Indianola	50125 US	8/12/2019	
Deborah McDaniel	Indianola	50125 US	8/12/2019	
Christina Beach	Indianola	50125 US	8/12/2019	IA
Danielle Hodges	Indianola	50125 US	8/12/2019	
Margaret Johnston	Indianola	50125 US	8/12/2019	
Misty Parker	Indianola	50125 US	8/12/2019	
Ben Hildreth	Indianola	50125 US	8/12/2019	
Michelle Agan	Indianola	50125 US	8/12/2019	IA
Kylie Bales	Indianola	50125 US	8/12/2019	
Anthony Cunningham	Indianola	50125 US	8/12/2019	
David Hotchkiss	Indianola	50325 US	8/12/2019	IA
Alan Blixt	Clive	21921 US	8/12/2019	DE
Gerald Smith	Elkton	50125 US	8/12/2019	
Kaitlyn Dew	Indianola	50125 US	8/12/2019	
John Goode	Indianola	50125 US	8/12/2019	
Spencer Kennedy	Indianola	50125 US	8/12/2019	IA
Rebecca Sage	Indianola	50312 US	8/12/2019	
Jill Hoover	Des Moines	50125 US	8/12/2019	
Nate Archer	Indianola	50125 US	8/12/2019	

"They are slum lords and as a property manager for another complex in town the things I hear from people leaving there are absolutely appalling."

Sara Peterson	Des Moines	IA	50320 US	8/12/2019	"This only benefits Kading Properties not the people of Indianola. Please reconsider."
Shannon Davis	Indianola	IA	50125 US	8/12/2019	
Tara Lansman	Indianola		50125 US	8/12/2019	
Kelli Waits	Indianola		50125 US	8/12/2019	
Mark Schibner	West Des Moines		50265 US	8/12/2019	
Shyanna Davidson	Des Moines		50307 US	8/12/2019	
Alesia Brose	Indianola		50125 US	8/12/2019	
Megan Harvey	Eugene		97404 US	8/12/2019	
Abby Hancock	Indianola		50125 US	8/12/2019	
June Rouse	Indianola		50125 US	8/12/2019	"As a former tenant of Kading Properties, I can honestly say that the other tenants of where I lived brought problems to the area. Cops were called to the area at least twice a day at most times and it became over crowded. Kading properties are a joke and should not build MORE properties in Indianola"
Cory Danielson			US	8/12/2019	
Jennifer Lansman	Prior Lake	MIN	55372 US	8/12/2019	"You are right they should be investing in, and maintaining the properties they already have not looking to make a quick buck on our tax programs!!"
Meg Poindexter	Indianola	IA	50125 US	8/12/2019	
Adrianna Hawkins	Indianola		50125 US	8/12/2019	
Calie Lukenbill	Indianola		50125 US	8/12/2019	
Julie Peterson	Des Moines		50309 US	8/12/2019	
Chelsie Cunningham	Indianola		50125 US	8/12/2019	
noe clark	Indianola		50125 US	8/12/2019	
Alysa Preston	Indianola	IA	50125 US	8/12/2019	"I believe these are all good reasons but I would like to add a couple myself. For instance, this company is money hungry. They do not care about their tenants, and are just out for money. If you are late for rent they will give you 3 days to pay. I, myself, and about every person I know that has lived there has had issues upon moving out. They will charge you fees you didn't even know existed just to squeeze out extra money from you. They don't care if your car gets broken into on their properties. There is absolutely nowhere for children to play so they play in the middle of the streets and the balls they play with hits cars. They also play on the fields, this isn't fair to them. Like I said, they don't care about their tenants. They just want money."
Amanda S		IA	US	8/12/2019	
Mccoy Hawkins	Indianola		50125 US	8/12/2019	
Amanda Carnes	Indianola	IA	50125 US	8/12/2019	
Dannielle Beebe	Indianola	IA	50125 US	8/12/2019	
Ashley Norris	Knoxville	TN	37931 US	8/12/2019	
Beth Boatwright	Indianola		50125 US	8/12/2019	
Shianna Hale	West Des Moines		50266 US	8/12/2019	
Arein Mutchler			US	8/12/2019	
Terry Phipps	Des Moines		50316 US	8/12/2019	"I don't think it will be beneficial to our community. We need to help our county first before inviting in other probable causes."
Katie Edgington	Indianola	IA	50125 US	8/12/2019	
Isaac Gallatin	Indianola		50125 US	8/12/2019	
Cynthia Thompson	Chicago		50125 US	8/12/2019	

Kevin Hawkins	Southfield	48086 US	8/12/2019
Brenda Vinton	Indianola	50125 US	8/12/2019
Liane Snow	Indianola	50125 US	8/12/2019
Jordon Bell	Kuwait	50014 Kuwait	8/12/2019
Lori Smith	Indianola	50125 US	8/12/2019
Brittany Morgan	Indianola	50125 US	8/12/2019
Angie Klokowski	Indianola	50125 US	8/12/2019
Lara Benjamin	Indianola	50125 US	8/12/2019
Mike Richardson	Indianola	50125 US	8/12/2019
Sarah Robb	Indianola	50125 US	8/12/2019
Amber Kearney	Orient	50858 US	8/12/2019
LeAnna Wilson	Indianola	50125 US	8/12/2019
Kaylene Ballesteros	Indianola	50125 US	8/12/2019
Tyler Spence	Indianola	50125 US	8/12/2019
Ashley Adams	Des Moines	50315 US	8/12/2019
Chelsie Wilson	Indianola	50125 US	8/12/2019
Morgan Christowski	Indianola	50125 US	8/12/2019
Tyler Christowski	Indianola	50125 US	8/12/2019
Vanessa Cummins	Indianola	50125 US	8/12/2019
Whitney Todd	Indianola	50125 US	8/12/2019
Ashley Costanzo	Indianola	50125 US	8/12/2019
Kevin Leach	Indianola	50125 US	8/12/2019
Cherish Willis	Indianola	50125 US	8/12/2019
Cori Stanley	Indianola	50135 US	8/12/2019
Weston Sharp	Indianola	50125 US	8/12/2019
Jeffrey Dahm	Indianola	50125 US	8/12/2019
Beth Gilbert	Pleasant Hill	50327 US	8/12/2019
Carrie Gleason	Sedalia	80135 US	8/12/2019
Melissa Rice	Madison	53713 US	8/12/2019
Jessica Kelley	Mitchellville	50169 US	8/12/2019
Nate Ohnemus	Indianola	50125 US	8/12/2019
Chris Costanzo	Des Moines	50307 US	8/12/2019
Renee Walton	Indianola	50125 US	8/12/2019
Christine Jungck	Des Moines	50310 US	8/12/2019
Sara England	Indianola	50125 US	8/12/2019
Tracy Steffen	Indianola	50125 US	8/12/2019
Cheyenne Sage	Creston	50801 US	8/12/2019
Natale Hoover	Des Moines	50310 US	8/12/2019
Lacey Byler	Indianola	50125 US	8/12/2019
Kristen Dixon	Omaha	68104 US	8/12/2019
Brittni Horstman	Indianola	50125 US	8/12/2019
Christina Fitzpatrick	Indianola	50125 US	8/12/2019
Linda Myhre	Indianola	50125 US	8/12/2019
Sherrie Engel	Indianola	50125 US	8/12/2019
Brianna Vaughn	Indianola	50125 US	8/12/2019

"Most...if not ALL of Kaiding's Properties attracts the same kind of people. It's the same types of criminal activity pretty much everywhere."

Bill Engel	Indianola	50125 US	8/12/2019	"As a runner I am concerned that many of these properties back up to the running trail. I have seen an increase in trash along the trail in these areas along with "cat calling", being verbally harassed. I do not think it's in the best interest of the community to have additional property/buildings of this nature."	
Shannon Quijano	Indianola	50125 US	8/12/2019		
Katie Reason	Indianola	50125 US	8/12/2019		
Jake Brend	Indianola	50125 US	8/12/2019		
Morgan Singleton	Indianola	50125 US	8/12/2019		
Chuck Myhre	Indianola	50125 US	8/12/2019		
Brooke Pottorff	Indianola	68197 US	8/12/2019		
Abbey Metzger	Indianola	50125 US	8/12/2019		
Amie Hale	Indianola	50125 US	8/12/2019		
Dan Krull	Indianola	50125 US	8/12/2019		
Darla Swim	Maxwell	50161 US	8/12/2019	"I know first hand how Kading properties are ran and the issues they present. This is NOT what this area needs!!"	
Becca Van Dam	Indianola	50125 US	8/12/2019		
Brett Johnson	Indianola	50125 US	8/12/2019		
Jackie Swim	Indianola	50125 US	8/12/2019		
Brandon Johnson	Indianola ia	50125 US	8/12/2019		
Amber Carpenter	Indianola	50125 US	8/12/2019		
Beth Adams	Indianola	50125 US	8/12/2019		"There needs to be responsible tenancy and not overcrowding."
Tricia Boatwright	Patterson	50218 US	8/12/2019		
Amanda Merema	Indianola	50125 US	8/12/2019		
Paul Carret	Indianola	50125 US	8/12/2019		
Marna Holt	Dayton	45459 US	8/12/2019		
Kelsey Baxter	Massena	13662 US	8/12/2019		
Anna Hovhannisyan	Tujunga	91042 US	8/12/2019		
Chandra Jordan	Marion	52302 US	8/12/2019		
Abby Martens	Indianola	50125 US	8/12/2019		
Elizabeth Martin	Indianola	50125 US	8/12/2019		
Cody Jordan	Urbana	52345 US	8/12/2019	"I know first hand how Kading properties are ran and the issues they present. This is NOT what this area needs!!"	
Wendell Adamson	Indianola	50125 US	8/12/2019		
Kris Foland	Indianola	50125 US	8/12/2019		
Jaclyn Sampson	Manchester	52057 US	8/12/2019		
Jenifer Bates	Indianola	50125 US	8/12/2019		
Joyce Adamson	Minneapolis	55411 US	8/13/2019		
Christine Johnston	Indianola	50125 US	8/13/2019		
Jessica Bates	Indianola	50125 US	8/13/2019		
Emily Fox	Indianola	50125 US	8/13/2019		
Martin Geurts	Indianola	50125 US	8/13/2019		
Brittany Mitchell	Granger	50109 US	8/13/2019	"I know first hand how Kading properties are ran and the issues they present. This is NOT what this area needs!!"	
Kathy Malli	Milo	50166 US	8/13/2019		
Mike Day	Indianola	50125 US	8/13/2019		
Cari Milby	Indianola	50125 US	8/13/2019		
Jim Scheurenbrand	Indianola	50125 US	8/13/2019		
Lori Hamilton	Indianola	50125 US	8/13/2019		

Lindsay Kappelman	Milo	IA	50166 US	8/13/2019
Abby S	Indiana		50125 US	8/13/2019
Dixie Olsen	Indiana		50125 US	8/13/2019
Joshua Stafford	Indiana		50125 US	8/13/2019
Katie Baker	Indiana		50125 US	8/13/2019
Emily Bates	Indiana	IA	50125 US	8/13/2019
Stacey Geiger	Ames	IA	50010 US	8/13/2019
Trent Wallin	Indiana		50125 US	8/13/2019
Ashton Stafford	Indiana		55426 US	8/13/2019
Nick Adams	Indiana		50125 US	8/13/2019
Trent Flander	Indiana		50125 US	8/13/2019
Mark Morgan	Indiana		50125 US	8/13/2019
Jessica Wallin	Indiana		50125 US	8/13/2019
Deb Alexander	Indiana		50225 US	8/13/2019
Gail Pope	Indiana		50125 US	8/13/2019
Bryan Fox	Indiana		84123 US	8/13/2019
Jordan Evans	Salt Lake City		84123 US	8/13/2019
Tiffany Salz	Iowa		52402 US	8/13/2019
Kim Friest	Indiana		50125 US	8/13/2019
Erin Lullmann	Indiana		50125 US	8/13/2019
Anthony Whelchel	Indiana		50125 US	8/13/2019
Jon Friest	Indiana		50125 US	8/13/2019
Lisa Horton	Indiana		50125 US	8/13/2019
Bergndi Sampson	Ankeny		50023 US	8/13/2019
George Strong	Indiana		50125 US	8/13/2019
Katie Buss	Indiana		50125 US	8/13/2019
Julie Creason	Indiana		50125 US	8/13/2019
Katie Cook	Indiana		50125 US	8/13/2019
Leslie DesCamps	Carlisle		50047 US	8/13/2019
Josh Sickles	Indiana		50125 US	8/13/2019
Katie Stoner	McKinney		75070 US	8/13/2019
Cory Bloom	Indiana		50125 US	8/13/2019
Dave Geiger	Knoxville		50138 US	8/13/2019
Pat Bates	Indiana		50125 US	8/13/2019
Sarah Strange	Indiana		50125 US	8/13/2019
Jason Hoover	Indiana		50125 US	8/13/2019
Dustin Presler	North Liberty		52317 US	8/13/2019
Jannelle Kennedy	Indiana	IA	50125 US	8/13/2019
Tanner Loyd	Indiana	IA	50125 US	8/13/2019
Laura Avitt	Indiana	IA	84118 US	8/13/2019
Mason Carr	Fredericton		E3A 1K7 Canada	8/13/2019

Mandy Blake	Indianola	IA	50125 US	8/13/2019
Jenna Brown	Indianola		50125 US	8/13/2019
Tiffany Foutch	Edgerton		53534 US	8/13/2019
Barb Thomas	Taylorville		84129 US	8/13/2019
Jennifer Walljasper	Indianola	IA	50125 US	8/13/2019
Phyllis Bates	Indianola		50125 US	8/13/2019
Andrea Houghton	Indianola		50125 US	8/13/2019
Christina Schuler	Indianola	IA	50125 US	8/13/2019
Kim VanGaalen	Cedar Rapids		52402 US	8/13/2019
Timothy Dusenbery Dusenbery	Indianola		50125 US	8/13/2019
Regina Washington	Indianola		50125 US	8/13/2019
Shawna Freeman	Indianola		50125 US	8/13/2019
Kristen Hanes	Indianola		50125 US	8/13/2019
Ashley Glasgow	Des Moines	IA	50307 US	8/13/2019
Diana Brown	Indianola		50125 US	8/13/2019
Joan Claerhout	Indianola		50125 US	8/13/2019
Terri Crabbs	Indianola		50125 US	8/13/2019
Carol Glosser	Cottage Grove		97424 US	8/13/2019
Danielle Meuzelaar	Indianola		50125 US	8/13/2019
Cheryl Metz	Indianola		50125 US	8/13/2019
Jenna Wheeler	Indianola		50125 US	8/13/2019
Jen Milani	Indianola	IA	50125 US	8/13/2019
Jody Wadle	Ottawa	IL	61350 US	8/13/2019
Paige Belleu	Indianola		50125 US	8/13/2019
Megan McFarland	Indianola		50125 US	8/13/2019
Arllys Olson	Medford		97504 US	8/13/2019
Jill Johnston	Indianola		50125 US	8/13/2019
Deidra Miller	Ankeny		50023 US	8/13/2019
Megan Burke	Indianola		50125 US	8/13/2019
Elaine Ansley	Des Moines		50125 US	8/13/2019
Edmund Bishop	Sherwood		97140 US	8/13/2019
Alec Nelson	Elk River		55330 US	8/13/2019
Armand Tartar	Southern Pines		28387 US	8/13/2019
Josh Brewer	Nampa		83651 US	8/13/2019
Earlisha Simmons	Dallas		75230 US	8/13/2019

"Just driving by Lincoln Ridge I have had kids run out in front of me or ride bikes all over the road and they don't seem to care when cars are coming, they don't always get out of the road and I don't see parental supervision. This day and age, most of the kids I see in the road should be supervised no matter where they are playing. I've drove through the parking lot and had my car hit with balls and again the kids playing in the road like they own it and don't move for cars. I'm very surprised that a child has not been killed there. I also had a teenage boy get in my face (almost nose to nose) attempting to scare me as if he was going to hit me and all I was doing was trying to get my sons skateboard back that this kid stole. Some of these people have been known to even rent out their laundry room to teenagers for extra money. I vote Kading properties be banned from adding any additional housing in Indianola period no matter what the location is."

Becci Schaefer		US	8/13/2019	"Kading properties is a joke. They don't care about kids or the people paying rent. They are a money hungry business that's only seeing \$\$\$ no matter what goes on outside of or during business hours. If they can't provide somewhere for kids to play safely, why should they be able to build more. Especially when kids and immature adults are the reason for the spike in increased calls to the law. JUST SAY NO!"
Lindsay Bass	Goddard	67052 US	8/13/2019	
Demita McEwen	Las Vegas	89101 US	8/13/2019	
Marjorie Farmer	Indianola	50125 US	8/13/2019	
Aaron Norgrant	Des Moines	50315 US	8/13/2019	
Carol Bakke	Indianola	50125 US	8/13/2019	
Julie Cannon	Indianola	50125 US	8/13/2019	
Brock Banks	Indianola	50125 US	8/13/2019	
Cheryl Ebert	Indianola	50125 US	8/13/2019	
Sandie Cate	Indianola	50125 US	8/13/2019	
Sarah Gilge	IA	50115 US	8/13/2019	"Have personally lived in these properties and management is horrible and makes false accusations when you leave."
Vincent Lovan	Guthrie Center	50125 US	8/13/2019	
Nathan Adams-Brown	Indianola	50125 US	8/13/2019	
Kristie Breon	Indianola	50125 US	8/13/2019	
Mitch Nicholson	Indianola	50125 US	8/13/2019	
Jaimee Coe	Milo	50166 US	8/13/2019	
Mertsia Lovan	Indianola	50125 US	8/13/2019	
Annah Evelyn	Indianola	50125 US	8/13/2019	
Leslie McQuellon	Indianola	50125 US	8/13/2019	
Melissa Christian	Indianola	50125 US	8/13/2019	
Cassandra Baker	Indianola	50125 US	8/13/2019	"As a tenant of 3 years, I have seen nothing but horrible things here. My house has been falling apart, since the day we moved in. Neighbors act completely atrocious with complete disregard to their surrounding people and property. Kids are never supervised like they should be. No one follows the animal policies."
Daphanie Chirch	Indianola	50125 US	8/13/2019	
Mindi Robinson	Des Moines	50314 US	8/13/2019	
Dan Scullen	Indianola	50125 US	8/13/2019	
Joseph Nydle	Indianola	50125 US	8/13/2019	
Kara Petty	Des Moines	50311 US	8/13/2019	
Jenny Yuva	IA	50054 US	8/13/2019	
Isabel Vanderpool	Colfax	50125 US	8/13/2019	
Jennifer Young	Indianola	50125 US	8/13/2019	
Nicholas Menning	Indianola	50125 US	8/13/2019	
Brian Endrizal	IA	50125 US	8/13/2019	"Kading properties is a joke. They don't care about kids or the people paying rent. They are a money hungry business that's only seeing \$\$\$ no matter what goes on outside of or during business hours. If they can't provide somewhere for kids to play safely, why should they be able to build more. Especially when kids and immature adults are the reason for the spike in increased calls to the law. JUST SAY NO!"
Sheryl Jones	Indianola	50125 US	8/13/2019	
Christina Halberg	Omaha	68197 US	8/13/2019	
Linda Alloway	Indianola	50125 US	8/13/2019	
Tonya Burriola	Indianola	50125 US	8/13/2019	
Ashley Bussanmas	Indianola	50125 US	8/13/2019	
Eric Halligan	Herriman	84096 US	8/13/2019	

Diane Roscoe	Indiana	50125 US	8/13/2019	
Polly Glascock	Channahsen	55317 US	8/13/2019	
Jont Roush	Indiana	50125 US	8/13/2019	
Deb White	Indiana	50125 US	8/13/2019	
Tracey Deckard	Des Moines	50125 US	8/13/2019	
Cindy Allen	Indiana	50125 US	8/13/2019	
Rosalee Allen	Indiana	50125 US	8/13/2019	
Katie Miller	Indiana	50125 US	8/13/2019	
Kristen Yacovona	Indiana	50125 US	8/13/2019	
margie babcock	Indiana	50125 US	8/13/2019	
Afton Bradley	Indiana	50125 US	8/13/2019	
Rhonda Ross	Indiana	50125 US	8/13/2019	"If Des Moines said no to this builder, why do we think it's a good thing for Indiana?"
Amber Allen-Cosimo	Indiana	50125 US	8/13/2019	
Bridgette Foust	Salt Lake City	84118 US	8/13/2019	
Maxine Irish	Indiana	50125 US	8/13/2019	"The focus needs to be on resolving the existing issues rather than adding to the problem."
Jerod Fredregill	Indiana	50125 US	8/13/2019	
Katherine Hyde	Indiana	50125 US	8/13/2019	
Leah Beery	Indiana	50125 US	8/13/2019	
Jessica Barber	Indiana	50125 US	8/13/2019	
Linda Ehrhardt	Ankeny	50021 US	8/13/2019	
Char Segebart	Des Moines	50339 US	8/13/2019	
DeAnne Gillette	Norwalk	50211 US	8/13/2019	
Ronna Cross	Indiana	50125 US	8/13/2019	"I'm hoping low income housing availability in Indiana can do better than what they have to offer."
Joani Estes	Indiana	50125 US	8/13/2019	
Lin Stecker	Eldridge	52748 US	8/13/2019	
Cheri Tiedemann	Indiana	50125 US	8/13/2019	
Rita Bunting	Indiana	50125 US	8/13/2019	
Cheryl Ellingson	Indiana	50125 US	8/13/2019	
Katie Peterson	Indiana	50125 US	8/13/2019	
Lacee Nydle	DSM	50320 US	8/13/2019	
Christopher Klokowski	Indiana	50125 US	8/14/2019	
Amy Walters	Bountiful	84010 US	8/14/2019	
Nicole Graham	Indiana	50125 US	8/14/2019	
Travis Money	Indiana	50125 US	8/14/2019	
Lynne Beeler	Indiana	50125 US	8/14/2019	
P P	Indiana	50125 US	8/14/2019	
Kelly Johnston	Indiana	50125 US	8/14/2019	
Nick Horstman	Indiana	50125 US	8/14/2019	
Emma Shepard	Indiana	50125 US	8/14/2019	
Karen Dutcher	Indiana	50125 US	8/14/2019	"There is a need for housing in Indiana. But restrictions need to be made for this type of housing. More parking, place for children to play/sidewalks. Security cameras if the city wants to approve this type of housing. I say no to it."
Melissa Hildenbrand	Indiana	50125 US	8/14/2019	

"My daughter went to Emerson. I feel the education has declined dramatically. I don't have #s. I have letters mailed to me depicting the low test scores recorded from students of Emerson. I believe the system failing due to the children needing extra attention. The parents may work evenings and aren't able to help with school work and functions."

