CITY OF INDIANOLA COUNCIL MEETING
October 7, 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 16 and 30, 2019 Minutes

C. Applications

1. **Page 13** A renewal Class "B" Wine, Class "C" Beer, Class "E" Liquor License and Sunday Sales Privilege for the Hy Vee Gas Station - 912 N. Jefferson

2. **Page 14** A renewal Class "C" Liquor License and Sunday Sales Privilege for MoJo's - 206 N. Howard Street

D. **Page 15** Second consideration of an ordinance amendment to Chapter 165 (Zoning Regulations), regarding fence regulations (P&Z unanimously approved on August 13, 2019)

E. **Page 27** Second consideration of an amendment to the City's parking regulations establishing 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.

F. **Page 29** Final consideration of an ordinance for 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)

G. **$4,450,000 General Obligation Refunding Capital Loan Notes, Series 2019 (Qualified 501(c)(3) Bonds)**

1. **Page 41** Resolution Appointing Paying Agent, Note Registrar, and Transfer Agent, Approving the Paying Agent and Note Registrar and Transfer Agent Agreement and Authorizing the Execution of the Agreement

2. **Page 44** Resolution approving and authorizing a form of Loan Agreement and authorizing and providing for the issuance, and levying a tax to pay the Notes; Approval of the Tax Exemption Certificate and Continuing Disclosure Certificate

H. **Page 63** Resolution approving the contract and bond for the 2019 Drainage Improvement Project

I. **Page 78** Resolution approving easement agreements for the 2019 Drainage Improvement Project

J. **Page 89** Resolution setting a public hearing date at which it is proposed to approve and authorize the sale of real property located at 910 E. 2nd

K. **Page 97** Resolution approving the professional service agreement with Jake's Lawn & Landscape, LLC for the 2019/20 snow removal at 306 E. Scenic Valley Drive (YMCA)

L. **Page 102** Resolution approving the Hold Harmless Agreement by and between the City of Indianola and the Pate Family Limited Partnership for the installation of a handicap ramp at 208 W. Ashland

M. **Page 109** Resolution approving lease agreements for parking with The First Baptist Church of Indianola, Iowa and The Trinity United Presbyterian Church of Indianola, Iowa

N. **Page 113** Resolution authorizing the certification of liens to the Warren County Treasurer for purposes of assessing cost of nuisance abatement against property located at 1009 E. Salem

O. **Page 116** Resolution authorizing the application for a FEMA HMGP grant to be used to update the City's Outdoor Warning Siren network

P. **Page 121** Resolution amending the City's finance, procurement and procurement card policies

Q. **Page 150** Resolution amending the City's snow and ice removal policy

R. **Page 175** Resolution determing property to be surplus, authorizing sale of property and approving the purchase of a utility tractor for the Park and Recreation Department

S. **Page 178** Resolution Approving Salaries

T. **Page 180** Change order number two for the Jerry Kelley Trail in an amount of $3,400.00 - revised contract amount $487,177.56

U. **Page 182** Claims on the computer printout for October 7, 2019

6. Council Reports

A. **Page 204** Employee Recognition Events - Engagement Committee

7. Mayor's Report - Kelly B. Shaw

A. **Page 207** Proclamation declaring October 16, 2019 as Support Your Local Chamber of Commerce Day

B. **Page 209** Proclamation declaring the month of October as Community Planning Month

C. Community Update

8. Public Consideration

A. Old Business

1. **FY 20 Budget Amendment**

a. Page 213 Public hearing on an amendment to the FY 20 Budget

b. Page 215 Resolution approving the second amendment of FY 20 budget

2. **Page 218** Public hearing, first consideration of an ordinance and a request to suspend the rules 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)

3. **Page 227** Public hearing, first consideration of an ordinance and a request to suspend the rules from Shelly A. Bevard 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)

4. **Page 240** Public hearing and first consideration of an ordinance for 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)

5. **Page 251** Public hearing and first consideration of an ordinance for 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)

6. **Page 262** Second consideration of an ordinance and a request to suspend the rules 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.)

7. **Page 276** Consideration of a resolution supporting the additional bond issuance on November 5, 2019 for the Warren County Courthouse and Jail Project

8. **Page 278** Resolution authorizing execution of agreements for the office and sleeping quarters update as part of the City Hall/Public Safety Building Assessment Project

9. Other Business

A. City Manager's Report - Ryan Waller

1. **Page 289** Discussion and direction regarding Boston and "J" Street Stormwater Improvements

2. **Page 296** Discussion and direction regarding Hillcrest and South "K" Street Improvements

3. **Page 301** Discussion and direction on a request for an amendment to Chapter 165 (Zoning Regulations), regarding limited manufacturing and processing in the C-3 General Retail and Office Districts

4. **Page 302** Receive and file correspondence from September 13, 20 and 27, 2019

5. **Page 433** Enter into closed session in accordance with Iowa Code Section 21.5(1)(j) to discuss the purchase or sale of particular real estate only where premature disclosure could be reasonably expected to increase the price the governmental body would have to pay for that property or reduce the price the governmental body would receive for that property.

6. **Page 434** 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.

10. Adjourn

Subject
September 16 and 30, 2019 Minutes

Information

Fiscal Impact

Attachments

091619 Minutes
093019 Minutes

REGULAR SESSION – SEPTEMBER 16, 2019

The City Council met in regular session at 6:00 p.m. on September 16, 2019 in the City Hall Council Chambers. Mayor Kelly B. Shaw called the meeting to order and on roll the following members were present: Shirley Clark, Joe Gezel, Bob Kling, Greg Marchant, John Parker (via phone) and Greta Southall.

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

Approval of agenda

Applications

- A renewal Class "B" Beer, Class "B" Native Wine and Outdoor Area for Pete's Pizza 118 N. Howard
- A renewal Class "B" Wine, Class "C" Beer Permit and Sunday Sales Privilege for Casey's - 607 N. Jefferson
- A renewal Class "B" Wine, Class "C" Beer and Class "E" Liquor Permit for Fareway Stores - 1309 W. 2nd
- An addition of a new Class "B" Wine Permit for Casey's General Store liquor license- 1006 W. 2nd Avenue
- An addition of a new Class "B" Wine Permit for Casey's General Store liquor license 301 E. Trailridge Avenue

Resolution No. 2019-166 setting October 7, 2019 as a public hearing on the second amendment of FY 20 budget (The complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2019-167 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 (The complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2019-168 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 (The complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2019-169 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 (The complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2019-170 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 complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2019-171 approving the professional service agreement with Reliable Maintenance Company for janitorial services (The complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2019-172 Approving Salaries (The complete resolution may be viewed at the City Clerk's Office)

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

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

Claims on the computer printout for September 16, 2019

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

Mayor Shaw proclaimed September 21, 2019 as International Day of Peace.

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 no written objections had been filed. The Mayor then called for oral objections to the issuance of the Notes and none were made. Whereupon, the Mayor declared the time for receiving oral and written objections to be closed.

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 Marchant 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. Council Member Kling seconded the motion. The roll was called, and the vote was, AYES: Clark, Parker, Kling, Gezel, Southall and Marchant. NAYS: None. Whereupon, the Mayor declared the measure duly adopted.

RESOLUTION NO. 2019-173
RESOLUTION INSTITUTING PROCEEDINGS TO TAKE ADDITIONAL ACTION FOR THE ISSUANCE OF NOT TO EXCEED $7,900,000 GENERAL OBLIGATION REFUNDING CAPITAL LOAN NOTES

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

Council Member Kling introduced the following resolution entitled "RESOLUTION APPROVING OFFICIAL STATEMENT" and moved that the resolution be adopted. Council Member Southall seconded the motion to adopt. The roll was called, and the vote was, AYES: Gezel, Southall, Marchant, Clark, Parker and Kling. NAYS: None. Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 2019-174
RESOLUTION APPROVING OFFICIAL STATEMENT

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

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 Clark introduced the following Resolution entitled "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST" for the 2019 Drainage Improvement Project and moved that it be adopted. Council Member Gezel seconded the motion to adopt. The roll was called, and the vote

was, AYES: Parker, Kling, Gezel, Southall, Marchant and Clark. NAYS: None. Whereupon the Mayor declared the following resolution duly adopted:

RESOLUTION NO. 2019-175
RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT
AND ESTIMATE OF COST
For the 2019 Drainage Improvement Project

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

The Mayor then announced that the following bids had been opened and tabulated 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
TK Concrete Pella, Iowa	$149,800.00
Vanderpool Construction Indianola, Iowa	$169,605.00
Evolution Contracting Indianola, Iowa	$197,000.00
J&K Contracting Urbandale, Iowa	$212,212.21

The Finance Director then recommended that the bid of TK Concrete in the amount of $149,800.00 be accepted.

Council Member Kling introduced the following resolution entitled "RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT" to TK Concrete for the 2019 Drainage Improvement Project and moved its adoption. Council Member Marchant seconded the motion to adopt. The roll was called, and the vote was: AYES: Gezel, Southall, Marchant, Clark, Parker and Kling. NAYS: None. Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION NO. 2019-176
RESOLUTION MAKING AWARD OF CONSTRUCTION CONTRACT
To TK Concrete for the
2019 Drainage Improvement Project

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

Council member Parker was excused from the meeting.

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

A public hearing and first consideration on amendment to Chapter 165 (Zoning Regulations), regarding fence regulations was held. Betsy Freese, 603 E. Hillcrest, spoke regarding their property fence located next to Cavitt Creek Plat. There were no objections either oral or written. It was moved by Clark and seconded by Southall to approve the first consideration of this amendment. On roll call the vote was, AYES: Kling, Gezel, Southall, Marchant and Clark. NAYS: None. ABSENT: Parker. Whereupon the Mayor declared the motion carried unanimously.

A 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 was held. There were no objections either oral or written. The following resolution entitled, "RESOLUTION MAKING FINAL DETERMINATION ON SALE OF INTEREST IN REAL PROPERTY TO GILBERT JOHAN WIGELAND TRUST AND BECKY SUE WIGELAND TRUST" was approved on a motion by Gezel and seconded by Clark. On roll call the vote was, AYES: Southall, Marchant, Clark, Kling and Gezel. NAYS: None. ABSENT: Parker. Whereupon the Mayor declared the motion carried unanimously and the following resolution duly adopted:

RESOLUTION NO. 2019-177
RESOLUTION MAKING FINAL DETERMINATION ON SALE OF INTEREST IN REAL PROPERTY TO GILBERT JOHAN WIGELAND TRUST AND BECKY SUE WIGELAND TRUST

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

Council member Parker (via phone) arrived at the meeting.

Charlie Dissell, Community and Economic Development Director, presented a power point (on file at the City Clerk's Office) regarding the history of the requests from Mark Lee of Lee Chamberlin Consultant Engineers, on behalf of Kading Properties LLC:

- Final plat of Cavitt Creek Plat I and Cavitt Creek Plat II
    - Proposed plats do not create new lots, only renames 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
    - Notes on the both plats indicate that the subdivisions will allow for the development of duplexes and 6-plex dwellings through a horizontal property regime.
    - 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.
- Site plan of Cavitt Creek Condominiums I and II
    - Initial plans were submitted on June 3, 2019 and were returned to the applicant on June 20, 2019.
    - First revised plans for Cavitt Creek Condominiums I were submitted on June 28, 2019.
    - First revised plans for Cavitt Creek Condominiums II were submitted on July 10, 2019.
    - Subdivision plats for both properties were submitted on July 15, 2019.
    - Kading Properties hosted a neighborhood meeting on July 16, 2019.
    - First revised plan comments were returned on July 26, 2019.
    - Second revised plans were submitted on July 31, 2019 and returned on August 6, 2019.
    - Kading Properties hosted a second neighborhood meeting on August 14, 2019.
    - Third revised plans were submitted on August 23, 2019.
    - Kading Properties hosted a third neighborhood meeting on August 27, 2019.
    - Fourth revised plans were submitted on August 28, 2019.
    - The P&Z commission recommended the final plats be approved and the site plans be denied on September 10, 2019 due to the following reasons:
        - Proposed development would not have a minimal effect on adjacent properties and existing development
        - Population density concerns
        - No playgrounds/park space or non-detention open space for the amount of density
        - Traffic impacts unknown

Charlie Dissell, Community and Economic Director, noted that the Planning and Zoning Commission's action of recommending approval of the Plats, but denial of the Site Plans showed that they were OK with the type of development that was proposed, but against the layout of the site for the reasons noted.

Mark Lee of Lee Chamberlin Consultant Engineers and Karie Kading Ramsey, 7008 Madison Avenue, Urbandale Iowa, presented information regarding their development of the Cavitt Creek Condominiums I and II, including an upgrade in siding, roofing and additional parking. Ms. Ramsey also spoke to the property tax breakdown which Kading Properties pay, the crime reports, the population density is less than Lincoln Ridge and how this development relates to the Comprehensive Plan. Letters of support were received from Adel Partners Chamber, City of Pleasant Hill, City of Stuart, Clarke County Development Corporation, Des Moines Police Department, Madrid Community School Districts, City of Osceola, City of Bondurant and Newton Fire Department.

Monte Sones, 1208 Lancaster Way, questioned how much open space is required and if this area would include the storm water detention. Ten percent needs to be green space and would include the storm water detention area.

Those speaking against the Cavitt Creek Condominiums I and II site plans included:

- Brian Endrizal – 1000 N. 9th
- Weston Sharp – 1003 Kensington Ct.
- David Metz – 1300 N. 9th
- Linda Alloway – 1201 N. 9th
- Betsy Freese – 603 E. Hillcrest
- Tiffany Money – 1001 Kensington Ct.
- Monte and Mellisa Sones – 1208 Lancaster Way – a petition of 648 signature opposing this project was also submitted on September 11, 2019.

Sean Adams, 1210 N. 9th #26, spoke in favor of the development

Stephanie Erickson, 1102 E. Kentucky, requested the site plans be tabled or delayed for further information.

- Written comments opposing the development were received from:
    - Weston Sharp – 1003 Kensington Ct.
    - Alan and Jessica Schneider – 805 Summit Place
    - Shane and Michelle Mehmen – 1104 E. Madison
    - Jay Sharp -
    - Bryan and Emily Fox – 1014 N. 9th
    - Cary and Katrina Jordan – 1002 E. Madison
    - Tyler and Lindsey Offenburger – 1003 E. Madison
    - Graham and Kari Albaugh – 1308 N. 9th
    - Stacey & Dave Geiger – 1000 E. Madison
    - Kerry Stecker – 801 Summit Place
    - James and Melissa Wilhelmi – 1404 N. 9th
    - David and Jessica Hotchkiss – 1202 E. Madison

The following resolution entitled "RESOLUTION APPROVING THE FINAL PLAT OF CAVITT CREEK PLAT 1" was approved on a motion by Marchant and seconded by Kling. On roll call vote the vote was, AYES: Clark, Parker, Kling, Southall and Marchant. NAYS: Gezel. Whereupon the Mayor declared the motion carried and the following resolution duly adopted.

RESOLUTION NO. 2019-178
RESOLUTION APPROVING THE FINAL PLAT
OF CAVITT CREEK PLAT 1

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

A motion was made by Southall and seconded by Kling to approve the following resolution entitled,

"RESOLUTION APPROVING THE FINAL PLAT OF CAVITT CREEK PLAT II". On roll call the vote was, AYES: Marchant, Clark, Parker, Kling and Southall. NAYS: Gezel. Whereupon the Mayor declared the motion carried and the following resolution duly adopted.

RESOLUTION NO. 2019-179
RESOLUTION APPROVING THE FINAL PLAT
OF CAVITT CREEK PLAT II

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

Marchant moved and Southall seconded to approve the resolution entitled, "A RESOLUTION APPROVING THE SITE PLAN FOR CAVITT CREEK CONDOMINIUMS I." On roll call the vote was, AYES: Southall. NAYS: Clark, Parker, Kling, Gezel and Marchant. Whereupon the Mayor declared the motion failed.

A motion was made by Southall and seconded by Kling to approve the following resolution entitled, "A RESOLUTION APPROVING THE SITE PLAN FOR CAVITT CREEK CONDOMINIUMS II." On roll call the vote was, AYES: Southall. NAYS: Marchant, Clark, Parker, Kling and Gezel. Whereupon the Mayor declared the motion failed.

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

A motion was made by Marchant and seconded by Clark to receive and file correspondence of the weekly updates dated August 30 and September 6, 2019 from Ryan Waller, City Manager. On roll call the vote was, AYES: Clark, Parker, Kling, Gezel, Southall and Marchant. NAYS: None. Whereupon the Mayor declared the motion carried unanimously.

A motion was made by Marchant and seconded by Kling to enter into closed session at 8:32 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: Clark, Parker, Kling, Gezel, Southall and Marchant. NAYS: None. Whereupon the Mayor declared the motion carried unanimously.

Council member Marchant moved, and Clark seconded to return to regular session at 8:41 p.m. On roll call the vote was AYES: Clark, Parker, Kling, Gezel, Southall and Marchant. NAYS: None. Whereupon the Mayor declared the motion carried unanimously.

Council member Marchant moved to authorize staff to prepare a letter to the Warren County Board of Supervisor's requesting a zoning wavier for the new Waste Water Treatment Plant. Council member Clark seconded the motion to approve. On roll call the vote was, AYES: Clark, Parker, Kling, Gezel, Southall and Marchant. NAYS: None. Whereupon the Mayor declared the motion carried unanimously.

Meeting adjourned at 8:50 p.m. on a motion by Marchant and seconded by Clark.

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Kelly B. Shaw, Mayor Diana Bowlin, City Clerk

SPECIAL SESSION – SEPTEMBER 30, 2019

The City Council met in special session at 11:00 a.m. on September 30, 2019 in the City Hall Council Chambers. Mayor Kelly B. Shaw (via phone) called the meeting to order and on roll the following members were present: Shirley Clark (via phone), Joe Gezel, Bob Kling and Greg Marchant. Absent: John Parker and Greta Southall.

Council Member Kling introduced the following Resolution entitled "RESOLUTION DIRECTING THE ACCEPTANCE OF A PROPOSAL TO PURCHASE $4,605,000 GENERAL OBLIGATION REFUNDING CAPITAL LOAN NOTES, SERIES 2019" and moved that it be adopted. Council Member Marchant seconded the motion to adopt, and the roll being called thereon, the vote was as follows: AYES: Gezel, Marchant, Clark and Gezel. NAYS: None. ABSENT: Parker and Southall. Whereupon, the Mayor declared the Resolution duly adopted as follows:

RESOLUTION NO. 2019-180

RESOLUTION DIRECTING THE ACCEPTANCE OF A PROPOSAL TO PURCHASE $4,605,000 GENERAL OBLIGATION REFUNDING CAPITAL LOAN NOTES, SERIES 2019

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

Council Member Kling introduced the following Resolution entitled "A RESOLUTION AUTHORIZING THE REDEMPTION OF OUTSTANDING GENERAL OBLIGATION URBAN RENEWAL BONDS, SERIES 2012A, OF THE CITY OF INDIANOLA, STATE OF IOWA, DATED MAY 1, 2012, AND DIRECTING NOTICE BE GIVEN" and moved its adoption. Council Member Marchant seconded the motion to adopt. The roll was called, and the vote was, AYES: Gezel, Marchant, Clark and Kling. NAYS: None. ABSENT: Parker and Southall. Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 2019-181
RESOLUTION AUTHORIZING THE REDEMPTION OF OUTSTANDING GENERAL OBLIGATION URBAN RENEWAL BONDS, SERIES 2012A, OF THE CITY OF INDIANOLA, STATE OF IOWA, DATED MAY 1, 2012, AND DIRECTING NOTICE BE GIVEN

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

Council Member Kling introduced the following Resolution entitled "A RESOLUTION AUTHORIZING THE REDEMPTION OF OUTSTANDING GENERAL OBLIGATION URBAN RENEWAL BONDS, SERIES 2011E, OF THE CITY OF INDIANOLA, STATE OF IOWA, DATED DECEMBER 28, 2011, AND DIRECTING NOTICE BE GIVEN" and moved its adoption. Council Member Marchant seconded the motion to adopt. The roll was called, and the vote was, AYES: Gezel, Marchant, Clark and Kling. NAYS: None. ABSENT: Parker and Southall. Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. 2019-182
RESOLUTION AUTHORIZING THE REDEMPTION OF OUTSTANDING GENERAL OBLIGATION URBAN RENEWAL BONDS, SERIES 2011E, OF THE CITY OF INDIANOLA, STATE OF IOWA, DATED DECEMBER 28, 2011, AND DIRECTING NOTICE BE GIVEN

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

Meeting adjourned at 11:05 a.m. on a motion by Marchant and seconded by Kling.

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Kelly B. Shaw, Mayor Diana Bowlin, City Clerk

Subject

A renewal Class "B" Wine, Class "C" Beer, Class "E" Liquor License and Sunday Sales Privilege for the Hy Vee Gas Station - 912 N. Jefferson

Information

This is a renewal liquor license for the Hy Vee Gas Station located at 912 N. Jefferson. The paperwork is in order and staff has approved. Owners are Randy Edeker, Michael Jurgens and Jeffrey Pierce.

Fiscal Impact

Attachments

No file(s) attached.

Subject

A renewal Class "C" Liquor License and Sunday Sales Privilege for MoJo's - 206 N. Howard Street

Information

This is a renewal liquor license for MoJo's located at 206 N. Howard Street. The paperwork is in order and staff has approved. Daniel Brown and Clint Brightman are the owners.

Fiscal Impact

Attachments

No file(s) attached.

Subject

Second consideration of an ordinance amendment to Chapter 165 (Zoning Regulations), regarding fence regulations (P&Z unanimously approved on August 13, 2019)

Information

Council will need to hold the second consideration of an ordinance amending 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.

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 delipidated 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.

~~1)~~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.

~~1)~~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.

Subject

Second consideration of an amendment to the City's parking regulations establishing 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

Council will need to hold the second 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.

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 staring 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 staring 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: _____

Subject

Final consideration of an ordinance for 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 final consideration of an ordinance for 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/Shelli 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 & Shelli 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 publics 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.

CITY OF INDIANOLA EST. 1849

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 (8½) 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 McConnell

Date: 6/28/19

Signature: Shelli McConnell

Date: 6/28/19

Name: Paul D & Rheanna Edenburn
Address: 810 N C Street

Signature: [illegible]

Date: 6-28-19

Signature: Rheanna Edenburn

Date: Jun 28, 2019

$200.00 Fee

Receipt No#: 17000305

CITY OF INDIANOLA EST. 1849

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: [signature]

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# 17.0003066

CITY OF INDIANOLA EST. 1849

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 J 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

City Council Regular **5. G.**

Meeting Date: 10/07/2019

Subject

$4,450,000 General Obligation Refunding Capital Loan Notes, Series 2019 (Qualified 501(c)(3) Bonds)

Information

Fiscal Impact

Attachments

No file(s) attached.

Subject

Resolution Appointing Paying Agent, Note Registrar, and Transfer Agent, Approving the Paying Agent and Note Registrar and Transfer Agent Agreement and Authorizing the Execution of the Agreement

Information

The resolution (packet) appoints BOKF, NA of Lincoln, Nebraska to serve as the paying agent, note registrar and transfer agent for the $4,450,000 General Obligation Refunding Capital Loan Notes, Series 2019 (Qualified 501(c)(3) Bonds), dated October 31, 2019.

Roll call is in order.

Fiscal Impact

Attachments

Resolution

Council Member _____ introduced the following resolution entitled "RESOLUTION APPOINTING BOKF, NA OF LINCOLN, NEBRASKA, TO SERVE AS PAYING AGENT, NOTE REGISTRAR, AND TRANSFER AGENT, APPROVING THE PAYING AGENT AND NOTE REGISTRAR AND TRANSFER AGENT AGREEMENT AND AUTHORIZING THE EXECUTION OF THE AGREEMENT", 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 said Resolution duly adopted as follows:

RESOLUTION APPOINTING BOKF, NA OF LINCOLN, NEBRASKA, TO SERVE AS PAYING AGENT, NOTE REGISTRAR, AND TRANSFER AGENT, APPROVING THE PAYING AGENT AND NOTE REGISTRAR AND TRANSFER AGENT AGREEMENT AND AUTHORIZING THE EXECUTION OF THE AGREEMENT

WHEREAS, $4,450,000 General Obligation Refunding Capital Loan Notes, Series 2019 (Qualified 501(c)(3) Bonds), dated October 31, 2019, have been sold and action should now be taken to provide for the maintenance of records, registration of certificates and payment of principal and interest in connection with the issuance of the Notes; and

WHEREAS, this Council has deemed that the services offered by BOKF, NA of Lincoln, Nebraska, are necessary for compliance with rules, regulations, and requirements governing the registration, transfer and payment of registered notes; and

WHEREAS, a Paying Agent, Bond Registrar and Transfer Agent Agreement (hereafter "Agreement") has been prepared to be entered into between the City and BOKF, NA.

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

1. That BOKF, NA of Lincoln, Nebraska, is hereby appointed to serve as Paying Agent, Bond Registrar and Transfer Agent in connection with the issuance of $4,450,000 General Obligation Refunding Capital Loan Notes, Series 2019 (Qualified 501(c)(3) Bonds), dated October 31, 2019.

2. That the Agreement with BOKF, NA of Lincoln, Nebraska, is hereby approved and that the Mayor and Clerk are authorized to sign the Agreement on behalf of the City.

PASSED AND APPROVED this 7th day of October, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

Subject

Resolution approving and authorizing a form of Loan Agreement and authorizing and providing for the issuance, and levying a tax to pay the Notes; Approval of the Tax Exemption Certificate and Continuing Disclosure Certificate

Information

This resolution (packet) approves and authorizes a form of loan agreement and also authorizes and provides for the issuance of $4,450,000 General Obligation Refunding Capital Loan Notes, Series 2019 (Qualified 501(c)(3) Bonds), and levying a tax to pay said notes, approval of the tax exemption certificate and continuing disclosure certificate.

Roll call is in order.

Fiscal Impact

Attachments

Resolution

Council Member _____ introduced the following Resolution entitled "RESOLUTION APPROVING AND AUTHORIZING A FORM OF LOAN AGREEMENT AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF $4,450,000 GENERAL OBLIGATION REFUNDING CAPITAL LOAN NOTES, SERIES 2019 (QUALIFIED 501(C)(3) BONDS), AND LEVYING A TAX TO PAY SAID NOTES; APPROVAL OF THE TAX EXEMPTION CERTIFICATE AND CONTINUING DISCLOSURE CERTIFICATE" and moved that it be adopted. Council Member _____ seconded the motion to adopt, and the roll being called thereon, the vote was as follows:

AYES: _____

_____

NAYS: _____

Whereupon, the Mayor declared said Resolution duly adopted as follows:

RESOLUTION APPROVING AND AUTHORIZING A FORM OF LOAN AGREEMENT AND AUTHORIZING AND PROVIDING FOR THE ISSUANCE OF $4,450,000 GENERAL OBLIGATION REFUNDING CAPITAL LOAN NOTES, SERIES 2019 (QUALIFIED 501(C)(3) BONDS), AND LEVYING A TAX TO PAY SAID NOTES; APPROVAL OF THE TAX EXEMPTION CERTIFICATE AND CONTINUING DISCLOSURE CERTIFICATE

WHEREAS, the Issuer is duly incorporated, organized and exists under and by virtue of the laws and Constitution of the State of Iowa; and

WHEREAS, the Issuer is in need of funds to pay costs of refunding outstanding indebtedness of the City, including the General Obligation Urban Renewal Bonds, Series 2011E and General Obligation Urban Renewal Bonds, Series 2012A, essential corporate purpose(s), and it is deemed necessary and advisable that General Obligation Refunding Capital Loan Notes, to the amount of not to exceed $7,900,000 be authorized for said purpose(s); and

WHEREAS, pursuant to notice published as required by Sections 384.24A and 384.25 of the Code of Iowa, this Council has held a public meeting and hearing upon the proposal to institute proceedings for the issuance of the Notes, and the Council is therefore now authorized to proceed with the issuance of said Notes for such purpose(s); and

WHEREAS, the Refunded Bonds were issued pursuant to a TERFA hearing under Section 147(f) of the Internal Revenue Code on January 10, 2011, and subsequence voter referendum on March 11, 2011 and the Notes authorized herein currently refund the Refunded

Bonds in accordance with Section 147(f)(2)(D) precluding the need for an additional TEFRA hearing; and

WHEREAS, the above mentioned Notes were heretofore sold and action should now be taken to issue said Notes conforming to the terms and conditions of the best bid received at the sale.

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

Section 1. Definitions. The following terms shall have the following meanings in this Resolution unless the text expressly or by necessary implication requires otherwise:

- "Authorized Denominations" shall mean $5,000 or any integral multiple thereof.

- "Beneficial Owner" shall mean, whenever used with respect to a Note, the person in whose name such Note is recorded as the beneficial owner of such Note by a Participant on the records of such Participant or such person's subrogee.

- "Blanket Issuer Letter of Representations" shall mean the Representation Letter from the Issuer to DTC, with respect to the Notes.

- "Cede & Co." shall mean Cede & Co., the nominee of DTC, and any successor nominee of DTC with respect to the Notes.

- "Continuing Disclosure Certificate" shall mean that certain Continuing Disclosure Certificate approved under the terms of this Resolution and to be executed by the Issuer and dated the date of issuance and delivery of the Notes, as originally executed and as it may be amended from time to time in accordance with the terms thereof.

- "Depository Notes " shall mean the Notes as issued in the form of one global certificate for each maturity, registered in the Registration Books maintained by the Registrar in the name of DTC or its nominee.

- "DTC" shall mean The Depository Trust Company, New York, New York, which will act as security depository for the Note pursuant to the Representation Letter.

- "Issuer" and "City" shall mean the City of Indianola, State of Iowa.

- "Loan Agreement" shall mean a Loan Agreement between the Issuer and a lender or lenders in substantially the form attached to and approved by this Resolution.

- "Note Fund" shall mean the fund created in Section 3 of this Resolution.

- "Notes" shall mean $4,450,000 General Obligation Refunding Capital Loan Notes, Series 2019 (Qualified 501(c)(3) Bonds), authorized to be issued by this Resolution.

- "Participants" shall mean those broker-dealers, banks and other financial institutions for which DTC holds Notes as securities depository.

- "Paying Agent" shall mean BOKF, NA, or such successor as may be approved by Issuer as provided herein and who shall carry out the duties prescribed herein as Issuer's agent to provide for the payment of principal of and interest on the Notes as the same shall become due.

- "Project" shall mean the costs of refunding outstanding indebtedness of the City, including the General Obligation Urban Renewal Bonds, Series 2011E and General Obligation Urban Renewal Bonds, Series 2012A.

- "Project Fund" shall mean the fund into which a portion of the proceeds that will be used, together with interest earnings thereon, to pay the principal, interest and redemption premium, if any, on the Refunded Bonds.

- "Rebate Fund" shall mean the fund so defined in and established pursuant to the Tax Exemption Certificate.

- "Refunded Bonds" shall mean $1,810,000 of the $2,410,000 General Obligation Urban Renewal Bonds, Series 2011E, dated December 28, 2011 and $2,845,000 of the $5,580,000 General Obligation Urban Renewal Bonds, Series 2012A, dated May 1, 2012.

- "Registrar" shall mean BOKF, NA of Lincoln, Nebraska, or such successor as may be approved by Issuer as provided herein and who shall carry out the duties prescribed herein with respect to maintaining a register of the owners of the Notes. Unless otherwise specified, the Registrar shall also act as Transfer Agent for the Notes.

- "Resolution" shall mean this resolution authorizing the Notes.

- "Tax Exemption Certificate" shall mean the Tax Exemption Certificate approved under the terms of this Resolution and to be executed by the Treasurer and delivered at the time of issuance and delivery of the Notes.

- "Treasurer" shall mean the Finance Director or such other officer as shall succeed to the same duties and responsibilities with respect to the recording and payment of the Notes issued hereunder.

Section 2. Levy and Certification of Annual Tax; Other Funds to be Used.

a) Levy of Annual Tax. That for the purpose of providing funds to pay the principal and interest of the Notes hereinafter authorized to be issued, there is hereby

levied for each future year the following direct annual tax on all of the taxable property in the City of Indianola, State of Iowa, to-wit:

AMOUNT	FISCAL YEAR (JULY 1 TO JUNE 30) YEAR OF COLLECTION
$560,971.25*	2019/2020
$588,750.00	2020/2021
$584,800.00	2021/2022
$585,550.00	2022/2023
$590,850.00	2023/2024
$400,550.00	2024/2025
$397,150.00	2025/2026
$406,800.00	2026/2027
$402,200.00	2027/2028
$357,200.00	2028/2029
$150,300.00	2029/2030
$122,400.00	2030/2031

*Levies from the Refunded Bonds included in the budget for fiscal year 2019/2020, along with cash on hand, will be used to pay this debt service.

(NOTE: For example the levy to be made and certified against the taxable valuations of January 1, 2018 will be collected during the fiscal year commencing July 1, 2019.)

b) Resolution to be Filed With County Auditor. A certified copy of this Resolution shall be filed with the Auditor of Warren County, Iowa and the Auditor is hereby instructed in and for each of the years as provided, to levy and assess the tax hereby authorized in Section 2 of this Resolution, in like manner as other taxes are levied and assessed, and such taxes so levied in and for each of the years aforesaid be collected in like manner as other taxes of the City are collected, and when collected be used for the purpose of paying principal and interest on said Notes issued in anticipation of the tax, and for no other purpose whatsoever.

c) Additional City Funds Available. Principal and interest coming due at any time when the proceeds of said tax on hand shall be insufficient to pay the same shall be promptly paid when due from current funds of the City available for that purpose and reimbursement shall be made from such special fund in the amounts thus advanced.

Section 3. Note Fund. Said tax shall be assessed and collected each year at the same time and in the same manner as, and in addition to, all other taxes in and for the City, and when collected they shall be converted into a special fund within the Debt Service Fund to be known as the "2019 GENERAL OBLIGATION REFUNDING CAPITAL LOAN NOTE FUND NO. 1" (the "Note Fund"), which is hereby pledged for and shall be used only for the payment of the principal of and interest on the Notes hereinafter authorized to be issued; and also there shall be apportioned to said fund its proportion of taxes received by the City from property that is centrally assessed by the State of Iowa.

Section 4. Application of Note Proceeds. Proceeds of the Notes, other than accrued interest except as may be provided below, shall be credited to the Project Fund and expended therefrom for the purposes of issuance. Proceeds invested shall mature before the date on which the moneys are required for payment of principal and interest on the Refunded Bonds. Accrued interest, if any, shall be deposited in the Note Fund.

Section 5. Investment of Note Fund Proceeds. All moneys held in the Note Fund, provided for by Section 3 of this Resolution shall be invested in investments permitted by Chapter 12B, Code of Iowa, as amended, or deposited in financial institutions which are members of the Federal Deposit Insurance Corporation and the deposits in which are insured thereby and all such deposits exceeding the maximum amount insured from time to time by FDIC or its equivalent successor in any one financial institution shall be continuously secured in compliance with Chapter 12C of the Code of Iowa, as amended, or otherwise by a valid pledge of direct obligations of the United States Government having an equivalent market value. All such interim investments shall mature before the date on which the moneys are required for payment of principal of or interest on the Notes as herein provided.

Section 6. Note Details, Execution and Redemption.

a) Note Details. General Obligation Refunding Capital Loan Notes of the City in the amount of $4,450,000, shall be issued to evidence the obligations of the Issuer under the Loan Agreement pursuant to the provisions of Sections 384.24A and 384.25 of the Code of Iowa and Section 145 of the Internal Revenue Code of 1986, as amended, for the aforesaid purposes. The Notes shall be issued in one or more series and shall be secured equally and ratably from the sources provided in Section 3 of this Resolution. The Notes shall be designated "GENERAL OBLIGATION REFUNDING CAPITAL LOAN NOTE, SERIES 2019", be dated October 31, 2019, and bear interest from the date thereof, until payment thereof, at the office of the Paying Agent, said interest payable on June 1, 2020, and semiannually thereafter on the 1st day of June and December in each year until maturity at the rates hereinafter provided.

The Notes shall be executed by the manual or facsimile signature of the Mayor and attested by the manual or facsimile signature of the Clerk, and impressed or printed with the seal of the City and shall be fully registered as to both principal and interest as provided in this Resolution; principal, interest and premium, if any, shall be payable at the office of the Paying Agent by mailing of a check to the registered owner of the Note. The Notes shall be in the denomination of $5,000 or multiples thereof. The Notes shall mature and bear interest as follows:

Principal Amount	Interest Rate	Maturity June 1st
$480,000	3.00%	2020
$465,000	3.00%	2021
$475,000	3.00%	2022
$490,000	3.00%	2023
$510,000	3.00%	2024
$335,000	4.00%	2025
$345,000	3.00%	2026
$365,000	4.00%	2027
$375,000	4.00%	2028
$610,000	2.00%	2031*

*Term Notes

b) Redemption.

i. Optional Redemption. Notes maturing after June 1, 2028, may be called for optional redemption by the Issuer on that date or any date thereafter, from any funds regardless of source, in whole or from time to time in part, in any order of maturity and within an annual maturity by lot. The terms of redemption shall be par, plus accrued interest to date of call.

Thirty days' written notice of redemption shall be given to the registered owner of the Note. Failure to give written notice to any registered owner of the Notes or any defect therein shall not affect the validity of any proceedings for the redemption of the Notes. All Notes or portions thereof called for redemption will cease to bear interest after the specified redemption date, provided funds for their redemption are on deposit at the place of payment. Written notice will be deemed completed upon transmission to the owner of record.

If selection by lot within a maturity is required, the Registrar shall designate the Notes to be redeemed by random selection of the names of the registered owners of the entire annual maturity until the total amount of Notes to be called has been reached.

If less than all of a maturity is called for redemption, the Issuer will notify DTC of the particular amount of such maturity to be redeemed prior to maturity. DTC will determine by lot the amount of each Participant's interest in such maturity to be redeemed and each Participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. All prepayments shall be at a price of par plus accrued interest.

ii. Mandatory Payment and Redemption of Term Notes. All Term Notes are subject to mandatory redemption prior to maturity at a price equal to 100% of the portion of the principal amount thereof to be redeemed plus accrued interest at the redemption date on June 1st of each of the years in the principal amount set opposite each year in the following schedule:

Term Note #1

Principal Amount	Interest Rate	Maturity June 1st
$345,000	2.00%	2029
$145,000	2.00%	2030
$120,000	2.00%	2031*

*Final Maturity

The principal amount of Term Notes may be reduced through the earlier optional redemption, with any partial optional redemption of the Term Notes credited against future mandatory redemption requirements for such Term Notes in such order as the City shall determine.

Section 7. Issuance of Notes in Book-Entry Form; Replacement Notes.

a) Notwithstanding the other provisions of this Resolution regarding registration, ownership, transfer, payment and exchange of the Notes, unless the Issuer determines to permit the exchange of Depository Notes for Notes in Authorized Denominations, the Notes shall be issued as Depository Notes in denominations of the entire principal amount of each maturity of Notes (or, if a portion of said principal amount is prepaid, said principal amount less the prepaid amount). The Notes must be registered in the name of Cede & Co., as nominee for DTC. Payment of semiannual interest for any Notes registered in the name of Cede & Co. will be made by wire transfer or New York Clearing House or equivalent next day funds to the account of Cede & Co. on the interest payment date for the Notes at the address indicated or in the Representation Letter.

b) The Notes will be initially issued in the form of separate single authenticated fully registered bonds in the amount of each stated maturity of the Notes. Upon initial issuance, the ownership of the Notes will be registered in the registry books of the BOKF, NA kept by the Paying Agent and Registrar in the name of Cede & Co., as nominee of DTC. The Paying Agent and Registrar and the Issuer may treat DTC (or its nominee) as the sole and exclusive owner of the Notes registered in its name for the purposes of payment of the principal or redemption price of or interest on the Notes, selecting the Notes or portions to be redeemed, giving any notice permitted or required to be given to registered owners of Notes under the Resolution of the Issuer, registering the transfer of Notes, obtaining any consent or other action to be taken by registered owners of the Notes and for other purposes. The Paying Agent, Registrar and the Issuer have no responsibility or obligation to any Participant or Beneficial Owner of the Notes under or

through DTC with respect to the accuracy of records maintained by DTC or any Participant; with respect to the payment by DTC or Participant of an amount of principal or redemption price of or interest on the Notes; with respect to any notice given to owners of Notes under the Resolution; with respect to the Participant(s) selected to receive payment in the event of a partial redemption of the Notes, or a consent given or other action taken by DTC as registered owner of the Notes. The Paying Agent and Registrar shall pay all principal of and premium, if any, and interest on the Notes only to Cede & Co. in accordance with the Representation Letter, and all payments are valid and effective to fully satisfy and discharge the Issuer's obligations with respect to the principal of and premium, if any, and interest on the Notes to the extent of the sum paid. DTC must receive an authenticated Bond for each separate stated maturity evidencing the obligation of the Issuer to make payments of principal of and premium, if any, and interest. Upon delivery by DTC to the Paying Agent and Registrar of written notice that DTC has determined to substitute a new nominee in place of Cede & Co., the Notes will be transferable to the new nominee in accordance with this Section.

c) In the event the Issuer determines that it is in the best interest of the Beneficial Owners that they be able to obtain Notes certificates, the Issuer may notify DTC and the Paying Agent and Registrar, whereupon DTC will notify the Participants, of the availability through DTC of Notes certificates. The Notes will be transferable in accordance with this Section. DTC may determine to discontinue providing its services with respect to the Notes at any time by giving notice to the Issuer and the Paying Agent and Registrar and discharging its responsibilities under applicable law. In this event, the Notes will be transferable in accordance with this Section.

d) Notwithstanding any other provision of the Resolution to the contrary, so long as any Note is registered in the name of Cede & Co., as nominee of DTC, all payments with respect to the principal of and premium, if any, and interest on the Note and all notices must be made and given, respectively to DTC as provided in the Representation letter.

e) In connection with any notice or other communication to be provided to Noteholders by the Issuer or the Paying Agent and Registrar with respect to a consent or other action to be taken by Noteholders, the Issuer or the Paying Agent and Registrar, as the case may be, shall establish a record date for the consent or other action and give DTC notice of the record date not less than 15 calendar days in advance of the record date to the extent possible. Notice to DTC must be given only when DTC is the sole Noteholder.

f) The Blanket Issuer Letter of Representations to DTC sets forth certain matters with respect to notices, consents and approvals by Noteholders and payments on the Notes. The Blanket Issuer Letter of Representations is hereby authorized, and execution thereof by the Mayor is conclusive evidence of this approval.

g) In the event that a transfer or exchange of the Notes is permitted under this Section, the transfer or exchange may be accomplished upon receipt by the Registrar from the registered owners of the Notes to be transferred or exchanged and appropriate

instruments of transfer. In the event Note certificates are issued to holders other than Cede & Co., its successor as nominee for DTC as holder of all the Notes, or other securities depository as holder of all the Notes, the provisions of the Resolution apply to, among other things, the printing of certificates and the method or payment of principal of and interest on the certificates. Any substitute depository shall be designated in writing by the Issuer to the Paying Agent. Any such substitute depository shall be a qualified and registered "clearing agency" as provided in Section 17A of the Securities Exchange Act of 1934, as amended. The substitute depository shall provide for (i) immobilization of the Depository Notes, (ii) registration and transfer of interests in Depository Notes by book entries made on records of the depository or its nominee and (iii) payment of principal of, premium, if any, and interest on the Notes in accordance with and as such interests may appear with respect to such book entries.

h) The officers of the Issuer are authorized and directed to prepare and furnish to the purchaser, and to the attorneys approving the legality of Notes, certified copies of proceedings, ordinances, resolutions and records and all certificates and affidavits and other instruments as may be required to evidence the legality and marketability of the Notes, and all certified copies, certificates, affidavits and other instruments constitute representations of the Issuer as to the correctness of all stated or recited facts.

Section 8. Registration of Notes; Appointment of Registrar; Transfer; Ownership; Delivery; and Cancellation.

a) Registration. The ownership of Notes may be transferred only by the making of an entry upon the books kept for the registration and transfer of ownership of the Notes, and in no other way. BOKF, NA is hereby appointed as Note Registrar under the terms of this Resolution and under the provisions of a separate agreement with the Issuer filed herewith which is made a part hereof by this reference. Registrar shall maintain the books of the Issuer for the registration of ownership of the Notes for the payment of principal of and interest on the Notes as provided in this Resolution. All Notes shall be negotiable as provided in Article 8 of the Uniform Commercial Code and Section 384.31 of the Code of Iowa, subject to the provisions for registration and transfer contained in the Notes and in this Resolution.

b) Transfer. The ownership of any Note may be transferred only upon the Registration Books kept for the registration and transfer of Notes and only upon surrender thereof at the office of the Registrar together with an assignment duly executed by the holder or his duly authorized attorney in fact in such form as shall be satisfactory to the Registrar, along with the address and social security number or federal employer identification number of such transferee (or, if registration is to be made in the name of multiple individuals, of all such transferees). In the event that the address of the registered owner of a Note (other than a registered owner which is the nominee of the broker or dealer in question) is that of a broker or dealer, there must be disclosed on the Registration Books the information pertaining to the registered owner required above. Upon the transfer of any such Note, a new fully registered Note, of any denomination or denominations permitted by this Resolution in aggregate principal amount equal to the unmatured and unredeemed principal amount of such transferred fully registered Note,

and bearing interest at the same rate and maturing on the same date or dates shall be delivered by the Registrar.

c) Registration of Transferred Notes. In all cases of the transfer of the Notes, the Registrar shall register, at the earliest practicable time, on the Registration Books, the Notes, in accordance with the provisions of this Resolution.

d) Ownership. As to any Note, the person in whose name the ownership of the same shall be registered on the Registration Books of the Registrar shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of or on account of the principal of any such Notes and the premium, if any, and interest thereon shall be made only to or upon the order of the registered owner thereof or his legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Note, including the interest thereon, to the extent of the sum or sums so paid.

e) Cancellation. All Notes which have been redeemed shall not be reissued but shall be cancelled by the Registrar. All Notes which are cancelled by the Registrar shall be destroyed and a certificate of the destruction thereof shall be furnished promptly to the Issuer; provided that if the Issuer shall so direct, the Registrar shall forward the cancelled Notes to the Issuer.

f) Non-Presentment of Notes. In the event any payment check representing payment of principal of or interest on the Notes is returned to the Paying Agent or if any note is not presented for payment of principal at the maturity or redemption date, if funds sufficient to pay such principal of or interest on Notes shall have been made available to the Paying Agent for the benefit of the owner thereof, all liability of the Issuer to the owner thereof for such interest or payment of such Notes shall forthwith cease, terminate and be completely discharged, and thereupon it shall be the duty of the Paying Agent to hold such funds, without liability for interest thereon, for the benefit of the owner of such Notes who shall thereafter be restricted exclusively to such funds for any claim of whatever nature on his part under this Resolution or on, or with respect to, such interest or Notes. The Paying Agent's obligation to hold such funds shall continue for a period equal to two years and six months following the date on which such interest or principal became due, whether at maturity, or at the date fixed for redemption thereof, or otherwise, at which time the Paying Agent, shall surrender any remaining funds so held to the Issuer, whereupon any claim under this Resolution by the Owners of such interest or Notes of whatever nature shall be made upon the Issuer.

g) Registration and Transfer Fees. The Registrar may furnish to each owner, at the Issuer's expense, one note for each annual maturity. The Registrar shall furnish additional Notes in lesser denominations (but not less than the minimum denomination) to an owner who so requests.

Section 9. Reissuance of Mutilated, Destroyed, Stolen or Lost Notes. In case any outstanding Note shall become mutilated or be destroyed, stolen or lost, the Issuer shall at the request of Registrar authenticate and deliver a new Note of like tenor and amount as the Note so mutilated, destroyed, stolen or lost, in exchange and substitution for such mutilated Note to

Registrar, upon surrender of such mutilated Note, or in lieu of and substitution for the Note destroyed, stolen or lost, upon filing with the Registrar evidence satisfactory to the Registrar and Issuer that such Note has been destroyed, stolen or lost and proof of ownership thereof, and upon furnishing the Registrar and Issuer with satisfactory indemnity and complying with such other reasonable regulations as the Issuer or its agent may prescribe and paying such expenses as the Issuer may incur in connection therewith.

Section 10. Record Date. Payments of principal and interest, otherwise than upon full redemption, made in respect of any Note, shall be made to the registered holder thereof or to their designated agent as the same appear on the books of the Registrar on the 15th day of the month preceding the payment date. All such payments shall fully discharge the obligations of the Issuer in respect of such Notes to the extent of the payments so made. Upon receipt of the final payment of principal, the holder of the Note shall surrender the Note to the Paying Agent.

Section 11. Execution, Authentication and Delivery of the Notes. Upon the adoption of this Resolution, the Mayor and Clerk shall execute the Notes by their manual or authorized signature and deliver the Notes to the Registrar, who shall authenticate the Notes and deliver the same to or upon order of the Purchaser. No Note shall be valid or obligatory for any purpose or shall be entitled to any right or benefit hereunder unless the Registrar shall duly endorse and execute on such Note a Certificate of Authentication substantially in the form of the Certificate herein set forth. Such Certificate upon any Note executed on behalf of the Issuer shall be conclusive evidence that the Note so authenticated has been duly issued under this Resolution and that the holder thereof is entitled to the benefits of this Resolution.

No Notes shall be authenticated and delivered by the Registrar unless and until there shall have been provided the following:

1. A certified copy of the resolution of Issuer approving the execution of a Loan Agreement and a copy of the Loan Agreement;

2. A written order of Issuer signed by the Treasurer of the Issuer directing the authentication and delivery of the Notes to or upon the order of the Purchaser upon payment of the purchase price as set forth therein;

3. The approving opinion of Ahlers & Cooney, P.C., Bond Counsel, concerning the validity and legality of all the Notes proposed to be issued.

Section 12. Right to Name Substitute Paying Agent or Registrar. Issuer reserves the right to name a substitute, successor Registrar or Paying Agent upon giving prompt written notice to each registered noteholder.

Section 13. Form of Note. Notes shall be printed substantially in the form as follows:

"STATE OF IOWA"
"COUNTY OF WARREN"
"CITY OF INDIANOLA"
"GENERAL OBLIGATION REFUNDING CAPITAL LOAN NOTE"

"SERIES 2019"
(QUALIFIED 501(C)(3) BONDS)
ESSENTIAL CORPORATE PURPOSE
Rate: _____
Maturity: _____
Note Date: October 31, 2019
CUSIP No.: _____
"Registered"
Certificate No. _____
Principal Amount: $_____

The City of Indianola, State of Iowa, a municipal corporation organized and existing under and by virtue of the Constitution and laws of the State of Iowa (the "Issuer"), for value received, promises to pay from the source and as hereinafter provided, on the maturity date indicated above, to

(Registration panel to be completed by Registrar or Printer with name of Registered Owner).

or registered assigns, the principal sum of (enter principal amount in long form) THOUSAND DOLLARS in lawful money of the United States of America, on the maturity date shown above, only upon presentation and surrender hereof at the office of BOKF, NA, Paying Agent of this issue, or its successor, with interest on the sum from the date hereof until paid at the rate per annum specified above, payable on June 1, 2020, and semiannually thereafter on the 1st day of June and December in each year.

Interest and principal shall be paid to the registered holder of the Note as shown on the records of ownership maintained by the Registrar as of the 15th day of the month preceding such interest payment date. Interest shall be computed on the basis of a 360-day year of twelve 30-day months.

This Note is issued pursuant to the provisions of Sections 384.24A and 384.25 of the Code of Iowa, and Section 147 of the Internal Revenue Code of 1986, as amended, for the purpose of paying costs of refunding outstanding indebtedness of the City, including the General Obligation Urban Renewal Bonds, Series 2011E and General Obligation Urban Renewal Bonds, Series 2012A, and in order to evidence the obligations of the Issuer under a certain Loan Agreement dated the date hereof, in conformity to a Resolution of the Council of said City duly passed and approved. For a complete statement of the funds from which and the conditions under which this Note is payable, and the general covenants and provisions pursuant to which this Note is issued, reference is made to the above described Loan Agreement and Resolution.

Unless this certificate is presented by an authorized representative of The Depository Trust Company, a limited purpose trust company ("DTC"), to the Issuer or its agent for registration of transfer, exchange or payment, and any certificate issued is registered in the name of Cede & Co. or such other name as requested by an authorized representative of DTC (and any payment is made to Cede & Co. or to such other Issuer as is requested by an authorized

representative of DTC), ANY TRANSFER, PLEDGE OR OTHER USE HEREOF FOR VALUE OR OTHERWISE BY OR TO ANY PERSON IS WRONGFUL inasmuch as the registered owner hereof, Cede & Co., has an interest herein.

Notes maturing after June 1, 2028, may be called for optional redemption by the Issuer and paid before maturity on said date or any date thereafter, from any funds regardless of source, in whole or from time to time in part, in any order of maturity and within an annual maturity by lot. The terms of redemption shall be par, plus accrued interest to date of call.

Thirty days' written notice of redemption shall be given to the registered owner of the Note. Failure to give written notice to any registered owner of the Notes or any defect therein shall not affect the validity of any proceedings for the redemption of the Notes. All notes or portions thereof called for redemption will cease to bear interest after the specified redemption date, provided funds for their redemption are on deposit at the place of payment. Written notice will be deemed completed upon transmission to the owner of record.

If selection by lot within a maturity is required, the Registrar shall designate the Notes to be redeemed by random selection of the names of the registered owners of the entire annual maturity until the total amount of Notes to be called has been reached.

If less than all of a maturity is called for redemption, the Issuer will notify DTC of the particular amount of such maturity to be redeemed prior to maturity. DTC will determine by lot the amount of each Participant's interest in such maturity to be redeemed and each Participant will then select by lot the beneficial ownership interests in such maturity to be redeemed. All prepayments shall be at a price of par plus accrued interest.

The Notes maturing on June 1, 2031 are subject to mandatory redemption prior to maturity by application of money on deposit in the Note Fund and shall bear interest at 2.00% per annum at a price of the portion of the principal amount thereof to be redeemed plus accrued interest at the redemption date on June 1st of each of the years in the principal amount set opposite each year in the following schedule:

Principal Amount	Maturity June 1st
$345,000	2029
$145,000	2030
$120,000	2031*

*Final Maturity

The principal amount of Term Notes may be reduced through the earlier optional redemption, with any partial optional redemption of the Term Notes credited against future mandatory redemption requirements for such Term Notes in such order as the City shall determine.

Ownership of this Note may be transferred only by transfer upon the books kept for such purpose by BOKF, NA, the Registrar. Such transfer on the books shall occur only upon presentation and surrender of this Note at the office of the Registrar as designated below, together with an assignment duly executed by the owner hereof or his duly authorized attorney in the form as shall be satisfactory to the Registrar. Issuer reserves the right to substitute the Registrar and Paying Agent but shall, however, promptly give notice to registered Noteholders of such change. All notes shall be negotiable as provided in Article 8 of the Uniform Commercial Code and Section 384.31 of the Code of Iowa, subject to the provisions for registration and transfer contained in the Note Resolution.

This Note is a "qualified tax-exempt obligation" designated by the City for purposes of Section 265(b)(3)(B) of the Internal Revenue Code of 1986.

And it is hereby represented and certified that all acts, conditions and things requisite, according to the laws and Constitution of the State of Iowa, to exist, to be had, to be done, or to be performed precedent to the lawful issue of this Note, have been existent, had, done and performed as required by law; that provision has been made for the levy of a sufficient continuing annual tax on all the taxable property within the territory of the Issuer for the payment of the principal and interest of this Note as the same will respectively become due; that such taxes have been irrevocably pledged for the prompt payment hereof, both principal and interest; and the total indebtedness of the Issuer including this Note, does not exceed the constitutional or statutory limitations.

IN TESTIMONY WHEREOF, the Issuer by its Council, has caused this Note to be signed by the manual or facsimile signature of its Mayor and attested by the manual or facsimile signature of its City Clerk, with the seal of the City printed or impressed hereon, and to be authenticated by the manual signature of an authorized representative of the Registrar, BOKF, NA, Lincoln, Nebraska.

Date of authentication:_____
This is one of the Notes described in the within mentioned Resolution, as registered by BOKF, NA.

BOKF, NA, Registrar

By: _____
Authorized Signature

Registrar and Transfer Agent: BOKF, NA
Paying Agent: BOKF, NA

SEE REVERSE FOR CERTAIN DEFINITIONS

(Seal)
(Signature Block)

CITY OF INDIANOLA, STATE OF IOWA

By: _____(manual or facsimile signature)_____
Mayor

ATTEST:

By: _____(manual or facsimile signature)_____
City Clerk

(Information Required for Registration)

ASSIGNMENT

For value received, the undersigned hereby sells, assigns and transfers unto _____ (Social Security or Tax Identification No. _____) the within Note and does hereby irrevocably constitute and appoint _____ attorney in fact to transfer the said Note on the books kept for registration of the within Note, with full power of substitution in the premises.

Dated: _____

_____

_____
(Person(s) executing this Assignment sign(s) here)

SIGNATURE)
GUARANTEED)_____

IMPORTANT - READ CAREFULLY

The signature(s) to this Power must correspond with the name(s) as written upon the face of the certificate(s) or note(s) in every particular without alteration or enlargement or any change whatever. Signature guarantee must be provided in accordance with the prevailing standards and procedures of the Registrar and Transfer Agent. Such standards and procedures may require signature to be guaranteed by certain eligible guarantor institutions that participate in a recognized signature guarantee program.

INFORMATION REQUIRED FOR REGISTRATION OF TRANSFER

Name of Transferee(s) _____
Address of Transferee(s) _____
Social Security or Tax Identification
Number of Transferee(s) _____
Transferee is a(n):
Individual* _____ Corporation _____
Partnership _____ Trust _____

*If the Note is to be registered in the names of multiple individual owners, the names of all such owners and one address and social security number must be provided.

The following abbreviations, when used in the inscription on the face of this Note, shall be construed as though written out in full according to applicable laws or regulations:

TEN COM - as tenants in common
TEN ENT - as tenants by the entireties
JT TEN - as joint tenants with rights of survivorship and not as tenants in common
IA UNIF TRANS MIN ACT - ..... Custodian .....
(Cust) (Minor)
Under Iowa Uniform Transfers to Minors Act.....
(State)

ADDITIONAL ABBREVIATIONS MAY
ALSO BE USED THOUGH NOT IN THE ABOVE LIST

(End of form of Note)

Section 14. Loan Agreement and Closing Documents. The form of Loan Agreement in substantially the form attached to this Resolution is hereby approved and is authorized to be executed and issued on behalf of the Issuer by the Mayor and attested by the City Clerk. The Mayor and City Clerk are authorized and directed to execute, attest, seal and deliver for and on behalf of the City any other additional certificates, documents, or other papers and perform all other acts, including without limitation the execution of all closing documents, as they may deem necessary or appropriate in order to implement and carry out the intent and purposes of this Resolution.

Section 15. Contract Between Issuer and Purchaser. This Resolution constitutes a contract between said City and the purchaser of the Notes.

Section 16. Non-Arbitrage Covenants. The Issuer reasonably expects and covenants that no use will be made of the proceeds from the issuance and sale of the Notes issued hereunder which will cause any of the Notes to be classified as arbitrage notes within the meaning of Sections 148(a) and (b) of the Internal Revenue Code of the United States, as amended, and that

throughout the term of the Notes it will comply with the requirements of statutes and regulations issued thereunder.

To the best knowledge and belief of the Issuer, 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 Notes will be used in a manner that would cause the Notes to be arbitrage notes.

Section 17. Approval of Tax Exemption Certificate. Attached hereto is a form of Tax Exemption Certificate stating the Issuer's reasonable expectations as to the use of the proceeds of the Notes. The form of Tax Exemption Certificate is approved. The Issuer hereby agrees to comply with the provisions of the Tax Exemption Certificate and the provisions of the Tax Exemption Certificate are hereby incorporated by reference as part of this Resolution. The City Treasurer is hereby directed to make and insert all calculations and determinations necessary to complete the Tax Exemption Certificate at issuance of the Notes to certify as to the reasonable expectations and covenants of the Issuer at that date.

Section 18. Continuing Disclosure. The Issuer hereby covenants and agrees that it will comply with and carry out all of the provisions of the Continuing Disclosure Certificate, and the provisions of the Continuing Disclosure Certificate are hereby incorporated by reference as part of this Resolution and made a part hereof. Notwithstanding any other provision of this Resolution, failure of the Issuer to comply with the Continuing Disclosure Certificate shall not be considered an event of default under this Resolution; however, any holder of the Notes or Beneficial Owner may take such actions as may be necessary and appropriate, including seeking specific performance by court order, to cause the Issuer to comply with its obligations under the Continuing Disclosure Certificate. For purposes of this section, "Beneficial Owner" means any person which (a) has the power, directly or indirectly, to vote or consent with respect to, or to dispose of ownership of, any Note (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.

Section 19. Additional Covenants, Representations and Warranties of the Issuer. The Issuer certifies and covenants with the purchasers and holders of the Notes from time to time outstanding that the Issuer through its officers, (a) will make such further specific covenants, representations and assurances as may be necessary or advisable; (b) comply with all representations, covenants and assurances contained in the Tax Exemption Certificate, which Tax Exemption Certificate shall constitute a part of the contract between the Issuer and the owners of the Notes;(c) consult with Bond Counsel (as defined in the Tax Exemption Certificate); (d) pay to the United States, as necessary, such sums of money representing required rebates of excess arbitrage profits relating to the Notes;(e) file such forms, statements and supporting documents as may be required and in a timely manner; and (f) if deemed necessary or advisable by its officers, to employ and pay fiscal agents, financial advisors, attorneys and other persons to assist the Issuer in such compliance.

Section 20. Amendment of Resolution to Maintain Tax Exemption. This Resolution may be amended without the consent of any owner of the Notes if, in the opinion of Bond Counsel,

such amendment is necessary to maintain tax exemption with respect to the Notes under applicable Federal law or regulations.

Section 21. Qualified Tax-Exempt Obligations. For the sole purpose of qualifying the Notes as "Qualified Tax-Exempt Obligations" pursuant to Section 265(b)(3)(B) of the Internal Revenue Code of the United States, as amended, the Notes are deemed designated and may be treated as designated pursuant to Internal Revenue Code Section 265(b)(3)(D)(ii) and (iii) to the extent the issue price 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, and the Notes will finally mature not later than 30 years after the date the original qualified tax-exempt obligation was 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 Internal Revenue Codes of 1986, as amended) the Refunded Bonds. Finally the aggregate face amount of the Notes does not exceed Ten (10) Million Dollars.

For the sole purpose of qualifying the remainder of the issue price of the Notes ($72,551.95) as "Qualified Tax Exempt Obligations" pursuant to Section 265(b)(3)(B) of the Internal Revenue Code of the United States, as amended, the Issuer hereby designates said amount as qualified tax-exempt obligations and represents that the reasonably anticipated amount of tax-exempt governmental and qualified 501(c)(3) obligations which will be issued during the current calendar year will not exceed Ten (10) Million Dollars.

Section 22. Repeal of Conflicting Resolutions or Ordinances. All ordinances and resolutions and parts of ordinances and resolutions in conflict herewith are hereby repealed.

Section 23. Severability Clause. If any section, paragraph, clause or provision of this Resolution be held invalid, such invalidity shall not affect any of the remaining provisions hereof, and this Resolution shall become effective immediately upon its passage and approval.

PASSED AND APPROVED this 7th day of October, 2019.

_____
Mayor

ATTEST:

_____
City Clerk

Subject

Resolution approving the contract and bond for the 2019 Drainage Improvement Project

Information

In your packet is the resolution approving the contract and bond (packet) with TK Concrete, Inc. in an amount of $149,800.00 for the 2019 Drainage Improvement Project.

At the September 16, 2019 meeting, the City Council unanimously approved the Resolution approving the contract and authorized the execution of the same. The contractor plans to start work on this project this week.

Fiscal Impact

Attachments

Contract and Bond
Resolution
Memo

S&A Project No. 118.1164

CONTRACT NO. 118.1164

DATE September 16, 2019

CONTRACT

THIS CONTRACT, made and entered into at Indianola, Iowa this 16th day of September, 2019, by and between the City of Indianola by its Mayor, upon order of its City Council hereinafter called the "Jurisdiction," and TK Concrete, Inc., 1608 Fifield Rd, Pella, Iowa 50219, hereinafter called the "Contractor."

WITNESSETH:

The Contractor hereby agrees to complete the work comprising the below referenced improvement as specified in the contract documents, which are officially on file with the Jurisdiction, in the office of the City Administrator. This contract includes all contract documents. The work under this contract shall be constructed in accordance with the SUDAS Standard Specifications, 2019 Edition, and as further modified by the supplemental specifications and special provisions included in said contract documents, and the Contract Attachment - Item 1: General, which is attached hereto. The Contractor further agrees to complete the work in strict accordance with said contract documents, and to guarantee the work as required by law, for the time required in said contract documents, after its acceptance by the Jurisdiction.

This contract is awarded and executed for completion of the work specified in the contract documents for the bid prices shown on the Contract Attachment - Item 2: Bid Items, Quantities, and Prices, which were proposed by the Contractor in its proposal submitted in accordance with the Notice to Bidders and Notice of Public Hearing for the following described improvements:

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.

The Contractor agrees to perform said work for and in consideration of the Jurisdiction's payment of the bid amount of one hundred forty-nine thousand eight hundred and no/100 dollars ($149,800) which amount shall constitute the required amount of the performance, maintenance, and payment bond. The Contractor hereby agrees to commence work under this contract on or before a date to be specified in a written notice to proceed by the Jurisdiction and to substantially complete the 2019 Drainage Improvements Project; and to pay liquidated damages for noncompliance with said completion provisions at the rate One Thousand dollars ($1,000) for each working day thereafter that the work remains incomplete.

IN WITNESS WHEREOF, the Parties hereto have executed this instrument, in triplicate on the date first shown written.

JURISDICTION

By _____

(Seal)
ATTEST:

_____

FORM APPROVED BY:

_____
Attorney for Jurisdiction

CONTRACTOR

TK Concrete, Inc.
Contractor

By Anthony J. Verlleu
Signature

President
Title

1608 Fifield Rd
Street Address

Pella, Iowa 50219
City, State, Zip Code

641-628-4590
Telephone

CONTRACTOR PUBLIC REGISTRATION INFORMATION To Be Provided By:

1. All Contractors: The Contractor shall enter its Public Registration Number C 0 9 2 3 - 3 6 issued by the Iowa Commissioner of Labor pursuant to Section 91C.5 of the Iowa Code.

2. Out-of-State Contractors:

   A. Pursuant to Section 91C.7 of the Iowa Code, an out-of-state contractor, before commencing a contract in excess of five thousand dollars in value in Iowa, shall file a bond with the division of labor services of the department of workforce development. It is the contractor's responsibility to comply with said Section 91C.7 before commencing this work.

   B. Prior to entering into contract, the designated low bidder, if it is a corporation organized under the laws of a state other than Iowa, shall file with the Engineer a certificate from the Secretary of the State of Iowa showing that it has complied with all the provisions of Chapter 490 of the Iowa Code, or as amended, governing foreign corporations.

NOTE: All signatures on this contract must be original signatures in ink; copies, facsimile, or electronic signatures will not be accepted.

CORPORATE ACKNOWLEDGMENT

State of Iowa)
) SS
Marion County)

On this 16 day of September, 20 19, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Anthony VerMeer and _____, to me known, who, being by me duly sworn, did say that they are the President, and _____, respectively, of the corporation executing the foregoing instrument; that (no seal has been procured by) (the seal affixed thereto is the seal of) the corporation; that said instrument was signed (and sealed) on behalf of the corporation by authority of this Board of Directors; that Anthony VerMeer and _____ acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

NOTARIAL SEAL IOWA
BILLIE S STOUT
Commission Number 776523
My Commission Expires
1-16-22

Billie S. Stout
Notary Public in and for the State of Iowa
My commission expires 1-16, 20 22

PARTNERSHIP ACKNOWLEDGMENT

State of _____)
) SS
_____County)

On this ____ day of _____, 20 ___, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ to me personally known, who being by me duly sworn, did say that the person is one of the partners of _____, a partnership, and that the instrument was signed on behalf of the partnership by authority of the partners and the partner acknowledged the execution of the instrument to be the voluntary act and deed of the partnership by it and by the partner voluntarily executed.

_____
Notary Public in and for the State of _____
My commission expires _____, 20_____

INDIVIDUAL ACKNOWLEDGMENT

State of _____)
) SS
_____County)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State of _____, personally appeared _____ and _____, to me known to be the identical person(s) named in and who executed the foregoing instrument, and acknowledged that (he) (she) (they) executed the instrument as (his) (her) (their) voluntary act and deed.

_____
Notary Public in and for the State of _____
My commission expires _____, 20_____

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

State of _____)
) SS
_____County)

On this _____ day of _____, 20____, before me a Notary Public in and for said county, personally appeared _____, to me personally known, who being by me duly sworn did say that person is _____ of said _____, that (the seal affixed to said instrument is the seal of said OR no seal has been procured by the said) _____, and that said instrument was signed and sealed on behalf of the said _____, by authority of its managers and the said _____ acknowledged the execution of said instrument to be the voluntary act and deed of said _____, by it voluntarily executed.

_____
Notary Public in and for the State of_____
My commission expires _____, 20 _____

CONTRACT ATTACHMENT Project Name 2019 Drainage Improvements

CONTRACT ATTACHMENT: BID ITEMS AND QUANTITIES

ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT PRICE	TOTAL PRICE
	EARTHWORK				
2.1	CLEARING AND GRUBBING	0.3	ACRE	$ 15,000.00	$ 4,500.00
2.2	EARTHWORK	1	LS	$ 20,000.00	$ 20,000.00
2.3	REMOVAL OF KNOWN DRAIN TILE, PVC, 4"	30	LF	$ 20.00	$ 600.00
	SEWERS AND DRAINS				
4.1	STORM SEWER, TRENCHED, RCP, 15"	54	LF	$ 125.00	$ 6,750.00
4.2	STORM SEWER, TRENCHED, RCP, 24"	8	LF	$ 250.00	$ 2,000.00
4.3	PIPE APRON, RCP, 24"	1	EA	$ 2,500.00	$ 2,500.00
4.4	FOOTING FOR CONCRETE PIPE APRON, RCP, 24"	1	EA	$ 1,750.00	$ 1,750.00
4.5	SUBDRAIN, PVC, 6"	595	LF	$ 20.00	$ 11,900.00
4.6	SUBDRAIN CLEANOUT, A-1, 6"	4	EA	$ 500.00	$ 2,000.00
	STRUCTURES FOR SANITARY AND STORM				
6.1	MANHOLE, SW-401, 48"	1	EA	$ 6,750.00	$ 6,750.00
	TRAFFIC CONTORL				
8.1	TEMPORARY TRAFFIC CONTROL	1	LS	$ 7,500.00	$ 7,500.00
	SITE WORK AND LANDSCAPING				
9.1	HYDRAULIC SEEDING, SEEDING, FERTILIZING, AND MULCHING	0.4	ACRE	$ 10,000.00	$ 4,000.00
9.2	RIP RAP, CLASS B	95	TON	$ 90.00	$ 8,550.00
9.3	RIP RAP, CLASS E	450	TON	$ 80.00	$ 36,000.00
9.4	SILT FENCE	2000	LF	$ 2.50	$ 5,000.00
	MISCELLANEOUS				
11.1	MOBILIZATION	1	LS	$ 25,000.00	$ 25,000.00
11.2	CONSTRUCTION SURVEY	1	LS	$ 5,000.00	$ 5,000.00

TOTAL CONSTRUCTION COST $ 149,800.00

TKCONCR-01 LBUSTER

ACORD

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 9/13/2019

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER License # 1001001193
The Dana Company
12345 University, Ste 300
Des Moines, IA 50325

CONTACT NAME:
PHONE (A/C, No, Ext): (515) 224-4391 FAX (A/C, No): (515) 224-4955
E-MAIL ADDRESS: info@thedanaco.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Integrity Mutual Insurance Company	14303
INSURER B :	
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED
TK Concrete Inc
PO Box 111
Pella, IA 50219

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY							
	CLAIMS-MADE / X OCCUR			CPP2791628	9/1/2019	9/1/2020	EACH OCCURRENCE	$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 100,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	POLICY / X PRO-JECT / LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
A	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$ 1,000,000
	X ANY AUTO			CA 2791630	9/1/2019	9/1/2020	BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
A	X UMBRELLA LIAB / X OCCUR			CUP2791635	9/1/2019	9/1/2020	EACH OCCURRENCE	$ 5,000,000
	EXCESS LIAB / CLAIMS-MADE						AGGREGATE	$ 5,000,000
	DED / X RETENTION $ 0							$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						X PER STATUTE / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y / N	N / A		WCP2791634	9/1/2019	9/1/2020	E.L. EACH ACCIDENT	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
							E.L. DISEASE - POLICY LIMIT	$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Indianola
110 N. 1st St.
Indianola, IA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

David Markowski

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SURETY BOND NO. GRIA43228A

PERFORMANCE, PAYMENT, AND MAINTENANCE BOND

KNOW ALL BY THESE PRESENTS:

That we, TK Concrete, Inc., as Principal (hereinafter the "Contractor" or "Principal" and Granite Re, Inc., as Surety are held and firmly bound unto The City of Indianola*, as Obligee (hereinafter referred to as "the Jurisdiction"), and to all persons who may be injured by any breach of any of the conditions of this Bond in the penal sum of ONE HUNDRED FORTY-NINE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS ($149,800.00), lawful money of the United States, for the payment of which sum, well and truly to be made, we bind ourselves, our heirs, legal representatives and assigns, jointly or severally, firmly by these presents.