Stephanie Hallberg	Indianola	IA	50125 US	8/14/2019
John Meaux	Des Moines		50307 US	8/14/2019
Jen Forret	Indianola		50125 US	8/14/2019
Gilbert Mike	Indianola	IA	50125 US	8/14/2019
Nancy Kotz	Indianola		50125 US	8/14/2019
Alexandra Turner	Atlanta		30318 US	8/14/2019
ivonne nava	Cicero		60804 US	8/14/2019
David McAlexander	Indianola	IA	50125 US	8/14/2019

"Our community can not support 130-150 new families. We will need more schools, more police, etc. We don't have the job opportunities. We need to look at the long term effect. No more multiple dwellings. We need to rezone land in Indianola for parks, and single family housing only. We want our property values to go up. I would think the city leaders would understand this concept."

PAULA J SCHULTZ	Indianola		50125 US	8/14/2019
Paula Bean	Indianola		50125 US	8/14/2019
Dan Baker	Indianola		50125 US	8/14/2019
Brooke Young	Indianola		50125 US	8/14/2019
Angela Preston	Indianola		50125 US	8/14/2019
Shawn Moore	Lenah Valley		7008 Australia	8/14/2019
David Grissom	Indianola		50125 US	8/14/2019
Sandra Lambaren	Indianola		50125 US	8/14/2019
Rachel Vanderpool	Indianola		50125 US	8/14/2019
Gwen Schroder	Indianola		50125 US	8/14/2019
Sara Weber	Indianola		50125 US	8/14/2019
Sharla Winnis	Indianola		50125 US	8/14/2019
Ashley Woosley	Indianola		50125 US	8/14/2019
Jill McConnell	Indianola		50125 US	8/14/2019
Kelsey Miller	Indianola	IA	50125 US	8/14/2019
Gracie McConnell	Indianola		50125 US	8/14/2019
Messina Bryan	Indianola		50125 US	8/14/2019
Aaron New	Indianola		50125 US	8/14/2019
Steve Birtner	Indianola		50125 US	8/14/2019
tyler allsup	Indianola	IA	50125 US	8/14/2019
Kennedy Kralik	Indianola		50125 US	8/14/2019
Rhonda Kirkpatrick	Indianola		50125 US	8/14/2019
Tanner Miller	Indianola		50125 US	8/14/2019
Amara Bryan	Carlisle		17013 US	8/14/2019

"Stop the poor housing development and begin a vision that promotes growth by providing affordable family homes and quality job growth. We are watching our community and schools crumble before our eyes. We do not support this plan."

Mike and Kerri O'Meara	Indianola	IA	50125 US	8/14/2019
Stacia Grandgeorge	Clarion	IA	50525 US	8/14/2019
Hannah Leech	Indianola	IA	50125 US	8/14/2019
Jennifer Leech	Indianola		50125 US	8/14/2019

Kate Leech	Indianola	50125 US	8/14/2019	"I support the single family home owners in this area of Lincoln Ridge. The Kading Properties are nuisance properties, which is NOT what is needed in this community. This is an affront to those who have built in this area already."
Hailey Spaur	Lacora	50139 US	8/14/2019	
chrisssy Adams-Brown	Indianola	50125 US	8/14/2019	
Markie Todd	Indianola	50125 US	8/14/2019	
Marilyn Blankenship	Urbondale	50323 US	8/14/2019	
Mark Todd	Indianola	50125 US	8/14/2019	
Kristin Allen	Indianola	50125 US	8/14/2019	
Jeff Salz	Nevada	50201 US	8/14/2019	
Ann Emehiser	Indianola	50125 US	8/14/2019	
Shannon Nelson	Ankeny	50021 US	8/14/2019	
Tanya Dickinson	Indianola	50125 US	8/15/2019	"It's bringing the value of our town."
Jessica Hutchison	Des Moines	50307 US	8/15/2019	
Shelli McConnell	Indianola	50125 US	8/15/2019	
Rachel Anglick	Indianola	50125 US	8/15/2019	
Kayla Brazie	Indianola	50125 US	8/15/2019	
Elizabeth Keeney	Indianola	50125 US	8/15/2019	
Linda Flattery	Indianola	50125 US	8/15/2019	
Tim Bryan	Marshalltown	50158 US	8/15/2019	
David Dhabalt	Indianola	50125 US	8/15/2019	
Amy Jones	Vail	85641 US	8/15/2019	
Jeanie Feight	Indianola	50125 US	8/15/2019	"It's bringing the value of our town."
Kelly Erickson	Indianola	50125 US	8/15/2019	
Kenadi Moore	Indianola	50125 US	8/15/2019	
Michael Croat	Indianola	50125 US	8/15/2019	
Tina Bush	Indianola	50125 US	8/15/2019	
Frank Celsi	Des Moines	50315 US	8/15/2019	
Maegen Marmon	Indianola	50125 US	8/15/2019	
Nicci Whalen	Indianola	50125 US	8/15/2019	
Michael Credidio	Indianola	50125 US	8/15/2019	
Julie Miller	Indianola	50125 US	8/15/2019	
Connie Cox	Indianola	50125 US	8/15/2019	"It's bringing the value of our town."
Jase Johnson	Indianola	50125 US	8/15/2019	
Nadine Thompson	Indianola	50125 US	8/15/2019	
Travis Eckstein	Indianola	50125 US	8/16/2019	
Zoey Thompson	Indianola	50125 US	8/16/2019	
Karen Croat	Salt Lake City	84118 US	8/16/2019	
Abby Tipling	Indianola	50125 US	8/16/2019	
Bev Hickman	Indianola	50125 US	8/16/2019	
Anna Lamoureux	Des Moines	50310 US	8/16/2019	
Russell Vanderpool	Indianola	50125 US	8/16/2019	
Jill Downey	Indianola	50125 US	8/16/2019	"I support the single family home owners in this area of Lincoln Ridge. The Kading Properties are nuisance properties, which is NOT what is needed in this community. This is an affront to those who have built in this area already."
Emma Fuhs	Indianola	US	8/16/2019	
Jacob Kempen	Indianola	50125 US	8/16/2019	
Donna Burns	Indianola	50125 US	8/16/2019	

Sandra Maynard	Indianola	50125 US	8/16/2019
Nicole Sandoval	Indianola	50125 US	8/16/2019
Regina Marean	Indianola	50125 US	8/16/2019
Abbey Smith	Honey Grove	17035 US	8/16/2019
Sandra Bell	Indianola	50125 US	8/16/2019
Kathy Johnson	Indianola	50125 US	8/16/2019
Robin Byrd	Indianola	50125 US	8/17/2019
Bobbie Johnson	Indianola	50125 US	8/17/2019
Sundi Smith	Indianola	50125 US	8/17/2019
Corey Walker	Des Moines	50317 US	8/17/2019
Amber McDonald	Indianola	50125 US	8/18/2019
Erni Larson	Indianola	50125 US	8/19/2019
Thomas Selgrade	Indianola	50125 US	8/20/2019

"As a former resident of Kading Properties I can say they are the worst landlords. I moved out in March and they harassed me for two months until I had a lawyer call them and threaten to sue, they post a 24 hour entry notice and never show, they decided to fix my dented garage door(never had issues) but no one else's, the maintenance guys don't know how to keep things confidential, I was standing outside and they will talk to other tenants about others tenants. Took 3 months to get a replacement fridge while I was pregnant, After having my son I didn't even stay there for 2 months because it doesn't stay warm and on top of rent I had over \$500 in utilities! I had light bulbs blowing every week and reported it to them and they told me they couldn't do anything, had so many electronics blow because I had "too" much electricity going through my house and they never fixed it, my sons closet had mold. I would never recommend

Megan Hanson	Indianola	IA	50125 US	8/20/2019
Brandon Frericks	Indianola	IA	50125 US	8/20/2019
Katie Ridgway	Indianola	IA	50125 US	8/27/2019
Jonathan Simmons	Belvidere		61008 US	8/27/2019
Stephanie Felice	Indianola		50125 US	9/1/2019
Sheila Sandy	Des Moines	IA	50307 US	9/10/2019
Catie Hart			US	9/10/2019
Kelsey Madesen	Indianola	IA	50125 US	9/10/2019
Kyle Bailey	Indianola	IA	50125 US	9/10/2019
Kelsey Gaumer	Indianola	IA	50125 US	9/10/2019
Patrick Meyer	Indianola	IA	50125 US	9/10/2019
Rod Powers	Indianola	IA	50125 US	9/10/2019
Lisa Koz	Indianola	IA	50125 US	9/10/2019
Hailegh Drake	Indianola	IA	50125 US	9/10/2019
Linda Davey	Ankeny	IA	50023 US	9/10/2019
Kaylin Deaton	Indianola	IA	50125 US	9/10/2019
Bob Gaumer	Indianola	IA	50125 US	9/11/2019

"The developers are a bunch of crooks who don't fix things correctly and try to overcharge you if you move out"

"I work in the Indianola school district and I can see the negative effect this could have on our schools and their capacity"



7008 Madison Ave.
Urbandale, IA 50322
Office 515-276-9384
Fax 515-276-0181

September 9, 2019

Dear Planning and Zoning Commissioners,

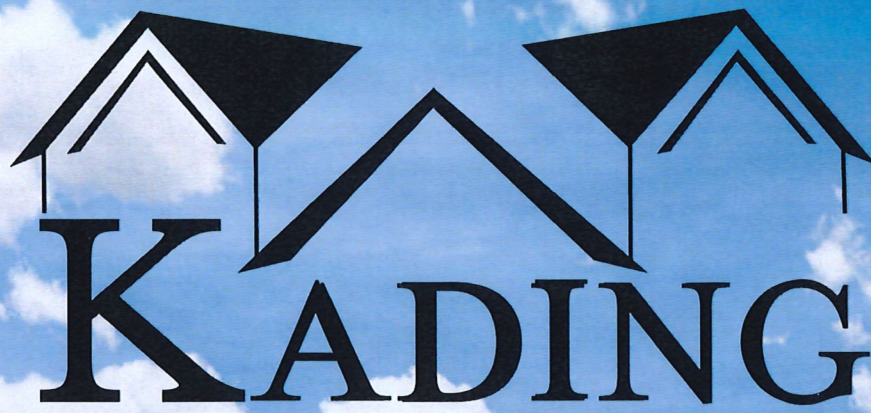
I, Karie Kading Ramsey am writing this letter to introduce myself. I have worked with Kading since 2001. In 2012 I was named CEO and have made it my mission to build our brand and care for our residents and the communities we serve. I take great pride in serving our dedicated employees, some of which have been here for over 20 years.

Kading is pleased to represent attainable housing in Central Iowa. We are located within 16 communities and have over 1,500 front doors to call home!

We value our relationships that we create and hold in each community, and we rely on each partnership to benefit our clients.

Please see attached letters of recommendations from other communities. We look forward in partnering with you on Cavitt Creek.

Karie Kading Ramsey



KADING



CREATING THE OPPORTUNITY FOR CONVENIENT LIVING BY
DEVELOPING & ACTIVELY MANAGING ATTAINABLE
HOUSING THROUGHOUT COMMUNITIES OF CENTRAL IOWA



Adel Partners Chamber

301 S 10th St

Adel, IA 50003

To Whom It May Concern:

Kading Properties has been an active member of our community for over 3 years. Their development of Twin Eagles East has filled a housing void in our community. They have worked closely with the City and Chamber to have a presence in Adel. We very much appreciate what they offer to our community.

Kading has also been a great community partner with the Adel Partners Chamber. The Chamber has a Kinnick to Raccoon Trail Improvement Project along a 4 block area of the RRVT (Raccoon River Valley Trail). This trail is located about 5 blocks from their development but Kading has been one of our biggest supporters of the \$125,000 project. They see the value of improving the quality of life in Adel and support us both financially and helping us tell our story.

Kading continues to be engaged in our community and steps up and offers events along with opportunities to showcase Adel and their development.

We couldn't ask for better corporate partners.

Sincerely,

A handwritten signature in blue ink that reads "Deb Bengtson".

Deb Bengtson, President Adel Partners Chamber

grow. play. live.



pleasant hill

5160 Maple Drive, Suite A
Pleasant Hill, Iowa 50327-8440
Phone: (515) 262-9368
Fax: (515) 262-9570
www.pleasanthilllowa.org

May 24, 2018

To the Review Committee for the 2018 Woman Business Owner of the Year Award -

If you ride along with Karie for 24 hours, you will notice something very funny in her vehicle - she has about 5 pairs of shoes with her at all time. In order to lead like a lady and be a servant leader - she requires multiple pairs of shoes in a day! Heels, muck boots, steel toe shoes, walking shoes and flip flops.

Since becoming the CEO of Kading (taking over the the company after her father) she has been focused on a key need in Central Iowa - affordable and workforce housing. Karie understands this need and is working diligently to build these opportunities into all corners of the communities in Central Iowa.

Within her role in development, Katie has also been an active member of CREW (Commercial Real Estate for Women) where they work to break down barriers of this male dominated industry, and support each other. She is constantly seeking out and supporting other women, in and outside of the industry, to show them that "yes, they can!"

Amongst her family role as a mother, her business role as the CEO - she also finds time to make a positive impact in the philanthropic world. Most recently she won the title of Woman of the Year for LLS, by raising over \$300,000 for the organization in a 10 week timeframe. No doubt, this contribution to LLS will make an incredible impact to their work and set the bar high for future women vying for that title.

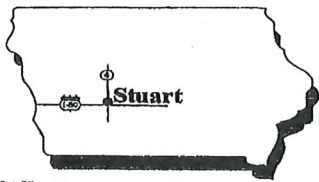
These are just a few snippets of the skills and talents that Katie brings to Central Iowa. It is an honor to know Katie and watch how she, as a business leader, knows it is important to do more then 'just be the CEO.' She wants to leave behind a positive legacy, for the company and her family. And to do that, she knows that she won't let wearing the wrong shoes get in the way! She is nimble and ready to respond to any work or life request - by grabbing the right pair of shoes from her car and getting the job done at a moment's notice.

Thank you for considering Karie Kading Ramsey as the 2018 Woman Business Owner of the Year.

Sincerely,

Mayor Sara Kurovski

Mayor	City Manager	Community Development Director	City Clerk Finance Director	Public Works Director	Police Chief	Fire Chief	Library Director
515.262.9368	515.309.9460	515.309.9464	515.262.9368	515.208.5211	515.309.9420	515.309.9415	515.266.7815



CITY OF STUART

119 E. Front Street
P.O. Box 370
Stuart, Iowa 50250-0370
Phone 515-523-1455
Fax 515-523-2578

Mayor
Dick Cook

City Administrator
Ashraf Ashour

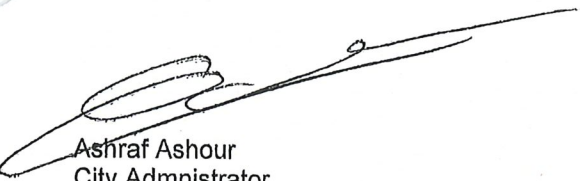
August 27, 2019

TO WHOM IT MAY CONCERN:

Stuart was in need of more rental facilities, and Kading Properties has given the people more options for renting.

The property is kept up very well and the snow is removed timely. We have very few police calls to their area.

They are very timely in notifying us when people are moving in or out.



Ashraf Ashour
City Administrator



LEUKEMIA &
LYMPHOMA
SOCIETY®

fighting blood cancers

May 24, 2018

Dear Selection Committee:

There aren't many things that make an entire community say, "WOW!", but Karie Kading Ramsey's commitment to finding a cure for blood cancer makes you stop in your tracks!

This amazing woman raised \$301,000 this year for the Leukemia & Lymphoma Society (LLS) and earned the premiere title of 2018 Woman of the Year. This more than double what has been raised through Woman of the Year in the past. When all combined, we raised a record breaking \$1 million this year!

Karie has been active with LLS for over 6 years. The fight against blood diseases became personal for her when her cousin was diagnosed. I have watched this woman grow as a philanthropist and a business woman during this time and know that she approaches each challenge with vigor, determination and grace. When told what we hoped the Woman of the Year would raise in 2018, Karie pointedly asked what would you expect from the men? She set out determined to show the world that gender didn't matter when raising money. The driving factor behind her success is passion, a strong network and a little bit of sheer competitiveness.

I am in awe of the humility this woman possesses. She digs in to do her work in the development and construction world. She leads in a very methodical and easy manner and encourages her team to join her in giving back to the community. As we watched Karie strive to raise money for our Man & Woman of the Year campaign, it was like watching a small snowball roll down a hill and everywhere she went, people got onboard to join her cause. Her network was far reaching and everyone was ready to work hard for a woman that appreciates each person's contribution toward the goal.

Personally, I am honored to have had the opportunity to watch Karie in action and words cannot express how much this woman means to LLS. While she owns a successful company with 45+ employees, we think of her as our personal soldier fighting a battle until the end! She is a great asset to the greater Des Moines community, and on behalf of patients with blood cancers, we ask that you select her as your Woman Business Owner of the Year or Woman of Influence. She has the credentials for both!

Sincerely,

Sharon Keeling

Sharon Keeling
Campaign Director
Leukemia & Lymphoma Society Iowa Chapter

The Leukemia & Lymphoma Society Iowa Chapter
2700 Westown Pkwy., Ste. 260, West Des Moines, IA 50266
Phone: 515-270-6169 Fax: 515-270-5392



May 24, 2018

Tina Mowry Hadden, Founder
Mowry Strategies
5928 Cottonwood Circle
West Des Moines, IA 50266

Re: Karie Kading Ramsey and Kading Properties

Dear Tina:

My experiences with Kading Properties date back approximately 15 years. In that time, I have become familiar with the nature of their business & practices. My experiences have found them to be knowledgeable, responsive and professional. At the same time, Karie and the Kading team have demonstrated a sense of humor along with what I see as care and concern for those they work with regardless if they are a lender (like me), an employee, a tenant, or other types of service providers. Business obligations we have shared have shown them to be responsive with the submission of information and timely with payments when due.

The characteristics and traits mentioned above support my belief that they are not only reputable but have business integrity. I welcome future opportunities to partner with them on projects or have us be mutual resources as we all work together to grow the communities that we serve.

Should you need any additional information, please feel free to contact me.

Regards,

A handwritten signature in dark ink, appearing to read "William J. Kalianov", written in a cursive style.

William J. Kalianov
Senior Commercial Credit Officer

5910 University Ave.
West Des Moines, IA 50266
515.289.1822
www.veridiancu.org

Federally insured by NCUA. Equal Housing Lender.



To whom it may concern,

February 21, 2017

Kading Properties has been an integral part of solving the housing needs of Osceola for 15 years. Their unrelenting drive to provide safe, affordable, and quality housing for their clients is refreshing in today's housing environment. They manage their communities professionally and in a way that is consistent with their values and ours as well as the values of their residents. Osceola has a vibrant and robust employment environment with a significant number of workers commuting into Osceola each day.

Having Kading Properties' condominium developments in town has meant employees are now able to live in Osceola and call our wonderful community home. They have been an ally in our economic development efforts and through thoughtful planning and execution, many valuable partnerships have developed that have proven very fruitful for all involved.

Regards,

William Trickey, Executive Director
Clarke County Development Corporation



October 11, 2016

To Whom It May Concern,

I am a senior police officer employed by the City of Des Moines as the Crime Free Multi-Housing Program Coordinator. Through the requirements of this position I work with landlords, property owners & managers, leasing agents and corporations in the rental business in order to foster proactive property management which in turn helps keep crime rates down. Various inclusions to this program include, but are not limited to, active management participation in seeking regular reviews of property service call logs in order to review any managerial calls to action such as notices and evictions, implementation of environmental crime reduction standards and upgrades called CPTED as well as educational training courses/gatherings for staff as well as residents.

I have been working with Kading Properties, LLC since their introduction to this program on June 2, 2016. Since this time, staff has reached out to my office on regular intervals to request analysis of area crime trends, advice on suspected criminal activity on or around the property, and provided evidence of follow-through when notification actions are given to tenants. Kading Properties, LLC has demonstrated a prompt and positive working relationship with the Des Moines Police Department Housing Program which indicates their desire to maintain a safe living environment for residents as well as a safe working environment for staff.

Any additional questions regarding the Crime Free Multi-Housing Program, program requirements, levels of participation, or questions of a similar nature can be directed to me via the contact information below.

Respectfully,

Senior Police Officer Shawna Isaac

Crime Free Multi-Housing Program Coordinator

Des Moines Police Department

25 E 1st Street, Des Moines IA 50309

Cell: 515-237-1591

smisaac@dmgov.org

Madrid Community School District

The community of Madrid will work together to maximize the ability of all students to succeed in society.

April 28, 2015

To Whom It May Concern:

I was asked to share how Kading Properties has worked within the community as a developer and as a partner with the school. In Madrid, we have had a long-standing bus stop on a major highway at an already-established development. For years, we have wanted to move the stop to a safer location, but location of the development would not allow this. Kading Properties developed next to the already-established development. We approached Kading Properties about building the bus stop on a city street next to where their property was being developed. Not only did we approach them about this, but we also asked if a walk from the already-established development could be tied into a walk on the Kading Property to allow pick up of students from both developments to remove the stop from the busy highway. Kading Properties was very easy to work with and had the betterment of the community and safety of kids in mind and allowed this to occur. Now the stop is off of the highway and all students from both developments have a much safer bus stop on a city road because Kading Properties went beyond simply developing their development, but also looked at community betterment and working with the school. In a way, they worked with a "competitor," the already-established development, to create a walkway on the Kading Property so students at that development would have a safer bus stop. This type of approach to community betterment is greatly appreciated.

Sincerely,



Brian Horn
Superintendent
Madrid Community School District

Brian Horn
Superintendent
201 N Main St.
Madrid, IA 50156
515-795-1401
Fax 515-795-2121

Sandy Johnson
Bd Sec/Bus Mgr
201 N Main St.
Madrid, IA 50156
515-795-1400
Fax 515-795-2121

Ryan Ridout
Secondary Principal
599 N Kennedy Ave.
Madrid, IA 50156
515-795-1405
Fax 515-795-4408

Gayle Strickland
Elementary Principal
213 W 1st St.
Madrid, IA 50156
515-795-1402
Fax 515-795-2121

Mike Tierney
7-12 Dean of Students
K-12 At-Risk Coordinator
Technology Director
515-795-1405
515-795-4408

Kyra Wilcox-Conley
Curriculum Director
599 N Kennedy Ave.
Madrid, IA 50156
515-795-1405
515-795-4408



City of Osceola

County Seat of Clarke County

115 North Fillmore Street
P.O. Box 465
Osceola, Iowa 50213
(641) 342-2377
FAX (641) 342-4005
osceolaia.govoffice2.com

May 2, 2014

To Whom It May Concern,

It is my pleasure to highly recommend Kading Properties, LLC as a developer of residential real estate for your next subdivision project. The City of Osceola has an excellent relationship with Kading Properties. They have constructed 106 units over the last fifteen years and continue to maintain an occupancy rate of nearly 100%. They have always kept their word and maintained each unit to the city's standards. I'm very impressed in how they've responded to the previously unmet need for rental housing.

We are currently working on redeveloping a subdivision with Kading's assistance. This is the largest project they've worked on in Osceola, and includes the development of over 40 single family lots and 22 rental units. I am confident the project will be a success and that Kading will continue to be good neighbors.

Please feel free to call me at 641-414-1313 if you have any questions.

Best Regards,

A handwritten signature in dark ink, appearing to read "Fred P. Diehl". The signature is fluid and cursive, with a large, sweeping "F" and a stylized "D".

Fred P Diehl
Mayor
City of Osceola, IA

City OF Bondurant

200 Second Street, Northeast
Post Office Box 37
Bondurant, Iowa 50035-0037

Phone: (515) 967-2418

FAX: (515) 967-5732

E-mail: info@cityofbondurant.com

Website: www.cityofbondurant.com

Mayor:

Keith Ryan

City Administrator:

Mark Arentsen

Council Member:

Amy Bogaards

Wes Enos

Eric Johnson

Brian Lohse

Curt Sullivan

City Attorney:

David E. Brick

City Engineer:

Bob Veenstra Jr.

April 23, 2014

TO WHOM IT MAY CONCERN:

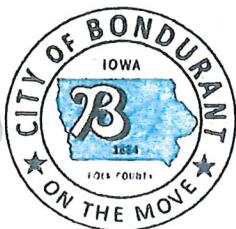
Kading Properties, LLC has been a presence in Bondurant for several years and has 77 rental units in Bondurant. They have been easy to work with and have met all requirements with respect to buildings and the site as a whole. The project blends nicely with surrounding homes. Working with representatives of Kading Properties has been easy and pleasurable as their office is located in Urbandale. They value the professional relationships they create.

Sincerely,



Mark J. Arentsen

City Administrator



**GET TO
KNOW**

Newton

April 16, 2014

To Whom It May Concern:

Kading Properties has been a part of the rental property community for several years here in Newton, Iowa. They have over fifty rental properties located throughout the city and have always been a quality company to work with in regards to meeting the requirements to meet the City of Newton Code of Ordinances and the Minimum Housing Code Standards. When there have been violations found on the properties, Kading Properties has always been very quick to respond and repair the violations. I have never had to issue a citation to Kading Properties and have always had a professional working relationship with the company.

Sincerely,



Mike Knoll
Fire Marshal
Newton Fire Department

Good evening Ladies and Gentlemen of the Planning and Zoning. My name is Weston Sharp and I live at 1003 Kensington Ct, Indianola, Iowa. I moved to this neighborhood 5 years ago with my family because we loved the nice quiet location of a Cul-de-sac off of a dead end with only the drawback of having to drive by rental properties to get to our house.

I would like to also just give a quick background on myself so you can better understand where I came from. I grew up here and graduated from Indianola in 1997. I went to college and earned a BS in Geography/GIS. After college, I became a city planner for the City of Ottumwa, Iowa. I moved back to Indianola in 2008 to run our family aerial application business north of town.

I am here to speak my concerns for the proposed development put forth by Kading Properties. There are many safety concerns including No Storm Shelters, considering all dwellings are built on a slab, minimal sidewalks, and minimal green space, which was kind of addressed but was an afterthought only after neighbors spoke up about no green space in current development or in the original site plans for this development. Considering the current development has an average of 4.5 people per unit according to Kading's population numbers given at a neighborhood meeting, this project will also put a major burden on our schools. It will mainly affect Emerson, Irving, and the Middle and High Schools.

Beyond my own personal concerns there are some zoning issues that need to be address which is why we have a Planning and Zoning Commission.

The Zoning issues that need to be address start with a couple of definitions (Chapter 165.03).

1. Lot – means a parcel of land occupied or intended for occupancy by ONE MAIN Building together with its accessory buildings officially approved and having its principal frontage upon a dedicated STREET, except that a townhome lot need not have its principal frontage upon a dedicated street. The boundaries of the lot shall be determined by its lot line.
2. Street – means a public or PRIVATE thoroughfare which affords the principal means of access to abutting property.
3. Yard, Front - means a yard that extending across the front of the lot and being the minimum distance between the "STREET" or place line and the main building or any projections thereof,"
4. Required setbacks for R-3 Mixed Residential is 25 feet from the street as defined in city code. Chapter 165.09 R-3

Just based on the definitions put forward in the Indianola Zoning code, this development does not meet the code requirements. Therefor at a minimum, the site plan needs to have a "Variance" to meet the "Front Yard Setback" granted by the Board of Adjustment before it can be approved by City Council. This is because the Definition of "Street" which includes Private thoroughfare does not met the Front Yard Setback of 25. Currently on the site plan they only have 20 feet from the street to the front of the building.

More importantly is the definition of a "LOT" which if I interpret it correctly this would require the property to be a "Plated Subdivision" to have each unit be its own lot. This would require this property to become a Subdivision and meet all requirements put forth in Chapter 170 Subdivision Regulation and not Chapter 166 "Site Plan" which we are reviewing tonight.

Lastly I would like to remind the board that the last development Lincoln Ridge I & II were developed under a different administration and was never brought before P&Z like it should have been. Therefore precedence has not been set by P&Z so it is now up to this board to set the precedence for the future of Indianola.

Thank You

My name is James Wilhelmi and I live at 1404 N 9th St. In late 2001, I bought my first house. It was a small ranch on the south side of Des Moines. It was a good beginner home and the neighborhood at the time seemed quiet. At first the neighbors were for the most part respectful. But over the course of time, this neighborhood started toward a decline, with more and more bad elements seeping in. So after living in this beginner house for 15 years, in late 2016, my wife and I decided it was time to move. We had out-grown the small ranch and wanted several things as result of moving. 1 – a better school system than Des Moines Public, 2 – a better neighborhood, 3 – my wife really wanted to be close to a bike trail, and 4 – I really wanted a ranch style with a garage.

After looking a short time with a realtor, we realized there wasn't much out there. We had entertained the thought of building a house before but didn't think it was a realistic option at first. Then one night while searching online I found a lot here in Indianola that caught my attention. The schools had really good ratings, it was close to the bike trail, and with looking at our budget, we thought this could become a reality.

Long story short, In August of 2017, we moved into our brand new house just time for the new school year to begin. The builder who built our home was Orton Homes and they made us believe that the land right next us, to the north, would be turned into a cul de sac. They had blue prints all made up and led us to believe that this would be their course of action. I assure you that had we known that Orton Homes was to do some shady back-door deal with Kading Properties, that we would have said thanks but no thanks and kept looking.

So now here we are, with Kading Properties about to leave another mark, most likely another blotch, in this nice small town. A town that I've already grown fond of. Make no mistake though, that when the problems start to come from the people they move into our nice neighborhood, it's not Kading Properties that I will blame, they are the devil we all know and expected – it will be Orton Homes and this city council who failed us the most. We are in the direct line of fire with 6 of these units backing to our house. Why can't Kading a) downsize this plan to accommodate 2-stall garages and b) build higher quality housing and c) have higher standards for their tenants.

Recently, Kading had their Consultant Engineer come mark the property line between their property and mine. On the north east end of my lot, it appears as though they are now trying to rob me of about 3 feet of land on this end of the lot. If a person were to draw a straight line from the north east corner (where the original lot line was, and still is marked) to the front of my lot, a person could easily see that their property line stake is incorrect. I am extremely unhappy with this and how the consultant, Mark, talked to my wife like she didn't know what she was talking about. I would like this to be addressed because I am quite sure their lot line stake is incorrect!

Unfortunately for my family and me, I believe this to be the beginning of the end. I don't need Des Moines South Side 2.0. I've already seen it. Once our 2 girls are graduated from school, it will be time to move on to a place where my tax money means something to the people using it.

Charlie Dissell

From: Jessica Schneider <coyotesalum@gmail.com>
Sent: Tuesday, September 10, 2019 8:10 AM
To: Charlie Dissell
Subject: Regarding Kading Properties

To Charles Dissell and city council members,

We would have liked to come to the meeting tonight but my husband is out of town for work, so I have to stay home with our two children, a toddler and an infant. We moved to Indianola 3 years ago and have loved living here. We were attracted to the school district, small town living, and the many community events. We are planning on raising our children here and making this our forever home.

We are concerned about the new development proposed by Kading and the effect it will have on our neighborhood and community as a whole. We are concerned about the population density increase in such a small area over a short period of time. That area was not planned for such a high volume of residents and could create both traffic and parking challenges and safety concerns.

Safety is also a concern within the development and its nearby neighbors as well as on the adjacent bike trail. While exercising on the trail, I have approached kids sitting on the trail from that neighborhood and refusing to move. A neighbor of mine actually had kids jump out from behind some trees/shrubs and yell at her to scare her while she was running. The neighbors closer to the development and within the development have had even more safety concerns. We couldn't imagine backing out of the driveway of the current development, kids are playing in the street as they have no where else to play.

With the massive growth on the east side, we also have to worry about the overcrowding of schools. The schools that attracted us to this community. We have enough challenges within the city and county at this time and we are concerned about our ability to meet the needs of such a large influx of students.

Please consider our concerns in regards to this development. We love this town and want the best for our community.

Sincerely,
Alan and Jessica Schneider

Charlie Dissell

From: Shelly Mehmen <smehmen@mercydesmoines.org>
Sent: Tuesday, September 10, 2019 11:13 AM
To: Charlie Dissell
Subject: Resident 1104 E Madison Ave - Kading Properties Development

We are unable to attend the Planning and Zoning Committee meeting this evening, can you please pass our concerns along?

Thank-you

To Whom it May Concern:

My family and I reside at 1104 E Madison Ave. this particular address backs directly up to the proposed site of the Kading Properties development. As I am sure you can relate, this project is not an ideal proposal for a family that is trying to provide a certain quality of life for their children and grandchildren. Not to mention this home is an investment in our families' future: in the past 2 years the value of our property has risen, my greatest concern is that the proposed development will drive down the value of our home, thus greatly decreasing our investment in the future. Our concerns are many, but not limited to: The lack of "use and enjoyment of adjoining properties", our community not being able to provide "convenient, efficient and economical serves" without increasing the numbers of employees to our current municipal utilities and services, this proposal will "unduly increasing congestion on adjacent and surrounding public streets", and on a very personal note this development will "not help to provide or maintain the level of privacy, safety, and comfort that this neighborhood currently provides". We are looking to the future and the future of Indianola does need an affordable housing development. This community is greatly in need of midlevel affordable homes (\$199,000 – \$299,000), as the lack of these quality homes in Indianola forced us to build at this location 2 years ago. We as tax payers who have come to expect a certain quality of life from our community do not want this, as we feel it will not only effect our quality of life, but will put a greater strain on our cities police department, emergency management departments, street department, and most definitely our school system.

I am asking without taking up too much of your time, and by not going into too much detail, for this committee to please vote down the proposal for the new development by Kading Properties.

Shane and Michelle Mehmen
1104 E Madison Ave.
Indianola, Ia 50125
712-251-9772

Shelly Mehmen
2853 99th St., Urbandale, Ia 50322
P~ 515-331-8947
F~ 515-331-8986



This email and attachments contain information that may be confidential or privileged. If you are not the intended recipient, notify the sender at once and delete this message completely from your information system. Further use,

Charlie Dissell

From: Jay Sharp <jay.sharp.12@gmail.com>
Sent: Tuesday, September 10, 2019 9:04 AM
To: Charlie Dissell
Subject: Kading Properties

I am writing to express my concerns about the Kading property the is up for approval tonight. I am opposed to the property being approved due to the burden that it will place on our K-5 school system and our police force. I do not believe the tax revenues generated by the Kading properties are adequate enough to offset the demands they put on our community.

Jay Sharp

September 10, 2019

Dear Mr. Dissell, Mr. Mayor, members of the Planning & Zoning Commission, and members of City Council:

As an Indianola resident and neighbor of proposed project Cavitt Creek Condominiums, I would like to offer my comments regarding this project. While I understand there is a need for affordable housing in Indianola as a neighbor of this property and close neighbor to one of their other properties "Lincoln Ridge 1", I feel there are greater concerns that the city needs to be considering before construction is approved. I am primarily concerned with the tremendous impact this project's approval will have on the Indianola School District (mainly Emerson Elementary School), as well as traffic on N. 9th Street.

The greatest concern I have is the Indianola Schools in which this will cause major issues to an already overly crowded school. In the 2018-2019 School year my 4th grade student had 27 children in his classroom. This is what we experienced in the Des Moines Public School District prior to moving to Indianola. We moved here for higher quality education, more one on one teacher opportunities and smaller class sizes. Obviously, Indianola has been growing for many years but one constant thing remains quality education and smaller class sizes compared to bigger cities. However, by approving Kading properties to begin construction on their condominiums that is placing a stress on the School District that is already overwhelmed with overcrowding. The new houses being built on 15th is creating a strain on Emmerson and then to add more families to a small area is creating a compounding issue. I have a child who will start Kindergarten in two years and I am worried that he will not be going to the school closest to our home as it will be full. I feel the school district needs to have the ability to address the already existing issues before more children are rapidly added to the community by the families that will be moving in with this new housing development.

My last concern is traffic and transportation impacts. I live in the 1000 block of N. 9th Street. The area is not currently a heavily populated area. However, it is one of the main arteries to the Industrial business, Physician's and Dentist Facilities, the YMCA, and access to Jefferson Way 65/69. Individuals use this road constantly as access to and from the schools to work. Many students use the road to drop off siblings at the various schools as well as access to their own school, IHS. On a daily basis I witness speeds over 25 mph all times of day with the worst being 7 a.m. – 8 a.m. and 3 p.m. – 4 p.m. Anytime you add more homes, apartments, or condominiums it brings in more vehicles which will only add to the problems. I fear children playing outside, bikers, runners, and walkers as majority of the drivers who utilize N. 9th Street do not pay close attention and are incredibly impatient. The children crossing for school at N. 9th and Iowa Street as well as those students, walkers, runners, and bikers that utilize the McVay Trail crossing just past Lincoln Ridge 1 are a big concern to me with drivers' high rates of speed alone and without adding the other factors. By approving Kading Properties to build condominiums just brings in more vehicles and adds to the already out of control traffic and transportation issues.

At this time, I ask you all to consider the seriousness of the impacts this will have on Indianola School District as well as the citizens living in and around the proposed Cavitt Creek projects and the traffic and transportation safety concerns into consideration. The impact alone that this would place on Indianola School District is why I'm asking you to vote No. Our School District needs to be a top priority and concern when you come to making your final decision.

Thank you for your time and providing an opportunity for residents to express their concerns for this project.

Sincerely,
Bryan & Emily Fox
1014 N 9th St.
Indianola, IA

Charlie Dissell

From: cmjordan@mchsi.com
Sent: Tuesday, September 10, 2019 11:47 AM
To: Charlie Dissell
Subject: Tonight's P&Z Meeting - Kading Development

Charlie,
I live at 1002 E. Madison here in Indianola, and unfortunately can't be at tonight's planning and zoning meeting. I was hoping to have my statement here included into any hearings/records related to the proposed development by Kading.

Being against this development, for me, is not about being against low-income households or affordable housing. I grew up in a low-income household. There were 4 of us sharing 1 bedroom. And I know how hard my parents worked to provide everything they could. This is likely the same for many of the families living in the existing Kading properties.

For me this is about an irresponsible developer and property manager, a plan that concentrates far too many rental units into a confined area, the impact it will have on crime and police, and the impact it will have on our schools. I know the City has been (or will be) presented with statistics on crime and school populations.

Nearly a decade ago, Kading had an opportunity to come into this community and be a valued partner. They've failed Indianola. Their rental units have averaged a police call virtually every other day for the past 5 years. The complaints online lodged by their own residents (current and former) about how they manage their properties far, far outnumber any positive reviews. They settled a lawsuit brought against them for racial discrimination at one of their properties in another community. And after all of this, they're now coming back to Indianola asking our community to "double down" on them and their new expansive development.

This is why the previous owners of the property (Baxendales) refused to sell to Kading, and they were only able to acquire it through a shady end run with Orton Homes. This development would negatively impact all of Indianola, not just the nearby residences. It would put even greater pressure on our police. And it would further crowd our already full schools. This is NOT a smart way to grow our community. And it's why communities like Norwalk have revised their codes in a manner that essentially blocks any possibility of Kading developing there. Indianola is better than this.

Finally, I would simply ask anyone with the City who has a vote on this project to ask themselves HONESTLY that if over 100 rental units were built within 300 feet of your home, and over the course of the next several years those units averaged a police call every other day, and the same developer/property manager came back and wanted to build over 100 more rental units even closer to your home... would you vote in favor of that? If your honest answer to that question is "no" yet you vote "yes" on this project, that demonstrates a double-standard that I think would be inexcusable.

Thank you.
Cary Jordan

Charlie Dissell

From: Lindsey Offenburger <lindseyoffenburger@hotmail.com>
Sent: Wednesday, September 11, 2019 12:17 PM
To: John Parker; Greg Marchant; Shirley Clark; Greta Southall; Joe Gezel; Bob Kling; Charlie Dissell; Ryan Waller; Kelly Shaw
Subject: Kading Properties

Mayor, Council and Staff,

I am writing today to voice our concerns regarding Kading Properties building along North 9th St. (Cavitt Creek 1 & 2). Our concerns aren't with "Kading", rather with the density of the multi-family housing. I would be against any development in that area and in Indianola that is multi-family.

As taxpayers yourselves, I would like to ask you to think about whether or not the economic development of this kind of project is enough to subsidize property tax rates. In our opinion, it is not. Indianola currently has 20 FTE Police Officers. That equates to 1 officer serving 780 residents of Indianola. If we add this many more families to our community, we would essentially need to hire 2 more FTE Police Officers which would cost the city roughly \$200,000 per year. Along with that may come the need for a second remote fire station, a new school and a new park. Is the City prepared to budget for this or would it raise current residents' property taxes.