*110 N. 1st Street, Indianola, IA 50125

The conditions of the above obligations are such that whereas said Contractor entered into a contract with the Jurisdiction, bearing date the 16th day of September, 2019, hereinafter the "Contract") wherein said Contractor undertakes and agrees to construct the following described improvements:

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.**

** 2019 Drainage Improvements: work as further outlined in Contract Attachment: Bid Items and Quantities, Indianola, Iowa

and to faithfully perform all the terms and requirements of said Contract within the time therein specified, in a good and workmanlike manner, and in accordance with the Contract Documents. Provided, however, that one year after the date of acceptance as complete of the work under the above referenced Contract, the maintenance portion of this Bond shall continue in force but the penal sum for maintenance shall be reduced to the sum of ONE HUNDRED FORTY-NINE THOUSAND EIGHT HUNDRED AND NO/100 DOLLARS ($149,800.00), which is the cost associated with those items shown on the proposal and in the Contract that require a maintenance bond period in excess of one year.

It is expressly understood and agreed by the Contractor and Surety in this bond that the following provisions are a part of this Bond and are binding upon said Contractor and Surety, to-wit:

1. PERFORMANCE: The Contractor shall well and faithfully observe, perform, fulfill, and abide by each and every covenant, condition, and part of said Contract and Contract Documents, by reference made a part hereof, for the above referenced improvements, and shall indemnify and save harmless the Jurisdiction from all outlay and expense incurred by the Jurisdiction by reason of the Contractor's default of failure to perform as required. The Contractor shall also be responsible for the default or failure to perform as required under the Contract and Contract Documents by all its subcontractors, suppliers, agents, or employees furnishing materials or providing labor in the performance of the Contract.

2. PAYMENT: The Contractor and the Surety on this Bond hereby agreed to pay all just claims submitted by persons, firms, subcontractors, and corporations furnishing materials for or performing labor in the performance of the Contract on account of which this Bond is given, including but not limited to claims for all amounts due for labor, materials, lubricants, oil, gasoline, repairs on

machinery, equipment, and tools, consumed or used by the Contractor or any subcontractor, wherein the same are not satisfied out of the portion of the contract price the Jurisdiction is required to retain until completion of the improvement, but the Contractor and Surety shall not be liable to said persons, firms, or corporations unless the claims of said claimants against said portion of the contract price shall have been established as provided by law. The Contractor and Surety hereby bind themselves to the obligations and conditions set forth in Chapter 573 of the Iowa Code, which by this reference is made a part hereof as though fully set out herein.

3. MAINTENANCE: The Contractor and the Surety on this Bond hereby agree, at their own expense:

   A. To remedy any and all defects that may develop in or result from work to be performed under the Contract within the period of four (4) year (s) from the date of acceptance of the work under the Contract, by reason of defects in workmanship or materials used in construction of said work;

   B. To keep all work in continuous good repair; and

   C. To pay the Jurisdiction's reasonable costs of monitoring and inspection to assure that any defects are remedied, and to repay the Jurisdiction all outlay and expense incurred as a result of Contractor's and Surety's failure to remedy any defect as required by this section.

4. GENERAL: Every Surety on this Bond shall be deemed and held bound, any contract to the contrary notwithstanding, to the following provisions:

   A. To consent without notice to any extension of time to the Contractor in which to perform the Contract;

   B. To consent without notice to any change in the Contract or Contract Documents, which thereby increases the total contract price and the penal sum of this bond, provided that all such changes do not, in the aggregate, involve an increase of more than 20% of the total contract price, and that this bond shall then be released as to such excess increase; and

   C. To consent without notice that this Bond shall remain in full force and effect until the Contract is completed, whether completed within the specified contract period, within an extension thereof, or within a period of time after the contract period has elapsed and the liquidated damage penalty is being charged against the Contractor.

   D. That no provision of this Bond or of any other contract shall be valid that limits to less than five years after the acceptance of the work under the Contract the right to sue on this Bond.

   E. That as used herein, the phrase "all outlay and expense" is not to be limited in any way, but shall include the actual and reasonable costs and expenses incurred by the Jurisdiction including interest, benefits, and overhead where applicable. Accordingly, "all outlay and expense" would include but not be limited to all contract or employee expense, all equipment usage or rental, materials, testing, outside experts, attorneys fees (including overhead expenses of the Jurisdiction's staff attorneys), and all costs and expenses of litigation as they are incurred by the Jurisdiction. It is intended the Contractor and Surety will defend and indemnify the Jurisdiction on all claims made against the Jurisdiction on account of Contractor's failure to perform as required in the Contract and Contract Documents, that all agreements and promises set forth in the Contract and Contract

Documents, in approved change orders, and in this Bond will be fulfilled, and that the Jurisdiction will be fully indemnified so that it will be put into the position it would have been in had the Contract been performed in the first instance as required.

In the event the Jurisdiction incurs any "outlay and expense" in defending itself against any claim as to which the Contractor or Surety should have provided the defense, or in the enforcement of the promises given by the Contractor in the Contract, Contract Documents, or approved change orders, or in the enforcement of the promises given by the Contractor and Surety in this Bond, the Contractor and Surety agree that they will make the Jurisdiction whole for all such outlay and expense, provided that the Surety's obligation under this bond shall not exceed 125% of the penal sum of this bond.

Witness our hands, in triplicate, this 16th day of September, 2019.

Surety Countersigned By:

Signature of Agent

Printed Name of Agent

Company Name

Company Address

City, State, Zip Code

Company Telephone Number

FORM APPROVED BY:

Attorney for Jurisdiction

PRINCIPAL:

TK Concrete, Inc.
1608 Fifield Road
Pella, IA 50219
Contractor

By: Anthony J. VerMeer
Signature

President
Title

SURETY:

Granite Re, Inc.
14001 Quailbrook Drive
Oklahoma City, OK 73134
Surety Company

By:
Signature Attorney-in-Fact Officer

Zachary Pate
Printed Name of Attorney-in-Fact Officer

Granite Re, Inc.
Company Name

14001 Quailbrook Drive
Company Address

Oklahoma City, OK 73134
City, State, Zip Code

(405) 752-2600
Company Telephone Number

NOTE:

1. **All signatures on this performance, payment, and maintenance bond must be original signatures in ink; copies, facsimile, or electronic signatures will not be accepted.**
2. **This bond must be sealed with the Surety's raised, embossing seal.**
3. **The Certificate or Power of Attorney accompanying this bond must be valid on its face and sealed with the Surety's raised, embossing seal.**
4. **The name and signature of the Surety's Attorney-in-Fact/Officer entered on this bond must be exactly as listed on the Certificate or Power of Attorney accompanying this bond.**

ACKNOWLEDGMENT OF PRINCIPAL (Individual)

State of _____)
)
County of _____)

On this _____ day of _____, in the year _____, before me personally come(s) _____, to me known and known to me to be the person(s) who (is) (are) described in and executed the foregoing instrument and acknowledge(s) to me that he/she executed the same.

_____
Notary Public

ACKNOWLEDGMENT OF PRINCIPAL (Partnership)

State of _____)
)
County of _____)

On this _____ day of _____, in the year _____, before me personally come(s) _____, a member of the co-partnership of _____ _____ to me known and known to me to be the person who is described in and executed the foregoing instrument and acknowledges to me that he/she executed the same as for the act and deed of the said co-partnership.

_____
Notary Public

ACKNOWLEDGMENT OF PRINCIPAL (Corporation)

State of Iowa)
)
County of Marion)

On this 16 day of September, in the year 2019, before me personally come(s) Anthony VerMeer, to me known, who, being duly sworn, deposes and says that he/she is the President of the TK Concrete, Inc the corporation described in and which executed the foregoing instrument; that he/she knows the seal of the said corporation; the seal affixed to the said instrument is such corporate seal; that it was so affixed by the order of the Board of Directors of said corporation, and that he/she signed his/her name thereto by like order.

NOTARIAL SEAL IOWA
BILLIE S STOUT
Commission Number 776523
My Commission Expires
1-16-22

Billie S. Stout
Notary Public

ACKNOWLEDGMENT OF SURETY

State of Minnesota)
)
County of Dakota)

On this 16th day of September, in the year 2019, before me personally come(s) Zachary Pate, Attorney(s)-in-Fact of Granite Re, Inc. with whom I am personally acquainted, and who, being by me duly sworn, says that he/she is (are) the Attorney(s)-in-Fact of Granite Re, Inc. company described in and which executed the within instrument; that he/she know(s) the corporate seal of such company; and that seal affixed to the within instrument is such corporate seal and that it was affixed by order of the Board of Directors of said company, and that he/she signed said instrument as Attorney(s)-in-Fact of the said company by like order.

WANDA LEE FRANZ
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2020

_____
Notary Public

GRANITE RE, INC.
GENERAL POWER OF ATTORNEY

Know all Men by these Presents:

That GRANITE RE, INC., a corporation organized and existing under the laws of the State of OKLAHOMA and having its principal office at the City of OKLAHOMA CITY in the State of OKLAHOMA does hereby constitute and appoint:

JONATHAN PATE; WANDA FRANZ; TOM LAHL; LISA M. FRANCOUR; JENNIFER BOYLES; ZACHARY PATE; TROY STAPLES; NICHOLAS HOCHBAN its true and lawful Attorney-in-Fact(s) for the following purposes, to wit:

To sign its name as surety to, and to execute, seal and acknowledge any and all bonds, and to respectively do and perform any and all acts and things set forth in the resolution of the Board of Directors of the said GRANITE RE, INC. a certified copy of which is hereto annexed and made a part of this Power of Attorney; and the said GRANITE RE, INC. through us, its Board of Directors, hereby ratifies and confirms all and whatsoever the said:

JONATHAN PATE; WANDA FRANZ; TOM LAHL; LISA M. FRANCOUR; JENNIFER BOYLES; ZACHARY PATE; TROY STAPLES; NICHOLAS HOCHBAN may lawfully do in the premises by virtue of these presents.

In Witness Whereof, the said GRANITE RE, INC. has caused this instrument to be sealed with its corporate seal, duly attested by the signatures of its President and Secretary/Treasurer, this 14th day of June, 2017.

Kenneth D. Whittington, President

Kyle P. McDonald, Treasurer

STATE OF OKLAHOMA)
) SS:
COUNTY OF OKLAHOMA)

On this 14th day of June, 2017, before me personally came Kenneth D. Whittington, President of the GRANITE RE, INC. Company and Kyle P. McDonald, Secretary/Treasurer of said Company, with both of whom I am personally acquainted, who being by me severally duly sworn, said, that they, the said Kenneth D. Whittington and Kyle P. McDonald were respectively the President and the Secretary/Treasurer of GRANITE RE, INC., the corporation described in and which executed the foregoing Power of Attorney; that they each knew the seal of said corporation; that the seal affixed to said Power of Attorney was such corporate seal, that it was so fixed by order of the Board of Directors of said corporation, and that they signed their name thereto by like order as President and Secretary/Treasurer, respectively, of the Company.

My Commission Expires:
August 8, 2021
Commission #: 01013257

Notary Public

GRANITE RE, INC.
Certificate

THE UNDERSIGNED, being the duly elected and acting Secretary/Treasurer of Granite Re, Inc., an Oklahoma Corporation, HEREBY CERTIFIES that the following resolution is a true and correct excerpt from the July 15, 1987, minutes of the meeting of the Board of Directors of Granite Re, Inc. and that said Power of Attorney has not been revoked and is now in full force and effect.

"RESOLVED, that the President, any Vice President, the Secretary, and any Assistant Vice President shall each have authority to appoint individuals as attorneys-in-fact or under other appropriate titles with authority to execute on behalf of the company fidelity and surety bonds and other documents of similar character issued by the Company in the course of its business. On any instrument making or evidencing such appointment, the signatures may be affixed by facsimile. On any instrument conferring such authority or on any bond or undertaking of the Company, the seal, or a facsimile thereof, may be impressed or affixed or in any other manner reproduced; provided, however, that the seal shall not be necessary to the validity of any such instrument or undertaking."

IN WITNESS WHEREOF, the undersigned has subscribed this Certificate and affixed the corporate seal of the Corporation this 16th day of September, 2019.

Kyle P. McDonald, Secretary/Treasurer

GR0800-1

RESOLUTION NO. 2019-_____

A RESOLUTION APPROVING CONSTRUCTION CONTRACT AND BOND

WHEREAS, on September 16, 2019, after notice and a hearing as required by law, **t**he City Council of the City of Indianola, Iowa awarded the contract on the 2019 Drainage Improvement Project to TK Concrete, Inc.; and

WHEREAS, the form of the contract has been approved, and it is now appropriate to authorize execution of the final contract and accept the bond provided thereunder, subject to approval by the City Attorney.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA that the contract and bond for the construction of certain public improvements, described in general as the 2019 Drainage Improvement Project and as described in detail in the plans and specifications heretofore are approved, subject to review and approval by the City Attorney. Be it further resolved that the Mayor and City Clerk are authorized to sign the documents on behalf of the City upon approval by the City Attorney, as follows:

Contractor: TK Concrete, Inc.

Date of contract: September 16, 2019

Bond surety: $149,800.00

Date of bond: September 16, 2019

PASSED AND APPROVED, this 7th day of October, 2019.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Diana Bowlin, City Clerk

Streets Department

Date: October 1, 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

As part of the ongoing effort to make improvements of the storm sewer system within the City, certain key areas of focus have been identified for study and design of immediate improvements. The 2019 Drainage Improvement Project contains three of those such areas. They are as follows: S&T Court retention basins, N Y Street culvert, and the S O Street creek channel stabilization.

At the September 16th Council Meeting, Council held a Public Hearing on this project and then acted by Resolution to adopt plans, specs, form of contract, and cost estimate. Council also took further action in awarding the contract by Resolution to TK Contracting of Pella, Iowa.

A pre-construction meeting was held on October 1, 2019. Snyder & Associates issued a Notice to Proceed to TK Contracting due to the prior contract award at the September 16th Council meeting. Mobilization and work on this project have begun.

Current action before Council is to accept the approved contract and bond for the 2019 Drainage Improvement Project. City staff and its consultants recommend the approval of this item.

Subject

Resolution approving easement agreements for the 2019 Drainage Improvement Project

Information

Staff is recommending (packet) Council consider approval of the resolution (packet) for the following easements (packet) regarding the 2019 Drainage Improvement Project.

Fiscal Impact

Attachments

Resolution
Easements
Memo

RESOLUTION NO. 2019-____

A RESOLUTION APPROVING EASEMENT AGREEMENTS FOR 2019 DRAINAGE IMPROVEMENT PROJECT

WHEREAS, the City of Indianola is in need of certain easements in order to complete the 2019 Drainage Improvement Project; and

WHEREAS, the City Council believes it to be in the best interest of the City to approve and accept the easement agreements for purposes of completing said project.

BE IT, THEREFORE, RESOLVED by the City of Indianola, Iowa, that the Easement Agreements from Noelle Nelson, Justin and Maisy Chew and Aaron and Kathleen New in the forms attached hereto as Exhibits, are hereby approved and accepted.

BE IT FURTHER RESOLVED that the Mayor and the City Clerk, if required by the easement agreements, are hereby authorized to execute said Agreements on behalf of the City of Indianola, Iowa.

DATED this 7th day of October 2019.

_____
Kelly B. Shaw, MAYOR

ATTEST:

_____
Diana Bowlin, CITY CLERK

PERMANENT EASEMENT

Noelle Nelson, hereinafter called "Grantor", in exchange for valuable consideration receipt of which is hereby acknowledged, do hereby grant to the City of Indianola, hereinafter called "Grantee", the right to install, repair, replace, remove, and use the temporary construction easement together with the right of ingress and egress thereto over real estate legally described as:

A PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 35, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS:

A 40' WIDE PLOT OF LAND PARALLELING THE WEST LIMIT OF OUTLOT J FOR 17' FROM THE SOUTH LIMIT, THEN PARALLELING THE EAST LIMIT THROUGH THE NORTH LIMIT OF OUTLOT.

Said easement contains 0.11 acres (4,719 S.F.)

Grantor shall have the right to use said strip for purposes not inconsistent with the Grantee's full enjoyment of the rights hereby created.

During the construction of the said 2019 Drainage Improvement Project which shall be completed by April 1, 2020, said City of Indianola, shall have the right to enter in, upon, onto and use the real estate described above for the construction of said project.

Dated this 2nd day of October 2019.

Noelle Nelson

STATE OF IOWA, WARREN COUNTY, ss:

On this 2nd day of October, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Noelle Nelson To me known to be the identical person(s) named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Jacqueline Raffety
Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
JACQUELINE RAFFETY
Commission Number 816510
My Commission Expires
4-18-22

CITY OF INDIANOLA EST. 1849

COMMUNITY DEVELOPMENT

TEMPORARY CONSTRUCTION EASEMENT

Justin and Maisy Chew, hereinafter called "Grantor", in exchange for valuable consideration receipt of which is hereby acknowledged, do hereby grant to the City of Indianola, hereinafter called "Grantee", the right to install, repair, replace, remove, and use the temporary construction easement together with the right of ingress and egress thereto over real estate legally described as:

A PART OF THE SW 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF SAID SECTION 23 THAT IS 436.0 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SECTION 23; THENCE NORTH 900.0 FEET TO THE NORTHWEST CORNER OF THE SW 1/4 OF THE SW 1/4 OF SAID SECTION 23; THENCE ALONG THE NORTH LINE OF SAID SW 1/4 OF THE SW 1/4 677.6 FEET EAST; THENCE SOUTH 900.0 FEET; THENCE WEST 677.7 FEET TO THE POINT OF BEGINNING EXCEPT PARCEL "A" OF THE SURVEY OF THE SW 1/4 OF THE SW 1/4 OF SECTION 23, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5TH P.M., WARREN COUNTY, IOWA, AS SHOWN IN IRREGULAR PLAT BOOK 18, PAGE 27 OF 76-24 IN THE OFFICE OF THE WARREN COUNTY RECORDER.

THE EAST 15.00 FEET OF THE WEST 48.00 FEET, EXCEPT THE NORTH 132.00 FEET.

Said temporary construction easement contains 0.11 acres (4,653 S.F.)

EXPENSED

Grantor shall have the right to use said strip for purposes not inconsistent with the Grantee's full enjoyment of the rights hereby created.

During the construction of the said 2019 Drainage Improvement Project which shall be completed by April 1, 2020, said City of Indianola, shall have the right to enter in, upon, onto and use the real estate described above for the construction of said project.

Dated this 30 day of Sept 2019.

Maisy Chew Justin Chew

Expiration date of easement April 1, 2020.

STATE OF IOWA, WARREN COUNTY, ss:

On this 30 day of Sept, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Maisy and Justin Chew To me known to be the identical person(s) named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Jacqueline Raffety
Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
JACQUELINE RAFFETY
Commission Number 816510
My Commission Expires
4-18-22

PERMANENT EASEMENT

Justin and Maisy Chew, hereinafter called "Grantor", in exchange for valuable consideration receipt of which is hereby acknowledged, do hereby grant to the City of Indianola, hereinafter called "Grantee", the right to install, repair, replace, remove, and use the permanent drainage easement together with the right of ingress and egress thereto over real estate legally described as:

A PART OF THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 23, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS:

A 65 FOOT STRIP BY 65 FOOT AREA OF LAND ADJACENT TO THE EXISTING RIGHT OF WAY, 311 FEET NORTH OF THE SOUTH EDGE OF THE PROPERTY.

Said permanent easement contains 0.10 acres (4,225 S.F.)

Grantor shall have the right to use said strip for purposes not inconsistent with the Grantee's full enjoyment of the rights hereby created.

During the construction of the said 2019 Drainage Improvement Project which shall be completed by April 1, 2020, said City of Indianola, shall have the right to enter in, upon, onto and use the real estate described above for the construction of said project.

Dated this 30 day of Sept 2019.

Maisy Chew Justin Chew

STATE OF IOWA, WARREN COUNTY, ss:

On this 30 day of Sept, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Maisy and Justin Chew To me known to be the identical person(s) named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Jacqueline Raffety
Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
JACQUELINE RAFFETY
Commission Number 816510
My Commission Expires
4-18-22

CITY OF INDIANOLA EST. 1849

COMMUNITY DEVELOPMENT

TEMPORARY CONSTRUCTION EASEMENT

Aaron and Kathleen New, hereinafter called "Grantor", in exchange for valuable consideration receipt of which is hereby acknowledged, do hereby grant to the City of Indianola, hereinafter called "Grantee", the right to install, repair, replace, remove, and use the temporary construction easement together with the right of ingress and egress thereto over real estate legally described as:

A PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 35, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS:

A 10 FOOT STRIP OF LAND WEST OF THE EXISTING DRAINAGE EASEMENT OF THE OUTLOT K OF LOT 28 OF DEER CREEK PLAT 1.

Said temporary construction easement contains 0.06 acres (2,552 S.F.)

110 NORTH 1ST STREET • PO BOX 299 • INDIANOLA, IOWA 50125 • PHONE: (515) 961-9430 • INDIANOLAIOWA.GOV

Grantor shall have the right to use said strip for purposes not inconsistent with the Grantee's full enjoyment of the rights hereby created.

During the construction of the said 2019 Drainage Improvement Project which shall be completed by April 1, 2020, said City of Indianola, shall have the right to enter in, upon, onto and use the real estate described above for the construction of said project.

Dated this 30th day of September 2019.

Expiration date of easement April 1, 2020.

STATE OF IOWA, WARREN COUNTY, ss:

On this 30th day of September, 2019, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Aaron and Kathleen New To me known to be the identical person(s) named in and who executed the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed.

Notary Public in and for the State of Iowa

NOTARIAL SEAL IOWA
JACQUELINE RAFFETY
Commission Number 816510
My Commission Expires
4-18-22

Streets Department

Date: October 1, 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 Easement Approval

As part of the 2019 Drainage Improvement Project there is a need for easements onto private property so that construction might take place and/or be maintained in the future. Staff has been in contact with these property owners for several months and has explained the project in detail so that the best property and construction decisions were made.

As part of the S&T Court component, no easements are required due to work occurring on existing utility easements that were obtained by the City at time of platting.

As part of the N Y Street culvert replacement component to this project two (2) easements are required from Justin and Maisy Chew. A permanent easement of .1 acres and a temporary construction easement of .11 acres is required for the construction to occur.

As part of the S O Street creek channel stabilization component to this project two (2) easements are required. The first is a temporary construction easement from Aaron and Kathleen New for .06 acres. The second is a permanent easement from Noelle Nelson for .11 acres.

Staff recommends that Council accept and approve the four (4) separate easements as they relate to the individual components of the 2019 Drainage Improvement Project.

Subject

Resolution setting a public hearing date at which it is proposed to approve and authorize the sale of real property located at 910 E. 2nd

Information

Council will need to consider the resolution (packet) setting October 21, 2019 as the public hearing to consider the sell of 910 E. 2nd to 92 Coffee dba Cabin Coffee of Indianola (Randy Hanna) . This is a D&D lot they are purchasing from the City.

On October 21, 2019 a public hearing will be held and after comments have been received the council will the sell of the property.

Fiscal Impact

Attachments

Resolution

MINUTES TO SET DATE FOR HEARING ON SALE OF REAL PROPERTY AND APPROVAL OF DEVELOPMENT AGREEMENT

Indianola, Iowa

October 7, 2019

The City Council of the City of Indianola, Iowa, met on October 7, 2019, at 6 o'clock p.m., at the City Hall, in the City. The Mayor presided and the roll was called showing the following members of the Council present and absent:

Present: _____

Absent: _____

The Mayor reported that it would be necessary for the Council to take action to set a public hearing on the sale of certain City-owned property to 92 Coffee dba Cabin Coffee of Indianola.

Council Member _____ introduced a resolution hereinafter next set out and moved its adoption, seconded by Council Member _____; and after due consideration thereof by the Council, the Mayor put the question upon the adoption of the said resolution and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

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

RESOLUTION NO. _____

TO FIX A DATE OF MEETING AT WHICH IT IS PROPOSED TO APPROVE AND AUTHORIZE THE SALE OF REAL PROPERTY FOR DEVELOPMENT

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 South ½ of the East 156' of Lot 28 in the Auditor's Plat of Outlots to The City of Indianola, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa.

Locally known as: 910 East Second Avenue, Indianola, Iowa; and

WHEREAS, 92 Coffee dba Cabin Coffee of Indianola, has presented a proposal which asks for the City to sell the Property to 92 Coffee dba Cabin Coffee of Indianola, for the purpose of constructing a building for intended uses as a café/coffee shop business; and

WHEREAS, the Code of Iowa requires that, before a city may dispose of an interest in real property by sale, the city must set forth its proposal in a resolution and publish notice as provided in Section 362.3, of the resolution and of a date, time and place of a public hearing on the proposal; and

WHEREAS, the Code of Iowa also requires that, before a city may enter into a development agreement for the property that a public hearing must be held on the proposed agreement.

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

Section 1. The City Council will hold a public hearing on the proposal to sell the Property and to enter into a Development Agreement concerning the Property as set out in the preamble hereof at 6 o'clock p.m., on the 21st day of October 2019, at the City Hall, in the City.

Section 2. The City Clerk is hereby authorized and directed to give notice of this resolution and of the public hearing on the proposal to sell the Property and to enter into a Development Agreement, by publication, at least once, not less than four nor more than twenty days before the date of the hearing, in a newspaper of general circulation in the City. Such notice shall be substantially in the form which is attached to this Resolution.

Section 3. All resolutions or parts thereof which are in conflict herewith are hereby repealed.

Passed and approved this 7th day of October 2019.

Mayor

Attest:

City Clerk

NOTICE OF HEARING ON RESOLUTION TO DISPOSE OF PROPERTY AND APPROVE DEVELOPMENT AGREEMENT

The City Council of the City of Indianola, Iowa, has adopted a resolution relating to a proposal to sell certain real property owned by the City, legally described as follows:

> The South ½ of the East 156' of Lot 28 in the Auditor's Plat of Outlots to The City of Indianola, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa.

Locally known as: 910 East Second Avenue, Indianola, Iowa (the "Property").

The Property will be sold to 92 Coffee dba Cabin Coffee of Indianola, for the purpose of constructing a building for the intended uses of a café'/coffee shop business and 92 Coffee dba Cabin Coffee of Indianola will enter into a Development Agreement concerning the Property.

The Council will meet on the 21st day of October 2019, at the City Hall, in the City, at 6 o'clock p.m., for the purpose of holding a public hearing on the proposals.

At that time and place, oral or written comments or objections may be filed or made, and, following the hearing, the City Council will, at that meeting or a later meeting, make a final determination on the proposal, in accordance with Section 364.7 of the Code of Iowa.

By order of the City Council of the City of Indianola, Iowa.

Diana Bowlin
City Clerk

• • • •

On motion and vote, the meeting adjourned.

_____
Mayor

Attest:

_____
City Clerk

STATE OF IOWA
COUNTY OF WARREN SS:
CITY OF INDIANOLA

I, the undersigned, Clerk of the City of Indianola, Iowa, do hereby certify that attached hereto is a true and correct copy of the proceedings of the City Council relating to fixing a date for hearing on the Council's proposal to take action in connection with the sale of real property, as referred to therein.

WITNESS MY HAND this _____ day of _____, 2019.

_____
City Clerk

STATE OF IOWA
COUNTY OF WARREN SS:
CITY OF INDIANOLA

I, the undersigned, Clerk of the City of Indianola, Iowa, do hereby certify that pursuant to the resolution of its Council fixing a date of meeting at which it is proposed to take action to enter into a sale of real property, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City.

WITNESS MY HAND this _____ day of _____, 2019.

_____
City Clerk

(Attach here publisher's original affidavit with clipping of the notice, as published)

Subject

Resolution approving the professional service agreement with Jake's Lawn & Landscape, LLC for the 2019/20 snow removal at 306 E. Scenic Valley Drive (YMCA)

Information

Staff sent out RFP's on September 20, 2019 and it was also placed on the City's and Iowa League of Cities Web Site. The following quotes were received on October 1, 2019 for the snow removal at the YMCA (306 E. Scenic Valley Drive):

Business	Quote
Jake's Lawn & Landscape, LLC Indianola, Iowa	$733.75
Mark Putney Enterprises Indianola, Iowa	$810.00

Staff is recommending the quote from Jake's Lawn & Landscape, LLC in an amount of $733.75.

FYI - Jake's Lawn & Landscape provided snow removal service at the YMCA the first two years the facility was open and also during the last snow season.

Fiscal Impact

Attachments

Resolution

Professional Serv Agreement

RESOLUTION NO. 2019-____

RESOLUTION APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH JAKE'S LAWN & LANDSCAPE, LLC FOR 2019-2020 SNOW REMOVAL AT 306 E. SCENIC VALLEY DRIVE (YMCA)

WHEREAS, the City Indianola, Iowa, is in need of engaging a company to provide snow removal services for the City (hereinafter referred to as "Services") for the 2019-2020 season at 306 E. Scenic Valley Drive (YMCA); and

WHEREAS, 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 Jake's Lawn & Landscape, LLC, Indianola Iowa to perform the Services; and

WHEREAS, it is the determination of the City Council that the City should enter into a Professional Services Agreement with Jake's Lawn & Landscape, LLC 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 Professional Services Agreement with Jake's Lawn & Landscape, LLC for the Services is in the public interest of the citizens of the City of Indianola and is hereby approved.

2. The Mayor is authorized and directed to execute the Professional Services Agreement on behalf of the City and the City Clerk is authorized and directed to attest to the signature and to affix the seal of the City.

PASSED this 7th day of October, 2019.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Diana Bowlin, City Clerk

Exhibit A

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, made and entered this 7th day of October, 2019, by and between the **CITY OF INDIANOLA,** a municipal corporation of the State of Iowa, hereinafter referred to as "CITY," and **Jakes Lawn & Landscaping, LLC** hereinafter referred to as "SERVICE PROVIDER."

WHEREAS, the CITY is in need of snow removal at 306 E. Scenic Valley Drive for 2019-2020 season, 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 "A" 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 "A."

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:_____

Subject

Resolution approving the Hold Harmless Agreement by and between the City of Indianola and the Pate Family Limited Partnership for the installation of a handicap ramp at 208 W. Ashland

Information

Council will need to consider the resolution (packet) approving the Hold Harmless Agreement between the City of Indianola and Pate Family Limited Partnership for the construction of a handicap ramp at 208 W. Ashland Avenue.

The agreement states that the Owner at its sole cost and expense shall install the handicap ramp in compliance with all municipal, state and federal laws. The Owner shall obtain all required permits and have performed all required inspections to confirm compliance.

Fiscal Impact

Attachments

Agreement
Resolution

When Recorded Return to:,
City of Indianola, Iowa
Attn: City Clerk
110 North 1st Street
Indianola, IA 50023

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

HOLD HARMLESS AGREEMENT

THIS Agreement is made and entered into this 7th day of October 2019, by and between the City of Indianola, Iowa, a municipal corporation (hereinafter referred to as "City") and Pate Family Limited Partnership (hereinafter referred to as "Owner"), witnesseth:

WHEREAS, the Owner is the titleholder of certain real estate situated in Indianola, Warren County, Iowa, which real estate is locally known as 208 West Ashland Avenue, Indianola, Iowa and legally described as the Lots 18 and 19 in Block 7 of the Original Town Plat of Indianola, Warren County, Iowa; and

WHEREAS, the Owner is desirous of placing a handicap ramp on the sidewalk for access purposes.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and Owner agree as follows, to wit:

1. RAMP. The Owner at its sole cost and expense shall install the handicap ramp in compliance with all municipal, state and federal laws. The Owner shall obtain all required permits and have performed all required inspections to confirm compliance.

2. TERM. Unless sooner terminated as herein provided, the term of this Agreement shall be to and include October 31, 2020. The term shall be automatically renewed annually unless at least thirty (30) days written notice of termination at the end of the then current term is provided by either party. All renewals shall be on the same terms and conditions as set forth herein.

3. USE OF SURROUNDING PREMISES. Owner agrees to at all times maintain a five (5) foot walking space around the handicap ramp.

4. DUTY TO MAINTAIN. Owner shall have the duty, at Owner's sole expense, to maintain and repair the handicap ramp and keep the same in good condition.

5. COMPLIANCE WITH LAW. Owner at its sole expense shall comply with all laws, orders and regulations of federal, state and municipal authorities, and with any direction of any public officer, pursuant to law, which shall impose any duty upon the City or the Owner with respect to the handicap ramp. Owner, at its sole expense, shall obtain all licenses or permits which may be required for the making of repairs, alterations, improvements or additions.

6. HOLD HARMLESS. Owner shall indemnify, protect, save and hold harmless the City from and against any and all liability, losses, and damages to property or bodily injury or death to any person, including payments made under workers' compensation laws, and including damages caused by or arising out of any act of negligent omission of Owner, its officers, agents, employees or contractors, happening or done in, on or about the handicap ramp, or arising out of or in any way connected with the use of the City property, or any part thereof, by Owner or any person claiming through or under Owner. Owner's obligation to indemnify, save, protect and hold harmless shall include the obligation to pay all reasonable expenses incurred by the City in defending itself with regard to any of the aforementioned claims, including all out-of-pocket expenses such as attorney's fees and the value of any services rendered by lawyers for the City or any other officers or employees of the City.

7. INSURANCE AND INDEMNIFICTION AGREEMENT. Owner agrees to keep in force during the term of this Lease comprehensive general liability insurance coverage in the amount of $2,000,000 combined single limit, with insurance underwriters authorized to do business in the State of Iowa satisfactory to the City. Such insurance shall be provided on an occurrence basis and not on a claim made basis, and shall include coverage for premises and operations liability, and including independent contractors and for products-completed operations. The City shall be named as an additional insured on the insurance policy and the policy shall provide on its face that it may not be canceled except after at least thirty (30) days written notice to the City. The City Manager of the City, taking into account the financial resources of Owner, risk involved to the City and to the general public, as well as other salient factors, shall approve the amount of the deductible. Owner shall file with the City Clerk of the City a certificate of insurance, which clearly discloses on its face coverage in conformity with all of the foregoing requirements, and if requested by the City, the Owner shall additionally submit a certified copy of the policy to the City.

8. TERMINATION AND DEFAULTS OF OWNER. This Agreement shall terminate upon expiration of the Term; except for any and all indemnification provisions which provisions shall survive termination. Upon default of Owner in accordance with the terms and provisions of this Agreement, this Agreement may, at the option of City, be canceled and forfeited; provided, however, before any such cancellation and forfeiture, the City shall give Owner written notice specifying the default, or defaults, and stating that this Agreement will be canceled and forfeited ten (10) days after the giving of such notice, unless such default or defaults are remedied within such grace period. In addition, the City shall have the right to terminate or cancel this Agreement prior to the expiration of the demised term upon a determination by the Indianola City Council that the premises are required for a public purpose and upon giving Owner at least thirty (30) days written notice stating the intent to so terminate or cancel this Agreement. If the City so terminates or cancels this Agreement by giving thirty (30) days written notice, there shall be no damages.