Between needing a new sewer plant, the \$5M Streetscape Plan on the City Square and a new Courthouse, the taxpayers of Indianola will be taxed on roughly \$75M!

Iowa Avenue and North 9th Street would also experience a large volume of increased traffic. Enough that maybe a stop light would need to be required at that intersection along with an additional school crossing guard.

Please consider the Planning & Zoning Commission's recommendation to not approve the site plan for Kading Properties and focus your energy on Economic Development as growing our commercial tax base instead of Multi-Family housing as well as updating the City Codes and Comp Plan to better plan for Indianola's future!

Respectfully,

Tyler & Lindsey Offenburger
1003 E Madison Ave.

Dear City Council Representative,

We are writing you regarding the Cavitt Creek Condominium project by the developer Kading Properties. Our family lives on N 9th Street directly across the street from the proposed development. We have concerns with this project that include:

- **Density** of the population within a small area. When we moved to Indianola a year ago from east Des Moines we were seeking a small community and a quiet neighborhood. Indianola appeared to be the perfect fit for our family. We were devastated to learn in May that Kading Properties had purchased the land across the street from our home, potentially adding an additional 450-500 people in our neighborhood. We are concerned with the increase in traffic in an area of town that already struggles to manage busy streets as N 9th is a through street for many and is a path to Emerson Elementary School, Indianola Middle School and Indianola High School.
- **Street parking** is currently a significant issue on N 9th Street near Lincoln Ridge II. Although the current site plans proposed by Kading Properties includes additional parking, a drive down N 9th Street and some simple math clearly indicates the additional parking spots will not be enough.
- We are concerned with the impact a mass influx in population will have on the **Indianola School District**, particularly Emerson Elementary. Class sizes at Emerson Elementary are already large. We are concerned with the impact large class sizes will have on our children when they reach school age as well as the potential for an increase in property taxes should an additional elementary school need to be built. Particularly during a time our community is facing other costly projects, such as the new courthouse.
- **Crime** has been of primary concern for homeowners in the Lincoln Ridge Neighborhood. Since 2014 police records indicate they have had a total of over 800 police calls to their units. Kading Properties shared with the neighbors their desire to collaborate with the Indianola Police Department to implement the new nationwide Crime Free Multi-Housing Program. While we appreciate their alleged willingness to implement this program, as the above police call statistics support the need, we find it upsetting that our neighborhood requires such a program at all. We fear allowing Kading Properties to build additional units in our neighborhood will only lead to an increase in the need for police presence in our neighborhood.
- We are highly concerned with the **quality of service** provided to current tenants of Kading Properties. A simple Google search will lead you to endless poor reviews and testimonials from tenants who have had negative experiences with Kading Properties management. We believe the high number of police calls to Lincoln Ridge I and II is a result of poor management.

I ask you as a city council representative to consider the concerns above as well as those shared by fellow neighbors of Lincoln Ridge. In addition, I ask you to consider the fact that the Planning and Zoning Committee unanimously voted no to the current site plans. While the Cavitt Creek Condominium project will have a direct and obvious affect on those living in the Lincoln Ridge Neighborhood, it will also impact the community of Indianola as a whole.

Thank you for your time and consideration.

Sincerely,

Graham and Kari Albaugh

To whom it may concern:

I am writing in regards to the proposed Kading Properties development on N 9th St. My family and I reside at 1104 E Madison Avenue, this particular address backs directly up to the proposed site of the Kading Properties development. As I am sure you can relate, this project is not an ideal proposal for a family that is trying to provide a certain quality of life for their children and grandchildren. Not to mention this home is an investment in our families' future: in the past 2 years the value of our property has risen, my greatest concern is that the proposed development will drive down the value of our home, thus greatly decreasing our investment in the future. Our concerns are many, but not limited to: The lack of "use and enjoyment of adjoining properties", our community not being able to provide "convenient, efficient and economical serves" without increasing the numbers of employees to our current municipal utilities and services, this proposal will "unduly increasing congestion on adjacent and surrounding public streets", and on a very personal note this development will "not help to provide or maintain the level of privacy, safety, and comfort that this neighborhood currently provides".

We are looking to the future and the future of Indianola does need an affordable housing development. This community is greatly in need of midlevel affordable homes (\$199,000 – \$299,000), as the lack of these quality homes in Indianola forced us to build at this location 2 years ago. We as tax payers who have come to expect a certain quality of life from our community do not want this, as we feel it will not only effect our quality of life, but will put a greater strain on our cities police department, emergency management departments, street department, and most definitely our school system.

As a former teacher I am well aware of the quality of education that the Indianola School district provides. With such a large influx of families,(I am told that each unit will house 1.5 children) our current schools cannot handle that large of increase in such a short period of time. Whittier is already at capacity. Students would have to be bussed to other buildings, which in turn will cause overcrowding at those buildings. The student to teacher ratio will undoubtedly increase, leading to a poorer level of learning. The only way to maintain a high level of learning, would be to build another elementary school. Which would require a bond issue and even more of a tax burden on our community. Above all of my other concerns this is the greatest, children in the Indianola School District deserve better and tax payers in our community deserve to have a voice in our communities use of its resources.

I am asking without taking up too much of your time, and by not going into too much more detail, for this council to please vote down the proposal for the new development by Kading Properties.

Sincerely,

Shane & Shelly Mehmen

[1104 E Madison Ave](#)

[Indianola, IA](#)

[712-251-9772](#)

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE SITE PLAN FOR CAVITT CREEK
CONDOMINIUMS I**

WHEREAS, on September. 10, 2019 the Planning and Zoning Commission met to consider Kading Properties LLC request for site plan approval of Cavitt Creek Condominiums I, a residential development on a lot exceeding one (1) acre, between 1404 and 1500 North 9th Street in Indianola; and

WHEREAS, the Planning and Zoning Commission did not recommend approval of the development; and

WHEREAS, the City Council has reviewed the request and heard comments from the developer and the public; and

WHEREAS, the City Council has determined that the site plan meets the requirements as set out in the Municipal Code and should be approved by it.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Indianola, Iowa having considered the recommendations of the Planning and Zoning Commission, the requirements of the Municipal Code and the comments from the developer and the public, deems it appropriate to approve the site plan for Cavitt Creek Condominiums I, a residential development on a lot exceeding one (1) acre, between 1404 and 1500 North 9th Street in Indianola.

PASSED AND APPROVED the 16th day of September 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

Information

Subject

Resolution approving the request from Kading Properties LLC for Site Plan approval of Cavitt Creek Condominiums II, a residential development on a lot exceeding one (1) acre, west of 1500 North 9th Street (P&Z unanimously denied on September 10, 2019)

Information

In your packet is the the site plans for Cavitt Creek Condominiums II. Also in your packet is a memo from Charlie Dissell, Community and Economic Development Director, and is highlighted below:

As the Commission and Council review the site to the general policies as set out in Section 166.05 and the purpose of this chapter as set out in Section 166.01, staff provides the following information:

1. The R-3 Zoning District allows for single-family, two-family and multi-family dwellings. Cavitt Creek Condominiums I proposes for 12 two-family units, and Cavitt Creek Condominiums II proposes for 21 two-family units and 14 multi-family units (six-plexes). These add up to a total of 150 units.
2. Cavitt Creek Condominiums I includes 2.5 acres of land and proposes 24 units for a density of 9.6 units per acre.
3. Cavitt Creek Condominiums II includes 15.36 acres of land and proposes 126 units for a density of 8.2 units per acre.
4. For comparison, Lincoln Ridge I includes 7.2 acres of land and 58 units for a density of 8.1 units per acre and Lincoln Ridge II includes 7.65 acres of land and 79 units for a density of 10.3 units per acre.
5. The Comprehensive Plan calls for Mixed Residential in this area. Mixed Residential intends to incorporate a mix of low, medium and high-density residential uses and encourages open spaces and trails. In the Comprehensive Plan, Mixed Residential calls for 4-16 dwelling units per acre.
6. The two site plans include a buffer yard more than twenty (20) feet in width with five (5) overstory trees, ten (10) understory trees and ten (10) shrubs per one hundred (100) lineal feet, as required by code. This includes a buffer of 13 overstory trees, 20 understory trees, and 19 shrubs for Cavitt Creek Condominiums I, and 53 overstory trees, 106 understory trees, and 106 shrubs for Cavitt Creek Condominiums II.
7. The two site plans have been reviewed by the city's development review team, which includes all City utility Superintendents. The Superintendents have noted that the infrastructure in place is able to service both proposed developments.
8. The two site plans include enough trees and shrubs to meet the City's residential energy code of 4 trees and 6 shrubs per unit.
9. The City of Indianola 2008 Trails Master Plan calls for a trail on the north side of Cavitt Creek Condominiums II and continuing east on the north side of the existing Lincoln Ridge II development, connecting with the Summerset Trail. The site plan for Cavitt Creek Condominiums II shows a proposed 10' trail in this location, and Kading has committed to installing a 10' trail on the north side of Lincoln Ridge II, making a connection with the Summerset Trail.
10. As mentioned above, Snyder and Associates has reviewed the proposed stormwater management plan for both sites, and after revisions by the applicant, has approved the plan.

11. Letters were mailed to property owners within 200 feet of these properties on August 30, 2019.

As noted, the City’s development review team and Snyder and Associates have reviewed these two site plans against applicable City Code requirements and after various revisions by the applicant, the comments made have all been addresses and satisfied by the applicant. It is for these reasons that staff recommends approving the site plans as submitted. P&Z unanimously denied on September 10, 2019.

Roll call approving the resolution for site plan approval of Cavitt Creek Condominiums I is in order.

Fiscal Impact

Attachments

Resolution

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE SITE PLAN FOR CAVITT CREEK
CONDOMINIUMS II**

WHEREAS, on September. 10, 2019 the Planning and Zoning Commission met to consider Kading Properties LLC request for site plan approval of Cavitt Creek Condominiums II, a residential development on a lot exceeding one (1) acre, west of 1500 North 9th Street in Indianola; and

WHEREAS, the Planning and Zoning Commission did not recommend approval of the development; and

WHEREAS, the City Council has reviewed the request and heard comments from the developer and the public; and

WHEREAS, the City Council has determined that the site plan meets the requirements as set out in the Municipal Code and should be approved by it.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Indianola, Iowa having considered the recommendations of the Planning and Zoning Commission, the requirements of the Municipal Code and the comments from the developer and the public, deems it appropriate to approve the site plan for Cavitt Creek Condominiums II, a residential development on a lot exceeding one (1) acre, west of 1500 North 9th Street in Indianola.

PASSED AND APPROVED the 16th day of September 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

Meeting Date: 09/16/2019

Information

Subject

First consideration to amend the no parking ordinance 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.

Information

Staff is recommending to amend the no parking ordinance 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.

Roll call is in order.

Fiscal Impact

Attachments

Ordinance

ORDINANCE NO. - _____

AN ORDINANCE AMENDING TRAFFIC CONTROL OF THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, BY RESTRICTING PARKING ON NORTH 9TH AND EAST MADISON

WHEREAS, City staff has recommended that North 9th Street starting at 300' north of East Madison Avenue and continuing north to 1,250' north of East Madison Avenue be designated as "No Parking" and signs be placed accordingly; and

WHEREAS, the City Council now deems it reasonable and appropriate to designate the above-referenced area as "No Parking."

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

Section 1: That the Municipal Code of the City of Indianola, Iowa, be and it is hereby amended by designating North 9th Street starting at 300' north of East Madison Avenue and continuing north 1,250' north of East Madison "No Parking."

Section 2: That the Municipal Code of the City of Indianola, Iowa be and it is hereby amended by designating North 9th Street starting at 300' north of East Madison Avenue and continuing north 1,250' north of East Madison as "No Parking."

Section 3: That signs shall be placed in accordance with this Ordinance and Chapter 61 of the Code to implement the parking restrictions.

Section 4: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 5: This ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED this _____ day of _____, 2016.

Kelly Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

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

Meeting Date: 09/16/2019

Information

Subject

City Manager's Report - Ryan Waller

Information

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 09/16/2019

Information

Subject

Receive and file correspondence from August 30 and September 6, 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 083019
Bldg Permits 083019
Code Enforcement Update
Draft 100719 Agenda
Draft 091619 Agenda
Proj Update 083019
Waller's Weekly 090619
Metroquest Survey Results
Invite 102219 Open House
Proj Update 090619
2019 Bldg Permit 090619
Code Enforcement 090619
Council PPT
Draft 100719 Agenda A
Draft 091619 Agenda A
Iowa District Court Info

Diana Bowlin

From: Andy Lent
Sent: Friday, August 30, 2019 3:20 PM
To: City Employees; All Department Heads
Subject: FW: Lent Leaflet, 30 August 2019
Attachments: Draft October 7, 2019 Agenda.pdf; Draft September 16, 2019 Agenda.pdf; 2019 Building Permits_August 30.pdf; Projects Update_August 30.pdf; Code Enforcement_August 30.pdf

Have a great Labor Day Weekend!

Andy

From: Andy Lent
Sent: Friday, August 30, 2019 3:19 PM
To: City Council <CityCouncil@indianolaiowa.gov>
Subject: Lent Leaflet, 30 August 2019

YMCA Q&A Session-Leisha Barcus, CEO of the Greater Des Moines YMCA, hosted an informational meeting on Wednesday, August 28th. The meeting was well attended. During the meeting, Ms. Barcus provided information concerning the history of the community's and YMCA's relationship, current financial situation and actions either taken or being explored to address the operating deficit. Ms. Barcus did share that the membership is strong in Indianola, but high utility costs and building maintenance costs are contributing to the deficit. During the forum, Ms. Barcus did announce that the Boone Community Y would be closing next month.

Prairie Meadows Grants-Both the Police and Fire Departments received their funds today from Prairie Meadows for equipment. The Police Department amount was \$19,339.93 for computer equipment and the Fire Department amount was \$35,000 for extrication equipment. Both these grants will pay between 85 and 90 percent of the cost of the equipment.

Safest Cities in Iowa Report-a report done by an organization, Background Checks.org, has recently done a study and listed Indianola as the 26th safest city in Iowa. A listing of the top 36 safest cities in Iowa can be found at: <https://backgroundchecks.org/safest-cities-in-iowa.html>

FY2019 Audit- Robert Endriss of Denman & Company will be in city hall the week of September 9th to do fieldwork on the FY2019 annual audit. He will also do a presentation near the end of the Council meeting on Tuesday similar to the one he did last year as preparatory communication for the audit.

W 3rd Ave Sewer Replacement Project-The replacement of the 6" sanitary sewer with 8" is progressing right along. Removal of concrete started August 21st and the contractor started replacing the sanitary sewer Friday August 23rd and finished installing the new sewer Wednesday August 28th. They are currently 9 days ahead of their anticipated schedule.

K Street Dust Application-Earlier this week the 3rd and final 2019 dust control application was applied to South K Street. Application protocol set by staff and our engineers calls for 3 applications annually with application timing being at or around Memorial Day, County Fair time, and Labor Day. Staff decided to do this application a little earlier this year due to some of the ruts and potholes present from recent heavy rain events. This timing gave staff an opportunity to heavily grade this road surface prior to this recent application.

Jerry Kelley Trail- The majority of the trail has been paved, except for a small portion along the 1800 Block of West Euclid Avenue. That section has been delayed due to utility locating prior to installation of a retaining wall that should be constructed the week of September 16. All 4 of the driveways that were removed have been installed and each owner has driveway access. Final grading has been completed north of Iowa Avenue and the grading will be completed along West Euclid Avenue by August 30 on all areas that have been paved. A Pre-Seed meeting will be held with Snyder, City staff and the contractor on September 4 and seeding is scheduled to be completed around the paved areas by September 6. The bike sharrows will be painted and bike sharrow signs installed along Iowa and Kenwood Avenues on September 13. Since this project is being partially funded by a grant from the State, staff have submitted the first and second reimbursement requests for \$146,910 to IDOT and the total re-imbursement agreement is for \$282,920.

Aquatic Center-The final day for the Veteran's Memorial Aquatic Center was Sunday, August 25. Daily admissions were up by 240 people from last year and revenue from admissions and pool passes was up by nearly \$2,000. Staff has begun the winterization process and also will be working on budgeted Capital Improvement Items in the coming months. The first project was completed this week with the installation of a new sound system. This will improve the communication throughout the season as well as in case of emergencies. The RFP for pool painting and caulking has been posted and is due September 5 and will be brought to Council on September 16.

Hillcrest Trail Connector-Construction on this trail is scheduled to begin the week of September 9. The property owners have all been notified and we have also posted the anticipated start date on social media.

Comprehensive Plan Update Project Team - The Comprehensive Plan Update Project Team had its third meeting on Tuesday, August 27th at City Hall (picture below). The Project Team was updated on progress that has been made to date by the Consultants, discussed survey results, discussed vision and goal statements and reviewed possible future land use designations. The next steps in the process are to begin drafting the updated comprehensive plan, host a public open house in October, and joint work session with the Project Management Team, Planning and Zoning Commission and City Council in November. This planning process is anticipated to last until the end of 2019.



Residential Building Inspector Certification- This week, Tim Little, the City's Building and Zoning Official, attended the residential building inspector test academy which is put on by the International Code Council (ICC). The academy covered topics in building code administration such as building planning, footings and foundation, floor construction, wall construction and coverings, roof/ceiling construction, public safety and special construction. On the final day of the academy, the residential building inspector test was administered. I'm pleased to announce that Tim passed the test and will become a certified residential building inspector!

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

Agendas- Tentative agendas for upcoming Council meetings are attached.

Andrew Lent
Director of Finance
City of Indianola, Iowa
110 N 1st Street
Indianola, IA 50125
Population (2017 Est.) 15,489
P: 515-962-5246
E: alent@indianolaiowa.gov





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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2019 Building Permit Report

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 Fетters	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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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	8/16/2019	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



Community Development

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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		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	8/22/2019	Tall Grass/Weeds	1101 N L	8/23/2019	8/23/2019	Tall grass/weeds	9/4/2019	
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. No progress made on 8/29.	9/4/2019	
Open	8/19/2019	Tall Grass/Weeds	1400 Block of West Iowa	8/19/2019	8/23/2019	Tall grass and weeds present. Repeat issue.	9/4/2019	
Open	8/22/2019	Sidewalks	606 and 806 Trail Ridge	8/23/2019		Sidewalks heaving and sinking on both sides of the road	9/4/2019	
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.	9/4/2019	
Open		Junk/Junk Vehicles	1105 E Salem	4/22/2019	4/26/2019	Property has made progress, but still needs to be completed.	9/4/2019	
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. Discovered that property was in foreclosure, and was sold on August 15. Awaiting confirmation of new owner.	9/4/2019	
Open	8/20/2019	Tall Grass/Weeds and Junk/Debris	209 South H Street	8/21/2019	8/29/2019	Tall grass and weeds on front and sides of house, as well as Junk and debris in the front yard. No progress made on follow-up.	9/5/2019	



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Code Enforcement Tracking Report

Open	8/20/2019	Brush	207 South H Street	8/21/2019	8/29/2019	Not a dangerous building, but property needs to be cleared of brush. Property appeared to be vacant so letter sent.	9/5/2019	
Open	8/22/2019	Tall Grass/Weeds	1600 Block of West 13th Street	8/29/2019		Grass on south side of road needs to be cut back. Property owner was contacted by phone.	9/5/2019	
Open	8/26/2019	Tall Grass/Weeds	610 North N Street	8/29/2019	8/29/2019	Grass in back and north side needs to be cut.	9/5/2019	
Open	8/29/2019	Tall Grass/Weeds	1600 Block of West Iowa	8/29/2019		Grass on north side of road needs cut back. Property owner was contacted by phone.	9/5/2019	
Open	8/21/2019	Over Grown Vegetation and Junked Vehicles	1701 Country Club Rd	8/21/2019	8/22/2019	Property owner contacted us will be removing vehicles and cutting back shrubs	9/9/2019	
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 or a building permit. Property owner met with staff to discuss timeline.	10/2/2019	
Open		Unsafe Building	208 N Jefferson Way	4/17/2018		D&D lot has closed. Property owner has indicated demo will take place before November.	10/30/2019	
Open		Unsafe Building	206 N Jefferson	4/17/2018		D&D lot has closed. Property owner has indicated demo will take place before November.	10/30/2019	
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



Community Development

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

Code Enforcement Tracking Report

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	7/30/2019	Tree	110 N 1st St	7/30/2019		Tree branches low on Salem Avenue side.		7/31/2019
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	7/19/2019	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		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	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		Unsafe Building	301 West 2nd Ave	4/24/2019	4/25/2019	Issues Resolved.		8/8/2019
Closed	8/7/2019	Tall Grass/Weeds	3007 North Jefferson	8/9/2019		Relator was contacted. Issue has been resolved.		8/12/2019
Closed	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	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	Nuisance Smell	1104 West Boston Ave	8/7/2019		Upon follow up inspection, smell was no longer present.		8/20/2019
Closed	8/14/2019	Sump Pump	1101 North Buxton	8/15/2019		Discharge relocated.		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	8/4/2019	Abandoned Vehicle	1215 E Girard	8/5/2019	8/16/2019	Property has been mowed and vehicle removed.		8/29/2019



Community Development

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515-961-9430 • comdev@indianolaiowa.gov

Code Enforcement Tracking Report

Closed	8/5/2019	Tall Grass/Weeds	Corner of 14th/E Hillcrest Ave	8/7/2019		Corner has been mowed/cut down.		8/29/2019
Closed	8/19/2019	Tall Grass/Weeds	506 North Kenwood	8/19/2019		Property has been mowed.		8/29/2019
Closed	8/23/2019	Junk/Junk Vehicles	1806 S E	8/23/2019	8/23/2019	Property has been cleaned.		8/29/2019

October 7, 2019
Draft Council Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Final 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.
- Second 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.
- Second consideration on amendment to Chapter 165 (Zoning Regulations), regarding fence regulations.
- Public hearing on second amendment of FY 20 budget
- Library annual report
- Public hearing and first consideration of a request from Steve Darr for an amendment to R-5, Planned Residence District plan for Lots 3-6 of Deer Run Plat 7.
- Public hearing and first consideration of a request from Shelly A. Bevard and Deon Walker for a right-of-way vacation and conveyance of the East and West alley lying North of Lot 1, in Sinderson's Subdivision.
- Public hearing and first consideration of a request from Tim J/Laura L Davison, Timothy G Grimm, and Jeanenne E Glascok Revocable Trust for a right-of-way vacation and conveyance of the East 75' of the West Half of the East and West alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa, and the North Half of the North and South alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa.
-

September 16, 2019
Draft Council Study Agenda

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.
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- 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
- Public hearing sale of property Wigeland Trust
- Public hearing on refinancing and approval of preliminary official statement
- Set public hearing on request from Steve Darr for an amendment to R-5, Planned Residence District plan for Lots 3-6 of Deer Run Plat 7. (PH/1st Consideration on October 7)
- Set public hearing on request from Shelly A. Bevard and Deon Walker for a right-of-way vacation and conveyance of the East and West alley lying North of Lot 1, in Sinderson's Subdivision. (PH/1st Consideration on October 7)
- Set public hearing on request from Tim J/Laura L Davison, Timothy G Grimm, and Jeanenne E Glascock Revocable Trust for a right-of-way vacation and conveyance of the East 75' of the West Half of the East and West alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa, and the North Half of the North and South alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa. (PH/1st Consideration on October 7)
- Kading Property Management requests for Cavitt Creek Condominiums
 - Consider staff recommendation on request 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.
 - Consider request from Mark Lee of Lee Chamberlin Consultant Engineers, on behalf of Kading Properties LLC, for final plat approval of Cavitt Creek Plat I
 - Consider request from Kading Properties LLC for site plan approval of Cavitt Creek Condominiums I, a residential development on a lot exceeding one (1) acre, between 1404 and 1500 North 9th Street.
 - Consider request from Mark Lee of Lee Chamberlin Consultant Engineers, on behalf of Kading Properties LLC, for final plat approval of Cavitt Creek Plat II

- Consider request from Kading Properties LLC for site plan approval of Cavitt Creek Condominiums II, a residential development on a lot exceeding one (1) acre, west of 1500 North 9th Street.
-



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Subject: Current Projects Update-August 30, 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.
 - Construction Plans were submitted on August 27.