9. SURRENDER OF PREMISES AT TERMINATION. Owner agrees that upon termination of this Agreement, Owner shall surrender and deliver the premises in good and clean condition, except for the effects of ordinary wear and tear and depreciation arising from lapse of time or damage without fault or liability of Owner.

10. REMOVAL OF FIXTURES. Owner shall have the right at termination of this Agreement, to remove any fixtures which Owner has installed. Owner shall fully repair any and all damages caused by removal. Any such fixtures which remain on the premises after the date of termination shall be considered abandoned and thereafter may be removed a disposed of at the discretion of the City without the City incurring any liability therefore.

11. NOTICES. Notices as provided for in this Agreement to the City shall be deemed sufficient if sent by certified mail with return receipt to the City Clerk, City of Indianola, City Hall, 110 N. First Street, Indianola, Iowa 50125. Notices as provided for in this Lease Agreement to Owner shall be deemed sufficient if sent by certified mail with return receipt requested to Pate Family Limited Partnership, PO Box 727, Indianola, Iowa, 50125.

12. GOVERNING LAW. This Agreement shall be governed by, construed and enforced in accordance with the laws of the State of Iowa.

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

CITY OF INDIANOLA, IOWA

By:_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Diana Bowlin, City Clerk

STATE OF IOWA, COUNTY OF WARREN, ss:

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

_____
Notary Public in and for the State of Iowa

_____

By:_____
Name: Terrance Tarleton
Pate Family Limited Partnership
Title: Property Manager

STATE OF IOWA, COUNTY OF WARREN, ss:

On the _____ day of _____ 2019, before me , the undersigned, a Notary in and for the said State, personally appeared Terrance Tarleton, to me personally known, who being duly sworn, did say that he is the Property Manager of Pate Family Limited Partnership; the instrument was signed on behalf of the corporation; and that he as Property Manager acknowledges execution of the instrument to be the voluntary act and deed of the corporation by it and by him voluntarily executed.

_____
Notary Public in and for the State of Iowa

RESOLUTION NO. 2019-____

A RESOLUTION APPROVING THE HOLD HARMLESS AGREEMENT BY AND BETWEEN THE CITY OF INDIANOLA AND PATE FAMILY LIMITED PARTNERSHIP

WHEREAS, Pate Family Limited Partnership has requested approval to build a handicap ramp outside of the business located at 208 W. Ashland Avenue in the City of Indianola, Iowa; and

WHEREAS, the City Council believes it is beneficial to the citizens of Indianola for a business to have a handicap ramp but requests that the business hold it harmless from anything that occurs due to the ramp; and

WHEREAS, the City Council of the City of Indianola believes it is in the best interest of the City to allow the handicap ramp under the terms set out in the Hold Harmless Agreement attached as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Indianola, Iowa hereby approves the Hold Harmless Agreement between the City and Pate Family Limited Partnership.

BE IT FURTHER RESOLVED that the City Council authorizes the Mayor and City Clerk to execute the same on behalf of the City.

DATED at Indianola, Iowa this _____ day of _____ 2019.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Diana Bowlin, City Clerk

Subject

Resolution approving lease agreements for parking with The First Baptist Church of Indianola, Iowa and The Trinity United Presbyterian Church of Indianola, Iowa

Information

You have the revised agreement from each church. The agreement is the same as last years. It is a good arrangement for the city (commuter parking) and church (no maintenance cost). The agreement includes:

- One year agreement
- City to provide churches and barricades to reserve parking when necessary
- Painting parking lines specifically designated

In addition to the above the city will encourage commuters to park on the south side of the lot to allow easier church access.

Fiscal Impact

Attachments

Resolution

Lease

RESOLUTION NO. 2019-_____

RESOLUTION APPROVING LEASE AGREEMENT FOR PARKING WITH THE FIRST BAPTIST CHURCH OF INDIANOLA, IOWA AND THE TRINITY UNITED PRESBYTERIAN CHURCH OF INDIANOLA, IOWA

WHEREAS, the City of Indianola, Iowa has leased a parking area from the First Baptist Church of Indianola, Iowa and the Trinity United Presbyterian Church of Indianola, Iowa since June 23, 1969; and

WHEREAS, the parties desire to negate the obligations and provisions of the prior lease and enter into a new Lease in the form attached hereto as Exhibit "A"; and

WHEREAS, the City Council of the City of Indianola, Iowa believes it is in the best interest of the City to enter into the new Lease.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that the Lease in the form attached as Exhibit "A" is hereby approved.

BE IT FURTHER RESOLVED by the City Council of the City of Indianola, Iowa, that the Mayor and City Clerk are directed to execute the Lease.

Dated this 7th day of October 2019.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Diana Bowlin, City Clerk

LEASE

THIS LEASE entered into this _____ day of November, 2019, between the First Baptist Church of Indianola, Iowa, and the Trinity United Presbyterian Church of Indianola, Iowa hereinafter called Lessors, in consideration of the agreements herein continued on the part of the City of Indianola, Iowa hereinafter called the Lessee, hereby leases to said Lessee from the 22nd day of November, 2019 to the 22nd day of November 2020 the following described real estate situate in Indianola, Warren County, Iowa the following premises owned by the First Baptist Church of Indianola, Iowa, to wit:

> Lots One (1), Two (2), Three (3), Twenty-four (24), and the East Ten (10) feet
> Of Lot Four (4), Block Twenty-one-(21), Original Town Plat of Indianola, Iowa,
> All in the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section
> Twenty-five (25), Township Seventy-six (76) North, Range Twenty-four (24),
> West of the Fifth P.M., Iowa,

And the following property, owned by Trinity United Presbyterian Church, Indianola, Iowa, to wit:

> West 20 feet of Lot Four (4), all of Lot Five (5), and the East 20.8 feet of Lot Six (6),
> Block Twenty-one (21), Original Town Plat of Indianola, all in the Southeast Quarter
> Of the Northwest Quarter (SE ¼ NW ¼) of Section Twenty-five (25), Township
> Township Seventy-six (76) North, Range Twenty-four (24), West of the Fifth P.M., Iowa

Lessee, in consideration of said leasing agrees: To maintain the present parking lot upon said premises in accordance with the policy of the City of Indianola on maintaining parking lots and alleys adopted by the City Council on August 1, 1977. It is understood that maintenance shall include snow removal, dust and litter control and painting of parking lines. Lessee agrees to enforce all applicable City Ordinances which pertain to city-owned parking lots. In addition, the City shall provide two barricades for use by both entities.

The use of said premises shall be a public parking lot for the City of Indianola, Iowa, subject to the Lessors' right to use and enjoy said premises for each of the Lessor's respective needs for their congregations and/or large gatherings of people, including Sunday's church services, which right the Lessors hereby reserve.

Lessor shall not be liable for any loss or damage to property caused by any sources whatever nor shall the Lessor be liable for any damage or injury to persons or property occurring or arising on said premises from any cause whatever during the term of this Lease. Lessor agrees to save Lessee harmless from any suit or claim and to defend any suit or claim arising in connection with the use or occupancy of real estate as described above.

When fully executed, this Lease shall take precedence over and shall in effect negate the obligations and provisions of a prior lease describing the same parcel between the same parities dated the 23rd day of June, 1969.

Dated at Indianola, Iowa this _____ day of November, 2019.

LESSORS:

FIRST BAPTIST CHURCH OF INDIANOLA, IOWA

By: Carol A. McKinney

TRINITY UNITED PRESBYTERIAN CHURCH OF INDIANOLA, IOWA

By: Rodney W. Puckett

LESSEES:

CITY OF INDIANOLA, IOWA

By: _____
Kelly B. Shaw, Mayor

By: _____
Diana Bowlin, City Clerk

Subject

Resolution authorizing the certification of liens to the Warren County Treasurer for purposes of assessing cost of nuisance abatement against property located at 1009 E. Salem

Information

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

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

Roll call is in order.

Per Iowa Code, property owners have the option to pay them (or any portion) within 30 days after the first publication (October 16, 2019) at the Clerk's Office

Fiscal Impact

Attachments

Resolution

Nuisance Abatement

RESOLUTION NO. 2019-____

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

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

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

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

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

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

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

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

Passed and approved the 7th day of October, 2019.

_____
Kelly B. Shaw, Mayor

Attest:

_____
Diana Bowlin, City Clerk

NOTICE OF FILING OF
ASSESSMENTS FOR NUISANCE ABATEMENT

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

Parcel #	Legal Description	Property Owner	Property Address	Amount	Admin Fee 001-1700-47100	Street 321-2100-47100	Reason
48170020070	30-76-23 Crown Point Lot 7 & E 20' Lot 8 Blk B	Carrie J. Putney	1009 E. Salem	$975.80	$30.00	$1,005.80	Junk Vehicles and Debris

Subject

Resolution authorizing the application for a FEMA HMGP grant to be used to update the City's Outdoor Warning Siren network

Information

In your packet is a memo from Finance Director Andy Lent, the application and resolution authorizing the application for a FEMA HMGP grant to be used to update hte City's Outdoor Warning Siren network.

Fiscal Impact

Attachments

Memo
Application
Resolution

CITY OF INDIANOLA EST. 1849

FINANCE DEPARTMENT

To: Mayor and Council

From: Andrew J. Lent, Director of Finance

Greg Chia, Fire Chief

CC: Ryan Waller, City Manager

Date: 7 October 2019

Re: HMGP Application for Outdoor Warning Sirens

A key initiative of the Council's strategic plan and the Fire Department's work plan involves the review and updating of the City's outdoor warning siren system. To that end, the Finance Director and Fire Chief began an application with the Iowa Homeland Security and Emergency Management Division (IHSEMD) for the Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program (HMGP) for replacement of the outdoor warning sirens.

Chief Chia has been alarmed about the age of the sirens and their reliability should severe weather threaten the City. Staff is aware that this threat exists as the City has experienced high wind storms on June 28 of last year and the recent tornado in southern Warren County. In FY 2018, the City replaced one of the sirens at a cost of $20,833.

With the grant application attached to this memo, the City can replace the remaining five sirens at a cost of $16,902. The resolution we ask the Council to consider, commits this funding for a future grant should funding become available in the HMGP. We anticipate such funding will become available for our area with the recent storms.

We recommend approval of the application and commitment of the funds.

LOCAL MATCH RESOLUTION # _____

FOR THE

HAZARD MITIGATION GRANT PROGRAM

WHEREAS, City of Indianola (hereinafter called "the Subgrantee"), County of
(jurisdiction)

Warren, has made application through the Iowa Homeland Security and Emergency Management Division (HSEMD) to the Federal Emergency Management Agency (FEMA) for funding from the Hazard Mitigation Grant Program, in the amount of $112,680 for the total project cost,

and

WHEREAS, the Subgrantee recognizes the fact that this grant is based on a cost share basis with the federal share not exceeding 75%, the state share not exceeding 10% and the local share being a ***minimum*** of 15% of the total project cost. The ***minimum*** 15% local share can be either cash or in-kind match.

and

THEREFORE, the Subgrantee agrees to provide and make available up to $16,902.00 (Sixteen thousand nine hundred and two dollars) of local monies to be used to meet the ***minimum*** 15% match requirement for this mitigation grant application.

The resolution was passed and approved this 7 day of October 2019

Signatures of Council or Board Members:

_____	_____
Council or Board Member	Council or Board Member
_____	_____
Council or Board Member	Council or Board Member
_____	_____
Council or Board Member	Council or Board Member
_____	_____
Council or Board Member	Council or Board Member
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Council or Board Member	Council or Board Member

I submit this form for inclusion with the HMGP Project Application.

Andrew J. Lent, Director of Finance, City of Indianola
Print Name of Authorized Representative

_____
Authorized Representative's Signature and Date

STATE OF IOWA
DESIGNATION OF APPLICANT'S AUTHORIZED REPRESENTATIVE

Andrew Lent is hereby authorized to execute on behalf of
(Name of Representative)

City of Indianola this mitigation project and to file it with
(Applicant Entity)

Iowa Homeland Security and Emergency Management (HSEMD) for the purpose of obtaining financial assistance under the Robert T. Stafford Disaster Relief and Emergency Assistance Act (PL 93-288, as amended) and the Code of Iowa, Chapter 29c.

Signed this 7 Day Of October, 20_19_.

Kelly Shaw, Mayor
Chief Executive Officer
(Print Name and Title)

(Signature)

Andrew Lent-Director of Finance
Applicant's Authorized Representative
(Print Name and Title)

(Signature)

Attested: Diana Bowlin, City Clerk
(Print Name and Title)

(Signature)

RESOLUTION NO. 2019-____

RESOLUTION AUTHORIZING THE SUBMISSION OF THE
THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
HAZARD MITIGATION GRANT PROGRAM (HMGP)
TO BE USED TO UPDATE THE CITY'S OUTDOOR
WARNING SIREN NETWORK

WHEREAS, the City Council of the City of Indianola, Iowa supports being prepared for severe weather; and

WHEREAS, the Outdoor Warning Sirens alert the City of Indianola residents of threatening weather; and

WHEREAS, staff is aware of the age of the sirens and is concerned about the sirens' reliability should severe weather threaten the City; and

WHEREAS, in FY 2018, the City replaced one of the sirens at a cost of $20,833; and

WHEREAS, with the grant application the City can replace the remaining five sirens at a cost of $16,902; and

WHEREAS, staff requests the City Council consider committing this funding for a future grant should funding become available in the Hazard Mitigation Grant Program (HMGP); and

WHEREAS, the City Council believes that it is in the best interest of the citizens of the City of Indianola's to apply for the Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program (HMGP) Grant to be used to update the City's Outdoor Warning Siren Network and commits this funding for a future grant should funding become available in the Hazard Mitigation Grant Program (HMGP).

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

1. The City of Indianola apply for the Federal Emergency Management Agency (FEMA) Hazard Mitigation Grant Program (HMGP);
2. Director of Finance, Andrew Lent is the authorized representative for said grant; and
3. The match of $16,902.00 is hereby obligated for said grant.

PASSED AND APPROVED THIS 7th of October, 2019.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Diana Bowlin, City Clerk

Subject

Resolution amending the City's finance, procurement and procurement card policies

Information

In your packet is the resolution amending the finance, procurement and procurement card policy amendments (packet). The memo (packet) from Director of Finance Andy Lent summarizes the amendments.

Fiscal Impact

Attachments

Resolution
Memo
Procurement Card Policy
Procurement Policy
Financial Policy

RESOLUTION NO. 2019-_____

RESOLUTION AMENDING THE CITY COUNCIL POLICY

WHEREAS, the City of Indianola Council Policy is amended over time; and

WHEREAS, the policy regarding the Finance, Procurement and Procurement Card Policies need to be amended; and

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

That the Council Policy for the Finance, Procurement and Procurement Card Policies shall be amended as shown in Exhibit "A"

Passed and approved this 7th day of October, 2019.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Diana Bowlin, City Clerk

CITY OF INDIANOLA EST. 1849

FINANCE DEPARTMENT

To: Mayor and Council

From: Andrew J. Lent, Director of Finance

CC: Ryan Waller, City Manager

Date: 7 October 2019

Re: Finance, Procurement, and Procurement Card Policy Amendments

---

Each year, we review the policies of the finance department to check for possible revisions which we bring before the Council to consider for approval. The summaries below cover the amendments being sought in the City's current finance, procurement (purchasing), and procurement card policies.

Finance Policy Amendments

The following amendments are being proposed for the City's finance policy:

- User fees and charges are to be reviewed annually.
- The Recycling Fund ending fund balance will be maintained at 25 percent of expenditures.
- Budgeting health insurance for new employees or vacant positions at the family level to ensure the maximum amount is budgeted.
- Employees will contribute to the health insurance premium, currently at 12 percent.
- The remaining changes are formatting, word choice editing, or removal of extraneous words.

Procurement Policy Amendments

Most of the amendments in the procurement policy are aimed at the limits for public improvement bid thresholds. Under state law, the IDOT reviews the public improvement bid thresholds for competitive quotes and formal competitive bidding. Each of these two purchasing methods are further broken down to two types of projects; horizontal (mainly streets, trails, and sewer mains) and vertical (mainly buildings). For horizontal projects, the process begins with the formal competitive bidding process at $50,000. For vertical projects, the competitive quotation process is between $50,000 and $139,000 and the formal competitive bidding for projects above $139,000.

A few years ago the competitive bid process was changed where the notice to bidders is not published, but posted in three different places on the Internet. While the City follows the new process, the process was never formalized in the City's purchasing policy. This amendment takes care of this oversight.

Finally, an exemption for sole source vendor has been added. This exception for non-public improvement projects allows a department to use one vendor where getting three bids might be impractical either because there are no other suppliers or there are significant reasons for not using other bidders due to cost or unreliability. To prevent an abuse of the sole source vendor exemption, a written request must be made to the City Manager or Director of Finance to be allowed to use this exemption.

Procurement Card Amendments

These amendments deal with the procurement cards (city credit cards). We have been able to lower the number of credit cards issued to employees by limiting the cards to department heads and other key employees and by issuing department procurement cards. We have also switched over to invoice purchasing at Amazon and are utilizing charge accounts at certain local vendors for small maintenance supplies, such as Theisen's, O'Reilly's, or NAPA. This pertains only to the City procurement cards, since, although the City and IMU are on the same system, IMU controls the cards for their employees.

The current procurement card policy has a monthly limit of $3,500 for each employee. However, this amount is exceeded at times, for example, when IT needs to purchase a piece of equipment or the fire department needs to buy expendable medical supplies in bulk. We believe that a $5,000 monthly limit will suffice for department head and department cards only. If a temporary increase to this limit is needed, a written request will be made to the Director of Finance to increase the limit, but the limit will be reduced after the temporary reason has expired.

The policy amendment includes role requirements for department head approvers who approve purchases made by their department. This something the department heads do on a regular basis, but no official role was established in the policy.

The policy amendment also requires that hardcopies of receipts be maintained for seven years, per recommendation from our auditor. Electronic copies are kept on the system, but as a backup, the printed copies should be retained the same amount of time as other invoices.

Wells Fargo ~~Purchase~~ Procurement Card Procedures

It is the intent of the ~~purchasing~~ procurement card program to provide employees with an effective and efficient method of purchasing and paying for specific services and/or purchases. The use of ~~purchasing~~ procurement cards shall be in compliance with other city policies and procedures. It is the responsibility of each cardholder to comply with these policies.

Cardholder responsibilities shall include:

1. Knowing and complying with the ~~purchasing~~ procurement card policies and procedures, and ensuring purchases are made in accordance with the City's purchasing policy, including bidding requirements.
2. Ensuring that funds have been properly budgeted and are available to pay for the items and/or services being purchased.
3. Notifying the vendor, when applicable, that the purchase is tax exempt and ensuring that such taxes are not added to the prices of items and/or services purchased.
4. Upload receipts onto Wells Fargo system (see below).
~~4.~~5. Maintain security of procurement cards.
    a. Procurement cards are the property of the City of Indianola.
    b. It is the responsibility of the cardholder to keep the card in a safe location.
    c. Lost or stolen cards shall be immediately reported to the Program Administrator.
    d. Cardholders shall return cards to the Program Administrator when employment with the City of Indianola is terminated.

~~The purchase card is intended to take place of the US Bank credit cards as well as "house" charge accounts.~~ You may use the card for purchases when invoicing or other charge accounts are not available. ~~for other invoices and purchases as long as it does not cost extra money to do so~~. In the event that a company will charge you an additional fee to use the credit card, continue with the normal invoicing process with that business, if possible.

Excluded Items – the ~~purchasing~~ procurement cards shall not be used for the following types of transactions:

1. Cash advance.
2. Purchase of alcoholic beverages.
3. Travel-related expenses related to spouses or other non-covered employees.
4. Items for personal use that would not be reimbursable by the City.
5. Video rental, "On Your Honor" bar purchases provided in hotel rooms.

The City purchasing card also shall not be used for personal identification or as a personal credit reference.

Program Violations are listed below:

1. Unallowable purchases: The cardholder will provide a written statement of explanation if an unallowable purchase appears on his or her statement or transaction log.
2. Unacceptable Documentation: The cardholder will provide required documentation upon notification to do so by the Program Administrator. Hardcopy receipts will be retained for seven (7) years.

3. Late Submission of ~~Purchasing~~ Procurement Card Reconciliation Documents and/or Failure to Resolve Disputes: Late submission and/or failure to resolve disputes may result in de-activation of the card.
4. Standards of Conduct Violations: Conduct not complying with City standards will be reported to the Program Administrator. In addition to card revocation, violations may result in disciplinary action up to, and including, termination.

Repeated program violations will be reported to the Program Administrator. In addition to temporary de-activation of the card, consequences of violations may include card revocation, payroll deduction for unallowable purchases and expenses that were not reconciled, and/or disciplinary action up to, and including termination.

You may view the full ~~Purchasing~~ Procurement Card Policy at the City Clerk's Office

Quick References Regarding Purchases and Reconciliation of ~~Purchase~~ Procurement Cards

- Only use the card if there is not an extra charge ~~to do so (If there is a cost to use the credit card, continue to use the invoice system like before)~~. If there is an extra charge and no other method of payment is allowed, you may use the card for the purchase if the extra charge does not exceed $5.00. Alert the program administrator in these cases.
-
- If the purpose of the purchase is not completely evident, write a short note on the receipt. For example, if the fire department purchases food for training, the individual making the purchase would write on the receipt "For training session on" with the date of the training.

- Upload your receipt as soon as possible after purchase by uploading an image ~~picture~~ of the receipt ~~through the mobile app, faxing the receipt with the cover sheet or emailing it with the cover shee~~ to the Wells Fargo system either by taking a picture of the receipt with your phone and using the mobile app or scanning and uploading through a computer. Scanning the receipt is the preferred method of uploading the receipt. Make sure all pertinent information is legible. If you need additional assistance on how to complete this step, please see the program administrator.~~t~~
-
- Once you have uploaded your receipt, ~~turn it in to~~submit it to whomever is storing the ~~copies of the~~printed receipts. Make sure they know the receipt is for a Wells Fargo purchase.

- If using the mobile app to upload receipts, pay close attention to the "statement -date". You will want to use "Open Statements" when uploading receipts for the previous month. You will want to use "Cycle to Date" when uploading receipts for the current month.

- You may reconcile your statement as purchases become available online or you may wait until the first business day of the next month. Cardholders have from the 1st of the month through the 6th of the month to reconcile their statements.

Adopted by City Council November 16, 2015

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~~Purchasing~~ Procurement Card Policy

1. Purpose

A. It is the intent of the ~~purchasing~~ proicurement card program to provide employees with an effective and efficient method of purchasing, reserving, guaranteeing and paying for specific services and/or purchases.

B. The program is intended to provide documentation of purchases at the department level.

C. The use of ~~purchasing~~ procurement cards shall be in compliance with other city policies and procedures. It is the responsibility of each cardholder to comply with these policies.

2. Roles and Responsibilities

A. The conduct of all City employees shall meet the highest ethical standards, and that standard is a part of the City's ~~purchasing~~ procurement card program. All participants in the program are responsible for conducting themselves in such a way as to exemplify the public trust that they hold.

B. Program Administrator: The Director of Finance will act as the Program Administrator. Responsibilities shall include:

1. Handling issues with the card provider and cardholders regarding compliance with program policies.

2. Providing policy and procedure revisions to each Department Head.

3. Recommending appropriate action in the event of unauthorized use of a card.

C. Payment Administrator: The Director of Finance will act as the Payment Administrator. Responsibilities shall include:

1. Coordinating the card application process and keeping a record of all cardholders.

2. Coordinating training sessions and keeping a record of those who have completed training.

3. Handling issues with the card provider and cardholders regarding changes in cardholder status.

4. Handling questions concerning payment procedures and transaction reports.

D. Accounts Payable Clerk: Responsibilities shall include:

1. Processing payments in accordance with the program policies and the contract between the City and the card provider.

2. Reporting all variances from policies and procedures to the Program Administrator.

E. Department Head/Supervisor Approval: Responsibilities include

1. Reviewing and Approving monthly credit cards statements for department employees and department card purchase within established deadlines.
2. Knowing and complying with the procuremen card policies and procedures, and ensuring purchases are made in accordance with the City's purchasing policy, including bidding requirements.
3. Ensuring that funds have been properly budgeted and are available to pay for the items and/or services being purchased.
4. Keeping informed about policy and procedure revision information.
5. Reporting any variances from program policies to the Program Administrator.
6. Ensuring that printed copies for the department are retained for seven (7) years. Assistance from the Finance Department is available to assist.

~~E.~~F. Cardholder: Responsibilities shall include:

1. Reviewing and approving monthly credit cards statements for purchase made within established deadlines.

2. Uploading receipts into the Wells Fargo system and providing a printed copy to the person maintaining them.

~~1.~~3. Knowing and complying with the ~~purchasing~~ procurement card policies and procedures, and ensuring purchases are made in accordance with the City's purchasing policy, including bidding requirements.

~~2.~~4. Ensuring that funds have been properly budgeted and are available to pay for the items and/or services being purchased.

~~3.~~5. Keeping informed about policy and procedure revision information.

~~4.~~6. Verifying that the quantity and quality of the items and/or services purchased are in compliance with the agreement, whether verbal or written, with the vendor.

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~~5.~~7. Notifying the vendor, when applicable, that the purchase is tax exempt and ensuring that such taxes are not added to the prices of items and/or services purchased.

~~6.~~8. Reporting any variances from program policies to the Program Administrator.

3. Security

A. ~~Purchasing~~ Procurement cards are the property of the City of Indianola.

B. It is the responsibility of the cardholder to keep the card in a safe location.

C. Carrying cards permanently with personal cards is discouraged because of the possibility of its use in place of a personal credit card.

D. Lost or stolen cards shall be immediately reported to the Payment Administrator.

E. Cardholders shall return cards to the Payment Administrator when employment with the City is terminated.

4. Included Items

A. The ~~purchasing~~ procurement card shall only be used for the following types of transactions:

1. To secure and/or guarantee reservations, registrations, attendance, food, etc. to an approved educational or operational out-of-town event.

2. To purchase or provide payment for goods or services necessary for operations and only for those goods and services that cannot be acquired through the traditional charge/billing/~~payment~~ invoice process~~ unless use of the purchasing card will result in financial advantage.~~.

5. Excluded Items

A. The ~~purchasing~~ procurement card shall not be used for the following types of transactions:

1. Cash advance.

2. Purchase of alcoholic beverages.

3. Travel-related expenses related to spouses or other non-covered persons.

4. Items for personal use that would not be reimbursable by the City.

5. Video rental, "On Your Honor" bar purchases provided in hotel rooms.

B. The City ~~purchasing~~ procurement card shall not be used for personal identification or as a personal credit reference.

6. Dollar Limits

A. Monthly dollar limits will be established at $3,500 per individual cardholder, except that department head limits will be $5,000. Department cards will be set at a monthly limit of $5,000.

B. If the need arises, limits can be raised temporarily. The request will be approved by the Director of Finance after a written request, which can be made by email, by the individual or their direct supervisor. After the temporary need has expired, the limit will be reset according to 6.A.

~~**6. Dollar Limits**~~

~~A. Monthly dollar limits will be established at $3,500 per cardholder.~~

7. Use of Card and Transaction Records

A. Receipts and Invoices: An original receipt or invoice from the vendor, or other verifying document must support each purchase transaction. Receipts must be detailed, including meal receipts, listing items purchased. Cardholders shall upload receipt to the Wells Fargo system with one week following purchase and maintain a printed receipt for seven years. Extended storage of printed copies for departments can be maintained by department heads with assistance from the Finance Department.

B. Internet Transactions: Cardholders shall confirm the security of proposed Internet order sites prior to placement of orders.

C. Conference, Training, and Travel Transactions: Cardholders shall confirm budget approval prior to using cards for conference, training, or travel purposes. Expenditure limits will be in accordance with employee handbook policy for travel reimbursement.

D. Telephone Orders: Cardholders shall confirm the security of proposed telephone orders prior to placement of orders.

E. Pickup/In-Person Orders: Cardholders may use cards in accordance with the policies at places of business accepting the cards.

F. Cardholder Verification: Each cardholder shall be responsible to verify documentation of each transaction during each billing period.

8. Payment

A. The Accounts Payable Clerk will process payments in accordance with the program policies and procedures, and the contract between the City and the card provider.

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9. Disputed Charges

A. It is the responsibility of each cardholder to resolve any discrepancies between the transaction report for his or her card and the transaction receipts.

B. All Department Heads shall have the authority to resolve disputes. This is intended to ensure timely resolution of disputes.

10. Program Violations

A. Program Violations:

1. Unallowable purchases: The cardholder will provide a written statement of explanation if an unallowable purchase appears on his or her statement or transaction log.

2. Unacceptable Documentation: The cardholder will provide required documentation upon notification to do so by the Payment Administrator.

2. Late Submission of ~~Purchasing~~ Procurement Card Reconciliation Documents and/or Failure to Resolve Disputes: Late submissions and/or failure to resolve disputes may result in de-activation of the card.

3. Standards of Conduct Violations: Conduct not complying with City standards will be reported to the Program Administrator. In addition to card revocation, violations may result in disciplinary action up to, and including, termination.

4. Violations will be reported to the Program Administrator. In addition to temporary de-activation of the card, consequences of violations may include card revocation, payroll deduction for unallowable purchases and expenses that were not reconciled, and/or disciplinary action up to, and including termination.

Adopted by City Council on July 2, 2001; amended May 19, 2008.

ADMINISTRATIVE POLICY AND PROCEDURES
FINANCIAL POLICY—PURCHASING

Part I: General Policy

- The City's purchasing system is decentralized with certain exceptions at the discretion of the City Manager.
- No purchase made by an employee shall bind the City to receive and/or pay for the goods or services procured unless authorized by the methods described herein.
- Purchases made without following the City's policies and procedures may result in the return of documents, nonpayment of vendor invoices, cancellation of purchase orders or purchasing privileges, or other sanctions as determined necessary after consultation with the department head or City Manager.
- Transactions should not be split into smaller parts to circumvent the dollar limitations and requirements of this policy.

Part II: Purchasing Limitations; Bidding[1]

- **Informal Quotations**
  - The purchaser may seek up to three quotations, but is not required, of any goods (materials, merchandise, supplies, etc.) or services (activities provided by other people) with a total value between $1,000 and $4,999. If quotations are received, they do not need to be in writing but should be documented for reference.
  - The purchase of any goods or services with a total value between $5,000 and $39,999 shall require written quotations from at least three suppliers.
  - Purchases for public improvements (infrastructure projects, construction of street, sidewalk, curb, traffic control, sewer projects, etc.) qualifying under Iowa Code Chapter 26 that are less than $~~47~~48,000 for highway, bridge, or culvert work, less than $~~55~~57,000 for buildings, utilities, sidewalks, trails, etc., or that have been declared "emergency repair work" qualify for informal quotations under this subsection.
  - The contractor must provide a performance and payment bond for a public improvement project of more than $25,000 in accordance with Iowa Code Chapter 573
    - ~~Council approval is required for any contracts over $25,000~~

- **Semi-formal Competitive Quotations**
  - The purchase of any goods (materials, merchandise, supplies, etc.) or services (activities provided by other people) with an estimated value of $40,000 or more shall require competitive quotes based on written specifications with the cooperation of the Finance Director.
  - Council approval is required for all semi-formal bids, contracts, and purchases.
  - State law requires that purchases for public improvements qualifying under Chapter 26 of the Iowa Code that are ~~$47~~48~~,000 for horizontal infrastructure (roads, highways, bridges,~~

[1] See Appendix A for a reference matrix of Bidding Requirements

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~~culverts, trails, etc.) and~~ between $~~55~~57,000 and $~~135~~139,000 for vertical infrastructure ~~buildings),~~ and are not within one of the specified exceptions provided in Iowa Code section 26.1 qualify for semi-formal competitive quotations. The contractor must provide a performance and payment bond.

- **Formal Competitive Bidding**
  - Purchases for public improvements ~~(infrastructure projects, construction of street, sidewalk, curb, traffic control, sewer projects, etc.)~~ qualifying under Iowa Code Chapter 26.3 in excess of $~~135~~139,000 for vertical infrastructure or ~~are for highway, bridge, or culvert work in excess of~~ $~~474~~850,000 for horizontal infrastructure must use formal bidding as defined by Iowa Code Chapter 26 unless the improvements are "emergency repair work."
  - Formal bids are taken in the following manner:
    - Detailed written plans and specifications along with a detailed cost estimate are prepared for the project and placed on file with the City Clerk
    - Notice to Bidders shall be posted in three separate places (as detailed below) no less than 13 and no more than 45 days before the bid filing deadline. The notice must be posted in the following places:
      - A relevant contractor plan room service with statewide circulation
      - A relevant construction lead generating service with statewide circulation
      - An Internet site sponsored by either a governmental entity or a statewide association that represents the governmental entity
    - Notice to bidders ~~must be posted by the City Clerk in a relevant contractor plan room with statewide circulation and a relevant construction lead generating service with statewide circulation and on the internet, site sponsored by either the City of Indianola or a statewide association that represents the City of Indianola. Posting shall not be less than not less than thirteen days and not more than forty-five days before the date for filing bids. Notices must~~shall include:
      - Time and place for filing sealed proposals
      - Time and place sealed proposals will be opened and considered on behalf of the governing body
      - The general nature of the public improvements on which bids are being requested
      - In general terms, when the work must be commenced and when it must be completed
      - Bid security and bid bond requirements
    - Notice of public hearing on plans, specifications, form of contract, and cost estimate must be published by the City Clerk not less than four days and not more than twenty days before the public hearing.

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- A formal opening and announcement of sealed bids on published date by City Clerk; review, consideration, and recommendation of bid award by staff for Council review
- A public hearing on plans, specifications, form of contract and cost estimate before Council on the published date
- Council passes or rejects resolutions to adopt plans, specifications, form of contract, and estimate of cost, to award construction contract, and to approve construction contract and bond with the lowest responsive, responsible bidder who has met all bid security and bid bond requirements following the public hearing

- **Exceptions to Competitive Bidding**
  - Professional services: Contracting for professional services or ongoing technical services may be done on a negotiated basis. Architectural, landscape architectural, or engineering design services procured for a public improvement are also excluded.
  - Other governmental agency bidding: Bids solicited by the United States of America or any agency thereof, the State of Iowa, Warren County, or another governmental unit may be used as a replacement to the bidding requirements unless bidding is required by the Code of Iowa, City Council, or City Manager. The availability of a bid from another government agency does not preclude the City from seeking and obtaining bides in a manner provided through this policy.
  - Grants: All purchases funded through a State or Federal grant must follow all additional procedures required by the grantor. Contractor bids must be evaluated on the ability to meet the State or Federal requirements.
  - Conflicts of interest: Purchase transactions for goods and services with a City employee, employee's spouse, or employee's business are limited to $1,500 per fiscal year per employee in total, per state law. Any transactions with an employee that will exceed this limit are required to go through formal bidding procedures. Any project that is formally bid is also an exception to a conflict of interest with that employee or officer of the City.
  - "Emergency Repair Work": is declared by resolution of the City Council and a certificate from an external, registered, professional engineer verifying that the emergency repairs are necessary.
  - Urban renewal demolition or low-rent housing projects
  - Repair or maintenance work performed by city employees
  - Annual contracts with multiple contractors for structure demolition projects for projects each having an estimated cost of $100,000 or less
  - Sole Source Vendor: When one vendor is shown as a sole supplier of the good or service. Departments wishing to use a sole source vendor for certain equipment or projects must gain approval from the City Manager or Director of Finance.

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- **Contract Administration**
  - **Oversight of bidding**: The City Clerk or her designee will advertise, bid, and oversee the receipt, opening and announcing of all formal bids.
  - **Execution of Contracts:** Formal bid contracts shall be executed by the Mayor and attested to by the City Clerk. All other contracts may be executed by the City Manager as permitted by state law.
  - **Change Orders:** The City Manager will administer all contracts on the authority of the City Council and will approve all change orders for contracts. Change orders on contracts that were bid using formal bidding procedures must have Council Approval.
  - **Contract Payment**s: Contractual payments on formally bid contracts must be approved, individually, by City Council action. Other contractual payments must be approved by the City Manager and listed on the formal claims list presented to Council.
  - **Retainage:** Retainage shall be withheld on contracts for public improvements as provided for by State law or on other contracts as deemed appropriate or necessary. Retainage on a contract may not exceed 5% of the cost of the public improvement. An application by a contractor for early release of a retainage requires City Council consideration and approval.
  - **Completion of Contract:** The following items need to have Council approval: (1) final acceptance of project; (2) final contractor payment; and (3) release of retainage authorization (unless application was previously made for early release of retainage).