- **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 out 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.
 - Engineer inquired about site plan approval process on August 23.
- **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
- Staff meet with the contractor on August 23 to discuss building/inspection process.
- **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-plex's, 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.
 - These items have been scheduled for the September 10 Planning and Zoning Commission Meeting.

Diana Bowlin

From: Ryan Waller
Sent: Friday, September 6, 2019 4:24 PM
To: City Employees; All Department Heads
Subject: FW: Waller's Weekly 9.6.19
Attachments: Metroquest Survey Results Summary.pdf; Invite_2019-10-22_Open House.pdf; Projects Update-Sept 6 2019.pdf; 2019 Building Permits- Sept 6 2019.pdf; Code Enforcement- Sept 6 2019.pdf; Council PPT 9319R.pdf; Draft October 7, 2019 Agenda.pdf; Draft September 16, 2019 Agenda.pdf; 05911 __CVCV037789_OROT_529644.PDF

Good afternoon, all.

Here is this week's update email. If there are any items you'd like included or if you have questions, please let me know.

Thank you for all you do to represent our Team!

Have a great weekend!

Go Hawks!

Ryan

From: Ryan Waller <rwaller@indianolaiowa.gov>
Sent: Friday, September 6, 2019 4:22 PM
Subject: Waller's Weekly 9.6.19

Good afternoon, all.

Happy Friday! I hope everyone had a great week. Attached is this week's update email. As always, if there are any questions, please let me know.

Have a great weekend!

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

Warren County Courthouse Project Update – This week, Staff was notified by DCI that Warren County has directed them to relocate the perimeter fencing currently on Ashland Avenue and Howard Street off the parking areas and onto the open ground owned by the County. DCI's

trailer along Howard Street will be removed on September 16th and DCI has indicated the fence will be moved back shortly thereafter.

Jerry Kelley Trail - The areas of the trail that are completed will be seeded the week of September 9th. Once the seeding has been performed, the trail and sidewalk between Iowa Avenue and Memorial Park will be open and the sidewalk closed signs and road work signs will be removed in that area. The bike “sharrows” will be painted and bike “sharrow” signs installed along Iowa and Kenwood Avenues next week as well. The last remaining section will be paved once the retaining wall is installed, which is expected the week of September 16th. If all goes well, that section of trail should be paved by September 20th.

East Hillcrest Trail Connector - Century Link has begun to relocate their line and IMU will relocate their facilities next week. Also next week, the contractors will begin removal of trees and begin grading of the area. Staff discussed and confirmed with the contractor that there will not be any lane closures for any part of the construction of this area. The concrete trucks will be staged off of all the road surfaces. The contract for this project calls for completion within four weeks.

Comprehensive Plan Survey Results – As you are aware, the Comprehensive Plan survey, which was made available to the public from June 24th through August 16th, was taken by over 1,600 people. Thanks to this input, the City received over 2,000 comments along with 53,000 points of data that the consultants will now use as they begin to draft the plan and accompanying maps. A summary of the results are attached to this e-mail. Full results of the survey can be found at www.elevateindianola.com.

Comprehensive Plan Open House - The open house for the Comprehensive Plan update has been scheduled for Tuesday, October 22nd from 5:30 - 7:30 pm at the Indianola YMCA. An invite (attached) will be distributed to the community starting in about two weeks.

WWTP Decision – Attached, please find the Judge’s ruling in the City’s appeal to the District Court regarding the proposed Wastewater Treatment Plant.

City Council Meeting Presentation – Attached, please find the presentation provided by Matt Brown of the Formation Group. This presentation contains an update of the building assessment project, as well as the Fire Department work space and sleeping quarters renovations.

Foxwood Apartments – The Fire Department was notified that the Red Cross is going to open a resource center on Saturday September 7th. This resource center will be for the residents of the Foxwood Apartment Complex to assist those being displaced as a result of the fire (approximately 30 units) with any information needed concerning their individual situations.

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

Agendas - Tentative agendas for upcoming Council meetings are attached.

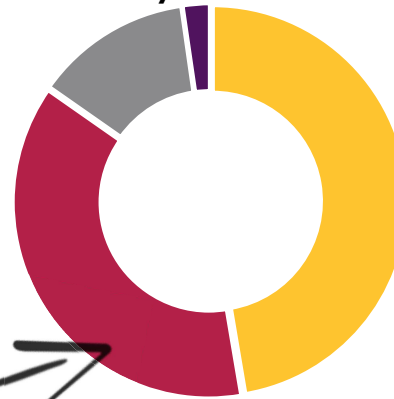


MetroQuest Survey Results

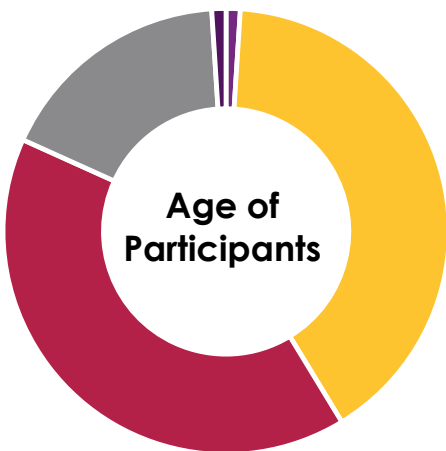
Participants – 1,635

- Open June 24 to August 19
- Distributed via:
 - Facebook
 - City of Indianola
 - 154 shares
 - Emails to
 - City Staff
 - Project Management Team

If they answered no to “Do you live in Indianola?”, how did they answer “Do you work in Indianola?”?

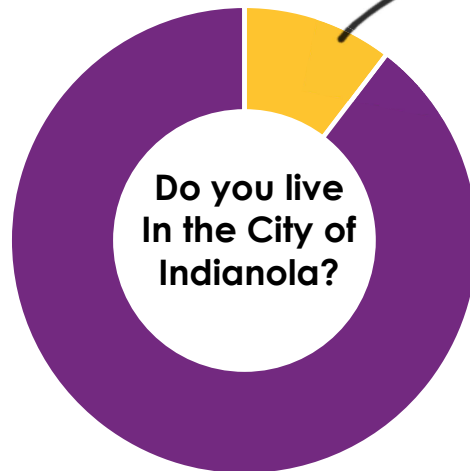


Yes 62
I work elsewhere .. 49
I am retired or Unemployed . 17
Unknown 3



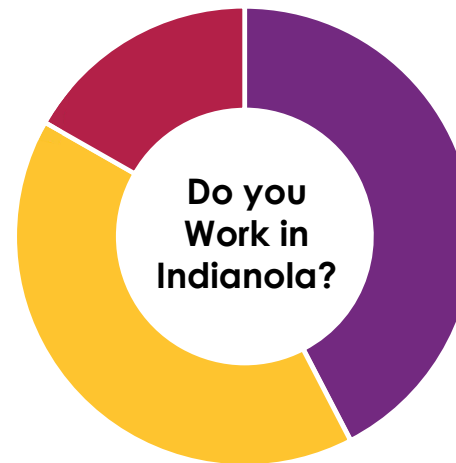
Age of Participants

20 and younger .. 13
21 to 40 512
41 to 60 514
61 to 80 219
81 and older 13



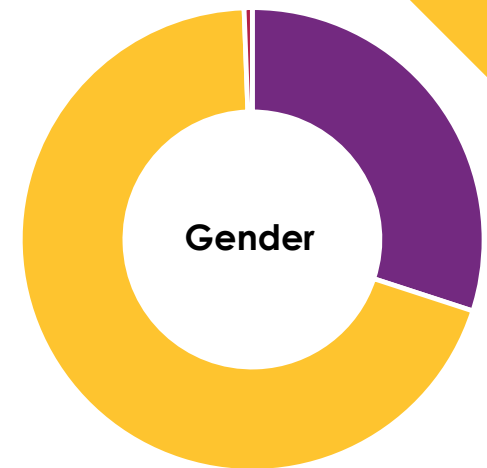
Do you live In the City of Indianola?

Yes 1,132
No 131



Do you Work in Indianola?

Yes 534
I work elsewhere 515
I am retired or unemployed 211

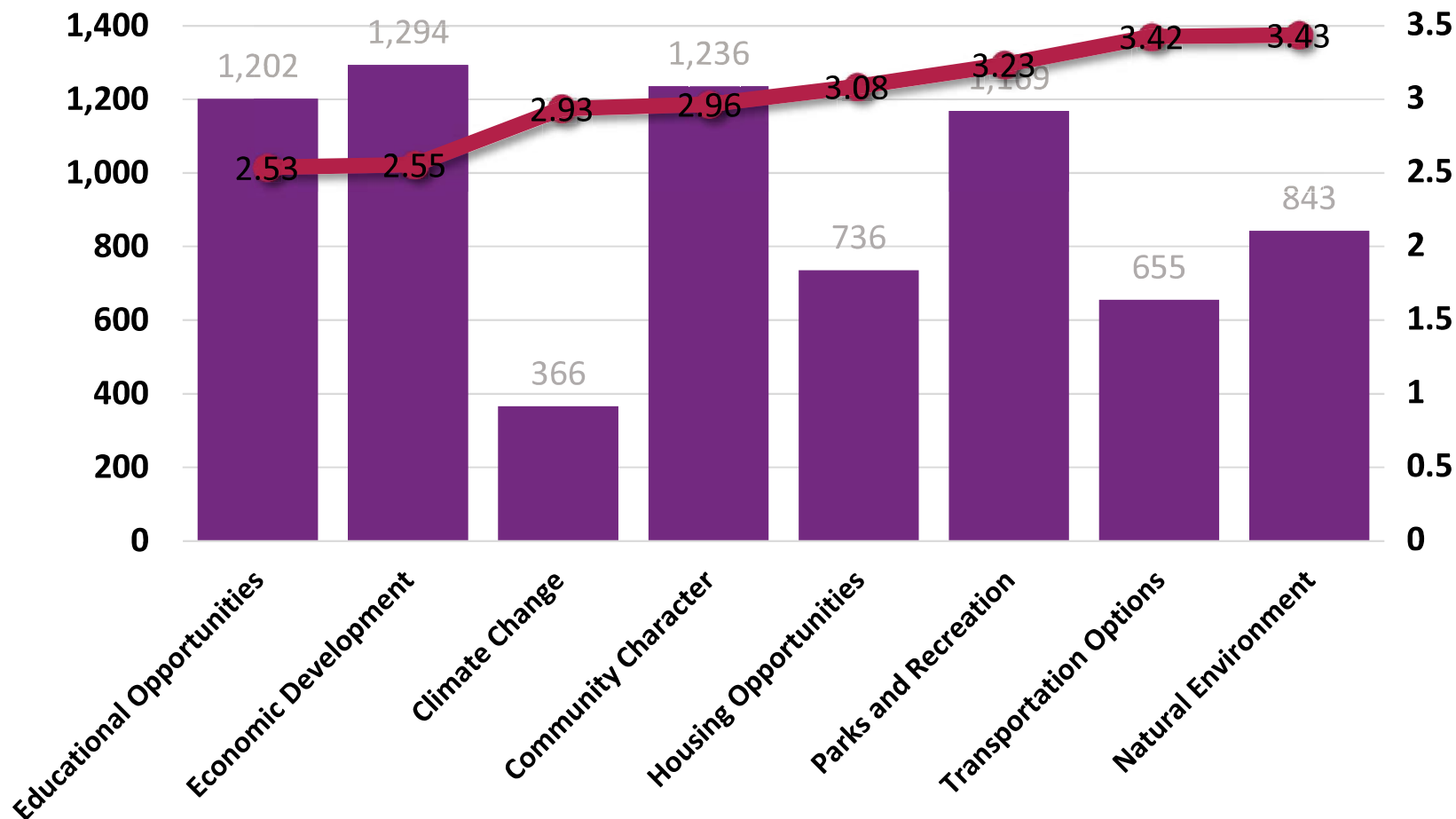


Gender

Male 375
Female 869
Other 7

That's Important

Number of times in Top 5, and average rank for each topic
 (lower value rank = higher priority)

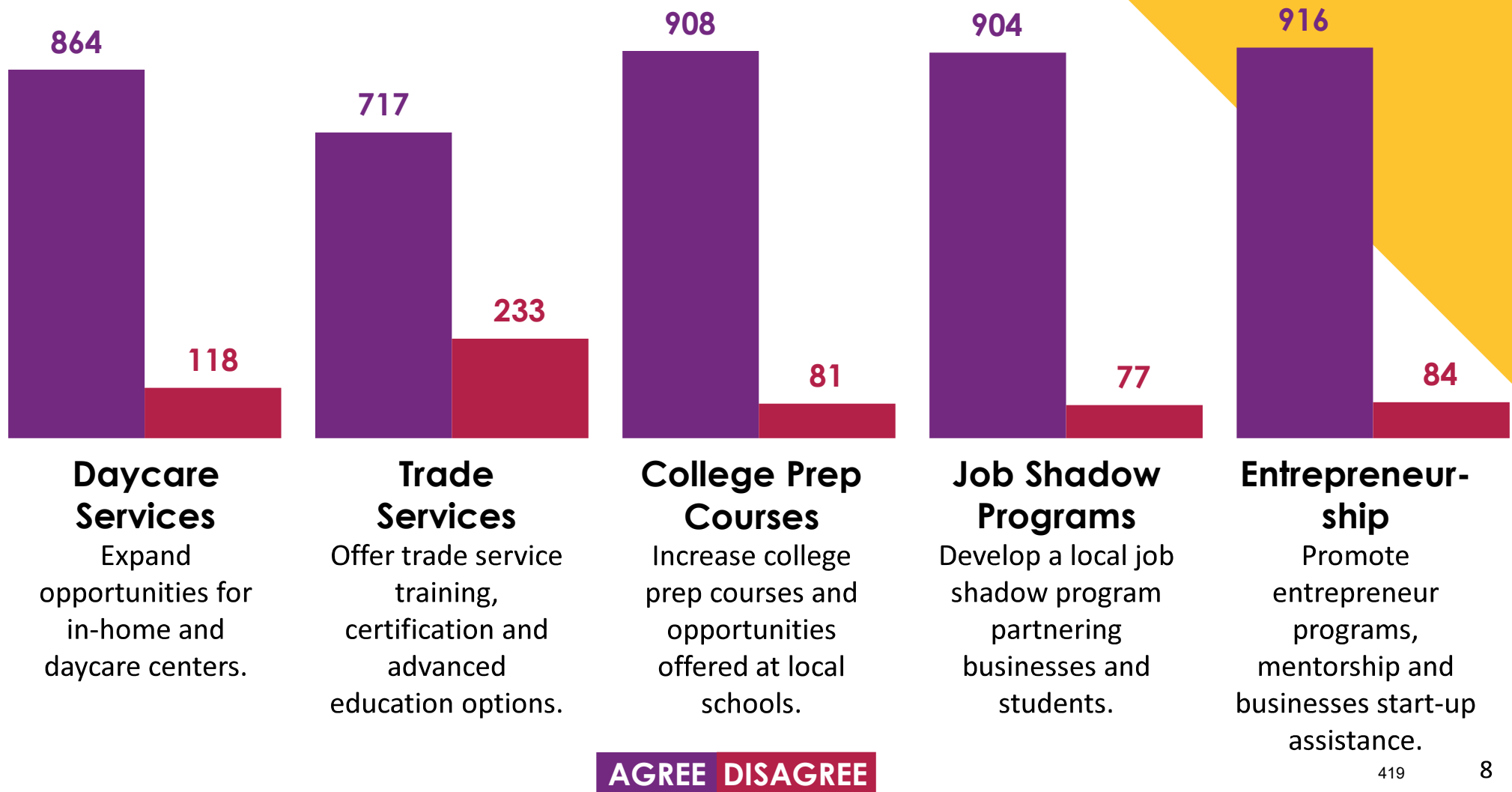


Order your top 5 items above this line ↑

- Housing Opportunities
- Educational Opportunities
- Transportation Options
- Community Character
- Parks and Recreation
- Natural Environment
- Climate Change
- Economic Development