Part III: Purchasing Methods

1. **Petty Cash**: petty cash may be used to make purchases under $100. A receipt is required for all petty cash purchases.

2. **Exceptions**: exceptions to the above purchasing method policies, including the necessity for a purchase order for all purchases over $500, are as follows:
   a. Annual dues renewals
   b. Subscription renewals
   c. Recording fees
   d. Budgeted rents and leases
   e. Maintenance agreement and service contract renewals
   f. Travel and training
   g. Contracts and purchases approved by the City Council

APPENDIX A
BIDDING REQUIREMENTS
(under $1,000—no quote or bid)

	Supplies/Equipment	**Services***	
$1,000 - $4,999	Up to Three quotations are preferred but is not required	Three quotations are preferred but is not necessary	Informal Quotation
$5,000 - $39,999	Three quotations (written)	Three quotations (written)	
Greater than $40,000	Competitive Quotation Council Approval Required	Competitive Quotation Council Approval Required	Semi-formal Quotation

Public Improvements/Construction** **Horizontal Infrastructure** **(highways, bridges, culverts)**	
Less than $~~36,000~~50,000	~~Informal Quotation~~ Three written quotations
~~$36,000 to $47~~48~~,000~~	~~Competitive Quotation~~
Greater than $~~48~~47~~,000~~50,000	Competitive Bidding

Public Improvements/Construction** **Vertical Infrastructure** **(buildings, utilities, sidewalks, trails, etc.)**	
Less than $~~55~~57,000	Informal Quotation Three written quotations
Between $~~55~~57,000 and $~~135~~139,000	Competitive Quotation Semi-Formal (Council Consent)
Greater than $~~135~~139,000	Competitive Bidding

* Contracts for professional or technical services may be done on a negotiated basis rather than on a competitive basis

** Public Improvements greater than $25,000 require City Council consent and performance bonds

Adopted: December 14, 2015; Amended May 21, 2018

City of Indianola
Financial Policy
Last Amended, 20 August 2018

Section 1- General Policy

It is the expectation and the general understanding of the City Council and the citizens of Indianola that the City conducts its financial affairs in a thoughtful and prudent manner. The following policies provide the framework within which the City conducts its financial affairs. The policies are divided into the following categories: Revenue Policies, Reserves and Contingencies, Operating Expenditure Policies, Capital Improvements Planning, Debt Management, Financial Reporting, and Investment Policies. Most of these policies represent long-standing principles, traditions, and practices which have guided the City in the past and have helped maintain financial stability. There may be times in which the City Council deviates from policy based on sound decisions and public interest. These deviations will be noted in the City Council minutes.

Section 2 - Revenue Policies

The City of Indianola revenue policies are intended to provide guidelines for determining the revenues and revenue sources necessary to provide basic municipal services to the community. It is the City's goal to create and maintain a diversified, yet stable, revenue system to protect it from possible short-term fluctuations in any of its various revenue sources. An integral factor in the City's ability to maintain a strong revenue supply is the diversity of its tax base and the health of the area economy. Therefore, the City resolutely encourages economic development through the implementation of financial policies that create a favorable tax climate, while meeting service demands of businesses and residents.

General Revenue Policies

1. A diversified, yet stable, revenue system will be utilized by the City to protect it from possible short-term fluctuations in any of its revenue sources.

2. In situations in which the City has determined that a fee may be a more appropriate method of funding a government program or service than property taxes, the City may explore the possibility of using fees instead of property taxes as the appropriate revenue source to fund the program or service. As much as practical, fees should be established at a level that supports the entire cost of providing the program or service.

3. Through community and economic development, a broader tax base will be pursued to increase tax revenue and help reduce annual fluctuation in the property tax rate.

4. Revenue projections should be developed on an annual basis. Existing and potential revenue sources should be reviewed annually.

Property Taxes

1. The City's total property tax levy rate and tax revenues shall be reviewed annually and evaluated, taking into consideration current and forecasted economic conditions, proposed service level changes, State and Federal mandates, changes in the property tax rollback, amendments to the property tax law, and any other factors that affect the City's ability to provide basic City services or maintain sufficient cash reserves.

2. Stability and consistency in the property tax levy rate from one year to the next is desired. Adjustments to the levy are appropriate and may be made when tax revenues are projected to fall short. If revenues are expected to exceed the funding for basic services, the city council will review available options, which may include, but are not limited to, infrastructure improvements, equipment or economic development projects.

Urban Renewal - Tax Increment Financing Policy

Purpose

The City creates urban renewal districts to:

1. Enhance areas in the city for the purpose of stimulating private investment in commercial, industrial, residential development/redevelopment and investment in public facilities through public action and commitments.

2. Increase commercial, industrial development, residential redevelopment and investment in public facilities in the City which will improve the economic and social environment of the community and sustain a desired balance between the non-residential and residential tax revenues.

3. Provide adequate public infrastructure of sanitary sewer, storm water management, potable water, streets, and pedestrian walkways to ensure the public health, safety and welfare.

4. Provide assistance and economic incentives for commercial, industrial development and residential redevelopment which may not otherwise occur without such assistance and incentives.

Guidelines

The City shall adhere to Chapter 403 of the Code of Iowa, in the creation of urban renewal plans and subsequent implementation of those plans. The powers granted in this chapter constitute the performance of essential public purposes for the State of Iowa and the City of Indianola, Iowa. The powers conferred by this chapter are for public uses and purposes for which public money may be expended and for which the power of eminent domain and police power may be exercised; and that the necessity in the public interest for these provisions is declared as a matter of legislative determination.

The assessed value of property within each urban renewal district, which is subject to a division of revenue from taxation - tax increment financing (TIF), is determined by the Warren County Assessor each year.

The City uses TIF to leverage economic activity, offset taxpayer burden, build public improvements and finance public investment in infrastructure deemed necessary for community growth.

Process

1. The amount of value reservation required for the next fiscal year is due annually by December 1st. And, upon written request from a taxing jurisdiction, meet and confer with that jurisdiction on the intended reservation.

2. Taxable valuation reservation will be based upon the debt and contractual obligations certified with the Warren County Auditor.

3. Prepare and distribute exhibits, including formulas and calculations of TIF dollars.

Restrictions

1. Distribution of Incremental Property Taxes T~~t~~he City of Indianola attempts to release to all taxing jurisdictions any additional valuation in the TIF districts when the funds generated by the valuation exceed the amount needed to retire the annual TIF debt in that district or anticipated for future debt.

2. Sunsets The City establishes sunset dates for all TIF districts as provided in Chapter 403.17(10), Code of Iowa, as follows: in an urban renewal area designated an economic development area in which no part contains slum or blighted conditions, the plan shall be limited to twenty years from the calendar year following the calendar year in which the city first certifies to the county auditor the amount of any loans, advances, indebtedness, or bonds which qualify for payment from the division of revenue provided in the Code of Iowa, Chapter 403.19.

3. Powers of Municipality ~~t~~The City shall have all the powers necessary or convenient to carry out and effectuate the purposes and provisions of Chapter 403.6 and the additional powers granted in Chapter 403.12 of the Code of Iowa.

4. Fluctuation/Reserves Tax increment reserves will be established to help offset major fluctuations in debt reservation requirements. Funds held in reserves will be specifically identified and held for a future debt or contractual obligation.

Municipal Enterprises

~~1.~~ User charges and fees should be set at a level related to the cost of providing services. Determination of such costs should include the costs of providing the actual service as well as all other related expenses, such as maintenance and replacement of equipment, personnel costs, and all other operating and administrative costs.

~~At least annually or user fees and charges~~User fees and charges should be reviewed annually. When necessary, user fees and charges should be re-calculated and revised to reflect the actual cost of activities.

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Section 3 - Reserves and Contingencies

The maintenance of adequate cash reserves provides the City with flexibility and security and is an important factor considered by rating agencies and the underwriting community when reviewing City debt issuance. Along with maintaining the City's credit worthiness, such cash reserves provide the means to handle economic uncertainties, local disasters and other unanticipated financial hardships, as well as, meeting debt cash flow requirements. In addition to the designations noted below, fund balance levels will be sufficient to meet funding requirements for projects approved in prior years that are carried forward into the new year, debt service reserve requirements, reserves for encumbrances and other reserves or designations required by contractual obligations or generally accepted accounting principles. Deviation from the following general policies by Council may occur based on sound decisions and public interest. When such deviations are made, it shall be specifically noted and included within Council minutes.

General Policies

1. General Fund cash reserves (fund balance) should be maintained at a level sufficient to provide funding for general governmental operations. It is the City's goal to have an unrestricted

minimum balance at fiscal year-end of not less than 25~~%~~ percent of general fund expenditures. However, the balances may be higher, if deemed prudent, due to the uncertainty of future revenues or anticipated expenditures.

2. Sanitary Sewer ~~Enterprise~~ O&M Fund unrestricted cash reserves (fund balances) should be maintained at a level sufficient to provide funding to meet 100~~%~~ percent of the fiscal year expenditures.

3. Recycling Enterprise Fund unrestricted cash reserves (fund balances) should be maintained at a level sufficient to provide funding to meet 25 percent of the fiscal year expenditures.

~~3.~~4. Road Use Tax~~.~~ It is the City's goal to have an unrestricted minimum balance at fiscal year-end of not less than 50~~%~~ percent of Road Use Tax fund operating expenditures. The balance may be higher, if deemed prudent, due to the anticipated capital expenditures.

~~4.~~5. Storm sewer Utility- It is the City's goal to have an unrestricted minimum balance at fiscal year-end of not less than 25~~%~~ percent of Storm Sewer Utility fund expenditures, or $100,000 whichever is greater. The balance may be higher, if deemed prudent, due to the anticipated capital expenditures.

~~5.~~6. Health Insurance Fund -It is the City's goal to ensure the upcoming Fiscal Year health insurance fund balance is equal to the preceding two fiscal years' claims average prorated to 6 months.

~~6.~~7. Cash reserves should not be used to finance routine operating expenses, which exceed budget levels. Routine operating expenses shall be defined as reasonably anticipated reoccurring annual expenditures.

~~7.~~8. Cash reserves may be used to finance capital improvement projects only when cash reserves have been specifically identified in the budget to finance such project, and do not bring the fund balance below the required level.

~~8.~~9. Excess cash reserves may be used to balance revenues and expenditures as long as the minimum cash reserve requirements of this policy are met, provided that said cash reserves may only be used to offset non-reoccurring expenditures.

~~9.~~10. Revenues will equal or exceed expenditures for each budget year unless there are funds available in excess of the cash reserves requirements of this policy.

~~10.~~11. The City's annual budget is considered balanced if the cash reserve requirements, the working capital requirements and the revenue and expenditure requirements of this policy have been met.

Working Capital

1. The City will maintain sufficient cash reserves in operating funds for working capital so that short term cash flow financing is not required. The cash reserve will be no less than 25% of the next year's operating budgeted expenditures, the same level as required for the general fund. Operating funds are defined as the general, road use tax, employee benefits and enterprise funds. The cash reserve may be higher than 25% if deemed prudent due to the uncertainty of future revenues or anticipated expenditures.

2. The use of short-term borrowing, such as with tax anticipation notes, in order to meet the preceding working capital requirements should be avoided.

Equipment Replacement Reserve Fund

The City may establish and maintain an equipment replacement reserve fund to provide for the scheduled purchase of vehicles and equipment, and will consider annually appropriating funds to it to provide for the timely upgrading and replacement of vehicles and equipment. The amount added to this fund by annual appropriation should be the amount required to maintain the fund at the approved level after credit for the sale of surplus equipment and interest earned by the fund. It is the City's intent that the reserve fund replaces the City's need to borrow funds for vehicle and equipment acquisitions. A minimum fund balance of 5% of the current year expenditures will be maintained to ensure proper funding, and to accommodate price volatility.

Capital Project ~~and Vehicle & Equipment Reserve~~ Funds

The Council may designate specific fund balance levels for future development of capital projects that individually do not exceed $500,000 in total project costs and that do not require bond financing. In order to help maintain the fund at approved levels, the Council may annually transfer to the fund any balance from operating funds in excess of the cash reserve requirements within this policy.

GASB 54

GASB 54 establishes the following five fund balance classifications: Non-spendable, Restricted, Committed, Assigned, and Unassigned. Fund Balance classifications assigned, unassigned, and committed are considered "unrestricted" fund balances. The order of spending will be as follows: restricted, committed, assigned and unassigned. Restricted funds shall be spent according to the purpose for which they were received. Unassigned funds shall always be spent after Committed and Assigned funds have been exhausted. The City ~~Administrator~~ Manager and/or the Finance Director are authorized to assign fund balances according to specific factors involved. The City Council will have authority to commit fund balance.

Section 4 – Operating Expenditure Policies

Operating expenditures must meet the City's requirements to provide services within the framework of available revenues. Fiscal control and long range financial planning is necessary to guarantee that the City's current and future finances will remain sound. The following operating expenditure policies guide the evaluation and control of the City's appropriations and expenditures.

General Policies

1. Expenditure projections will be developed on an annual basis, and will be reviewed quarterly. Projections should include estimates of anticipated operating costs for programmed capital improvement projects, and for equipment and capital facilities replacement and maintenance schedules.

2. Current expenditures should be paid, in accordance of Council directives, with current revenues or excess cash reserves.

3. Current expenditures should not be balanced by postponing needed expenditures, accruing future revenues, issuing short term debt, or paying for routine operating costs out of minimum cash reserves.

4. The operating budget should provide for adequate maintenance of fixed assets and equipment and provide for their orderly replacement.

5. The City will encourage the provision of services through the private sector and other public agencies whenever and wherever greater efficiency and effectiveness can be achieved.

6. The City shall consider annually funding request from local service organizations. These funding requests are due, in writing, annually to the council, by December 1, for consideration in upcoming budget. Requests should include amounts requested, as well as planned usage of the funds. These community betterment funds shall only be made with operating funds in excess of cash reserve targets.

7. The City will maintain risk management and safety programs to reduce costs and minimize losses.

~~7.~~8. The City will budget health insurance for those employees who waive insurance and planned new employees at the family health insurance premium. Employees will contribute to a percentage of the health insurance premium, currently at 12 percent.

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Section 5 – Capital Improvements Planning

Policies for the capital improvements program are intended to encourage planning for future growth and infrastructure repair within the framework of the City's financial policies.

General Policies

1. The City should develop and annually update a five-year capital improvement program (CIP). This program should identify future capital project expenditures made necessary by anticipated changes in population, infrastructure replacement and extension, economic base and/or land use.

2. The operating and maintenance cost of a proposed capital improvement shall be calculated to determine a "true cost" of each improvement and assist in programming of future overall revenue requirements of the City.

3. The capital improvements plan will include the costs, timing and sources of funding and the estimated impact of future revenue requirements for each project. These calculations shall reflect adjustments for inflation.

4. The capital improvements plan should maintain the City's assets at a level adequate to protect the City's capital investments, minimize future maintenance and replacement costs, and provide for an adequate level of service.

5. The City's annual capital improvements budget should be based on the five-year CIP. The budget will include final calculations of revenue sources and related impacts on future availability of revenue for additional projects.

6. The annual expenditures identified in the CIP should be fully funded from financial resources that are anticipated to be current and available.

7. Grants and similar forms of intergovernmental assistance should be used to finance only those projects identified in the CIP or other planning documents as the community needs.

8. A fiscal impact analysis should be performed on all projects for which the City's financial participation is requested by the private sector. This analysis should identify anticipated direct and indirect public costs and revenues associated with the proposed project.

Section 6 - Debt Management Policies

The issuance of debt is a necessity for the financing of many major capital improvements. Determining the method and timing for financing is subject to numerous considerations. The City's debt policies are intended to encourage conservative debt management while maintaining the flexibility to use the various financing mechanisms that are available to the City.

The City's overall tax levy must be reflective of the impact of debt issuance. Alternative revenue sources will be used when practicable to maintain an overall tax rate consistent with the general philosophy of municipal service determined by the City Council.

The cost of financing through the issuance of debt is also affected by the strength of the City's financial position. Bond ratings and investor's interest are influenced by the City's debt management policies, as well as, by the overall financial policies of the City. It is the City's goal to maintain debt management policies that keep outstanding debt within manageable levels and which maintains the City's flexibility to issue debt in the case of unusual circumstances of those beyond the City's control.

General Policies

1. Long-term borrowing shall be limited to capital improvements projects that cannot be financed from current revenues, have estimated life span of greater than the term of borrowing and generally to capital projects with an aggregate project cost of $250,000 or greater. Principal and interest will be scheduled to be within the revenues available for debt service. Long-term debt shall not be used for current operations.

2. Any capital improvement projects or capital equipment financed through bonds should be financed for a period not to exceed the expected useful life of the asset being financed.

3. Total outstanding debt, including overlapping debt, will be considered when planning additional debt issuance.

4. Consideration should be made for the City's share of utility projects, including the cost of over-sizing of water, sewer and storm water mains, -being financed with current utility funds and other revenues when funds are appropriate and available.

5. The use of general obligation bonds for projects does not dismiss the potential of pro rata payment for debt service by specifically benefited funds such as water, sewer, storm water, or road use tax.

6. The City will consider refunding outstanding debt in order to achieve interest cost savings, restructure principal and/or eliminate burdensome covenants with bondholders. Refunding's undertaken to achieve interest cost savings in advance of their call date should strive to achieve a new present value savings benefit equal to a minimum of 3% of the present value of the refunded par amount.

7. Financing requirements will be reviewed annually. The timing for financing will be based upon the City's need for funds, market conditions and debt management policies.

8. The City will follow a policy of full disclosure on every financial report and bond prospectus with bond rating agencies about its financial condition.

9. The City will follow applicable laws, regulations and bond covenants relative to arbitrage and rebate compliance requirements.

Debt Limitations

1. The average maturity of general obligation debt should not exceed the useful life of the asset being financed~~s~~ and/or state law limitations.

2. Bond issues should be structured so that the debt service schedule is within the revenues available for debt service.

3. Total general obligation indebtedness should not exceed 80% of the City's statutory debt limit.

4. Self-imposed debt limitations may not take into account debt issued as a consequence of voter approved bond referendums.

Section 7 - Financial Reporting and Accounting

General Policies

1. The City will maintain a high standard of accounting practices. To that end, the City will continue to use the latest edition of *Governmental Accounting, Auditing, and Financial Reporting (GAAFR)* as its source of generally accepted accounting principles (GAAP).

2. The City's relationship with its independent public accounting firm will be reviewed at a minimum every five year.

3. The City will maintain its budget and accounting system on a cash basis which will be the basis for all interim, internal, and state reporting.

4. The City will adhere to a policy of full and open public disclosure of all financial activity and information.

Reports

1. The City will maintain a budgetary control system and will produce interim financial reports that measure actual revenues and expenditures compared to budgeted revenues and expenditures.

   (a) Monthly and annual reports should present a summary of financial information by major fund and activity type.

   (b) Monthly reports should be provided presenting actual cash position and investment performance.

   (c) Each year, the City shall retain either an independent public accounting firm or the State Auditor to perform the annual audit and will make the audit available to all interested parties.

   (d) The City will comply with all federal and state audit and review regulations, including OMB A-133 single audit and Single Point of Contact (SPOC) review requirements.

Section 8 – Investment Policies

Scope of Investment Policy

The Investment Policy of the City of Indianola shall be governed by Iowa Code Chapters 12B and 12C and shall apply to all operating funds, bond proceeds and other funds and all investment transactions involving operating funds, bond proceeds and other funds accounted for in the financial statements of the City of Indianola.

The investment of bond funds or sinking funds shall also comply with the provisions of any bond resolutions.

This written investment policy, required by Iowa Code Section 12B.10B, shall be delivered to all the following:

1. The governing body or officer of the public entity to which this policy applies.
2. All depository institutions or fiduciaries for public funds of the public entity.
3. The auditor of the public entity.
4. Every fiduciary or third party assisting with or facilitating investments for the public entity.

Delegation of Authority

In accordance with Section 12B.10, the responsibility for conducting investment transactions resides with the Treasurer of the City of Indianola. For purposes of this Investment Policy the Finance Director is designated the Treasurer. Only the Treasurer and those authorized by resolution may invest public funds. A copy of any empowering resolution shall be attached to this Investment Policy.

All contracts or agreements with outside persons investing public funds, advising on the investment of public funds, directing the deposit or investment of public funds or acting in a fiduciary capacity for the City of Indianola shall require the outside person to notify in writing the Treasurer of the City of Indianola within thirty days of receipt of all communication from the Auditor of the outside person or any regulatory authority of the existence of a material weakness in the internal control structure of the outside person or regulatory orders or sanctions regarding the type of services being provided to the City of Indianola by the outside person.

The records of investment transactions made by or on behalf of the City of Indianola are public records and are the property of the City of Indianola whether in the custody of the City of Indianola or in the custody of a fiduciary or other third party.

The Treasurer shall establish a written system of internal controls and investment practices. The controls shall be designed to prevent the loss of public funds, to document those officers and employees of the City of Indianola responsible for elements of the investment process and to address the capability of investment management. The controls shall provide for receipt and review of the audited financial statement and related report on internal control structure of all outside persons performing any of the following for this public body.

1. Investment of public funds.
2. Advising on the investment of public funds.
3. Directing the deposit or investment of public funds.
4. Acting in a fiduciary capacity for this public body.

The Treasurer of the City of Indianola shall be bonded in the amount of $300,000. The amount of this bond shall be reviewed annually to determine its appropriateness and will be amended by the City Council if deemed necessary.

Objectives of Investment Policy

The primary objectives, in order of priority, of all investment activities involving the financial assets of the City of Indianola shall be the following:

1. Safety: Safety and preservation of principal in the overall portfolio.
2. Liquidity: Maintaining the necessary liquidity to match expected liabilities.
3. Return: Obtaining a reasonable return in compliance with Iowa Code Section 12C.6.

Prudence

The Treasurer of the City of Indianola, when investing or depositing public funds, shall exercise the care, skill, prudence and diligence under the circumstances then prevailing that a person acting in a like capacity and familiar with such matters would use to attain the Section 8 investment objectives. This standard requires that when making investment decisions, the Treasurer shall consider the role that the investment or deposit plays within the portfolio of the assets of the City of Indianola and the investment objectives stated in Section 8.

When investing assets of the City of Indianola for a period longer than six months or in an amount greater than $300,000 per investment, the Treasurer shall request competitive investment proposals for comparable credit and terms investment from a minimum of three investment providers.

Instruments Eligible for Investment

Assets of the City of Indianola shall be invested in financial institutions properly declared by Resolution of the City Council of the City of Indianola. Deposits in any financial institution shall not exceed the amount stated in the Resolution. Assets of the City of Indianola may be invested in the following:

1. Demand Deposit Accounts (DDA)
2. Negotiable Orders of Withdrawal (NOW) Accounts
3. Certificates of Deposit.
4. Obligations of the United States Government, its agencies and instrumentalities.

Prohibited Investments and Investment Practices

Assets of the City of Indianola shall not be invested in the following:

1. Reverse repurchase agreements.
2. Futures and options contracts.

Assets of the City of Indianola shall not be invested pursuant to the following investment practices:

1. Trading of securities for speculation or the realization of short-term trading gains.
2. Pursuant to a contract providing for the compensation of an agent or fiduciary based upon the performance of the invested assets.
3. If a fiduciary or other third party with custody of public investment transaction records of the City of Indianola fails to produce requested records when requested by this public body within a reasonable time, the City of Indianola shall make no new investment with or through the fiduciary or third party and shall not renew maturing investments with or through the fiduciary or third party.

Investment Limitations

Operating Funds: Operating funds means those funds which are reasonably expected to be expended during a current budget year or within fifteen months of receipt. Operating funds must be identified and distinguished from all other funds available for investment. Operating funds may only be invested in investments which mature within three hundred ninety-seven (397) days or less.

Other than Operating Funds: The Treasurer may invest funds of the City of Indianola that are not identified as Operating Funds in investments with a maturity longer than three hundred ninety-seven (397) days. However, all investments of Project Funds and other non-operating funds shall have a maturity that is consistent with the needs and use as specified for these funds, and no maturity shall be longer than three (3) years for any funds unless specifically authorized by the City Council.

Safekeeping and Custody

All invested assets of the City of Indianola involving the use of a public funds custodial agreement, as defined in Iowa Code Section 12B.10C, shall comply with all rules adopted and in accordance with the laws of the State of Iowa.

Ethics and Conflict of Interest

The Treasurer and all officers, employees and committees of the City of Indianola involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program or which could impair their ability to make impartial investment decisions.

Reporting

The Treasurer shall submit monthly with the Bank Reconciliation a list of investments making up the current investment portfolio.

Adopted by City Council on July 5, 2016, amended by City Council on August 20, 2018

Subject

Resolution amending the City's snow and ice removal policy

Information

In your packet is the resolution amending the City's snow and ice removal policy (packet). The memo (packet) from Street Superintendent Jason Etnyre summarizes the amendments.

Fiscal Impact

Attachments

Resolution
Memo
Manual

RESOLUTION NO. 2019-_____

RESOLUTION AMENDING THE CITY COUNCIL POLICY

WHEREAS, the City of Indianola Council Policy is amended over time; and

WHEREAS, the policy regarding the Snow and Ice Removal Manual needs to be amended; and

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

That the Council Policy for the Snow and Ice Removal Manual shall be amended as shown in Exhibit "A"

Passed and approved this ____ day of _____ 2019.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Diana Bowlin, City Clerk

Streets Department

Date: October 1, 2019

To: Mayor and City Council
From: Jason C. Etnyre, Street Superintendent
Cc: Ryan Waller, City Manager

Subject: 2019-20 Snow Policy Amendment

In the Fall of 2017 Council approved and adopted the Policy and Procedure Manual for Snow and Ice Removal in the City of Indianola. In 2018 Council further amended this manual as an update from the original presentation.

As staff within the Street Department prepares for winter, an amendment of this document is again needed to reflect the changes in equipment and staffing that have occurred since last updated. Examples of theses change include:

- At the September 3rd Council meeting, Council authorized the hiring of 2 seasonal employees to assist with plowing operations.
- The equipment list has been updated to reflect current vehicles

As a reminder, this Manual further discusses such items as:

- use of salt and sand
- equipment and manpower availability
- monitoring of weather events by staff
- snow removal procedures
- damage to mailboxes
- safety procedures
- route mapping

Staff recommends that Council approves the updated Policy and Procedure Manual for Snow and Ice Removal in the City of Indianola.

POLICY AND PROCEDURE MANUAL

SNOW AND ICE REMOVAL

CITY OF INDIANOLA, IOWA

Adopted: October 7, 2019

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POLICY AND PROCEDURE MANUAL
SNOW AND ICE REMOVAL
CITY OF INDIANOLA

POLICY

The purpose of this policy is meant to provide general guidelines for snow and ice removal operations. Due to unpredictability of weather events, this policy provides for modifications to be made in the field by the Street Superintendent or designated person in charge in an effort to best serve the community and meet the intent of this policy. This policy will be presented to the City Council annually in September for update, review, and approval.

The City of Indianola does not utilize a "Bare Pavement" snow/ice removal policy. This policy does not guarantee that streets, sidewalks, parking areas, trails or other public property will be free of snow and ice after execution of the Snow and Ice Removal Policy and Procedure Manual. Bare, dry pavement should not be expected and will not always be provided. This plan attempts to maintain an adequate driving surface for properly equipped vehicles and drivers prepared for winter driving conditions, and to provide pedestrians with safe routes of travel.

IOWA WEATHER CONDITIONS

The average annual snowfall in Indianola is 27 inches per year. We anticipate 15 snowfall or ice events per year, which requires action on part of the City for removal or control.

The overall budgetary and planning goal for our snow and ice removal efforts is: plan for the worst, hope for the best, budget for an average snowfall, and use contingency funds if we have a severe winter.

NOTIFICATION OF WINTER WEATHER EVENTS

The City of Indianola does not employ the services of a private weather forecasting service. Street Department staff will monitor commercially available web based forecasts (i.e. Weather Underground, Weather.com), government forecast information (National Weather Service, Iowa State University Meteogram Generator), Iowa DOT Road Conditions, and local television news forecasts (KCCI, WHO, WOI). The Street Superintendent will attempt to keep all other City departments informed of the potential winter weather event beginning around 48 hours in advance of the event. Past experience has shown forecasting farther out than 48 hours is extremely variable. Information is typically emailed out with timing of the storm and anticipated response from City Crews. The City will use all of this information to formulate a response to impending winter weather. The timing, duration, and temperatures involved in a winter weather event will dictate the scope of the response from the City of Indianola. When weather conditions constitute snow removal and/or ice mediation

activities, the City of Indianola Streets Department, City Manager's Office, and the Indianola Police Department shall notify and alert citizens of these efforts. Notification to the public is sent through a press release or email to the local media outlets, the City of Indianola web page is updated, and social media sites controlled and operated by the City, the City Clerk's office, and Indianola Police Department will be updated.

USE OF CHEMICALS AND ABRASIVES (SALT AND SAND)

The policy of the department is to use salt or salt/sand mix for melting of ice and hard packed snow. A 2:1 sand/salt mix will be utilized in a majority of circumstances. Salt is used only when it can be effectively applied or extreme conditions warrant. As a rule, it will not be applied when temperatures are below 20°F and falling due to the ineffectiveness negated by refreezing or roadway surfaces.

Locally available screened/washed sand is used as an abrasive to help remove ice and hard packed snow and as a driving aid during slippery conditions.

EQUIPMENT AVAILABLE

The primary equipment available to remove snow and ice will be supplied by the City Street Department. List of equipment can be seen in Exhibit 1 of the Appendix to this document.

During normal snow removal operations, 6 truck plows, 1 road grader, 1 wheel loader, 1 skid loader, and 2 pickup trucks are available.

All truck-mounted snowplows have quick attachments and can be mounted in 15 minutes or less.

All plow trucks are also equipped with sanders for salt/salt applications.

MANPOWER AVAILABLE

The primary manpower for snow removal shall be supplied by the City Street Department. The manpower consists of 1 Street Superintendent, 2 Heavy Equipment Operators, 2 Medium Equipment Operators, 2 Light Equipment Operator, and 3 On-Call Seasonal Employee.

For normal snow events, the Street Superintendent shall determine hours of operations, as conditions direct. The City Manager and Police Chief shall be notified of anticipated operating hours. Personnel from other City and Indianola Municipal Utility Departments may be utilized in certain prolonged events.

MONITORING AND NOTIFICATION OF ICE/SNOW EVENTS

The Police Department and the Street Superintendent, when inclement weather is approaching, shall continuously monitor weather reports. The Police Chief, Street Superintendent, and City Manager shall keep each other informed of anticipated snow events, including timing and intensity of the event. The primary responsibility shall rest with the Street Superintendent.

During nighttime, weekends and holidays the Police Department shall monitor weather reports and road conditions and notify the Street Superintendent or appropriate Street Department personnel when potential action is needed by the City Street Department.

SANDING/SALTING PROCEDURES

Sand and salt shall be used sparingly and only when application will produce a positive result. During certain weather events priority will be given to dangerous intersections, hills, city owned and controlled parking lots, and other hazardous areas will be sanded or salted. The Street Superintendent shall authorize the use of salt/sand mix, straight salt, and/or straight sand but the route driver will be responsible for the application along his/her route as need arises.

SNOW ORDINANCE/ TOWING VEHICLES ILLEGALLY PARKED

The City of Indianola Code of Ordinances Chapter 69, Sections 10 and 11 serve as referenced Code for this Policy Manual (Exhibit 3). The purpose of the snow ordinance is to allow for safe and efficient snow removal operations on snow routes throughout the City. If forecasts indicate that two inches of snow or more is probable the City of Indianola may begin proactive notification that the snow ordinance will go into effect. It will be the City's goal to time the commencement of the snow ordinance to minimize the inconvenience on the public; however, the timing of the beginning of the ordinance will be dictated by the winter weather event. Vehicles parked on the streets during a snow removal effort may be ticketed and/or towed to allow for safe and efficient plow operations.

Depending upon severity of winter event, the Street Superintendent (or designated department representative) will communicate with the Police Chief and the City Manager as to timing of plowing and snow hauling activities. In extreme weather occurrences or sustained weather events, trucks may only be plowing on select arterial and collector streets in order to maintain passable conditions for emergency vehicles.

SNOW REMOVAL PROCEDURES

Snowfalls less than 2 (two) inches will not be plowed from streets unless drifting is occurring. Accumulation of snow on or drifting of streets may dictate variations in snowplowing activity.

Snow removal efforts shall be made on a priority system as follows:

Public Facilities/ Downtown Square	Cleared within 12-24 hours of end of snow event by City Street Department. Hauling of snow, where necessary, will occur when deemed practical and necessary.
Arterial and Collector Streets	Cleared within 12-24 hours of end of snow event by City Street Department.
Residential Streets	Cleared within 12-24 hours of end of snow event by City Street Department.
Alleys	Cleared within 48 hours of end of snow event by City Water Pollution Control
Public Parking Lots	Snow will be plowed in driveways of parking lots and vacant parking spots within 12-24 hours of end of snow event by City Street Department. Hauling of snow, where necessary, will occur when deemed practical and necessary.
Sidewalk, City Responsibility and Trail	Cleared within 48 hours of end of snow event by City Parks Department

- Due to route efficiency, intermingling of types of streets, and changes in priority due to unforeseen events, the aforementioned areas are not necessarily plowed in the order that they are presented in this document.

BOUNDARY STREET JURISDICTION-RESPONSIBILITY

The City of Indianola will not be responsible for any snow removal outside our municipal boundaries except on roads with 28E agreements in place in cooperation with Warren County. The map in Exhibit 4 of the Appendix will show Warren County/ City of Indianola responsibilities per the 28E agreement.

SIDEWALKS – PRIVATE RESPONSIBILITY

All sidewalks adjacent to private property are the responsibility of the property owner or occupant. All complaint calls shall be routed to the Community Development Department for complaint follow-up and code enforcement. The City Code section concerning private sidewalk snow and ice removal can be found in Exhibit 3 of the Appendix to this document.

A reasonable time period shall be 72(seventy-two) hours for purposes of enforcement. The City lacks sufficient manpower to clear sidewalks so every effort should be made to convince the property owner to clear the sidewalk of ice and snow.

DRIVEWAYS – PRIVATE

City snowplows will not clear private driveways of snow or ice. Due to the location of driveways and the volume of snow being moved, there will be occasions where the plowing operations may deposit additional snow into private driveways. The removal of snow and ice placed in driveways by city plows is the responsibility of the property owner. Snow or ice from a private driveway or property may not be placed on or pushed across a city street. The City Code section concerning private driveway snow and ice removal can be found in Exhibit 3 of the Appendix to this document. Please notify the Police Department of any violations of the city code.

MAILBOXES

Every attempt will be made by the snowplow operator to clean snow adjacent to mailboxes to allow rural type mail delivery. The snow will only be cleaned, however, from curb line to curb line. The adjacent property owner is responsible for any other snow cleaning and to assure the mailbox is properly installed to withstand snow-clearing efforts by the City. The City <u>will not</u> be responsible for damage to mailboxes unless they were properly constructed and struck by a snowplow. It must be shown that a City plow struck the mailbox or the support structure of the mailbox for the City to be held responsible for any damage. The City will not be responsible for any damage to mailboxes caused by snow and/or ice or the force of snow and/or ice thrown from the plow during plowing operations.

If a complaint is received regarding a mailbox suspected of being hit by a snowplow, an incident report must be filled out by the citizen issuing the complaint. The City will investigate the complaint and notify the citizen of the outcome. If it is determined that the City did hit the mailbox in question, the City will provide the materials and labor necessary

to install a 4X4 mailbox post assembly and USPS-approved, standard-size mailbox. Mailboxes of alternate construction, size, and/or material will have a claim filed by the property owner with the City's insurance company through the Risk Management Department.

COMMUNICATIONS

All snowplow equipment shall keep in radio communication with the Street Superintendent or Heavy Equipment Operators at all times. Check the radio before starting duty. Radio communications by snowplow operators shall be between supervisor and equipment operators.