Strategies

Educational Opportunities



Strategies

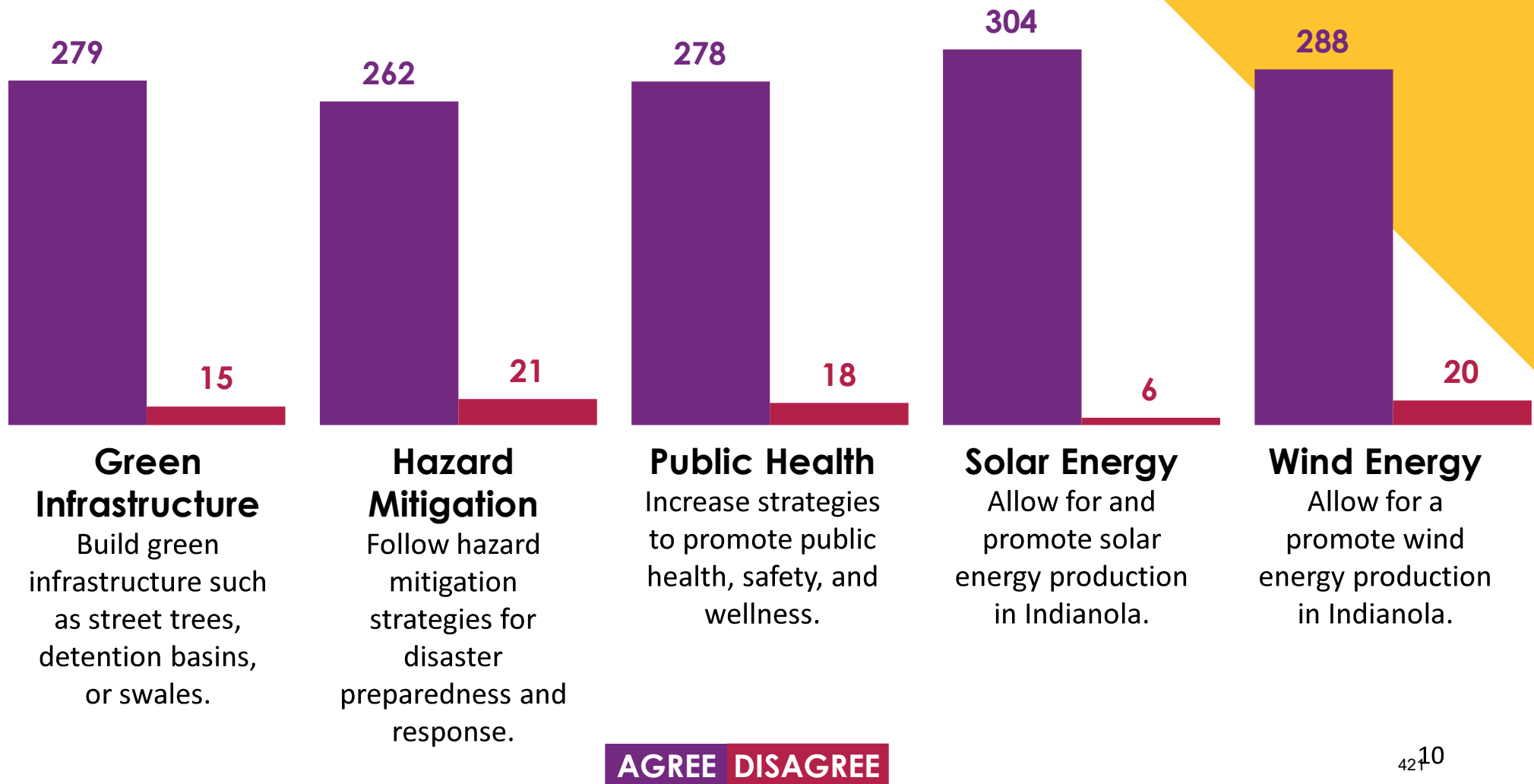
Economic Development



AGREE DISAGREE

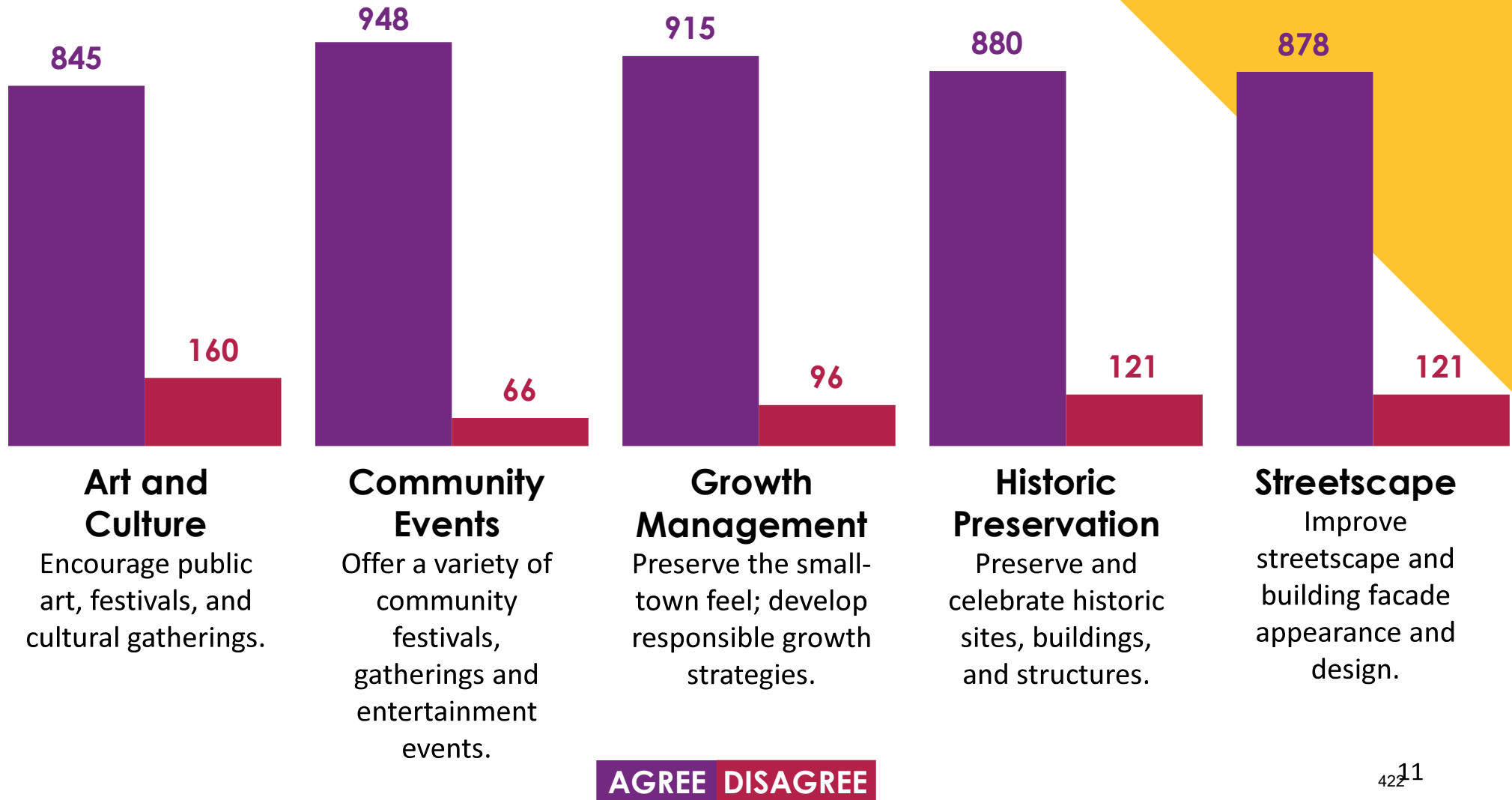
Strategies

Climate Change



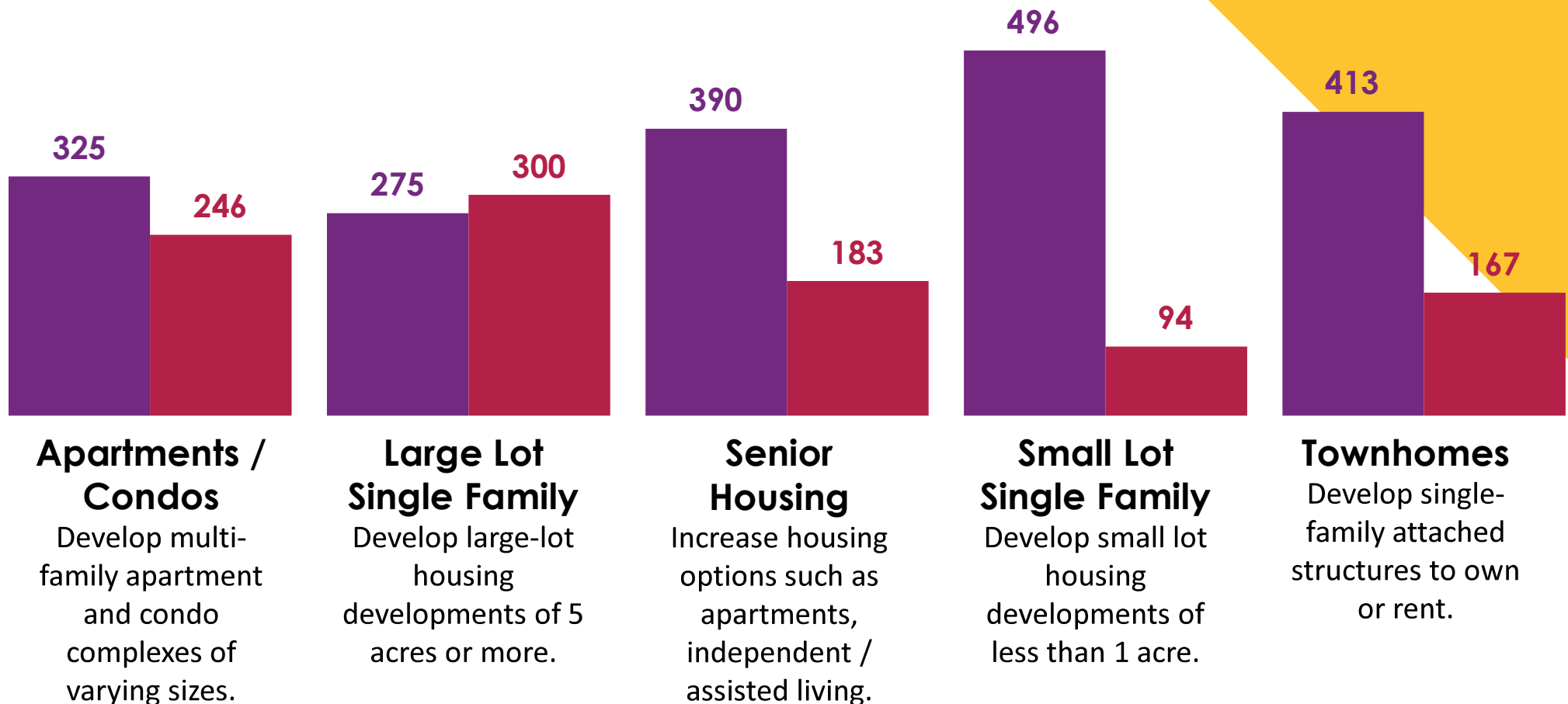
Strategies

Community Character



Strategies

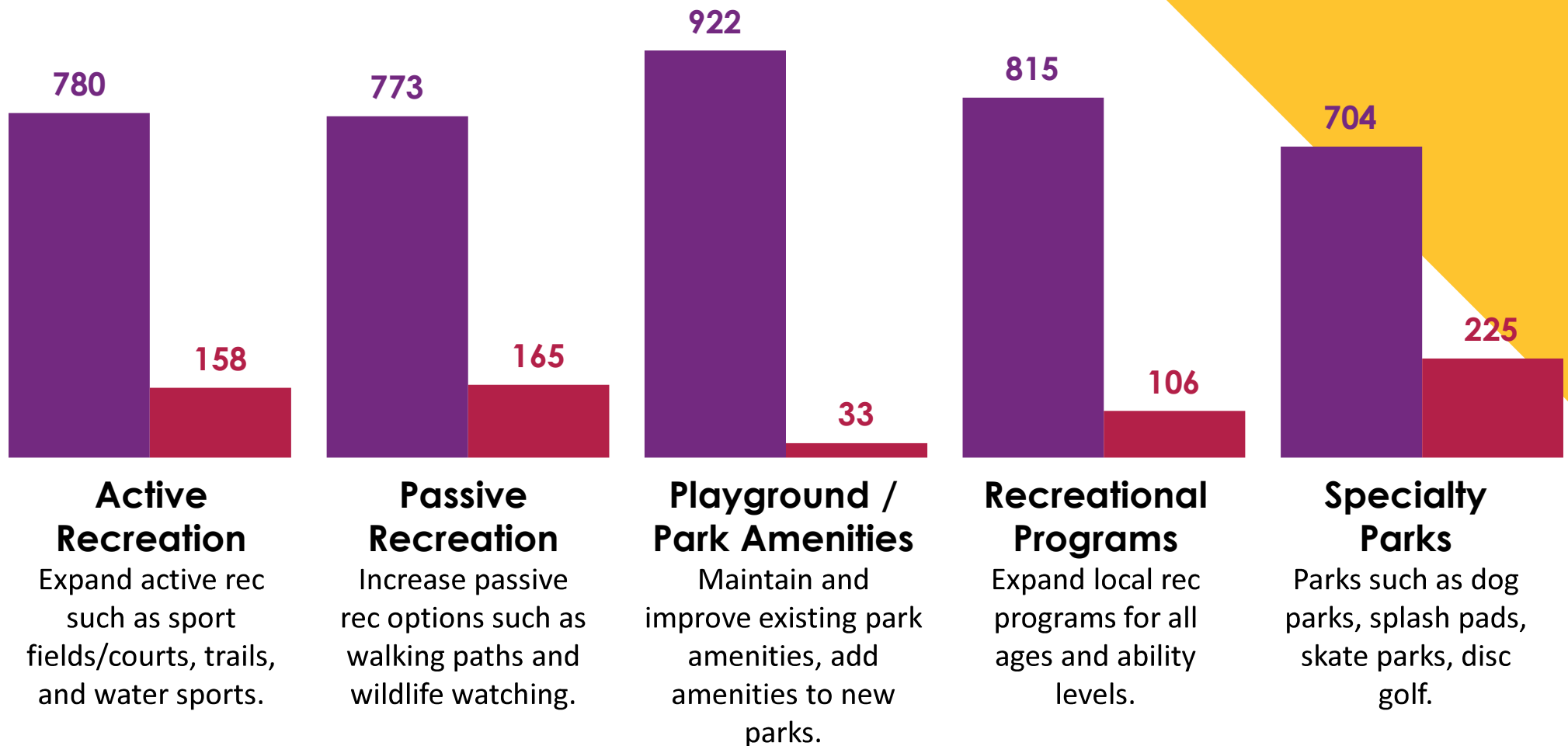
Housing Opportunities



AGREE DISAGREE

Strategies

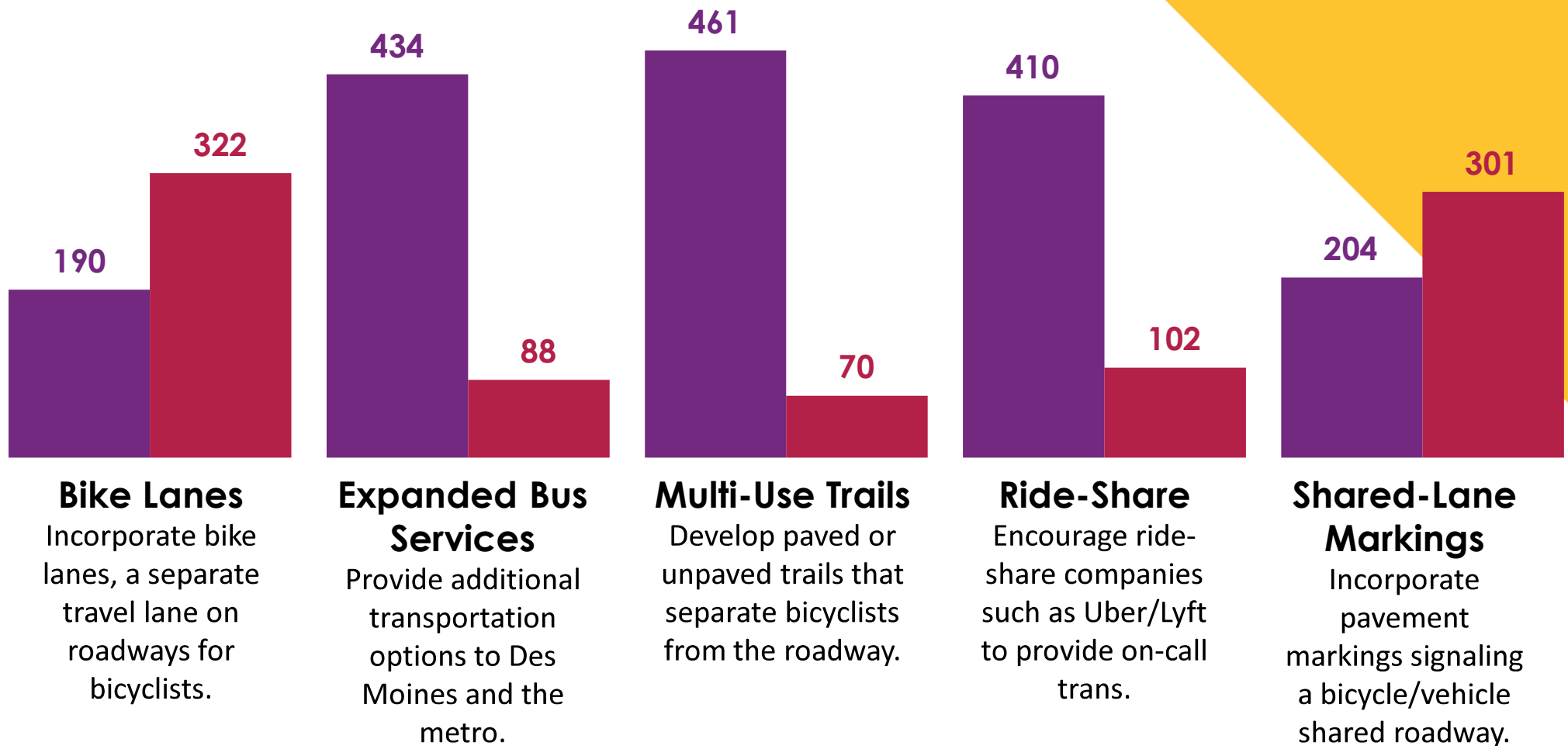
Parks & Recreation



AGREE DISAGREE

Strategies

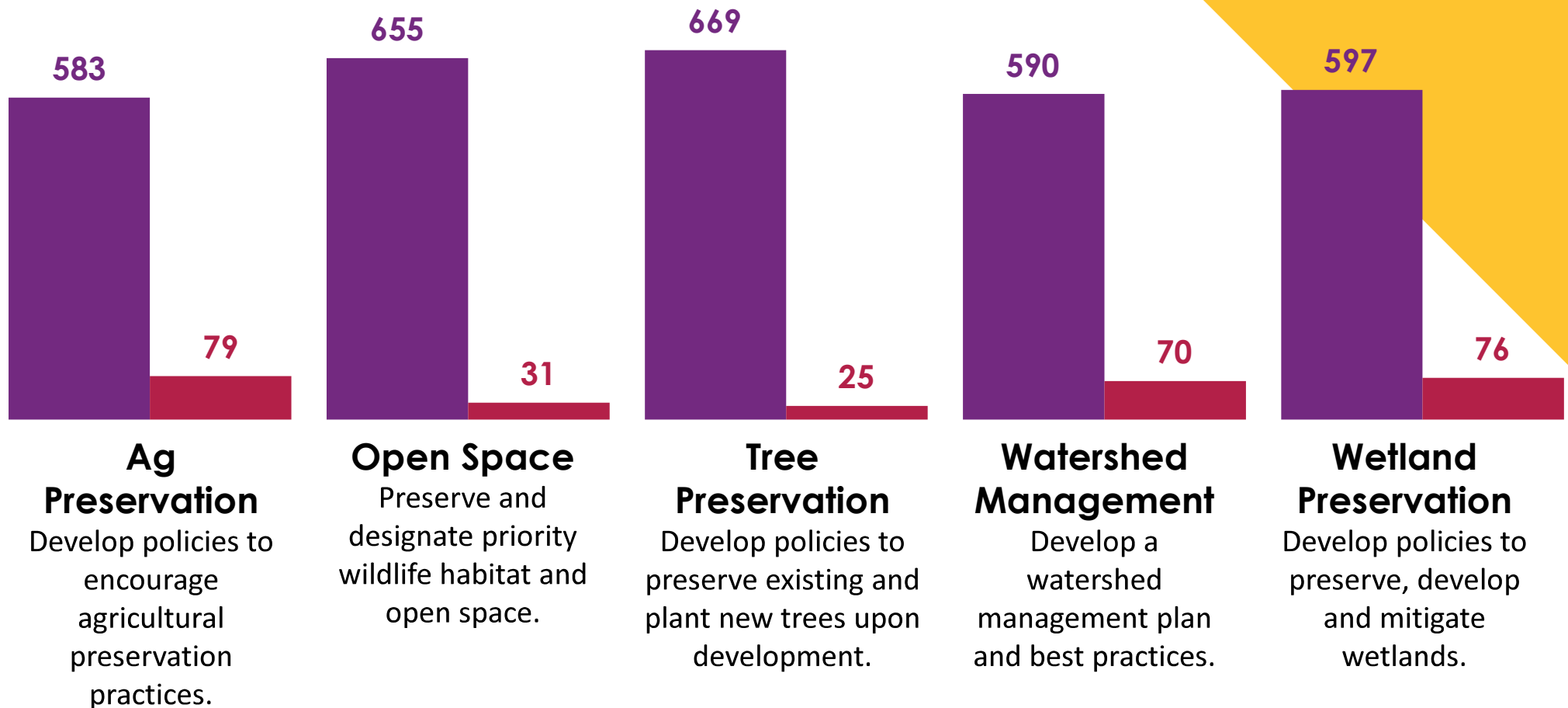
Transportation Options



AGREE DISAGREE

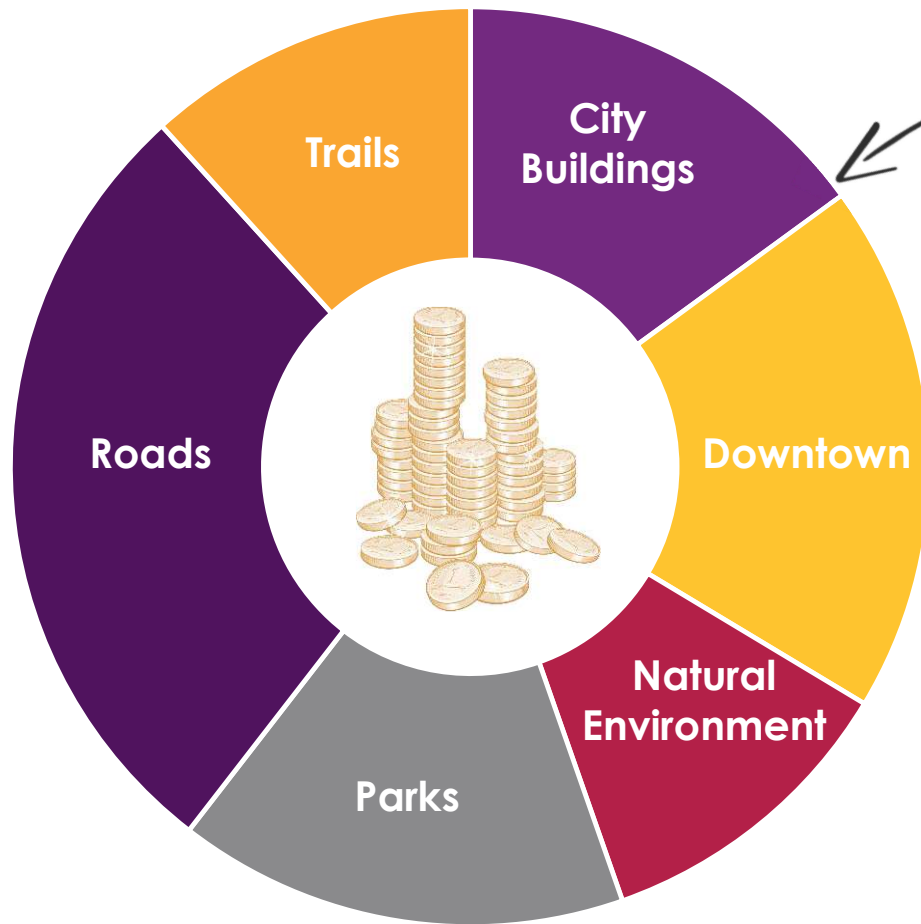
Strategies

Natural Environment



AGREE DISAGREE

Money to Spend



**Total budget
allocated to each
category for all
participants**

Participant Directions:

You're in charge of the City's capital improvement budget.

This budget is for building new things or making major repairs or renovations. It is not for ongoing operating expenses. How should these limited funds be spent?

Each participant received 100 coins.

City Buildings	20,556
Downtown	25,656
Natural Environment	15,145
Parks	21,793
Roads	38,229
Trails	16,093



YOU'RE INVITED!

ELEVATE INDIANOLA

PUBLIC OPEN HOUSE

TUESDAY, OCTOBER 22ND
5:30 - 7:30 PM
INDIANOLA YMCA
306 W SCENIC VALLEY AVE

**YOU LET US KNOW WHAT YOU WANTED FOR THE FUTURE
OF YOUR COMMUNITY, AND WE LISTENED!**

**STOP BY TO PROVIDE FEEDBACK ON THE DRAFT GOALS AND MAPS THAT
WILL GUIDE THE FUTURE OF INDIANOLA! WE HOPE TO SEE YOU THERE!**

**FOR MORE PROJECT INFO AND BACKGROUND, VISIT
ELEVATEINDIANOLA.COM**



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Subject: Current Projects Update-September 6, 2019

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 - Preliminary plat for a 10-lot residential subdivision was submitted to the City on July 12.
 - The Planning and Zoning Commission recommended approval of this plat at its August 13 meeting.
 - The City Council approved the preliminary plat at its August 19 meeting.
 - Construction Plans were submitted on August 27.

- **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.
 - Staff is meeting with HR Green and Developer engineer to discuss timing of improvements and new lift station on September 9.
- **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.
 - An updated site plan was submitted on August 30.
 - Site plan comments were returned on September 2.
- **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.
 - Engineer inquired about site plan approval process on August 23.
 - Site plan submitted on September 5
- **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
- Staff meet with the contractor on August 23 to discuss building/inspection process.
- **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.
 - Sale closed on August 27.
- **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-plex's, 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.
- These items have been scheduled for the September 10 Planning and Zoning Commission Meeting.



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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>Finaled 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	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	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
19	2/28/2019	Wade Jurney Homes	1604 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$65,786



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20	2/28/2019	Wade Journey Homes	1606 E Euclid Ave	Wade Journey Homes	Single Family Dwelling		\$74,145
21	2/28/2019	Wade Journey Homes	1700 E Euclid Ave	Wade Journey Homes	Single Family Dwelling		\$78,176
22	2/28/2019	Wade Journey Homes	1704 E Euclid Ave	Wade Journey Homes	Single Family Dwelling		\$65,786
23	2/28/2019	Wade Journey Homes	1706 E Euclid Ave	Wade Journey Homes	Single Family Dwelling		\$85,594
24	2/28/2019	Wade Journey Homes	1708 E Euclid Ave	Wade Journey Homes	Single Family Dwelling		\$88,083
25	2/28/2019	Wade Journey Homes	1710 E Euclid Ave	Wade Journey Homes	Single Family Dwelling		\$74,145
26	2/28/2019	Wade Journey Homes	1800 E Euclid Ave	Wade Journey 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	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
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



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42	4/10/2019	Rasko Construction LLC	901 E Franklin	Rasko Construction LLC	Garage Addition	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 Lawncare & Landscaping	506 N Jefferson Way		Demo - Commercial	7/22/2019	\$0
47	4/18/2019	G & G Lawncare & 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 Restoration/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 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	6/10/2019	\$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	7/17/2019	\$0
63	5/23/2019	Doering Properties, LLC	902 Summerset Place	Rodney Curtis	Single Family Dwelling		\$121,500
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



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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	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.	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
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



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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 Feters	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	7/25/2019	\$0
108	7/22/2019	Knuth Construction	801 South O Street		Deck		\$2,700
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



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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
126	9/3/2019	Cory Keller	903 W Boston Ave	SELF	Deck		\$1,500
127	9/3/2019	Christine Denning	205 S P St	McClintock Remodeling	Deck		\$11,418
128	9/5/2019	Kip Condon	1601 N G St	Hubbel Homes LC	Single Family Dwelling		\$340,000



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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	8/22/2019	Tall Grass/Weeds	1101 N L	8/23/2019	8/23/2019	Tall grass/weeds. Still needs mowed. Need to abate	9/9/2019	
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. No progress made on 09/04. Need to abate.	9/9/2019	
Open	8/21/2019	Over Grown Vegetation and Junked Vehicles	1701 Country Club Rd	8/21/2019	8/22/2019	Property owner contacted us will be removing vehicles and cutting back shrubs	9/9/2019	
Open	8/26/2019	Tall Grass/Weeds	610 North N Street	8/29/2019	8/29/2019	Grass in back and north side needs to be cut. Need to abate.	9/9/2019	
Open	8/20/2019	Tall Grass/Weeds and Junk/Debris	209 South H Street	8/21/2019	8/29/2019	Tall grass and weeds taken care of, topper still in yard.	9/11/2019	
Open	8/20/2019	Brush	207 South H Street	8/21/2019	8/29/2019	Owner working on property.	9/11/2019	
Open	9/6/2019	Tree	400 W Orchard Ave	9/6/2019		Tree branches covering stop sign.	9/11/2019	
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.	9/11/2019	
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.	9/11/2019	
Open		Junk/Junk Vehicles	1105 E Salem	4/22/2019	4/26/2019	Property has made progress, but still needs to be completed.	9/11/2019	
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. Discovered that property was in foreclosure, and was sold on August 15. Awaiting confirmation of new owner.	9/11/2019	



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Code Enforcement Tracking Report

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 or a building permit. Property owner met with staff to discuss timeline.	10/2/2019	
Open	8/22/2019	Sidewalks	606 and 806 Trail Ridge	8/23/2019	9/6/2019	Heaving sidewalks at these two addresses. Letter sent.	10/7/2019	
Open		Unsafe Building	208 N Jefferson Way	4/17/2018		D&D lot has closed. Property owner has indicated demo will take place before November.	10/30/2019	
Open		Unsafe Building	206 N Jefferson	4/17/2018		D&D lot has closed. Property owner has indicated demo will take place before November.	10/30/2019	
Open	8/19/2019	Tall Grass/Weeds	1400 Block of West Iowa	8/19/2019	8/23/2019	Tall grass and weeds present. Repeat issue.		
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	8/22/2019	Tall Grass/Weeds	1600 Block of West 13th Street	8/29/2019		Grass on south side of road needs to be cut back. Property owner was contacted by phone.		9/4/2019
Closed	8/29/2019	Tall Grass/Weeds	1600 Block of West Iowa	8/29/2019		Grass on north side of road needs cut back. Property owner was contacted by phone.		9/4/2019
Closed	7/15/2019	Junk	206 W Iowa Ave	7/26/2019	N/A	Mattress in front yard.		7/26/2019
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	7/30/2019	Tree	110 N 1st St	7/30/2019		Tree branches low on Salem Avenue side.		7/31/2019



Community Development

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

Code Enforcement Tracking Report

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	7/19/2019	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		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	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		Unsafe Building	301 West 2nd Ave	4/24/2019	4/25/2019	Issues Resolved.		8/8/2019
Closed	8/7/2019	Tall Grass/Weeds	3007 North Jefferson	8/9/2019		Relator was contacted. Issue has been resolved.		8/12/2019
Closed	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	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	Nuisance Smell	1104 West Boston Ave	8/7/2019		Upon follow up inspection, smell was no longer present.		8/20/2019
Closed	8/14/2019	Sump Pump	1101 North Buxton	8/15/2019		Discharge relocated.		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	8/4/2019	Abandoned Vehicle	1215 E Girard	8/5/2019	8/16/2019	Property has been mowed and vehicle removed.		8/29/2019
Closed	8/5/2019	Tall Grass/Weeds	Corner of 14th/E Hillcrest Ave	8/7/2019		Corner has been mowed/cut down.		8/29/2019
Closed	8/19/2019	Tall Grass/Weeds	506 North Kenwood	8/19/2019		Property has been mowed.		8/29/2019
Closed	8/23/2019	Junk/Junk Vehicles	1806 S E	8/23/2019	8/23/2019	Property has been cleaned.		8/29/2019



City of Indianola Municipal Building Condition and Progress Summary

September 3, 2019

Current Next Steps – August Update

Part 1 (Began July 2019)

- Address issues related to wayfinding, accessibility and security. *Formation Group (FG) has worked with staff to evaluate implementation cost proposal and participated in determining critical control points within existing space. FG will review wayfinding concepts with staff to determine next steps which may include implementation of a wayfinding plan and soliciting proposals for new signage on September 4.*
- Engage environmental engineer to conduct building assessment and testing. *Sampling and detailed review is complete.*
- Validate departmental space planning needs to reduce operational inefficiencies. *This will be discussed at September 4 meeting with Chiefs. Office and bunk room proposals attached to resolve office space issues for technology and fire and resolve gender separation concerns for fire bunk rooms.*
- Evaluate comparable building energy use and operational expenses for ongoing budget savings. *FG has worked with staff regarding ongoing boiler system maintenance.*
- Evaluate other City owned site opportunities to accommodate space program deficit. *FG has walked through YMCA and Library to understand potential. More detailed analysis will be performed after space needs refinement.*

Current Next Steps – August Update

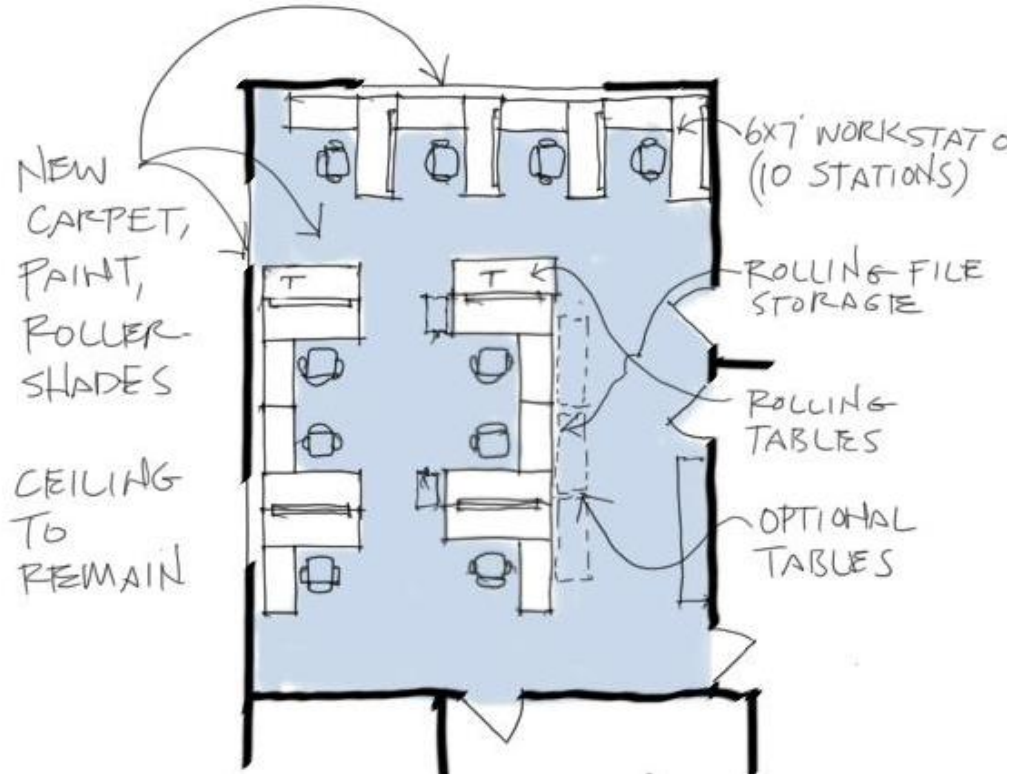
Part 2 *Not yet started – anticipate September/October completion*

- Establish schedule, project constraints and ongoing facility operational needs (Police/Fire/City Admin).
- Work with the City to establish project responsibilities and funding strategy.
- Prepare a project budget including all soft costs for design, building construction, equipment, technology, security and administration, contingency and other related costs.

Part 3 *Not yet started*

- Develop request for proposals and contract for design services.

Design Plan for Office and Bunk Rooms



OFFICE REFRESH CONCEPT

1,110 square feet



BUNK ROOM REFRESH CONCEPT

354 square feet

Office Remodel and Furniture



Adjustable ergonomic chair with lifetime warranty

Sit to stand adjustable height worksurface with tackable screen

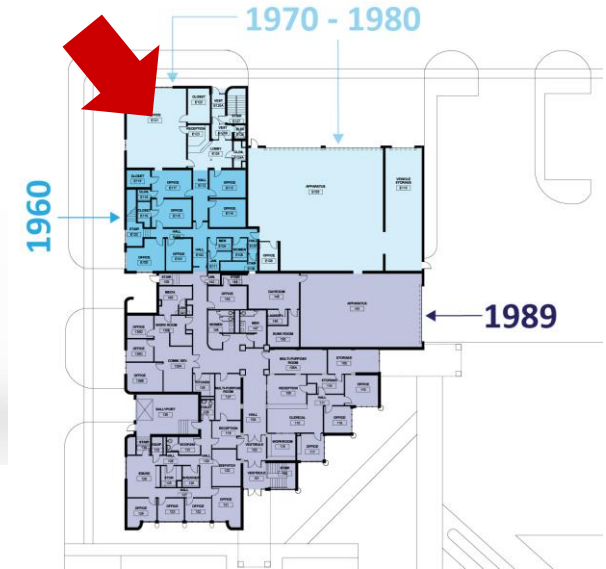


Moveable side tables



Box/File Pedestal - 15"W x 23"D x 21"H

Moveable file for each staff member



The vacated Municipal Utility space is ideally located to meet the needs of technology and fire staff for functional work space with natural light and good proximity to other staff. The product being proposed is highly functional, portable, ergonomic and inexpensive. Treasonable timeline for implementation is 6 weeks including space refresh.

Bunk Room Remodel and Furniture



Adjustable ergonomic chair with lifetime warranty



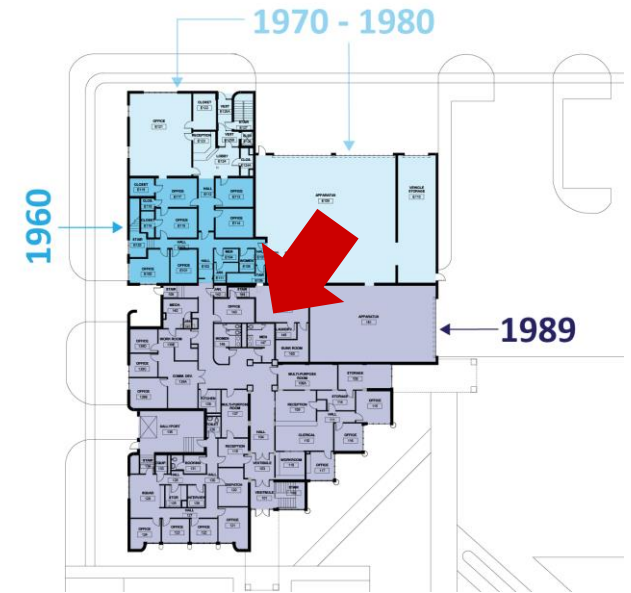
Bunk bed can be stacked or single



Durable wardrobe, 35" W x 75" H



30" W x 20" D desk for each bed



The existing Bunk Rooms and Fire Office are not well utilized. Staff only have 3 undersized workstations that do not address individual needs and the existing 5 bunks do not adequately allow gender separation. Both areas are cramped and undersized. The product being proposed is highly functional, durable and reasonably priced. Reasonable timeline for implementation is 10 weeks including space refresh.

Summary of Cost

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		3 windows
	Electrical	x	x	Existing re-use as feasible
	Cabling	\$4,125	\$1,650	\$275/station estimate - re-use existing as feasible
Furniture				
	Workstations 'L shape'	\$31,492		10 total adjustable height (5 right hand, 5 left hand)
	Tack Screens	x		included at each workstation with additional on east
	Moveable Partition	x		included - 2 units (10' long, 5'6" tall)
	Task Chairs	x		included - 10 total
	Rolling Files	x		included - 16 total
	Movable Tables	x		included - 6 total (2 @ 30" tal, 2 @ 36" tall)
	Bunk stations		\$17,520	Each room sleeps 5 max (10 total) with two XL beds
	Wardrobe		x	included - 10 total
Estimate		\$59,017	\$29,845	
Contingency 5%		\$2,951	\$1,492	
Project Management		\$9,000	\$6,400	Formation Group coordiantion hours
Total Estimated Cost		\$70,968	\$37,737	
	Cost per Desk/Bed Location	\$7,097	\$3,774	

Note: Budgets do not include HVAC modifications

Thank you!

October 7, 2019
Draft Council Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Final 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.
- Second 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.
- Second consideration on amendment to Chapter 165 (Zoning Regulations), regarding fence regulations.
- Public hearing on second amendment of FY 20 budget and resolution adopting budget amendment
- Library annual report
- Public hearing and first consideration of a request from Steve Darr for an amendment to R-5, Planned Residence District plan for Lots 3-6 of Deer Run Plat 7.
- Public hearing and first consideration of a request from Shelly A. Bevard and Deon Walker for a right-of-way vacation and conveyance of the East and West alley lying North of Lot 1, in Sinderson's Subdivision.
- Public hearing and first consideration of a request from Tim J/Laura L Davison, Timothy G Grimm, and Jeanenne E Glascock Revocable Trust for a right-of-way vacation and conveyance of the East 75' of the West Half of the East and West alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa, and the North Half of the North and South alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa.
- Public hearing and first consideration of a request from Wouter Hertzberger and Jessica E Halgren-Hertzberger for a right-of-way vacation and conveyance of the South half of the North and South alley in Block 19 of College Addition to the City of Indianola
- Update and discussion regarding City Hall/Public Safety building assessment project
- Award of contract and bond for the 2019 Drainage Improvement Project

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
- Public hearing sale of property Wigeland Trust
- Public hearing on refinancing and approval of preliminary official statement
- Set public hearing on request from Steve Darr for an amendment to R-5, Planned Residence District plan for Lots 3-6 of Deer Run Plat 7. (PH/1st Consideration on October 7)
- Set public hearing on request from Shelly A. Bevard and Deon Walker for a right-of-way vacation and conveyance of the East and West alley lying North of Lot 1, in Sinderson's Subdivision. (PH/1st Consideration on October 7)
- Set public hearing on request from Tim J/Laura L Davison, Timothy G Grimm, and Jeanenne E Glascock Revocable Trust for a right-of-way vacation and conveyance of the East 75' of the West Half of the East and West alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa, and the North Half of the North and South alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa. (PH/1st Consideration on October 7)
- Kading Property Management requests for Cavitt Creek Condominiums
 - Consider staff recommendation on request 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.
 - Consider request from Mark Lee of Lee Chamberlin Consultant Engineers, on behalf of Kading Properties LLC, for final plat approval of Cavitt Creek Plat I
 - Consider request from Kading Properties LLC for site plan approval of Cavitt Creek Condominiums I, a residential development on a lot exceeding one (1) acre, between 1404 and 1500 North 9th Street.
 - Consider request from Mark Lee of Lee Chamberlin Consultant Engineers, on behalf of Kading Properties LLC, for final plat approval of Cavitt Creek Plat II

- Consider request from Kading Properties LLC for site plan approval of Cavitt Creek Condominiums II, a residential development on a lot exceeding one (1) acre, west of 1500 North 9th Street.
- Street usage application for the Homecoming Parade
- Award of contract for pool painting and caulking at the Veteran's Memorial Aquatic Center
- Public hearing and first consideration (October 7) on a request from Wouter Hertzberger and Jessica E Halgren-Hertzberger for a right-of-way vacation and conveyance of the South half of the North and South alley in Block 19 of College Addition to the City of Indianola.
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IN THE IOWA DISTRICT COURT IN AND FOR WARREN COUNTY

CITY OF INDIANOLA,	:	
Plaintiff,	:	No. CVCV037789
vs.	:	
BOARD OF ADJUSTMENT OF WARREN COUNTY, IOWA,	:	RULING and ORDER REMANDING PROCEEDINGS
Defendant,	:	
MICHAEL STAUDACHER AND RENE STAUDACHER,	:	
Intervenors.	— : —	

The above matter came on for hearing before the undersigned on July 30, 2019, for hearing on a Petition for Writ of Certiorari related to a decision by the Warren County Zoning Board of Adjustment denying the City of Indianola's application for a special use permit for the construction of a waste water treatment facility in rural Warren County. The Plaintiff (City) appeared by counsel, Doug Fulton. Defendant Warren County Board of Adjustment (Board) appeared by Assistant Warren County Attorney Dawn Bowman. Intervenors, Michael and Rene Staudacher, appeared by counsel, Emily Staudacher. The Court has had the opportunity to consider the arguments of counsel and the briefs submitted by all parties. Also submitted for the Court's review as a part of this case were documents returned by the County in response to the Writ and Exhibits filed by the parties prior to the hearing, as well as both recordings and transcripts for each of three hearings held by the Board of Adjustment. The records before the Court reflect the following.