All communications, whether they are direct, telephone, or radio shall be made in a kind, courteous, and business-like in manner.

The supervisor on duty shall periodically keep the City Manager informed on road conditions and snow removal efforts.

CITIZENS COMPLAINTS

All citizen complaints on the snow removal effort shall be routed to the Street Superintendent. Snowplow operators shall avoid verbal confrontations with citizens. All citizen complaints shall be treated courteously and followed up on promptly. Complaints will be reviewed, debriefed, and responded to. Every attempt will be made to respond to inquiries/complaints within 2 business days during normal business hours. Due to the nature of snow removal operations, citizens are encouraged to use the customer service portal on the City of Indianola website (www.indianolaiowa.com) as a preferred method of reporting.

WORK HOURS AND RULES

Employees will be compensated according to the effective Employee Policy.

SAFETY PROCEDURES

Safety is paramount to any snow event. The sole purpose of the snow/ice removal operation is to make the streets, sidewalks, alleys, and parking lots safe for the motoring and walking public. All snowplow operators shall observe the following safety rules.

Check your snow removal equipment prior to leaving the shop including:
All working lights and emergency lights
Radio
Snowplow and frame for damage
Sander
Rearview mirrors
Flags and reflectors

Windshield wipers
Heater and defroster
Oil and gas levels
Obey all applicable traffic laws.
Report any non-working equipment immediately.
Use reasonable caution in operation of snow removal equipment.
Do not drive too fast.
Slow down if in crimped quarters with parked cars on a street.
Know your route and any fixed objects covered by snow.
Only travel on wrong side of street if another truck is blocking traffic.
Do not follow cars or other snow removal equipment too closely.
Slow down prior to turning – your plow will tend to push you where it wants to go.
Snowplows are emergency equipment, but they still must obey all traffic laws and give right-of-way to other vehicles.
Notify following truck prior to turning, when plowing in tandem.

ACCIDENTS

Report all accidents immediately to your supervisor and the Police Department. The Police Department will be called to investigate the accident. All procedures for property damage and/or injury shall be followed as outlined in the City Employee Handbook. The Risk Management/ Human Resources is also to be notified.

CARE AND USE OF EQUIPMENT

The snowplow operator is responsible for routine maintenance on his vehicle. Report any maintenance needed to the supervisor on duty. Check vehicle before and after use for any maintenance needed or damage to equipment. The vehicle is to be refueled at the end of duty shift.

During snow removal emergencies snow removal equipment maintenance will take priority over any other city equipment or vehicles, subject to the discretion of the department supervisor.

No towing or pushing of vehicles, other than city vehicles, shall be allowed. No "jump" starting private vehicles shall be allowed. Rides to private citizens, other than city employees shall not be allowed except for emergency purposes only, i.e.: doctors to surgery, nurses needed for surgery, pharmacist for medicine calls, any other rides must be approved by the City Manager.

SEVERE STORM & DECLARED EMERGENCY MANAGEMENT

In the case of severe storms, state, or federally declared disasters as they apply to snow events, and when the City's emergency operations center is activated, the management of extreme snow emergency incidents will be conducted utilizing the National Incident Management System (NIMS) and Incident Command System (IC). Decisions for this utilization will be based off information provided by local and national weather service predictions and forecasting from the Des Moines office (NOAA).

OTHER AREAS OF CONCERN AND ATTENTION

The City Street Department will assist all other City and Indianola Municipal Utility Departments with needs that arise in snow and ice efforts.

The Indianola YMCA utilizes private contractors for snow removal efforts. The City will provide sanding/salting services and will haul snow piles from the YMCA parking lot when deemed necessary.

APPENDIX INDEX

POLICY AND PROCEDURE MANUAL
SNOW AND ICE REMOVAL
STREET DEPARTMENT
CITY OF INDIANOLA

Exhibits

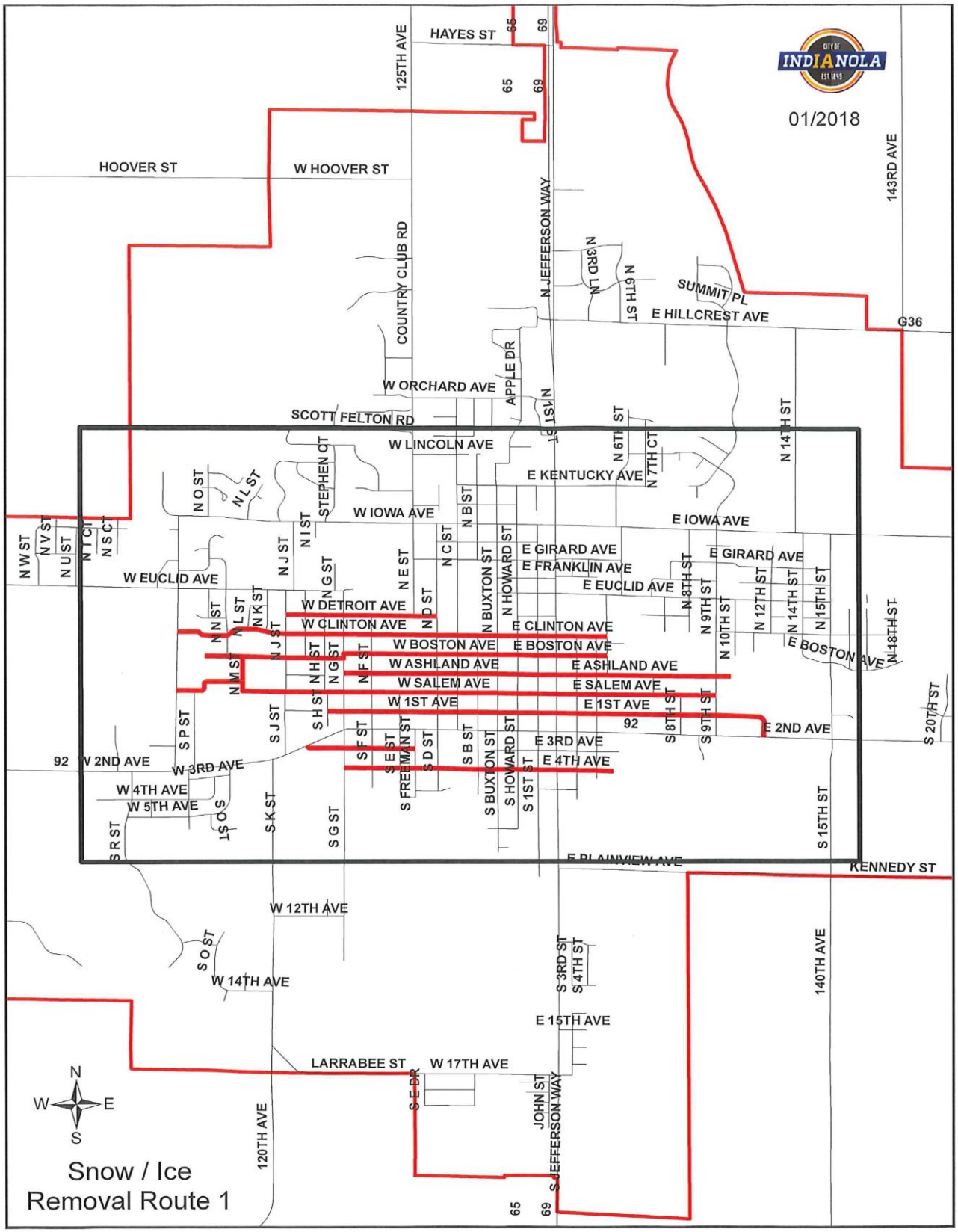
1. Equipment Assigned – Street Department
2. Maps of 7 City Snow Routes
3. City Code Sections Referenced within the Policy and Procedure Manual
4. City of Indianola/Warren County Boundary Street Jurisdiction Map

Exhibit 1

Equipment Assigned – Street Department

Unit	Year	Make	Function
5	10	Case 621E Wheel Loader	w/bucket/blower/plow
7	18	Freightliner 114SD Tandem Axle	w/plow & sander
9	16	Freightliner 114SD Tandem Axle	w/plow & sander
12	07	International Single Axle	w/plow & sander
21	16	Ford F250	w/plow
22	06	International Single Axle	w/ plow & sander
23	14	International Single Axle	w/ plow & sander
24	14	International Single Axle	w/ plow & sander
27	03	Case Maintainer	w/ plow blade
28	07	International Single Axle	w/ plow & sander
30	10	SnowGo Snow Blower	mounted to Unit 5
	18	Kubota 95-2sv	skidloader

Exhibit 2


CITY OF INDIANOLA EST 1849
01/2018
HAYES ST
125TH AVE
HOOVER ST
W HOOVER ST
143RD AVE
COUNTRY CLUB RD
N JEFFERSON WAY
N 3RD LN
N 6TH ST
SUMMIT PL
E HILLCREST AVE
G36
APPLE DR
W ORCHARD AVE
SCOTT FELTON RD
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N 6TH ST
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S 1ST ST
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S 15TH ST
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KENNEDY ST
W 12TH AVE
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W 14TH AVE
S 3RD ST
S 4TH ST
140TH AVE
E 15TH AVE
LARRABEE ST
W 17TH AVE
S E DR
JOHN ST
S JEFFERSON WAY
120TH AVE
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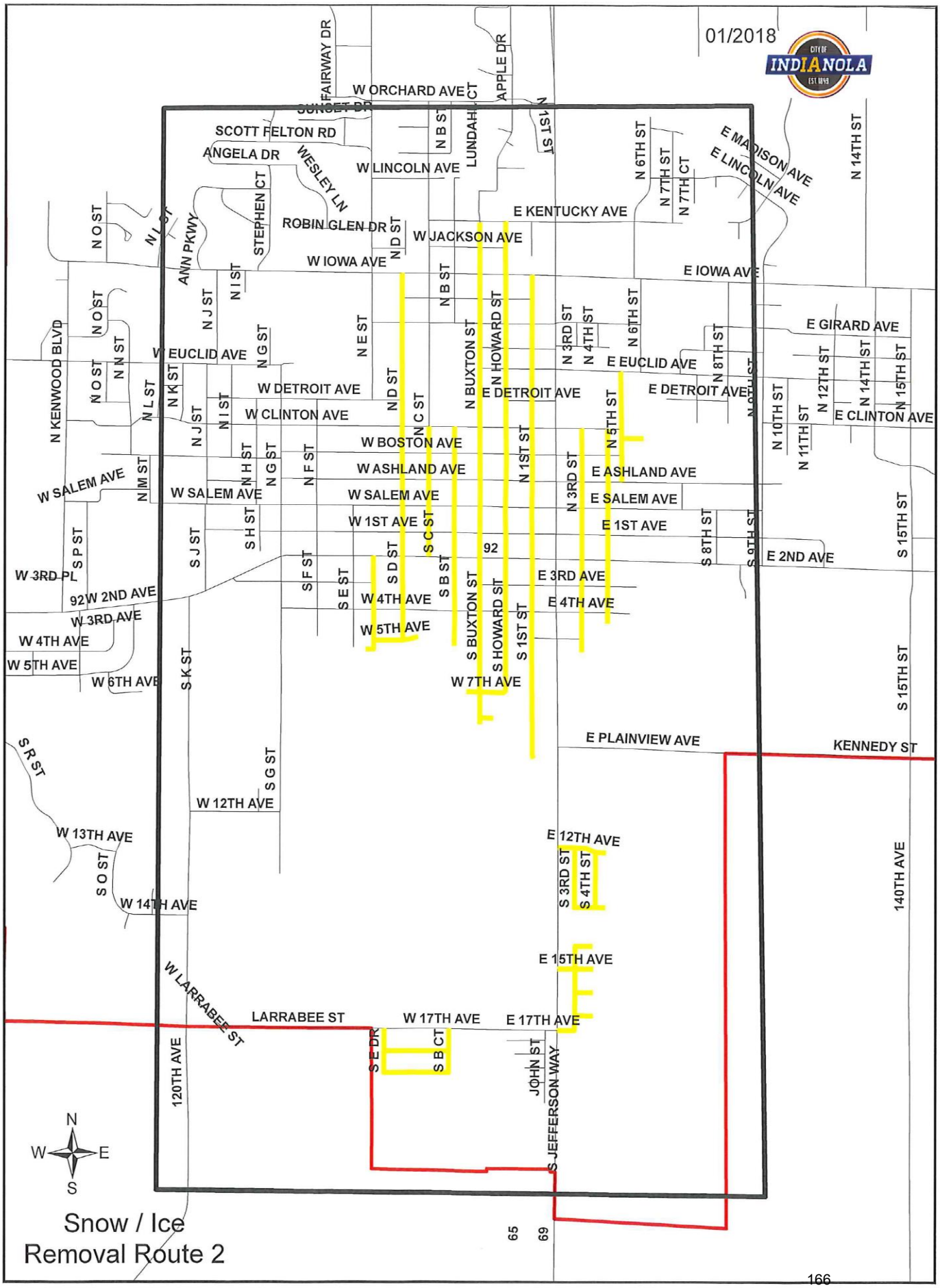
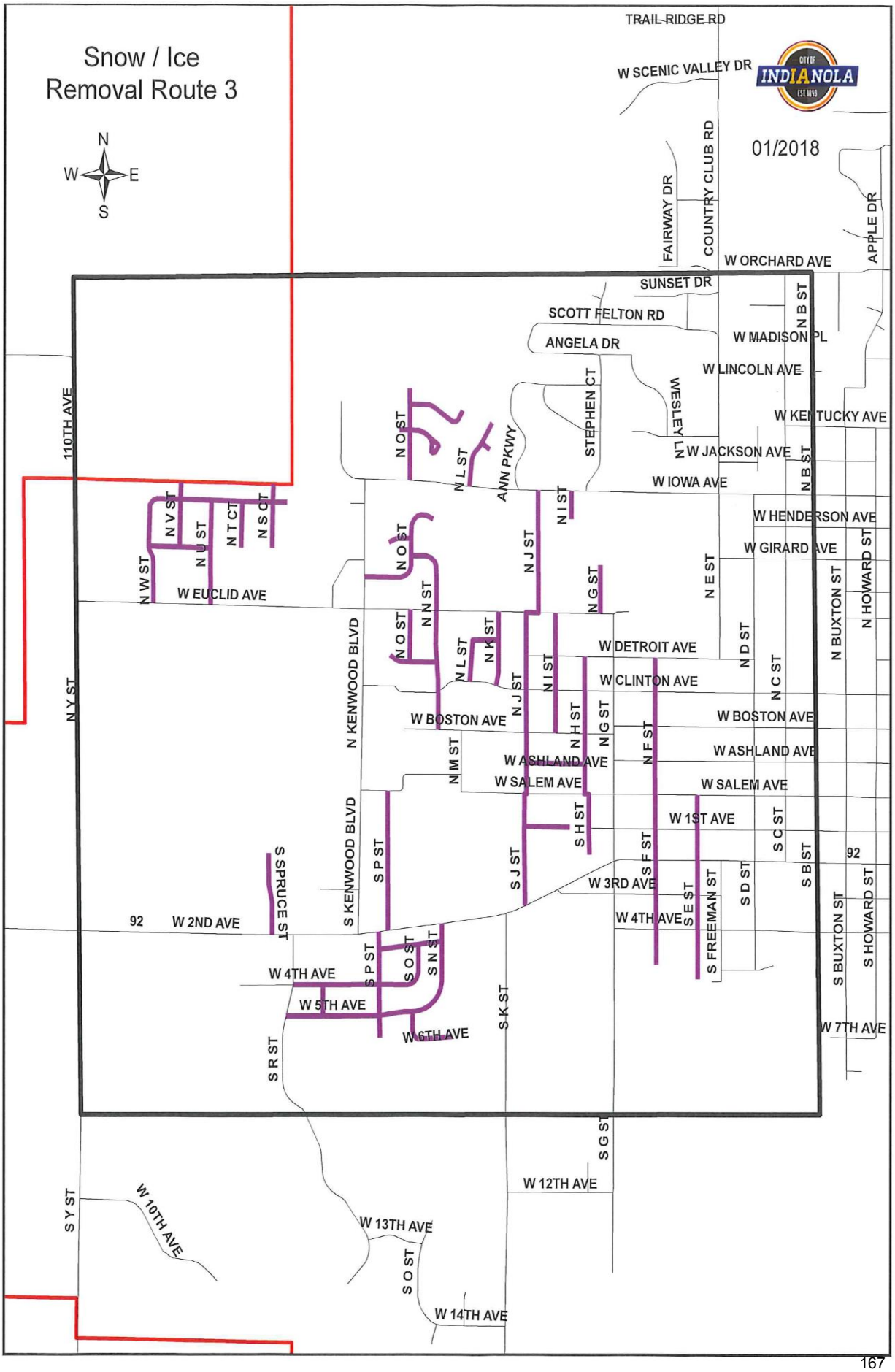
Snow / Ice
Removal Route 1



Snow / Ice
Removal Route 2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Removal Route 3
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FAIRWAY DR
COUNTRY CLUB RD
APPLE DR
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SUNSET DR
SCOTT FELTON RD
ANGELA DR
W MADISON PL
W LINCOLN AVE
STEPHEN CT
WESLEY LN
W KENTUCKY AVE
W JACKSON AVE
W IOWA AVE
ANN PKWY
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W HENDERSON AVE
W GIRARD AVE
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110TH AVE
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N K ST
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N C ST
N BUXTON ST
N HOWARD ST
W DETROIT AVE
W CLINTON AVE
N KENWOOD BLVD
W BOSTON AVE
N H ST
N M ST
W ASHLAND AVE
N F ST
W SALEM AVE
W 1ST AVE
S H ST
S C ST
S B ST
S F ST
S J ST
S P ST
S SPRUCE ST
S KENWOOD BLVD
W 3RD AVE
S D ST
S E ST
S FREEMAN ST
S BUXTON ST
S HOWARD ST
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S O ST
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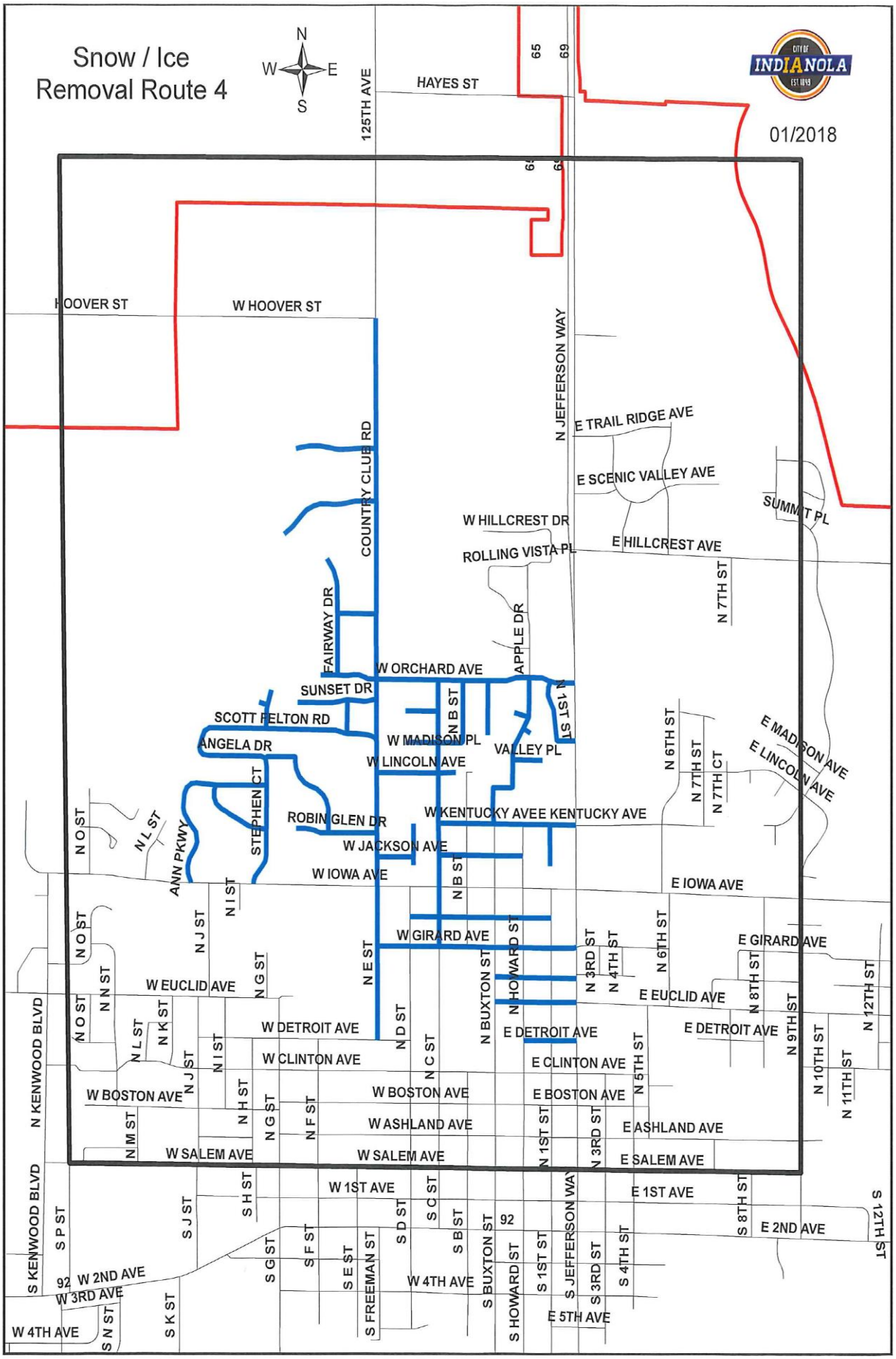
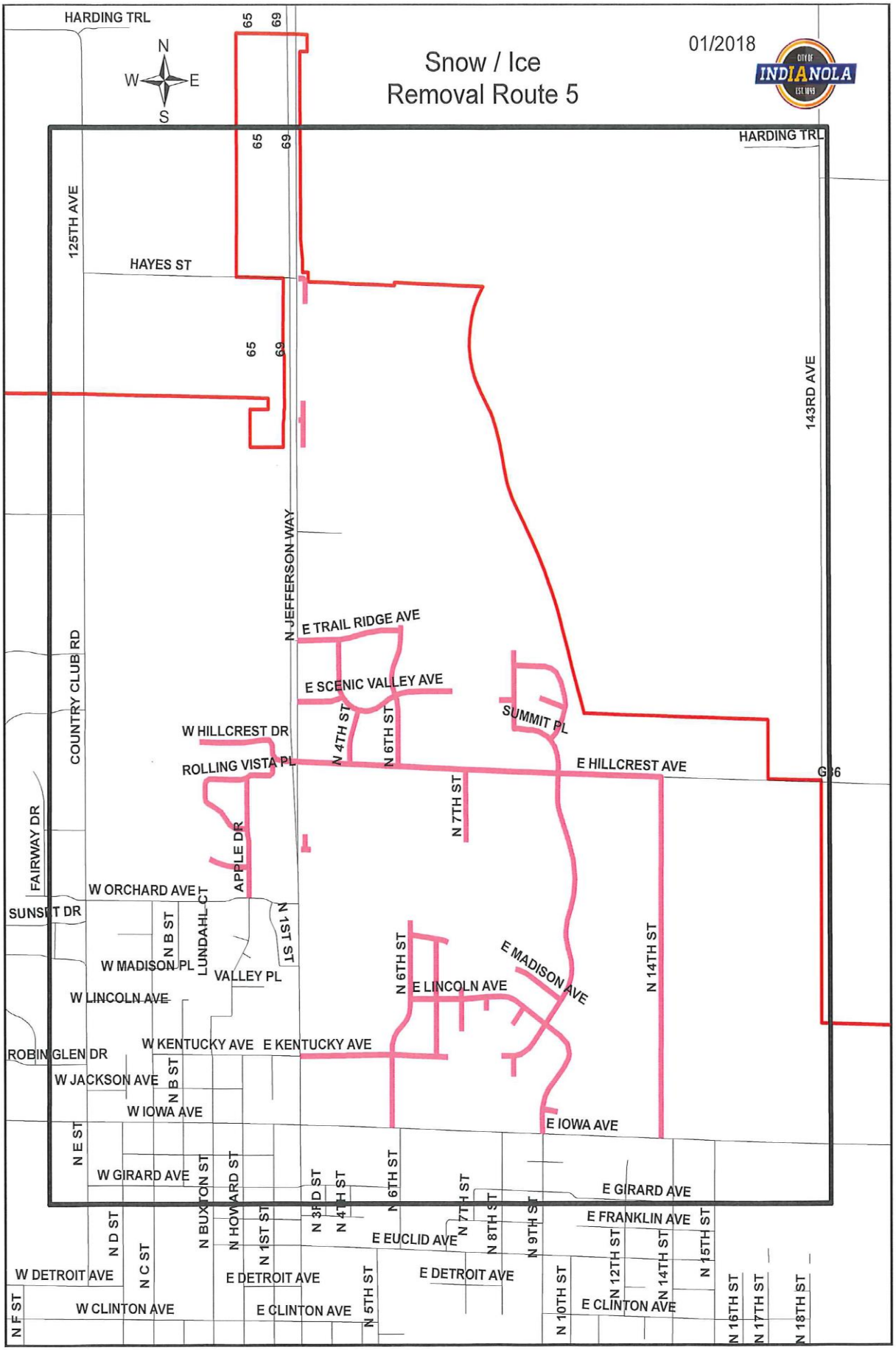
W 13TH AVE
W 14TH AVE

Snow / Ice Removal Route 4

01/2018

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E SCENIC VALLEY AVE
W HILLCREST DR
ROLLING VISTA PL
N 4TH ST
N 6TH ST
SUMMIT PL
E HILLCREST AVE
N 7TH ST
FAIRWAY DR
APPLE DR
W ORCHARD AVE
SUNSET DR
N B ST
LUNDAHL CT
N 1ST ST
W MADISON PL
VALLEY PL
W LINCOLN AVE
E LINCOLN AVE
E MADISON AVE
N 14TH ST
ROBIN GLEN DR
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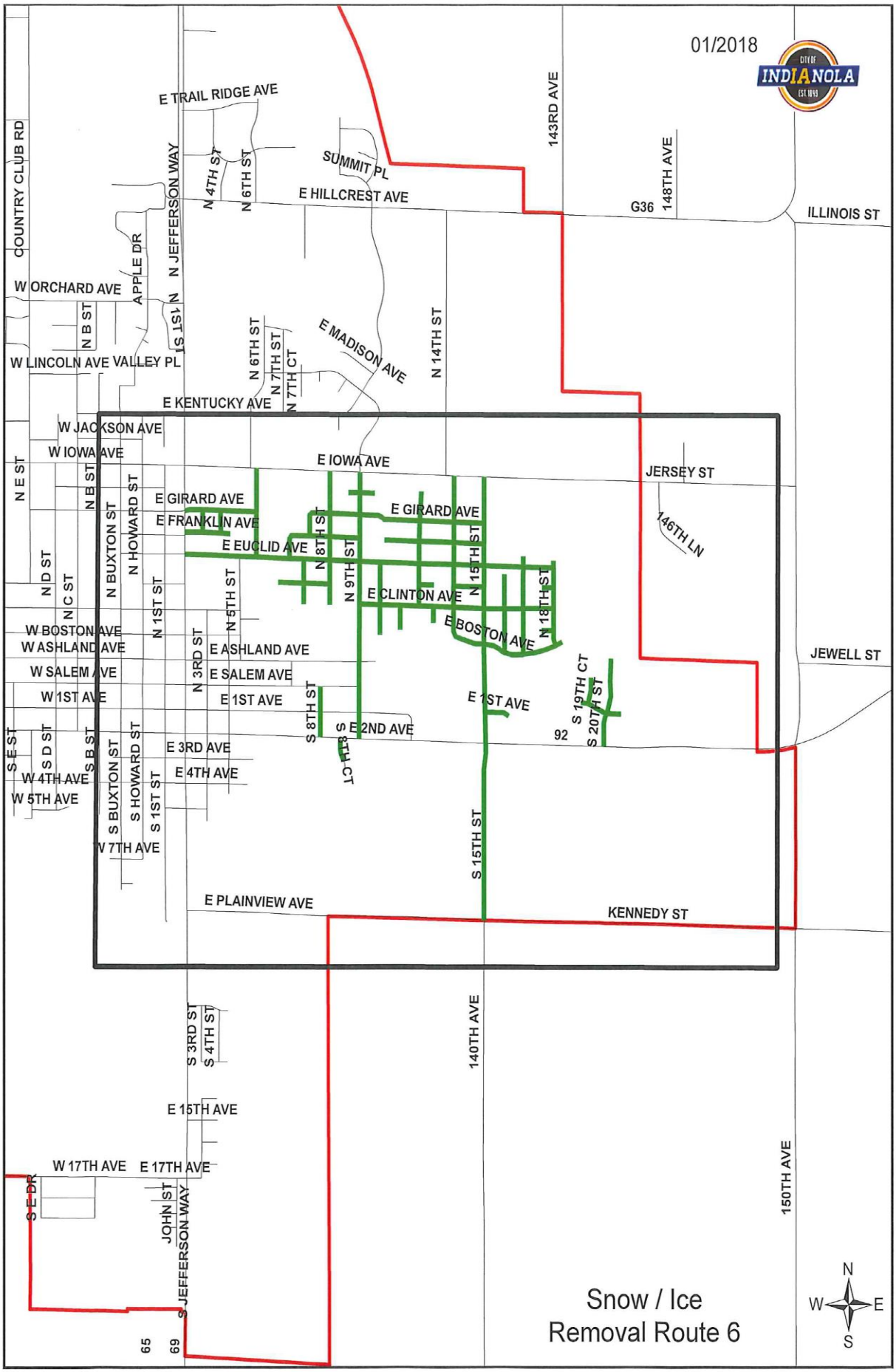
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Snow / Ice
Removal Route 6
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ILLINOIS ST
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KENNEDY ST
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JOHN ST
S JEFFERSON WAY
150TH AVE
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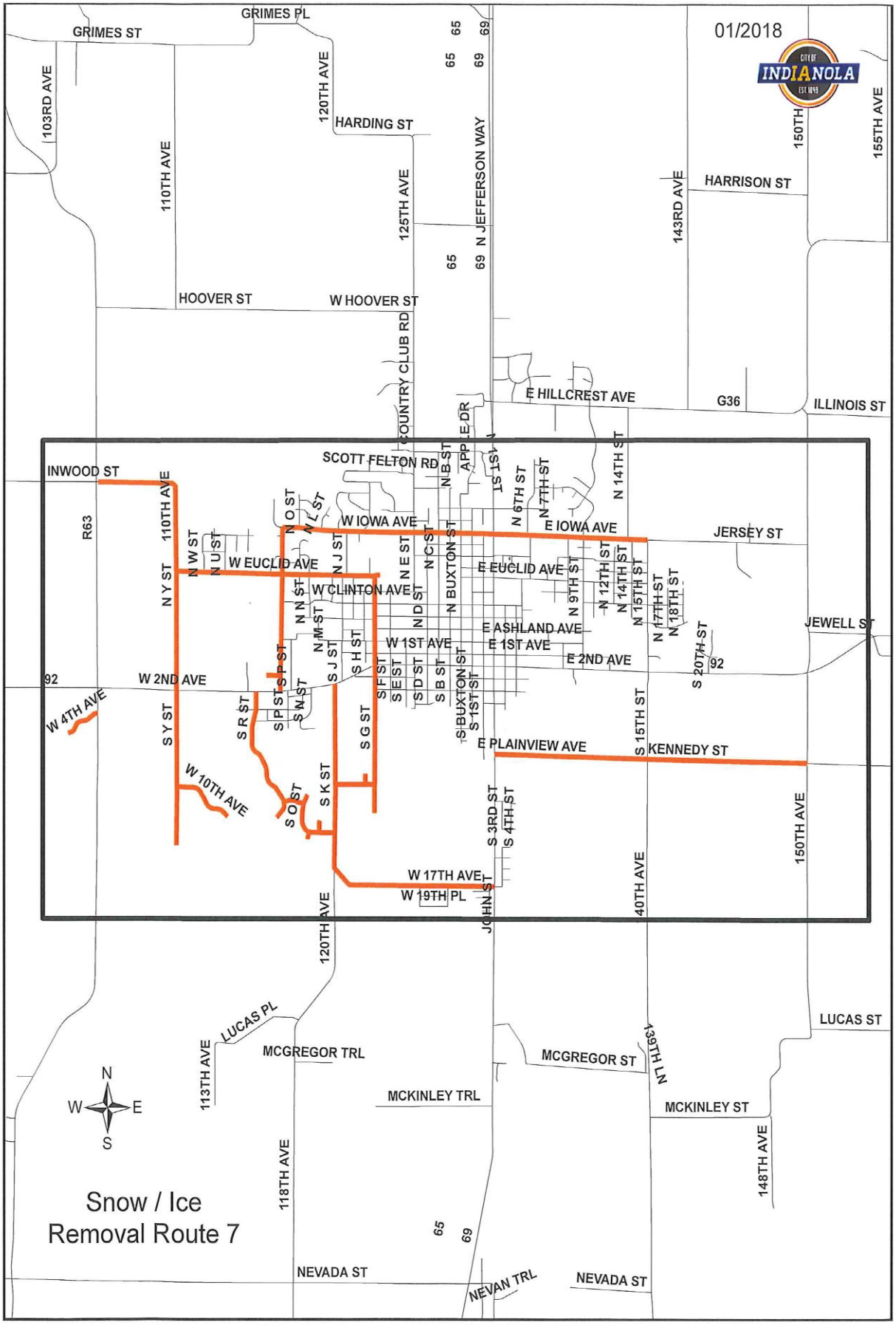
69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Snow / Ice
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125TH AVE
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HARRISON ST
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155TH AVE
HOOVER ST
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INWOOD ST
SCOTT FELTON RD
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W 19TH PL
JOHN ST
40TH AVE
120TH AVE
LUCAS PL
LUCAS ST
113TH AVE
MCGREGOR TRL
MCGREGOR ST
139TH LN
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MCKINLEY TRL
MCKINLEY ST
148TH AVE
118TH AVE
65
69
NEVADA ST
NEVAN TRL
NEVADA ST

Exhibit 3

City Code Sections Referenced within the Policy and Procedure Manual

69.10 SNOW EMERGENCY.

1. No person shall park, abandon or leave unattended any vehicle on any public street, alley or parking areas in the public right-of-way and immediately adjacent to the traveled portion of a street during any snow emergency parking ban unless the snow has been removed or plowed from the street, alley or parking areas in the public right-of-way and immediately adjacent to the traveled portion of a street and the snow has ceased to fall. A snow emergency parking ban shall begin when the National Weather Service predicts that two (2) or more inches of snow or ice will fall in the Indianola area or two (2) or more inches of snow or ice has fallen in the Indianola area, and shall continue through the duration of the snow or ice storm and the forty-eight-hour period after cessation of the storm, except as above provided upon streets which have been fully opened.

2. Such a ban shall be of uniform application, and the Police Chief is directed to widely publicize the requirements, using all available news media, in early November of each year. The emergency shall be extended or shortened when conditions warrant upon proclamation by the City Manager or a designee.

3. The foregoing prohibition shall be modified within the downtown area and near the Simpson College campus as follows:

A. On Howard Street, from Boston Avenue to First Avenue;

B. On Buxton Street, from Boston Avenue to First Avenue;

C. On Ashland Avenue, from First Street to B Street;

D. On Salem Avenue, from First Street to B Street;

E. On B Street, from First Avenue to Boston Avenue;

F. On First Street, from First Avenue to Boston Avenue;

G. On Boston Avenue, from First Street to B Street;

H. On First Avenue, from First Street to B Street;

I. On D Street, from Girard Avenue to Detroit Avenue;

J. On C Street, from Clinton Avenue to Girard Avenue.

K. On Detroit Avenue, from Howard Street to Buxton Street.

4. The foregoing prohibition does not apply to the area described in subsections 3(A) through (H) during normal business hours of 8:00 a.m. to 6:00 p.m. and during evening business hours as defined by the Indianola Chamber of Commerce, and further, during Christmas holiday hours as defined by the Indianola Chamber of

Commerce each year. The foregoing prohibition does not apply to the area described in subsections 3(I) through (K) between 8:00 a.m. and 10:00 p.m.
(Ord. 1288 – Aug. 04 Supp.)