On or about August 10, 2018, the City of Indianola submitted an application for a special use permit to the Warren County Zoning Board of Adjustment, seeking issuance of a special use permit to allow construction of a waste water treatment facility (WWTF) on a 360-acre parcel purchased by the City in 2001.

As revealed by the application, the proposed project site was originally purchased by the City in March 2002 for the distinct purpose of ultimate relocation of the existing waste water treatment facility to a site “providing adequate separation from surrounding land owners.” According to the application, a “Siting Study” was completed by the City in 2014 which evaluated six different alternatives based on both economic and non-economic factors. The application noted a relocation of all treatment processes to the 360-acre “Farm Site” scored the highest in the evaluation process.¹ The application recited the City had submitted paperwork regarding the WWTF to the Iowa Department of Natural Resources and approval from that agency was pending.²

Both prior to submission of the application and while the application was pending, the City held a series of meetings with surrounding property owners to obtain feedback regarding the proposed facility. Consistent with the information gained during those meetings, the City designed the proposed facility in an attempt to minimize the impact on surrounding property. The proposed buildings at the site are located so they are minimally visible to surrounding property owners based on the terrain, existing trees at the site and planned berms and screening. As required by DNR regulations, the facility is located more than 1,000 feet from any existing dwellings in the neighborhood. The site was planned with low-level lighting so there would be minimal impact on surrounding properties at night.

The City represented that construction traffic would be controlled to have minimal impact. Furthermore, once constructed, the City represented it would no longer have to transport biosolids by trucks to the site for disposal (as has been the case) because land

¹ While the application noted the Site Study was available “upon request,” a copy of the Study was apparently never requested and is not a part of the record now before the Court.

² Counsel for the City indicates formal DNR approval was received after denial of the special use permit by the Board.

application of the biosolids will occur on site, thereby actually reducing truck traffic from current levels once the facility is constructed.

The initial hearing before the Board of Adjustment was scheduled for September 13, 2018. Staff review of the application prior to the hearing resulted in a recommendation to the Board of Adjustment to approve the application. On the staff checklist, of the thirteen factors the staff considered in recommending granting a special use permit, all of the factors were checked affirmatively except factor (f), providing: "Will the special use maintain the same or increase the value of adjoining properties." Next to the "no" response was noted: "(Sewer plant is to/for the City – not rural)."³

At the September 13, 2018, meeting Jim Rasmussen, associated with HR Green and representing the City, made a PowerPoint presentation highlighting the City's plans for the site. At the outset of his presentation, Rasmussen summarized the plans as designed to "provide necessary services and be good neighbors."

At the conclusion of Rasmussen's presentation, a number of neighboring landowners spoke, all voicing opposition to the City's planned construction. A number of concerns were expressed by those in attendance including concerns related to construction traffic over the several years it would take to build the site as well as odors at the site. The strongest voiced objection was the impact the facility would have on property values of adjacent properties, as well as the impact the facility would have on the use and enjoyment, including scenic views, for adjacent property owners and those with planned home sites.

Based in part on the fact the County Engineer was unable to attend the scheduled meeting, the Board of Adjustment voted to table the permit application.

³ This particular criteria for evaluation mirrors the requirement contained in the zoning ordinance "that such use shall not diminish or impair established property values in adjoining or surrounding properties." Warren County Zoning Ordinance 41.02(3)(D).

The second public hearing on the City's application was held on October 11, 2018. As reflected in the presentation made at the meeting by Rasmussen, a number of changes were made to the City's plans in an attempt to respond to concerns raised by surrounding property owners. Working in conjunction with the County Engineer, the City moved the entrance to the proposed facility. In addition, details were changed related to construction traffic. The City changed its planned route for construction traffic in a manner the City felt least interfered with local traffic. This changed route also avoided crossing a local bridge of questionable integrity with construction traffic. The City also implemented a method to keep dust from construction traffic to a minimum.

Rasmussen also pointed out the new plant, despite an increased capacity, would result in 60% less biosolids applied to the City's land than has been the case with the existing water treatment facility. Rasmussen suggested that less waste biosolids, combined with an increased storage capacity and the ability to spread the biosolids without having to truck them to an off-site location, will be a significant benefit to local landowners.

Rasmussen also addressed concerns regarding a diminution in adjacent property values as a result of constructing the facility. Rasmussen noted the construction of the water treatment facility will arguably have a beneficial impact on the value of surrounding properties as some adjacent properties may be given the opportunity to connect to the sewer line, eliminating the need for private septic systems. He also highlighted the City's commitment to maintain the balance of the parcel as agricultural land, avoiding the possibility of future animal confinement operations in the area. Rasmussen also pointed out changes to the plan to construct berms and plant coniferous trees to help screen view of the facility during the winter months.

As was the case at the September meeting, following Rasmussen's presentation at the October meeting, a number of individuals who own surrounding homes spoke in

opposition to the plan.⁴ A concern was voiced that the City had not adequately evaluated alternatives, including hooking up to the Des Moines Metropolitan Wastewater Reclamation Authority facility, acquiring land adjacent to the existing treatment facility and building a new plant at that site or even simply improving the current facility. As was the case at the first meeting, most often voiced by those in attendance at the meeting was the concern that construction of the plant would have a substantial negative impact on the value of the many homes in the area. In addition, several individuals present at the meeting argued the proposed facility was not in keeping with the comprehensive land use plan that had been adopted by the County in terms of maintaining the rural character of the area.

Several neighboring property owners also expressed concern, both at the September and October meetings, that the City had made certain promises about actions they intended to take but had not taken steps to memorialize those commitments so as to make them binding on the City.

Believing it might be possible for the City and neighboring landowners to further resolve their differences, the Board again tabled the City's request for a special use permit. While not directing that it do so, the Board strongly urged the City to meet with the neighbors affected by the planned facility before the next meeting, which it scheduled for November 14, 2018.

Prior to the November meeting, the City did take action. On November 5, 2018, the Indianola City Council passed a Resolution "confirming" the City's "commitment" to neighboring property owners related to the construction of the treatment facility. In the Resolution the City obligated itself to certain standards related to the facility including

⁴ In addition to comments made by members of the public at the meeting, the Board received and reviewed a number of written comments submitted by neighboring property owners as well as attorneys on behalf of the residents. Included in the materials received by the Board were several scholarly publications addressing, among other topics, the impact on the quality of life of living near a wastewater treatment plant, as well as an article on appraising property located near "undesirable land uses."

site placement, design and aesthetics. Included in the City's commitments was a promise to record a covenant limiting use of the balance of the 360-acre parcel owned by the City to non-livestock agricultural purposes.

In a letter to the Board dated November 14, 2018, the City also addressed questions that had been raised related to the City connecting to the Des Moines Metropolitan WRA as an alternative to constructing a new wastewater facility. As noted in the letter, the City rejected this alternative after determining such a move would cost the City, over a thirty-year period, over \$64,000,000 more than building a new facility.⁵

Following a comparatively brief voicing of views and opinions by individuals present at the November meeting, Board members freely discussed their concerns regarding the City's application. As had been the case with neighboring home owners, the Board members who ultimately voted against the special use permit shared a common concern as to the impact construction of the site would have on the use and enjoyment of neighboring properties, as well as surrounding property values.

At the conclusion of the discussion by Board members, a motion was made to approve the special use permit application. Following a roll-call vote, the motion was rejected by a three-to-one vote. The City filed this proceeding seeking to challenge the Board's denial of their application for a special use permit.

Pursuant to the statutory scheme in place in Warren County, "Agricultural Districts are intended and designed to preserve the agricultural resources of the County and protect agricultural land from encroachment of non-agricultural uses and activities."⁶ As with other districts defined by the zoning ordinance, certain "special uses" are identified for agricultural districts as "permitted" uses, provided certain requirements are

⁵ This letter simply summarized the City's conclusion, without providing any of the information upon which the City relied in rejecting the Des Moines Metropolitan WSA option.

⁶ Warren County Zoning Ordinance 41.02

met.⁷ Specifically identified as a permitted special use are “solid waste disposal facilities.”⁸ Pursuant to the statute, applications for special use permits must be submitted to the Zoning Board of Adjustment for approval.

The zoning ordinance sets forth criteria that the Board of Adjustment must consider in evaluating a special use permit application. In particular, the ordinance provides the Board shall consider:

- A. That the proposed location, design, construction and operation of the particular use adequately safeguards the health, safety, and general welfare of the persons residing or working in adjoining or surrounding property.
- B. That such use shall not impair an adequate supply of fresh air and light to surrounding property.
- C. That such use shall not unduly increase congestion in the streets or public danger of fire and safety.
- D. That such use shall not diminish or impair established property values in adjoining or surrounding property.
- E. That such use shall be in accord with the intent, purpose and spirit of the Zoning Ordinance and the Comprehensive Land Use Plan of the County.⁹

The issue before a Court called upon to review action taken by a Board of Adjustment in denying an application is not whether there was substantial evidence presented to justify issuance of the permit; rather, the issue is whether there was substantial evidence before the Board of Adjustment to justify *denial* of the permit. Put another way, if the action taken by the Board of Adjustment is open to a legitimate and fair difference of opinion, this Court should not substitute its own judgment for that of the Board.

Findings made by a Board of Adjustment must be reviewed using a substantial evidence test. “Evidence is substantial if a reasonable person would find it adequate to

⁷ Warren County Zoning Ordinance 41.02(2)

⁸ Warren County Zoning Ordinance 41.02(2)(D)

⁹ Warren County Zoning Ordinance 41.02(3)

reach the given conclusion, even if a reviewing court might draw a contrary inference.”¹⁰

“Whether the evidence in a close case such as this one might well support an opposite finding is of no consequence.”¹¹

In seeking reversal of the Board’s denial of its special use permit application, the City urges three grounds for reversal. First, the City argues the Board failed to set forth written findings of fact to support its action. Next, the City argues the Board acted arbitrarily and capriciously, and the decision made by the Board was not supported by substantial evidence. Finally, the City argues that as a governmental entity, it is not bound by the provisions of the Warren County Zoning Ordinance under a “balancing of interests” test.

The Warren County Zoning Ordinance provides that action by the Board of Adjustment “shall not become effective until after the resolution of the Board, setting forth the full reason for its decision and the vote of each member participating thereon, has been filed.”¹² Following the meeting at which the Board voted to deny the City’s application, a three-page Resolution denying the application was recorded with the Warren County Recorder. The City contends the Resolution fails to adequately set forth the basis for the Board’s decision, as required by the ordinance.

Since 1979, Boards of Adjustment have been obligated pursuant to court rule to “make written findings of fact on all issues presented in any adjudicatory proceeding. Such findings must be sufficient to enable a reviewing court to determine with reasonable certainty the factual basis and legal principles upon which the board acted.”¹³ The Warren County zoning ordinance requiring the filing of a Resolution following Board action merely makes this court-imposed obligation statutory.

¹⁰ *Bush v. Board of Trustees*, 522 N.W.2d 864, 866 (Iowa Ct. App. 1994)

¹¹ *Bontrager Auto Serv., Inc., v. Iowa City Bd. of Adjustment*, 748 N.W.2d 483, 497 (Iowa 2008)

¹² Warren County Zoning Ordinance 43.09(1)

¹³ *Citizens Against Lewis & Clark (Mowery) Landfill v. Pottawattamie Cty. Bd. of Adjustment*, 277 N.W.2d 921, 925 (Iowa 1979)

While Boards are required to make such written findings, however, “substantial—as opposed to literal—compliance with the written-findings requirement is sufficient.”¹⁴ Substantial compliance will be found when a Board's findings are “sufficient to enable a reviewing court to determine with reasonable certainty the factual basis and legal principles upon which the board acted.”¹⁵

Viewed as a whole in the case now before the Court, comments by the Board members made at the public hearings held on the City's application make it clear that the Board properly considered the statutory criteria of the zoning ordinance in evaluating the application and, after considering the criteria, a majority of the Board concluded the requirements for issuance of a special use permit had not been met. As noted by the Board in its Resistance to the City's arguments, at the November 14, 2018, Board meeting, members Walker, Halterman and McPherson all commented on the record that they did not believe the City had met the requirement that its facility would not have a negative impact on the value of adjoining properties. Accordingly, the Court specifically finds the Board's findings are sufficient to determine with reasonable certainty the factual basis and legal principles upon which the Board acted.

The City next argues there was not substantial evidence to support the decision of the Board. “Evidence is substantial ‘when a reasonable mind could accept it as adequate to reach the same findings.’”¹⁶ As was noted by the Court in *Bontrager*, “anecdotal evidence,” as well as “commonsense inferences drawn from evidence relating to other issues, such as use and enjoyment, crime, safety, welfare, and

¹⁴ *Bontrager*, 748 N.W.2d at 488

¹⁵ *Citizen's*, 277 N.W.2d at 925

¹⁶ *City of Cedar Rapids v. Mun. Fire & Police Ret. Sys.*, 526 N.W.2d 284, 287 (Iowa 1995) (quoting *Norland v. Iowa Dept. of Job Serv.*, 412 N.W.2d 904, 913 (Iowa 1987))

aesthetics” may be considered “to make a judgment as to whether the proposed use would substantially diminish or impair property values in the area.”¹⁷

The record before the Board in the case at bar was replete with both anecdotal evidence and commonsense inferences that could be drawn from other evidence that property values of properties in the vicinity of the City’s proposed wastewater treatment facility would be adversely affected by construction of the facility. As noted above, “whether the evidence in a close case such as this one might well support an opposite finding is of no consequence.”¹⁸ This Court concludes, therefore, that the City’s argument there was not substantial evidence to support the Board’s decision is without merit.

The City’s final argument, raised in the context of a Declaratory Judgment action, is that the City, as a governmental entity, is not bound by the County’s zoning ordinances. A similar argument has been considered only once previously by the Iowa Supreme Court in *City of Ames v. Story County*¹⁹, a case with surprisingly similar facts to those in the case at bar. At the outset of its opinion in that case, the Court noted “[t]he dispute, pitting one local government against another, presents the question of whether city-owned property is subject to county zoning regulations. Our answer is that it might or might not be, the determination to be made upon balancing the conflicting interests of the two local governments.”²⁰ A similar conclusion must be reached in the case at bar.

As in the case at bar, in *City of Ames* the City sought to construct a waste disposal plant outside the city limits, within Story County. The County denied the City’s applications for building permits. Litigation followed.

¹⁷ *Bontrager*, 748 N.W.2d at 496

¹⁸ *Bontrager*, 748 N.W.2d at 497

¹⁹ 392 N.W.2d 145 (Iowa 1986)

²⁰ *City of Ames*, 392 N.W.2d at 146

In evaluating whether the City was immune from the County's zoning ordinance, the Court in *City of Ames* considered, and rejected, other tests used by courts to decide such issues, and concluded the "balancing of interests" test was the appropriate test "to resolve zoning disputes that arise between local governments."²¹

Application of the balancing of interests test requires consideration of a variety of factors.

"The most obvious and common ones include the nature and scope of the instrumentality seeking immunity, the kind of function or land use involved, the extent of the public interest to be served thereby, the effect local land use regulation would have upon the enterprise concerned and the impact upon legitimate local interests . . . In some instances one factor will be more influential than another or may be so significant as to completely overshadow all others. No one, such as the granting or withholding of the power of eminent domain, is to be thought of as ritualistically required or controlling. And there will undoubtedly be cases, as there have been in the past, where the broader public interest is so important that immunity must be granted even though the local interests may be great. The point is that there is no precise formula or set of criteria which will determine every case mechanically and automatically."²²

As noted by the Appellate Division of the New York Supreme Court,

"A non-exhaustive list of potential factors to be weighed includes 'the nature and scope of the instrumentality seeking immunity, the kind of function or land use involved, the extent of the public interest to be served thereby, the effect local land use regulation would have upon the enterprise concerned and the impact upon legitimate local interests,' as well as 'the applicant's legislative grant of authority, alternative locations for the facility in less restrictive zoning areas, . . . alternative methods of providing the needed improvement[,] intergovernmental participation in the project development process and an opportunity to be heard.'"²³

As the Court in *Rutgers* observed, even in situations where the balancing of interests test leads to the conclusion a governmental agency should be immune from a particular zoning restriction, the immunity should not "be exercised in an unreasonable fashion so as to arbitrarily override all important legitimate local interests . . . [E]ven if the

²¹ *City of Ames*, 392 N.W.2d at 149

²² *Rutgers, State Univ. v. Piluso*, 286 A.2d 697, 702-03 (N.J. 1972)

²³ *Town of Fenton v. Town of Chenango*, 937 N.Y.S.2d 677, 681-82 (2012), quoting *Matter of County of Monroe (City of Rochester)*, 72 N.Y.2d 338, 343 (1988)

proposed action of the immune governmental instrumentality does not reach the unreasonable stage for any sufficient reason, the instrumentality ought to consult with the local authorities and sympathetically listen and give every consideration to local objections, problems and suggestions in order to minimize the conflict as much as possible.”²⁴

A number of courts which have considered application of the balancing of interests test have concluded it is appropriate for the local zoning authority to initially apply the test. “The essential purpose of zoning . . . generally can best be furthered by local zoning authorities which have been established to accomplish that very purpose. Local zoning proceedings also provide for public debate in an administrative hearing which can address the interests of all parties.”²⁵

As noted above, the Board of Adjustment properly considered the statutory criteria of the zoning ordinance in evaluating, and rejecting, the City’s application. The Board did not, however, apply a balancing of interests test to the City’s application. While there was some evidence presented to the Board regarding the City’s need for the facility, the Board overwhelmingly focused its inquiry on the impact of the facility on surrounding property owners, simply because this is where the language of the zoning ordinance directed the Board to focus.

Because the Board of Adjustment did not specifically undertake a balancing of interests test, the Court finds this matter should be remanded to the Warren County Board of Adjustment for further proceedings. Following presentation of whatever additional evidence the parties before it choose to present, the Board of Adjustment

²⁴ *Rutgers*, 286 A.2d at 703. The record reflects the City in the case at bar did “sympathetically listen” to concerns of adjacent property owners and made changes to its plans as the application was processed in an attempt to alleviate expressed concerns.

²⁵ *City of Crown Point v. Lake Cty.*, 510 N.E.2d 684, 690 (Ind. 1987); See, also, *Lincoln Cty. v. Johnson*, 257 N.W.2d 453, 458 (S.D. 1977) and *Hillsborough Ass’n. for Retarded Citizens, Inc. v. City of Temple Terrace*, 332 So.2d 610, 613 (Fla. 1976), where the Court noted “local administrative proceedings will provide the forum in which the competing interests of governmental bodies are weighed.”

should reconsider the City's application, considering not only the statutory zoning criteria set forth in the zoning ordinance but also specifically balancing the interests of the City in going forward with the project against legitimate local interests. It is anticipated that as a part of the proceedings before the Board, the City will present additional evidence as to alternative locations for the facility in less restrictive zoning areas as well as alternative methods of providing the needed improvement, including specifics of the Des Moines WSA alternative and the Site Study the City undertook before concluding the current plan was the best alternative.

IT IS THEREFORE ORDERED this matter is hereby remanded to the Warren County Zoning Board of Adjustment. On remand the Board shall consider those statutory zoning criteria set forth in the zoning ordinance. In addition, the Board shall specifically evaluate and balance the interests of the City in going forward with the proposed project against the interests of the County and legitimate local interests.



State of Iowa Courts

Type: OTHER ORDER

Case Number	Case Title
CVCV037789	CITY OF INDIANOLA VS THE BOA OF WARREN COUNTY, IA

So Ordered

Brad McCall, District Court Judge,
Fifth Judicial District of Iowa

Electronically signed on 2019-08-28 14:22:00 page 14 of 14

Meeting Date: 09/16/2019

Information

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.

Meeting Date: 09/16/2019

Information

Subject

After the closed session, the City Council may take action on any matter discussed in closed session

Information

Fiscal Impact

Attachments

No file(s) attached.