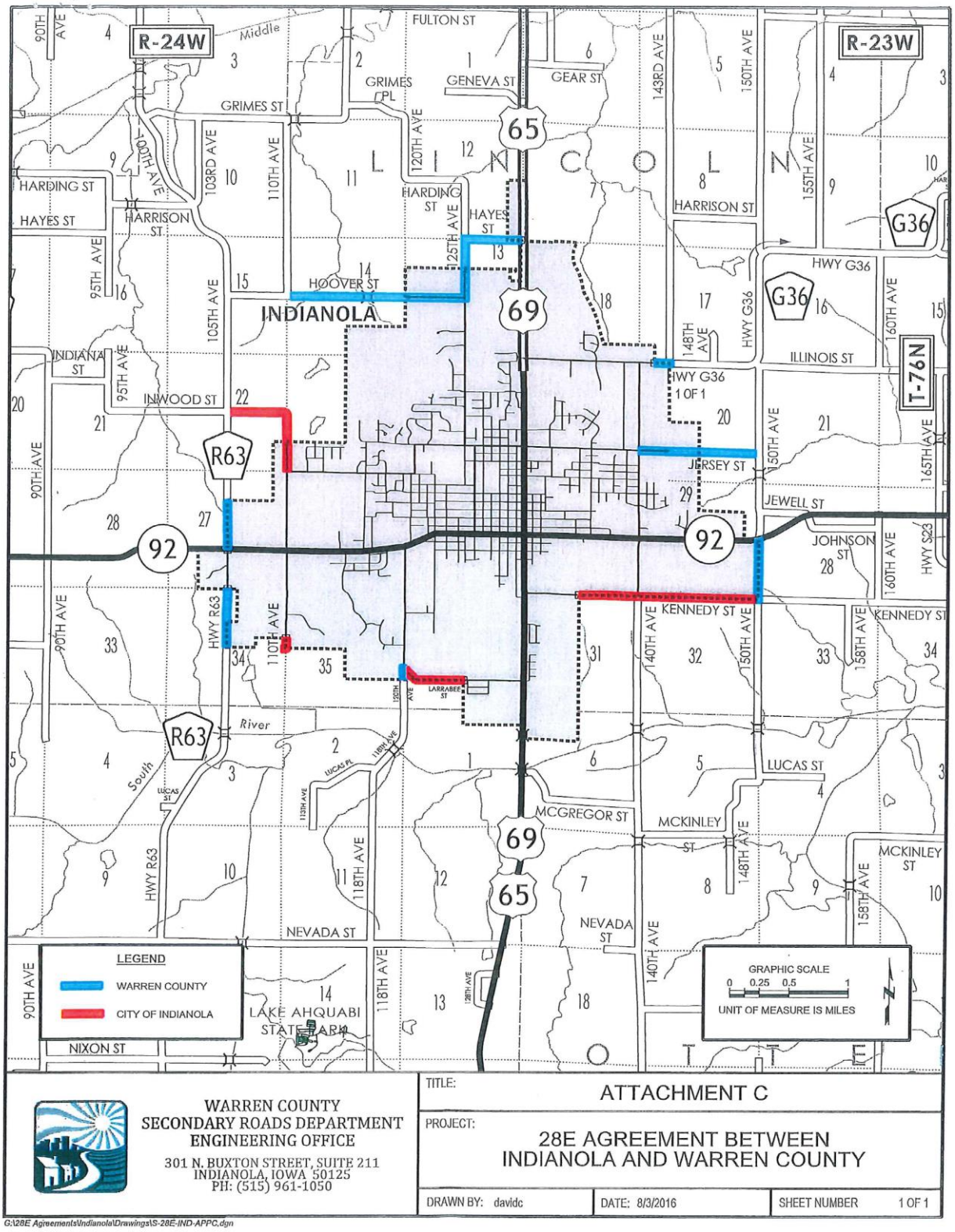
69.11 SNOW ROUTES. The Council may designate certain streets in the City as snow routes. When conditions of snow or ice exist on the traffic surface of a designated snow route, it is unlawful for the driver of a vehicle to impede or block traffic.

136.03 REMOVAL OF SNOW, ICE AND ACCUMULATIONS. It is the responsibility of the abutting property owners to remove snow, ice and accumulations promptly from sidewalks. If a property owner does not remove snow, ice or accumulations within a reasonable time, the City may do so and assess the costs against the property owner for collection in the same manner as a property tax. The abutting property owner may be liable for damages caused by the failure of the abutting property owner to use reasonable care in the removal of the snow or ice. If damages are to be awarded under this section against the abutting property owner, the claimant has the burden of proving the amount of the damages. To authorize recovery of more than a nominal amount, facts must exist and be shown by the evidence which afford a reasonable basis for measuring the amount of the claimant's actual damages, and the amount of actual damages shall not be determined by speculation, conjecture or surmise. All legal or equitable defenses are available to the abutting property owner in an action brought pursuant to this section. The City's general duty under this section does not include a duty to remove natural accumulations of snow or ice from the sidewalks. However, when the City is the abutting property owner it has the specific duty of the abutting property owner set forth in this section.

135.12 DUMPING OF SNOW. It is unlawful for any person to throw, push, or place or cause to be thrown, pushed or placed, any ice or snow from private property, sidewalks, or driveways onto the traveled way of a street or alley so as to obstruct gutters, or impede the passage of vehicles upon the street or alley or to create a hazardous condition therein; except where, in the cleaning of large commercial drives in the business district it is absolutely necessary to move the snow onto the street or alley temporarily, such accumulation shall be removed promptly by the property owner or agent. Arrangements for the prompt removal of such accumulations shall be made prior to moving the snow.

Exhibit 4

City of Indianola/Warren County Boundary Street Jurisdiction Map



Subject

Resolution determing property to be surplus, authorizing sale of property and approving the purchase of a utility tractor for the Park and Recreation Department

Information

In your packet is the resolution authorizing the sale of surplus property and purchasing the John Deere Tractor with the four alternate in an amount of $68,769.52. Also in your packet is a memo from Doug Bylund, Parks and Recreation Director recommending this purchase. The bids received were:

Vendor	Brand	Cost with Trade	Alternate 1, 2, 3	Alternate 4	Total Cost
Van Wall Indianola	John Deere	$49,524.24	$5,618.00	$13,627.28	$68,769.52
Vetter Indianola	Case IH	$53,000.00	$8,665.00	$14,800.00	$76,465.00
Sundown Bevington	Kubote	$48,900.00	$11,245.00	$13,500.00	$73,645.00
Rueters Osceola	New Holland	$48,866.00	$9,090.00	No Bid	

Fiscal Impact

Attachments

Resolution
Memo

RESOLUTION NO. 2019-____

RESOLUTION DETERMING PROPERTY TO BE SURPLUS, AUTHORIZING SALE OF PROPERTY AND APPROVING THE PURCHASE OF A UTILITY TRACTOR FOR THE PARK AND RECREATION DEPARTMENT

WHEREAS, the City of Indianola owns the following property which was purchased with public funds:

Park Department – 2000 John Deere 6110 Utility Tractor with loader

WHEREAS, the City is no longer using said property and City staff is recommending disposal of it; and

WHEREAS, the City Council agrees that the property is surplus; and

WHEREAS, the City Council believes it to be in the best interest of the City to sell the property in a commercially reasonable manner.

WHEREAS, the FY 19 budget includes funding to replace the 2000 John Deere 6110 Utility Tractor with loader; and

WHEREAS, the Park and Recreation Department reviewed the bids, and recommends awarding the utility tractor bid from Van Wall of Indianola, Iowa in an amount of $68,769.52 (includes trade in and all four alternates.

NOW THEREFORE, IT IS HEREBY RESOLVED by the City Council of the City of Indianola, Iowa that the above-described property is determined to be surplus property and that the utility tractor shall be purchased from Van Wall of Indianola, Iowa in the amount of $68,769.52 and the Mayor is authorized and directed to execute on behalf of the City and the City Clerk is authorized and directed to attest to said signature and to affix the seal of the City to the documents required to purchase the vehicle.

APPROVED this _____ day of _____, 2019.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Diana Bowlin, City Clerk

October 2, 2019

To: Mayor and City Council
From: Doug Bylund, Parks and Recreation Director
Cc: Ryan Waller, City Manager, Andy Lent, Director of Finance
Re: Parks Utility Tractor Purchase

Below are the bid results that were opened on Monday, September 30 for replacement of the 2000 Parks Utility Tractor and Land Pride Mower attachment. The RFPs were posted on the City of Indianola and the Iowa League of Cities' websites and distributed to local vendors.

This tractor is used year-round for maintenance of parks, trails, playgrounds, and athletic fields, tree care, unloading large items and snow removal. It is also used for roadside mowing several times a year and is utilized by other city departments and IMU for mowing of large areas. The RFPs included the trade-in for the current tractor as well as 4 alternate bid items; additional 2-year warranty, grapple bucket, pallet forks and land pride mower. The table below provides a summary of the four bids:

Vendor	Location	Brand	Cost with Trade-in	Alternates 1, 2, 3	Alternate 4	Total Cost
Van Wall	Indianola	John Deere	$49,524.24	$ 5,618.00	$13,627.28	$68,769.52
Vetter	Indianola	Case IH	$53,000.00	$ 8,665.00	$14,800.00	$76,465.00
Sundown	Bevington	Kubota	$48,900.00	$11,245.00	$13,500.00	$73,645.00
Rueters	Osceola	New Holland	$48,866.00	$ 9,090.00	No Bid	

The Parks Department had originally requested $70,000 to be originally included in the CIP budget for replacement of this tractor and the Land Pride Mower attachment. However, the official budget submitted for Council approval was a total of $60,000. The $8,769.52 difference can be amended in the CIP budget with an increased transfer to the Vehicle and Equipment fund from either Fund 42 or the Parks Special Revenue Fund, Fund 142.

Staff's recommendation is to purchase the John Deere Tractor with the 4 alternates for a total of $68,769.52.

City Council will also need to pass a resolution to declare the current 2000 John Deere 6110 Tractor with Loader as surplus.

Subject

Resolution Approving Salaries

Information

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

Michele Burkhart-Patrick, Library Director, from CE 11-3 $78,721.78/year to CE 11-4 $81,104.56/year effective September 15, 2019

Afton Bradley, Rec Coordinator - Aquatics, from CE 6-1.5 $47,744.32/year to CE 6-2 $48,506.18/year effective September 29, 2019

Virginia Ricketts, Library Assistant, from CE 1-1.5 $13.345/hour to CE 2 $13.590/hour effective September 29, 2019

Brandon DeCook, Rec Coordinator - Recreation, from CE 6-1.5 $47,744.32/year to CE 6-2 $48,506.18/year effective October 13, 2019

Fiscal Impact

Attachments

Resolution

RESOLUTION 2019-____
APPROVING SALARIES

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

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

Michele Burkhart-Patrick, Library Director, from CE 11-3 $78,721.78/year to CE 11-4 $81,104.56/year effective September 15, 2019

Virginia Ricketts, Library Assistant, from CE 1-1.5 $13.345/hour to CE 2 $13.590/hour effective September 29, 2019

Afton Bradley, Rec Coordinator - Aquatics, from CE 6-1.5 $47,744.32/year to CE 6-2 $48,506.18/year effective September 29, 2019

Brandon DeCook, Rec Coordinator - Recreation, from CE 6-1.5 $47,744.32/year to CE 6-2 $48,506.18/year effective October 13, 2019

Passed and approved on the 7th day of October, 2019.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Diana Bowlin, City Clerk

Subject

Change order number two for the Jerry Kelley Trail in an amount of $3,400.00 - revised contract amount $487,177.56

Information

The total of this change order is $3,400 (packet). This first portion of this change order is for the addition of granular backfill following potholing to locate the IMU utility near the retaining wall construction location. IMU performed the potholing to confirm the location of the utility. The granular backfill specification was required by IDOT, with 18.9 tons at total cost of $1,900. The second portion is for the repair of a sump pump line in the ROW that was damaged during sub-base preparation. The cost for the sump line repair is $1,500.

Summary of Project Contract Costs

Original Contract Amount:	$484,711.06
Change Order #1:	$ -933.50
Change Order #2:	$ +3,400.00
Total	$487,177.56

Fiscal Impact

Attachments

Change Order

CHANGE ORDER NO. 2

OWNER: City of Indianola

PROJECT: Jerry Kelley Trail Morningside Park to Wilder Elementary
S&A PROJECT #: 118.0128

To: Howrey Construction LLC
Contractor
820 W High St
Address
Rockwell City, IA, 50579
City, State, Zip

You are directed to make the following changes in this contract:

1. Description of change to be made:

Line Item 8001 - Granular Backfill - Lump Sum Price is to install Granular Backfill in accordance with standard specifications section 2402.
Line Item 8002 - Sump Pump Repair - Removal and replacement of sump pump drain line.

2. Reason for Change:

Line Item 8001 - Granular Backfill - Indianola Municipal Utilities (IMU) electrical transfer line was located under proposed sheet piling. Utility not identified in plans. Potholing provided by Utility.
Line Item 8002 - Sump Pump Repair - Sump pump drain line extending into ROW not marked during utility locates. Damaged during sub-base preparation.

3. Settlement for the cost of making the change shall be as follows:

Item No.	Item Description	Quantity	Unit	Unit Price	Total Price
8001	Granular Backfill	18.9	TON	$100.53	$1,900.00
8002	Scratch Coarse	1	LS	$1,500.00	$1,500.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
					$0.00
				TOTAL	**$3,400.00**

4. This change order will result in a net change in the contract completion time of 2 days and a net change in the cost of the project of $3400.00 divided as follows:

	Contract Amount	Contract Working Days
Approved funds and working days as per (Engineer's Estimate, Contract or last approved C.O.)	$483,777.56	42
Change due to this C.O. (+ or -)	$3,400.00	2
Totals including this C.O.:	$487,177.56	44

The change described herein is understood, and the terms of settlement are hereby agreed to:

Howrey Construction LLC
CONTRACTOR

By _____ DATE: _____

Snyder & Associates, Inc.
ENGINEER

By _____ DATE: _____

City of Indianola
OWNER

By _____ DATE: _____

Subject

Claims on the computer printout for October 7, 2019

Information

Fiscal Impact

Attachments

Vendor Report

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
515 WOODWORK				
515 WOODWORK	CHILDRENS GARDEN BENCHES	09/19/2019	650.00	PARK & RECREATI
Total 515 WOODWORK:			650.00	
ADVANTAGE COMPANIES				
ADVANTAGE COMPANIES	MICROFILM SERVICES	01/31/2019	155.00	LIBRARY FUND
Total ADVANTAGE COMPANIES:			155.00	
AGRILAND FS INC				
AGRILAND FS INC	FIELD MARKING CHALK	09/07/2019	285.60	PARK & RECREATI
AGRILAND FS INC	FERTILIZER	09/16/2019	67.08	PARK & RECREATI
Total AGRILAND FS INC:			352.68	
ALLENDER BUTZKE ENG INC				
ALLENDER BUTZKE ENG INC	SOIL TESTING AT 1602 E 2ND AVE	09/24/2019	3,950.00	GENERAL FUND
Total ALLENDER BUTZKE ENG INC:			3,950.00	
ALLSUP, PAT				
ALLSUP, PAT	CELL PHONE - SEPT.	09/17/2019	50.00	POLICE FUND
Total ALLSUP, PAT:			50.00	
AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	CRADLEPOINT POWER SUPPLY	09/06/2019	34.95	VEHICLE RESERV
AMAZON CAPITAL SERVICES	OFFICE SUPPLIES	09/24/2019	27.87	GENERAL FUND
AMAZON CAPITAL SERVICES	WIRELESS MICE - X6	09/28/2019	89.40	GENERAL FUND
AMAZON CAPITAL SERVICES	USB HEADSET	09/28/2019	34.96	VEHICLE RESERV
AMAZON CAPITAL SERVICES	EMERGENCY LIGHTS - ACTIVITY CENTER	09/24/2019	108.00	PARK & RECREATI
AMAZON CAPITAL SERVICES	ICE PACKS	09/13/2019	41.99	PARK & RECREATI
AMAZON CAPITAL SERVICES	LAPTOP BATTERY	09/29/2019	84.99	GENERAL FUND
Total AMAZON CAPITAL SERVICES:			422.16	
AMERICAN FENCE CO.				
AMERICAN FENCE CO.	GATE HINGES	09/24/2019	30.34	PARK & RECREATI
Total AMERICAN FENCE CO.:			30.34	
ANDERSON, DANIEL T.				
ANDERSON, DANIEL T.	COED LEAGUE SB	09/19/2019	84.00	PARK & RECREATI
ANDERSON, DANIEL T.	COED LEAGUE SB	09/26/2019	84.00	PARK & RECREATI
Total ANDERSON, DANIEL T.:			168.00	
APEX PROPERTY SERVICES				
APEX PROPERTY SERVICES	ABATEMENT 1600 W IOWA	09/13/2019	550.00	GENERAL FUND
APEX PROPERTY SERVICES	ABATEMENT 1101 N L & ADJACENT L0T	09/13/2019	550.00	GENERAL FUND
APEX PROPERTY SERVICES	ABATEMENT 610 N N	09/13/2019	150.00	GENERAL FUND
APEX PROPERTY SERVICES	ABATEMENT 1009 E SALEM	09/22/2019	945.00	GENERAL FUND
Total APEX PROPERTY SERVICES:			2,195.00	
ATLANTIC BOTTLING CO.				
ATLANTIC BOTTLING CO.	PICKARD CONCESSIONS - DRINKS	09/13/2019	940.94	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
ATLANTIC BOTTLING CO.	PICKARD CONCESSIONS - DRINKS	09/20/2019	920.32	PARK & RECREATI
ATLANTIC BOTTLING CO.	PICKARD CONCESSIONS - DRINKS	09/27/2019	300.05	PARK & RECREATI
Total ATLANTIC BOTTLING CO.:			2,161.31	
AUBERT'S TOWING				
AUBERT'S TOWING	TOW - ABANDONED	08/07/2019	170.00	POLICE FUND
Total AUBERT'S TOWING:			170.00	
AVESIS THIRD PARTY ADMINISTRATORS INC				
AVESIS THIRD PARTY ADMINIS	VISION	09/27/2019	9.98	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	09/27/2019	4.51	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	09/27/2019	19.96	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	09/27/2019	31.92	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	09/27/2019	16.11	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	09/27/2019	49.90	ROAD USE TAX FU
AVESIS THIRD PARTY ADMINIS	VISION	09/27/2019	136.37	POLICE FUND
AVESIS THIRD PARTY ADMINIS	VISION	09/27/2019	13.72	FIRE FUND
AVESIS THIRD PARTY ADMINIS	VISION	09/27/2019	77.73	AMBULANCE FUN
AVESIS THIRD PARTY ADMINIS	VISION	09/27/2019	29.49	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION	09/27/2019	21.94	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION	09/27/2019	25.94	LIBRARY FUND
AVESIS THIRD PARTY ADMINIS	VISION	09/27/2019	42.41	SEWER FUND
AVESIS THIRD PARTY ADMINIS	EE LIABILITY	09/27/2019	389.00	GENERAL FUND
Total AVESIS THIRD PARTY ADMINISTRATORS INC:			868.98	
AWWA-IOWA SECTION				
AWWA-IOWA SECTION	AWWA WATER CONFERENCE	09/15/2019	170.00	SEWER FUND
Total AWWA-IOWA SECTION:			170.00	
BANKERS TRUST COMPANY				
BANKERS TRUST COMPANY	INVESTMENT MANAGEMENT - 4/1-6/30/19	09/12/2019	5,226.94	GENERAL FUND
Total BANKERS TRUST COMPANY:			5,226.94	
BOB'S CUSTOM TROPHIES				
BOB'S CUSTOM TROPHIES	PROGRAMMING	09/03/2019	50.00	LIBRARY FUND
Total BOB'S CUSTOM TROPHIES:			50.00	
BOEGE, KATELYN				
BOEGE, KATELYN	FLAG FOOTBALL	09/10/2019	60.00	PARK & RECREATI
BOEGE, KATELYN	FLAG FOOTBALL	09/16/2019	60.00	PARK & RECREATI
BOEGE, KATELYN	FLAG FOOTBALL	09/17/2019	60.00	PARK & RECREATI
BOEGE, KATELYN	FLAG FOOTBALL	09/23/2019	52.00	PARK & RECREATI
BOEGE, KATELYN	FLAG FOOTBALL	09/24/2019	60.00	PARK & RECREATI
BOEGE, KATELYN	FLAG FOOTBALL	09/30/2019	52.00	PARK & RECREATI
Total BOEGE, KATELYN:			344.00	
BOLAND RECREATION				
BOLAND RECREATION	VMAC CONCESSION TABLES - 5	09/30/2019	5,763.97	POOL (MEMORIAL)
Total BOLAND RECREATION:			5,763.97	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
BROWNELLS INC				
BROWNELLS INC	TRAINING AID	09/13/2019	30.95	POLICE FUND
Total BROWNELLS INC:			30.95	
BRUCE, TAMMY				
BRUCE, TAMMY	TRAINING - MEALS	08/30/2019	253.61	POLICE FUND
Total BRUCE, TAMMY:			253.61	
BUHROW, LUKE				
BUHROW, LUKE	CELL PHONE 08/09/19 -09/08/19	09/16/2019	50.00	POLICE FUND
Total BUHROW, LUKE:			50.00	
BUTTON, DAVID				
BUTTON, DAVID	UNIFORM ALLOWANCE	09/23/2019	23.48	POLICE FUND
BUTTON, DAVID	UNIFORM ALLOWANCE	09/24/2019	21.37	POLICE FUND
Total BUTTON, DAVID:			44.85	
CDW GOVERNMENT INC				
CDW GOVERNMENT INC	MS OFFICE LICENSE x1	09/20/2019	164.45	VEHICLE RESERV
CDW GOVERNMENT INC	MS OFFICE LICENSE x3	09/20/2019	544.38	VEHICLE RESERV
CDW GOVERNMENT INC	MS OFFICE LICENSE x15	09/20/2019	8,353.50	VEHICLE RESERV
Total CDW GOVERNMENT INC:			9,062.33	
CENGAGE LEARNING				
CENGAGE LEARNING	BOOKS	09/06/2019	29.59	LIBRARY FUND
CENGAGE LEARNING	BOOKS	09/10/2019	30.39	LIBRARY FUND
CENGAGE LEARNING	BOOKS	09/19/2019	54.39	LIBRARY FUND
Total CENGAGE LEARNING:			114.37	
CENTRAL IOWA PEST CONTROL SRVCS				
CENTRAL IOWA PEST CONTRO	EXTERMINATOR	09/23/2019	150.00	GENERAL FUND
Total CENTRAL IOWA PEST CONTROL SRVCS:			150.00	
CENTURYLINK				
CENTURYLINK	PHONE	08/22/2019	54.26	GENERAL FUND
CENTURYLINK	PHONE	09/22/2019	54.26	GENERAL FUND
Total CENTURYLINK:			108.52	
CERTIFIED POWER INC				
CERTIFIED POWER INC	UNIT 12 HIYDRAULIC PUMP	09/24/2019	1,525.35	ROAD USE TAX FU
Total CERTIFIED POWER INC:			1,525.35	
CINTAS CORPORATION				
CINTAS CORPORATION	RESTOCK MEDICINE CABINET	09/16/2019	52.95	SEWER FUND
CINTAS CORPORATION	FIRST AID	09/30/2019	92.58	ROAD USE TAX FU
CINTAS CORPORATION	DUST MASKS	08/06/2019	48.66	ROAD USE TAX FU
Total CINTAS CORPORATION:			194.19	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
CIRCLE B CASHWAY				
CIRCLE B CASHWAY	1X6 - 16'	09/03/2019	12.38	ROAD USE TAX FU
CIRCLE B CASHWAY	1X6 - 16'	09/03/2019	12.38	ROAD USE TAX FU
CIRCLE B CASHWAY	FORM BOARDS	09/16/2019	57.00	ROAD USE TAX FU
CIRCLE B CASHWAY	MARKING CHALK, DRILL BIT, ANCHOR BOLT	09/19/2019	57.27	PARK & RECREATI
Total CIRCLE B CASHWAY:			139.03	
CITY OF INDIANOLA - UTILITY				
CITY OF INDIANOLA - UTILITY	UTILITIES - 206 N 1ST	09/30/2019	69.13	FIRE FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	09/30/2019	5,825.61	GENERAL FUND
CITY OF INDIANOLA - UTILITY	RENEWABLE	09/30/2019	231.00	FIRE FUND
CITY OF INDIANOLA - UTILITY	STREETLIGHTS	09/30/2019	14,094.74	GENERAL FUND
CITY OF INDIANOLA - UTILITY	UTILITIES, TOTAL N SEWER PLANT, DEMAN	09/30/2019	3,698.69	SEWER FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	09/30/2019	5,534.17	SEWER FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	08/31/2019	545.45	ROAD USE TAX FU
CITY OF INDIANOLA - UTILITY	UTILITIES	09/30/2019	494.76	ROAD USE TAX FU
CITY OF INDIANOLA - UTILITY	UTILITIES - SEPT BILL	09/30/2019	545.45	ROAD USE TAX FU
CITY OF INDIANOLA - UTILITY	UTILITIES - 410 N JEFFERSON	09/30/2019	136.25	FIRE FUND
CITY OF INDIANOLA - UTILITY	UTILITIES - PICKARD	09/30/2019	829.33	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	ELECTRIC & FIBER	09/30/2019	3,195.10	POOL (MEMORIAL)
Total CITY OF INDIANOLA - UTILITY:			35,199.68	
CIVICPLUS				
CIVICPLUS	WEBSITE ANNUAL FEE RENEWAL	08/01/2019	5,559.21	GENERAL FUND
Total CIVICPLUS:			5,559.21	
CLEAN AIR CONCEPTS				
CLEAN AIR CONCEPTS	TAILPIPE ASSEMBLY 246, 245, 248	09/03/2019	1,480.03	AMBULANCE FUN
Total CLEAN AIR CONCEPTS:			1,480.03	
CNM OUTDOOR EQUIPMENT				
CNM OUTDOOR EQUIPMENT	OIL & TRIMMER STRING	09/23/2019	35.75	PARK & RECREATI
CNM OUTDOOR EQUIPMENT	HEADS FOR WEEDEATERS	09/26/2019	43.88	PARK & RECREATI
CNM OUTDOOR EQUIPMENT	2-CYCLE OIL	09/27/2019	29.90	ROAD USE TAX FU
Total CNM OUTDOOR EQUIPMENT:			109.53	
CONTRACT SPECIALTY LC				
CONTRACT SPECIALTY LC	SOFTBALL FIELD PAINT	09/27/2019	373.56	PARK & RECREATI
Total CONTRACT SPECIALTY LC:			373.56	
CONVERGINT TECHNOLOGIES LLC				
CONVERGINT TECHNOLOGIES	CONTROL ACCESS DOORS	09/25/2019	23,069.83	VEHICLE RESERV
Total CONVERGINT TECHNOLOGIES LLC:			23,069.83	
CORE & MAIN				
CORE & MAIN	MANHOLE CASTING AND LID	09/09/2019	285.00	SEWER FUND
CORE & MAIN	CREDIT RETURN	09/16/2019	225.00-	SEWER FUND
Total CORE & MAIN:			60.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
CRAIG'S AUTOMOTIVE				
CRAIG'S AUTOMOTIVE	VEH REPAIR	09/04/2019	1,082.00	POLICE FUND
CRAIG'S AUTOMOTIVE	VEH REPAIR	08/28/2019	1,531.00	POLICE FUND
CRAIG'S AUTOMOTIVE	VEH REPAIR	08/21/2019	179.95	POLICE FUND
CRAIG'S AUTOMOTIVE	VEH SERVICE	08/23/2019	254.00	POLICE FUND
Total CRAIG'S AUTOMOTIVE:			3,046.95	
CRAWFORD, RICHARD L.				
CRAWFORD, RICHARD L.	COED LEAGUE SB	09/12/2019	112.00	PARK & RECREATI
CRAWFORD, RICHARD L.	COED LEAGUE SB	09/19/2019	112.00	PARK & RECREATI
CRAWFORD, RICHARD L.	COED LEAGUE SB	09/26/2019	84.00	PARK & RECREATI
Total CRAWFORD, RICHARD L.:			308.00	
CROSS, CHUCK				
CROSS, CHUCK	WELLNESS AUG & SEPT	09/11/2019	50.00	AMBULANCE FUN
Total CROSS, CHUCK:			50.00	
CRYSTAL CLEAR WATER CO				
CRYSTAL CLEAR WATER CO	DI WATER FOR LAB	10/01/2019	32.00	SEWER FUND
Total CRYSTAL CLEAR WATER CO:			32.00	
DAVE BUNCH PIANO SERVICE				
DAVE BUNCH PIANO SERVICE	PIANO TUNING	09/10/2019	95.00	PARK & RECREATI
Total DAVE BUNCH PIANO SERVICE:			95.00	
DES MOINES AREA COMM COLLEGE				
DES MOINES AREA COMM COL	CEH'S	09/09/2019	15.00	AMBULANCE FUN
DES MOINES AREA COMM COL	CEH'S	09/12/2019	15.00	AMBULANCE FUN
Total DES MOINES AREA COMM COLLEGE:			30.00	
DES MOINES REGISTER MEDIA				
DES MOINES REGISTER MEDIA	CC M IN-08	08/28/2019	410.20	GENERAL FUND
DES MOINES REGISTER MEDIA	PH	08/28/2019	39.72	GENERAL FUND
DES MOINES REGISTER MEDIA	PH	08/28/2019	41.77	GENERAL FUND
DES MOINES REGISTER MEDIA	PH	08/28/2019	32.55	GENERAL FUND
DES MOINES REGISTER MEDIA	PH	08/28/2019	33.06	GENERAL FUND
DES MOINES REGISTER MEDIA	PH	08/28/2019	39.21	GENERAL FUND
Total DES MOINES REGISTER MEDIA:			596.51	
DETECTION INSTRUMENTS CORP				
DETECTION INSTRUMENTS CO	ODALOGGER FOR SEWER MAINS	09/26/2019	2,402.49	SEWER CAPITAL P
Total DETECTION INSTRUMENTS CORP:			2,402.49	
DISSELL, CHARLES				
DISSELL, CHARLES	WELLNESS - AUG	09/23/2019	15.00	GENERAL FUND
Total DISSELL, CHARLES:			15.00	
DLH GRAFX				
DLH GRAFX	FLAG FOOTBALL SHIRTS	09/05/2019	726.34	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total DLH GRAFX:			726.34	
DOWNEY TIRE PROS				
DOWNEY TIRE PROS	BARRICADE TRAILER	08/20/2019	60.82	ROAD USE TAX FU
DOWNEY TIRE PROS	TIRE	08/30/2019	86.93	ROAD USE TAX FU
DOWNEY TIRE PROS	2 NEW TIRES, TUBE, TIRE SWITCH	09/17/2019	176.92	PARK & RECREATI
DOWNEY TIRE PROS	NEW TIRE FOR CONCRETE TRAILER	09/25/2019	87.93	PARK & RECREATI
Total DOWNEY TIRE PROS:			412.60	
DUST PROS JANITORIAL				
DUST PROS JANITORIAL	MONTHLY CLEANING	09/20/2019	4,000.00	GENERAL FUND
DUST PROS JANITORIAL	MONTHLY CLEANNING CHARGE	09/20/2019	1,512.00	PARK & RECREATI
DUST PROS JANITORIAL	CLEANING SUPPLIES	09/20/2019	52.60	PARK & RECREATI
Total DUST PROS JANITORIAL:			5,564.60	
EMBLEM ENTERPRISES INC				
EMBLEM ENTERPRISES INC	UNIFORMS	09/09/2019	282.67	POLICE FUND
Total EMBLEM ENTERPRISES INC:			282.67	
EMC FIRE				
EMC FIRE	BATTERY EXTRICATION TOOLS	09/12/2019	30,217.38	VEHICLE RESERV
Total EMC FIRE:			30,217.38	
ETNYRE, JASON				
ETNYRE, JASON	CLOTHING REIMBURSEMENT	10/01/2019	71.26	ROAD USE TAX FU
Total ETNYRE, JASON:			71.26	
FARNER-BOCKEN				
FARNER-BOCKEN	PICKARD CONCESSIONS	09/09/2019	1,369.14	PARK & RECREATI
FARNER-BOCKEN	PICKARD CONCESSIONS	09/16/2019	696.65	PARK & RECREATI
FARNER-BOCKEN	PICKARD CONCESSIONS	09/26/2019	519.15	PARK & RECREATI
Total FARNER-BOCKEN:			2,584.94	
FIRSTNET				
FIRSTNET	EMS PHONE LINES	08/19/2019	180.68	AMBULANCE FUN
Total FIRSTNET:			180.68	
FORMATION GROUP				
FORMATION GROUP	ASSESSMENT INVOICE #3	08/31/2019	6,018.42	GENERAL FUND
Total FORMATION GROUP:			6,018.42	
GOVERNMENT FINANCE OFFICERS ASSOC.				
GOVERNMENT FINANCE OFFIC	MEMBERSHIP 11/1/19 - 10/31/20	09/16/2019	190.00	GENERAL FUND
Total GOVERNMENT FINANCE OFFICERS ASSOC.:			190.00	
GOVQA LLC				
GOVQA LLC	GOVQA SUBSCRIPTION	09/25/2019	5,255.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total GOVQA LLC:			5,255.00	
GRAFFITI SOLUTIONS INC				
GRAFFITI SOLUTIONS INC	5 GALLON GRAFFITI REMOVER	09/20/2019	440.00	PARK & RECREATI
Total GRAFFITI SOLUTIONS INC:			440.00	
GRAINGER INC				
GRAINGER INC	ELECTRICAL DISCONNECT BOX	10/01/2019	456.16	SEWER FUND
Total GRAINGER INC:			456.16	
GRAVES, RICK				
GRAVES, RICK	WEFTEC CONFERENCE	09/26/2019	101.77	SEWER FUND
Total GRAVES, RICK:			101.77	
GREEN ACRES GARDEN CENTER				
GREEN ACRES GARDEN CENT	TREE	09/25/2019	112.49	PARK & RECREATI
Total GREEN ACRES GARDEN CENTER:			112.49	
HAWKINS, ROB				
HAWKINS, ROB	CELL PHONE 07/26/19 - 08/25/19	09/12/2019	50.00	POLICE FUND
Total HAWKINS, ROB:			50.00	
HOWREY CONSTRUCTION LLC				
HOWREY CONSTRUCTION LLC	HILLCREST TRAIL PAY APP #1	10/02/2019	132,620.00	CAPITAL PROJECT
Total HOWREY CONSTRUCTION LLC:			132,620.00	
HR GREEN INC				
HR GREEN INC	ON CALL SERVICES	09/24/2019	1,566.50	SEWER CAPITAL P
HR GREEN INC	BUS TRANSPORTATION FOR TY AND BLAKE	09/27/2019	200.00	SEWER FUND
Total HR GREEN INC:			1,766.50	
IMWCA				
IMWCA	INSTALLMENT #4	10/01/2019	141.57	GENERAL FUND
IMWCA	INSTALLMENT #4	10/01/2019	20.42	GENERAL FUND
IMWCA	INSTALLMENT #4	10/01/2019	6.24	GENERAL FUND
IMWCA	INSTALLMENT #4	10/01/2019	194.54	GENERAL FUND
IMWCA	INSTALLMENT #4	10/01/2019	27.96	GENERAL FUND
IMWCA	INSTALLMENT #4	10/01/2019	31.45	GENERAL FUND
IMWCA	INSTALLMENT #4	10/01/2019	12.05	GENERAL FUND
IMWCA	INSTALLMENT #4	10/01/2019	2,936.15	POLICE FUND
IMWCA	INSTALLMENT #4	10/01/2019	4,279.84	FIRE FUND
IMWCA	INSTALLMENT #4	10/01/2019	2,260.81	AMBULANCE FUN
IMWCA	INSTALLMENT #4	10/01/2019	31.63	LIBRARY FUND
IMWCA	INSTALLMENT #4	10/01/2019	498.30	PARK & RECREATI
IMWCA	INSTALLMENT #4	10/01/2019	428.03	PARK & RECREATI
IMWCA	INSTALLMENT #4	10/01/2019	150.87	POOL (MEMORIAL)
IMWCA	INSTALLMENT #4	10/01/2019	1,719.37	ROAD USE TAX FU
IMWCA	INSTALLMENT #4	10/01/2019	425.90	SEWER FUND
IMWCA	INSTALLMENT #4	10/01/2019	28.15	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total IMWCA:			13,193.28	
INDOFF INCORPORATED				
INDOFF INCORPORATED	SUPPLIES	06/25/2019	38.16	GENERAL FUND
INDOFF INCORPORATED	PAPER	09/13/2019	39.50	ROAD USE TAX FU
Total INDOFF INCORPORATED:			77.66	
INFOMAX OFFICE SYSTEMS INC.				
INFOMAX OFFICE SYSTEMS IN	DEVICE PAYMENT WITH PAPERCUT & CONN	09/19/2019	3,260.60	GENERAL FUND
Total INFOMAX OFFICE SYSTEMS INC.:			3,260.60	
INTERSTATE ALL BATTERY CENTER				
INTERSTATE ALL BATTERY CEN	BATTERIES	09/10/2019	299.58	ROAD USE TAX FU
INTERSTATE ALL BATTERY CEN	UNIT 12	09/25/2019	279.98	ROAD USE TAX FU
Total INTERSTATE ALL BATTERY CENTER:			579.56	
IOWA LEAGUE OF CITIES				
IOWA LEAGUE OF CITIES	LENT - BUDGET WORKSHOP	09/30/2019	50.00	GENERAL FUND
Total IOWA LEAGUE OF CITIES:			50.00	
IOWA LEAGUE OF HEROES, THE				
IOWA LEAGUE OF HEROES, TH	IA LEAGUE OF HEROES - CHILDREN'S COST	09/16/2019	200.00	PARK & RECREATI
IOWA LEAGUE OF HEROES, TH	IA LEAGUE OF HEROES - CHILDREN'S COST	09/16/2019	200.00	PARK & RECREATI
Total IOWA LEAGUE OF HEROES, THE:			400.00	
IOWA ONE CALL				
IOWA ONE CALL	LOCATES	09/18/2019	619.20	SEWER FUND
Total IOWA ONE CALL:			619.20	
IOWA SIGNAL INC.				
IOWA SIGNAL INC.	65/69 & IOWA CONTROLS	08/26/2019	100.00	ROAD USE TAX FU
Total IOWA SIGNAL INC.:			100.00	
IOWA WATER MANAGEMENT CO.				
IOWA WATER MANAGEMENT C	WATER MGR LIBRARY	10/01/2019	40.00	LIBRARY FUND
IOWA WATER MANAGEMENT C	WATER MGR - MUN BLDG	10/01/2019	150.00	GENERAL FUND
Total IOWA WATER MANAGEMENT CO.:			190.00	
JERICO SERVICES INC				
JERICO SERVICES INC	DUST CONTROL	08/23/2019	3,366.44	ROAD USE TAX FU
JERICO SERVICES INC	DUST CONTROL	08/28/2019	2,376.00	ROAD USE TAX FU
Total JERICO SERVICES INC:			5,742.44	
KAPPELMAN APPLIANCE				
KAPPELMAN APPLIANCE	REFRIGERATOR SERVICE	09/06/2019	179.00	FIRE FUND
Total KAPPELMAN APPLIANCE:			179.00	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
KEYSTONE LABORATORIES INC				
KEYSTONE LABORATORIES IN	WEEKLY LAB TESTS	09/10/2019	290.80	SEWER FUND
Total KEYSTONE LABORATORIES INC:			290.80	
KIESLER POLICE SUPPLY INC				
KIESLER POLICE SUPPLY INC	OUTFIT/EQUIPMENT NEW OFFICIERS	09/19/2019	1,552.35	POLICE FUND
Total KIESLER POLICE SUPPLY INC:			1,552.35	
KIYA KODA HUMANE SOCIETY				
KIYA KODA HUMANE SOCIETY	HUMANE SOCIETY CONTRACT - OCT 2019	09/25/2019	2,912.00	POLICE FUND
Total KIYA KODA HUMANE SOCIETY:			2,912.00	
LANE, BECKY				
LANE, BECKY	LUNCH FOR SENIOR DAY TRIP	09/11/2019	13.89	PARK & RECREATI
Total LANE, BECKY:			13.89	
LENT, ANDREW				
LENT, ANDREW	MILEAGE TO/FROM ILOC ANNUAL CONF, DU	09/27/2019	235.60	GENERAL FUND
Total LENT, ANDREW:			235.60	
LOGAN CONTRACTORS SUPPLY INC.				
LOGAN CONTRACTORS SUPPL	MORTAR HOE	08/26/2019	34.36	ROAD USE TAX FU
LOGAN CONTRACTORS SUPPL	GREEN DOWELS	08/27/2019	2,194.38	ROAD USE TAX FU
LOGAN CONTRACTORS SUPPL	CONCRETE STAKES	08/27/2019	135.60	ROAD USE TAX FU
LOGAN CONTRACTORS SUPPL	MORTAR BOX	09/03/2019	218.95	ROAD USE TAX FU
LOGAN CONTRACTORS SUPPL	JOINT CUTTER	09/09/2019	107.05	ROAD USE TAX FU
LOGAN CONTRACTORS SUPPL	STAKE PULLER	09/18/2019	142.60	ROAD USE TAX FU
LOGAN CONTRACTORS SUPPL	CRACK SEALER REBUILD	09/19/2019	1,647.89	ROAD USE TAX FU
Total LOGAN CONTRACTORS SUPPLY INC.:			4,480.83	
MAHASKA COMMUNICATION GROUP				
MAHASKA COMMUNICATION G	MONTHLY PHONE SERVICES	09/01/2019	29.09	GENERAL FUND
MAHASKA COMMUNICATION G	MONTHLY INTERNET SERVICES	09/01/2019	7.60	GENERAL FUND
MAHASKA COMMUNICATION G	MONTHLY PHONE SERVICES	09/01/2019	96.02	GENERAL FUND
MAHASKA COMMUNICATION G	MONTHLY PHONE SERVICES	09/01/2019	866.58	GENERAL FUND
MAHASKA COMMUNICATION G	MONTHLY INTERNET SERVICES	09/01/2019	200.00	GENERAL FUND
MAHASKA COMMUNICATION G	MONTHLY PHONE SERVICES	09/01/2019	29.09	GENERAL FUND
Total MAHASKA COMMUNICATION GROUP:			1,228.38	
MATHESON TRI-GAS INC				
MATHESON TRI-GAS INC	OXYGEN	09/24/2019	89.79	AMBULANCE FUN
Total MATHESON TRI-GAS INC:			89.79	
MAYHEW, PAT				
MAYHEW, PAT	REFUND FOR CANCELLED RESERVATION	09/20/2019	20.00	PARK & RECREATI
Total MAYHEW, PAT:			20.00	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	PAINT FOR BBQ GRILL	09/10/2019	15.71	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MCCOY HARDWARE INC	SUPPLIES	09/13/2019	2.48	POLICE FUND
MCCOY HARDWARE INC	HARDWARE FOR CANOPY AT PICKARD	09/19/2019	10.89	PARK & RECREATI
MCCOY HARDWARE INC	LIGHT BULBS	09/19/2019	7.19	GENERAL FUND
MCCOY HARDWARE INC	TAPE MEASURE	09/19/2019	7.19	POOL (MEMORIAL)
MCCOY HARDWARE INC	BOLTS, WASHERS, NUTS	09/23/2019	14.47	PARK & RECREATI
MCCOY HARDWARE INC	ELEC TAPE AND ADAPTOR	09/23/2019	14.72	SEWER FUND
MCCOY HARDWARE INC	SCREWS	09/25/2019	10.79	PARK & RECREATI
MCCOY HARDWARE INC	VMAC WINTERIZATION MATERIALS FOR PO	09/25/2019	4.64	POOL (MEMORIAL)
MCCOY HARDWARE INC	BALLAST	09/25/2019	45.43	GENERAL FUND
MCCOY HARDWARE INC	PAINT BRUSHES, SPRAY PAINT, "D" BATTERI	09/27/2019	23.46	PARK & RECREATI
Total MCCOY HARDWARE INC:			156.97	
MCINTYRE, CRAIG				
MCINTYRE, CRAIG	COED LEAGUE SB	09/12/2019	112.00	PARK & RECREATI
MCINTYRE, CRAIG	COED LEAGUE SB	09/19/2019	112.00	PARK & RECREATI
MCINTYRE, CRAIG	COED LEAGUE SB	09/26/2019	84.00	PARK & RECREATI
Total MCINTYRE, CRAIG:			308.00	
MED COMPASS				
MED COMPASS	PHYSICALS & FIT TEST	09/16/2019	2,950.00	AMBULANCE FUN
Total MED COMPASS:			2,950.00	
MEDPRO DISPOSAL LLC				
MEDPRO DISPOSAL LLC	MEDICAL WASTE	08/31/2019	78.75	AMBULANCE FUN
Total MEDPRO DISPOSAL LLC:			78.75	
MENARDS				
MENARDS	STORM INTAKE BLOCK	08/26/2019	607.48	ROAD USE TAX FU
Total MENARDS:			607.48	
MERCY COLLEGE OF HEALTH SCIENCES				
MERCY COLLEGE OF HEALTH	PARAMEDIC CLASS	09/13/2019	4,340.00	FIRE FUND
MERCY COLLEGE OF HEALTH	PARAMEDIC CLASS	09/13/2019	4,340.00	FIRE FUND
MERCY COLLEGE OF HEALTH	PARAMEDIC CLASS	09/13/2019	4,340.00	FIRE FUND
MERCY COLLEGE OF HEALTH	PARAMEDIC CLASS	09/13/2019	4,340.00	FIRE FUND
Total MERCY COLLEGE OF HEALTH SCIENCES:			17,360.00	
METLIFE - GROUP BENEFITS				
METLIFE - GROUP BENEFITS	DENTAL	09/27/2019	248.11	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL	09/27/2019	27.58-	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL	09/27/2019	432.10	ROAD USE TAX FU
METLIFE - GROUP BENEFITS	DENTAL	09/27/2019	1,014.12	POLICE FUND
METLIFE - GROUP BENEFITS	DENTAL	09/27/2019	94.16	FIRE FUND
METLIFE - GROUP BENEFITS	DENTAL	09/27/2019	533.57	AMBULANCE FUN
METLIFE - GROUP BENEFITS	DENTAL	09/27/2019	185.77	PARK & RECREATI
METLIFE - GROUP BENEFITS	DENTAL	09/27/2019	161.70	PARK & RECREATI
METLIFE - GROUP BENEFITS	DENTAL	09/27/2019	210.48	LIBRARY FUND
METLIFE - GROUP BENEFITS	DENTAL	09/27/2019	124.63	SEWER FUND
METLIFE - GROUP BENEFITS	DENTAL - EE LIABILITY	09/27/2019	1,416.00	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL	09/27/2019	86.42	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL	09/27/2019	20.57	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL	09/27/2019	172.84	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total METLIFE - GROUP BENEFITS:			4,672.89	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	05931-25003 N HWY 65/69 ENTRANCE SIGN	09/11/2019	14.26	GENERAL FUND
MID AMERICAN ENERGY CO.	26321-3003 ST LIGHTING	09/11/2019	129.06	GENERAL FUND
MID AMERICAN ENERGY CO.	07741-18004 65/69 LIFT	09/16/2019	68.08	SEWER FUND
MID AMERICAN ENERGY CO.	09750-87035 WESLEY LIFT	09/16/2019	36.37	SEWER FUND
MID AMERICAN ENERGY CO.	74080-22010 FUEL HEAT	09/17/2019	59.66	GENERAL FUND
MID AMERICAN ENERGY CO.	08701-24006 QUAIL MDWS LIFT	09/18/2019	63.11	SEWER FUND
MID AMERICAN ENERGY CO.	UTILITIES	09/18/2019	28.50	FIRE FUND
MID AMERICAN ENERGY CO.	UTILITIES	09/18/2019	14.36	FIRE FUND
MID AMERICAN ENERGY CO.	ACTIVITY CENTER UTILITIES	09/18/2019	17.41	PARK & RECREATI
MID AMERICAN ENERGY CO.	GAS	09/18/2019	13.49	ROAD USE TAX FU
MID AMERICAN ENERGY CO.	GAS - SHOP	09/18/2019	23.50	PARK & RECREATI
MID AMERICAN ENERGY CO.	HEAT/BUILDING	09/18/2019	16.55	POLICE FUND
MID AMERICAN ENERGY CO.	NATURAL GAS	09/18/2019	13.49	LIBRARY FUND
Total MID AMERICAN ENERGY CO.:			497.84	
MID-IOWA OCCUPATIONAL TESTING				
MID-IOWA OCCUPATIONAL TES	VA 5 PANEL BAT	03/01/2019	355.00	AMBULANCE FUN
MID-IOWA OCCUPATIONAL TES	VA 5 PANEL BAT	09/12/2019	215.00	FIRE FUND
Total MID-IOWA OCCUPATIONAL TESTING:			570.00	
MILLER ELECTRIC SERVICES				
MILLER ELECTRIC SERVICES	HILLCREST TRAIL PROJECT	09/11/2019	2,371.00	CAPITAL PROJECT
Total MILLER ELECTRIC SERVICES:			2,371.00	
MOFFITT TRENCHING LLC				
MOFFITT TRENCHING LLC	ST RESTORATION REFUND 115 N HOWARD	09/26/2019	1,200.00	GENERAL FUND
Total MOFFITT TRENCHING LLC:			1,200.00	
MOTOROLA SOLUTIONS				
MOTOROLA SOLUTIONS	TWO RADIOS / 1 MOBILE	08/27/2019	13,284.50	POLICE FUND
Total MOTOROLA SOLUTIONS:			13,284.50	
MUNICIPAL SUPPLY INC				
MUNICIPAL SUPPLY INC	PRO RINGS	09/24/2019	896.65	SEWER FUND
MUNICIPAL SUPPLY INC	MANHOLE CASTINGS	09/24/2019	564.00	ROAD USE TAX FU
Total MUNICIPAL SUPPLY INC:			1,460.65	
MUTT MITT				
MUTT MITT	MUTT MITT BAGS	09/12/2019	1,099.86	PARK & RECREATI
Total MUTT MITT:			1,099.86	
MUTUAL OF OMAHA				
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	10/01/2019	49.63	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	10/01/2019	46.00	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	10/01/2019	85.36	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	10/01/2019	182.96	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	10/01/2019	56.03	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	10/01/2019	216.02	ROAD USE TAX FU
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	10/01/2019	805.38	POLICE FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	10/01/2019	102.43	FIRE FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	10/01/2019	580.43	AMBULANCE FUN
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	10/01/2019	209.06	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	10/01/2019	138.06	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	10/01/2019	163.51	LIBRARY FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	10/01/2019	161.63	SEWER FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	10/01/2019	1,139.43	GENERAL FUND
Total MUTUAL OF OMAHA:			3,935.93	
NAPA AUTO PARTS				
NAPA AUTO PARTS	RELAY FOR DUMP TRUCK	09/25/2019	17.49	ROAD USE TAX FU
Total NAPA AUTO PARTS:			17.49	
NOLASOFT DEVELOPMENT				
NOLASOFT DEVELOPMENT	DOMAIN REGISTRATION CITYOFINDIANOLA.	09/04/2019	24.00	GENERAL FUND
NOLASOFT DEVELOPMENT	DOMAIN REGISTRATION INDIANOLAPARKS.	09/21/2019	24.00	GENERAL FUND
Total NOLASOFT DEVELOPMENT:			48.00	
NORWALK READY-MIXED CONCRETE				
NORWALK READY-MIXED CON	ANGELA DRIVE	08/19/2019	1,769.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	ANGELA DRIVE - INTAKE	08/20/2019	129.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	TAWNYA TERRACE	08/23/2019	1,599.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	300 N C ST	08/28/2019	608.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	300 N C ST	08/28/2019	3,354.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	92	09/03/2019	971.25	ROAD USE TAX FU
NORWALK READY-MIXED CON	E & 92	09/03/2019	660.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	N 7TH	09/04/2019	2,745.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	N 7TH	09/05/2019	3,055.25	ROAD USE TAX FU
NORWALK READY-MIXED CON	W CLINTON & H	09/06/2019	1,216.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	N 7TH	09/09/2019	2,730.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	N 7TH	09/11/2019	3,096.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	N 7TH	09/12/2019	1,291.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	N 7TH	09/13/2019	1,168.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	ORCHARD	09/16/2019	1,674.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	ORCHARD	09/17/2019	516.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	ORCHARD	09/18/2019	1,838.25	ROAD USE TAX FU
NORWALK READY-MIXED CON	ORCHARD	09/19/2019	516.00	ROAD USE TAX FU
Total NORWALK READY-MIXED CONCRETE:			28,937.25	
O'HALLORAN INTERNATIONAL				
O'HALLORAN INTERNATIONAL	BACK UP ALARM	09/26/2019	124.21	ROAD USE TAX FU
Total O'HALLORAN INTERNATIONAL:			124.21	
OMNISITE				
OMNISITE	RADIO KIT UPDATE	09/24/2019	316.30	SEWER FUND
Total OMNISITE:			316.30	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	OIL FILTER	08/29/2019	4.06	ROAD USE TAX FU
O'REILLY AUTO PARTS	OIL	08/29/2019	59.97	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
O'REILLY AUTO PARTS	17 FIRST AID KITS	09/03/2019	408.00	ROAD USE TAX FU
O'REILLY AUTO PARTS	6 FIRST AID KITS	09/03/2019	144.00	SEWER FUND
O'REILLY AUTO PARTS	12 FIRST AID KITS	09/03/2019	288.00	PARK & RECREATI
O'REILLY AUTO PARTS	JD BACKHOE HOSE	09/09/2019	129.72	ROAD USE TAX FU
O'REILLY AUTO PARTS	NITRILE GLOVES	09/10/2019	36.78	ROAD USE TAX FU
O'REILLY AUTO PARTS	JD BACKHOE HOSE	09/10/2019	118.83	ROAD USE TAX FU
O'REILLY AUTO PARTS	UNIT 12 HOSES	09/24/2019	254.61	ROAD USE TAX FU
O'REILLY AUTO PARTS	UNIT 2 HOSES	09/24/2019	136.29	ROAD USE TAX FU
O'REILLY AUTO PARTS	UNIT 12 PARTS	09/24/2019	8.99	ROAD USE TAX FU
O'REILLY AUTO PARTS	BACKUP ALRM	09/26/2019	34.29	ROAD USE TAX FU
O'REILLY AUTO PARTS	AIR FILTER	09/30/2019	25.50	ROAD USE TAX FU
Total O'REILLY AUTO PARTS:			1,649.04	
OXFORD TREE SERVICE				
OXFORD TREE SERVICE	EMERGENCY TREE REMOVAL MCCORD PA	09/26/2019	601.25	PARK & RECREATI
OXFORD TREE SERVICE	EMERGENCY TREE REMOVAL WEST EUCLI	09/26/2019	508.75	PARK & RECREATI
Total OXFORD TREE SERVICE:			1,110.00	
PARK, KRIS				
PARK, KRIS	FLAG FOOTBALL	09/23/2019	52.00	PARK & RECREATI
PARK, KRIS	FLAG FOOTBALL	09/30/2019	60.00	PARK & RECREATI
PARK, KRIS	COED LEAGUE SB	09/12/2019	112.00	PARK & RECREATI
Total PARK, KRIS:			224.00	
PAYETTE, AARON				
PAYETTE, AARON	EDUCATION AND TRAINING	09/20/2019	683.13	AMBULANCE FUN
Total PAYETTE, AARON:			683.13	
PELLA PRINTING				
PELLA PRINTING	ENVELOPE PRINTING	08/05/2019	145.00	LIBRARY FUND
Total PELLA PRINTING:			145.00	
PHILIPS MEDICAL CAPITAL				
PHILIPS MEDICAL CAPITAL	JUNE & SEPT	09/07/2019	2,628.81	AMBULANCE FUN
Total PHILIPS MEDICAL CAPITAL:			2,628.81	
PIERCE BROTHERS REPAIR				
PIERCE BROTHERS REPAIR	BUILD 36" TALL PLANTER	08/09/2019	227.00	LIBRARY FUND
PIERCE BROTHERS REPAIR	STRAIGHTEN MOWER WHEEL YOKE	09/12/2019	24.00	PARK & RECREATI
PIERCE BROTHERS REPAIR	SIGN POSTS	09/25/2019	134.00	PARK & RECREATI
Total PIERCE BROTHERS REPAIR:			385.00	
PINE VALLEY INSPECTIONS/CONSULTING LLC				
PINE VALLEY INSPECTIONS/CO	PLAN REVIEWS	09/29/2019	245.00	GENERAL FUND
Total PINE VALLEY INSPECTIONS/CONSULTING LLC:			245.00	
PITNEY BOWES				
PITNEY BOWES	SUPPLIES	09/16/2019	355.65	GENERAL FUND
PITNEY BOWES	QUARTERLY RENTAL	09/25/2019	153.57	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total PITNEY BOWES:			509.22	
PRO-IMAGE SIGN & LIGHTING				
PRO-IMAGE SIGN & LIGHTING	VEHICLE DECALS	09/03/2019	60.00	ROAD USE TAX FU
Total PRO-IMAGE SIGN & LIGHTING:			60.00	
PROSCREENING LLC				
PROSCREENING LLC	BACKGROUND CHECK	09/15/2019	34.00	PARK & RECREATI
PROSCREENING LLC	BACKGROUND CHECK	09/15/2019	7.27	FIRE FUND
PROSCREENING LLC	BACKGROUND CHECK	09/15/2019	41.23	AMBULANCE FUN
PROSCREENING LLC	BACKGROUND CHECK	09/15/2019	54.50	ROAD USE TAX FU
Total PROSCREENING LLC:			137.00	
QUALITY TRAFFIC CONTROL INC				
QUALITY TRAFFIC CONTROL IN	TRAFFIC CONTROL	09/11/2019	481.70	ROAD USE TAX FU
Total QUALITY TRAFFIC CONTROL INC:			481.70	
R1 ADVANCED DATA PROCESSING INC				
R1 ADVANCED DATA PROCESSI	EMS BILLING FEE	09/01/2019	1,599.46	AMBULANCE FUN
Total R1 ADVANCED DATA PROCESSING INC:			1,599.46	
RAY'S WINDOW CLEANING				
RAY'S WINDOW CLEANING	ACTIVITY CENTER WINDOW CLEANING	09/11/2019	60.00	PARK & RECREATI
Total RAY'S WINDOW CLEANING:			60.00	
ROSS CHEMICAL SYSTEMS INC				
ROSS CHEMICAL SYSTEMS IN	POKE - CLEANER	09/06/2019	114.75	FIRE FUND
Total ROSS CHEMICAL SYSTEMS INC:			114.75	
SANDRY FIRE SUPPLY LLC				
SANDRY FIRE SUPPLY LLC	PPE - FF GLOVES	08/31/2019	659.45	FIRE FUND
SANDRY FIRE SUPPLY LLC	PPE - NAME PLATES	09/10/2019	314.25	FIRE FUND
SANDRY FIRE SUPPLY LLC	SAFETY CONES	09/16/2019	202.64	FIRE FUND
Total SANDRY FIRE SUPPLY LLC:			1,176.34	
SHER, BRIAN				
SHER, BRIAN	CELL PHONE 08/23/19 - 09/22/19	10/01/2019	50.00	POLICE FUND
Total SHER, BRIAN:			50.00	
SHULL, DOUG				
SHULL, DOUG	TREASURER CONTRACT	10/01/2019	83.33	GENERAL FUND
Total SHULL, DOUG:			83.33	
SITEONE LANDSCAPE SUPPLY LLC				
SITEONE LANDSCAPE SUPPLY	10" ROUND VALVE BOXES	09/05/2019	22.72	PARK & RECREATI
Total SITEONE LANDSCAPE SUPPLY LLC:			22.72	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
SNYDER & ASSOCIATES INC				
SNYDER & ASSOCIATES INC	JERRY KELLEY TRAIL	08/30/2019	7,058.20	CAPITAL PROJECT
SNYDER & ASSOCIATES INC	2018 (FY2019) DRAINAGE REPAIRS	08/30/2019	1,950.00	STORMWATER UTI
SNYDER & ASSOCIATES INC	HILLCREST AVE CONCEPT STUDY	08/30/2019	490.00	STREET CAPITAL
SNYDER & ASSOCIATES INC	SOUTH K STREET PAVING	08/30/2019	10,121.40	STREET CAPITAL
SNYDER & ASSOCIATES INC	MISC SERVICES	08/30/2019	761.00	GENERAL FUND
SNYDER & ASSOCIATES INC	STREET ISSUES	08/30/2019	598.50	ROAD USE TAX FU
SNYDER & ASSOCIATES INC	DRAINAGE ISSUES	08/30/2019	640.02	STORMWATER UTI
SNYDER & ASSOCIATES INC	SITE PLAN REVIEW	08/30/2019	505.00	GENERAL FUND
SNYDER & ASSOCIATES INC	CAVITT CREEK CONDOS II (REIMBURSABLE	08/30/2019	2,346.00	GENERAL FUND
SNYDER & ASSOCIATES INC	HILLCREST TRAIL CONNECTOR	08/30/2019	560.00	CAPITAL PROJECT
SNYDER & ASSOCIATES INC	COMPREHENSIVE PLAN	08/30/2019	9,154.27	GENERAL FUND
SNYDER & ASSOCIATES INC	IOWA AVE PAINTING	08/30/2019	495.00	STREET CAPITAL
SNYDER & ASSOCIATES INC	ICAAP TRAFFIC SIGNAL TIMING PROJECT	08/30/2019	8,748.84	STREET CAPITAL
SNYDER & ASSOCIATES INC	BOSTON & J DRAINAGE	08/30/2019	17,465.00	STORMWATER UTI
Total SNYDER & ASSOCIATES INC:			60,893.23	
STETSON BUILDING PRODUCTS INC				
STETSON BUILDING PRODUCT	LIME FOR CRACK SEALING	08/19/2019	51.60	ROAD USE TAX FU
Total STETSON BUILDING PRODUCTS INC:			51.60	
STRYKER SALES CORPORATION				
STRYKER SALES CORPORATIO	STAIR PRO MODEL 6252	09/16/2019	3,411.20	AMBULANCE FUN
Total STRYKER SALES CORPORATION:			3,411.20	
SUNDOWN EQUIPMENT				
SUNDOWN EQUIPMENT	GAS SPRING CYLINDER	09/11/2019	26.57	PARK & RECREATI
Total SUNDOWN EQUIPMENT:			26.57	
T & R AUTOMOTIVE				
T & R AUTOMOTIVE	REPLACE COIL - 2006 F-250	09/18/2019	158.12	PARK & RECREATI
Total T & R AUTOMOTIVE:			158.12	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	ACCT 1506	10/01/2019	85.00	GENERAL FUND
T.R.M. DISPOSAL LLC	GARBAGE - BUILDING ACCT #159	09/24/2019	17.00	POLICE FUND
T.R.M. DISPOSAL LLC	ACCT #583 - TRASH - NORTH PLANT	09/24/2019	82.00	SEWER FUND
T.R.M. DISPOSAL LLC	ACCT #583 - TRASH - SOUTH PLANT	09/24/2019	54.00	SEWER FUND
Total T.R.M. DISPOSAL LLC:			238.00	
THEISEN'S				
THEISEN'S	CORD, STRAPS	08/28/2019	112.27	ROAD USE TAX FU
THEISEN'S	DEF	08/28/2019	1,038.40	ROAD USE TAX FU
THEISEN'S	EQUIPMENT	08/29/2019	24.99	POLICE FUND
THEISEN'S	SOCKET - IMPACTS	09/09/2019	74.98	ROAD USE TAX FU
THEISEN'S	CUT OFF WHEELS, OUTLET TESTER	09/13/2019	18.45	SEWER FUND
THEISEN'S	PORTABLE HEATER FOR SLED	09/19/2019	129.03	GENERAL FUND
THEISEN'S	CHAIN	09/24/2019	22.89	ROAD USE TAX FU
THEISEN'S	SHOVELS, BOLTS AND NUTS	10/01/2019	64.45	SEWER FUND
Total THEISEN'S:			1,485.46	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
TOLLEY, NICHELLE				
TOLLEY, NICHELLE	DAMAGE DEPOSIT REFUND	09/25/2019	150.00	PARK & RECREATI
Total TOLLEY, NICHELLE:			150.00	
TOMIN'S TOWING				
TOMIN'S TOWING	ABANDONED VEH - TOW	09/09/2019	165.00	POLICE FUND
Total TOMIN'S TOWING:			165.00	
TRUBANK				
TRUBANK	INTEREST PAYMENT - GARY DOWNEY	09/21/2019	151.95	DOWNTOWN BIZ I
Total TRUBANK:			151.95	
U.S. CELLULAR				
U.S. CELLULAR	CELL PHONES -3	09/12/2019	106.38	ROAD USE TAX FU
U.S. CELLULAR	CELL PHONE	09/12/2019	40.20	PARK & RECREATI
U.S. CELLULAR	CELL PHONES - 2	09/12/2019	93.70	SEWER FUND
Total U.S. CELLULAR:			240.28	
U.S. POSTMASTER				
U.S. POSTMASTER	POSTAGE DUE - ACCT #850024	09/26/2019	.61	POLICE FUND
Total U.S. POSTMASTER:			.61	
ULINE				
ULINE	N95 MASK	09/16/2019	89.14	AMBULANCE FUN
ULINE	N95 MASK	09/16/2019	90.64	AMBULANCE FUN
Total ULINE:			179.78	
UNIQUE MANAGEMENT SERVICES				
UNIQUE MANAGEMENT SERVI	COLLECTION SERVICES	09/01/2019	50.00	LIBRARY FUND
Total UNIQUE MANAGEMENT SERVICES:			50.00	
UNITYPOINT HEALTH - DES MOINES				
UNITYPOINT HEALTH - DES MO	HEARING TESTS, AUGUST 2019	08/28/2019	92.32	SEWER FUND
UNITYPOINT HEALTH - DES MO	HEARING TESTS, AUGUST 2019	08/28/2019	74.31	PARK & RECREATI
UNITYPOINT HEALTH - DES MO	HEARING TESTS, AUGUST 2019	08/28/2019	110.31	ROAD USE TAX FU
UNITYPOINT HEALTH - DES MO	HEARING TESTS, AUGUST 2019	08/28/2019	32.31	POLICE FUND
Total UNITYPOINT HEALTH - DES MOINES:			309.25	
UNIVERSITY OF IOWA, THE				
UNIVERSITY OF IOWA, THE	INVOICE OF IOWA SITE FILE SEARCH	09/20/2019	110.00	GENERAL FUND
Total UNIVERSITY OF IOWA, THE:			110.00	
UTILITY EQUIPMENT CO.				
UTILITY EQUIPMENT CO.	STORM MANHOLE	08/26/2019	850.00	ROAD USE TAX FU
Total UTILITY EQUIPMENT CO.:			850.00	
VAN WALL EQUIPMENT				
VAN WALL EQUIPMENT	CONCRETE SAW	09/13/2019	811.16	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total VAN WALL EQUIPMENT:			811.16	
VERIZON WIRELESS				
VERIZON WIRELESS	CARDIAC MONITOR PHONES	08/22/2019	21.06	AMBULANCE FUN
VERIZON WIRELESS	DATA	09/15/2019	518.52	POLICE FUND
Total VERIZON WIRELESS:			539.58	
WARREN COUNTY ENGINEER				
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	09/10/2019	105.32	GENERAL FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	09/10/2019	975.49	FIRE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	09/10/2019	913.42	AMBULANCE FUN
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	09/10/2019	2,219.62	POLICE FUND
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	09/10/2019	818.88	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION - VANS	09/10/2019	71.10	PARK & RECREATI
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	09/10/2019	1,711.56	ROAD USE TAX FU
WARREN COUNTY ENGINEER	FUEL DISTRIBUTION	09/10/2019	470.93	SEWER FUND
Total WARREN COUNTY ENGINEER:			7,286.32	
WARREN COUNTY RECORDER				
WARREN COUNTY RECORDER	REC FEE	09/11/2019	475.00	GENERAL FUND
Total WARREN COUNTY RECORDER:			475.00	
WARREN COUNTY SHERIFF				
WARREN COUNTY SHERIFF	PRISONER FEES - AUG 2019	09/03/2019	2,160.00	POLICE FUND
Total WARREN COUNTY SHERIFF:			2,160.00	
WASHBURN MACHINERY OF IOWA				
WASHBURN MACHINERY OF IO	WASHER HANDLE	09/12/2019	183.50	FIRE FUND
Total WASHBURN MACHINERY OF IOWA:			183.50	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	10-822776-93000 2018 SPRING CLEAN UP A	05/29/2019	1,831.50	GENERAL FUND
WASTE MANAGEMENT OF IOW	RECYCLING APT 10-13031-73000	09/11/2019	3,077.96	RECYCLING FUND
WASTE MANAGEMENT OF IOW	DUMPSTER	08/28/2019	34.24	ROAD USE TAX FU
WASTE MANAGEMENT OF IOW	PULL/RETURN	09/11/2019	456.27	GENERAL FUND
WASTE MANAGEMENT OF IOW	RECYCLING RES 10-13011-73004	01/10/2019	18,799.95	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING APT 10-13031-73000	10/01/2019	3,110.46	RECYCLING FUND
WASTE MANAGEMENT OF IOW	TRASH	09/26/2019	34.24	ROAD USE TAX FU
WASTE MANAGEMENT OF IOW	RECYCLING TOTES 10-13076-93002	10/01/2019	55.00	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES 10-13079-23004	10/01/2019	6.41	RECYCLING FUND
Total WASTE MANAGEMENT OF IOWA:			27,406.03	
WELLS FARGO CCER				
WELLS FARGO CCER	PREMIUM GAS FOR WEEDEATER	08/07/2019	6.59	SEWER FUND
WELLS FARGO CCER	AMZN MKTP US MA3P28111board game collec	08/01/2019	15.98	LIBRARY FUND
WELLS FARGO CCER	BURGER SHEDMetro Finance Directors Meetin	08/01/2019	13.84	GENERAL FUND
WELLS FARGO CCER	ADOBE CREATIVE CLOUDmonthly software s	08/01/2019	52.99	PARK & RECREATI
WELLS FARGO CCER	AMZN MKTP US MA24A4NQ0board game colle	08/01/2019	31.96	LIBRARY FUND
WELLS FARGO CCER	WM SUPERCENTER #1491batteries	08/02/2019	27.96	POLICE FUND
WELLS FARGO CCER	DES MOINES STAMP MFG COName plates	08/02/2019	41.00	FIRE FUND
WELLS FARGO CCER	WHENIWORK.COMEmployee scheduling softw	08/02/2019	15.00	LIBRARY FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WELLS FARGO CCER	ISU INTRANS110-2100-62300 Iowa streets and	08/05/2019	170.00	ROAD USE TAX FU
WELLS FARGO CCER	WM SUPERCENTER #1491VMAC cleaning su	08/05/2019	18.27	POOL (MEMORIAL)
WELLS FARGO CCER	AMZN MKTP US MA08J8BS265060- boxcutters	08/05/2019	18.36	LIBRARY FUND
WELLS FARGO CCER	HOBBY-LOBBY #25865070- backdrop display p	08/05/2019	34.97	LIBRARY FUND
WELLS FARGO CCER	CENTRAL IOWA SHRMCI SHRM membership	08/05/2019	99.00	GENERAL FUND
WELLS FARGO CCER	AMERICAN RADIATOR110-2100-63320 repair r	08/06/2019	75.00	ROAD USE TAX FU
WELLS FARGO CCER	JETHROS JAMBALAYAMetro Chiefs Lunch for	08/06/2019	33.06	FIRE FUND
WELLS FARGO CCER	KEYLESSACCESSLOCKS.COMoffice	08/07/2019	202.86	POLICE FUND
WELLS FARGO CCER	CROSS BORDER TRANS FEEFraudulent Char	08/07/2019	8.60	PARK & RECREATI
WELLS FARGO CCER	THE GREATER DES MOINESParking for Metro	08/07/2019	7.50	GENERAL FUND
WELLS FARGO CCER	LINKEDIN-399 177506662300- LinkedIn trainin	08/07/2019	29.99	LIBRARY FUND
WELLS FARGO CCER	DOWNEY TIRE PROSFront brakes and rotors	08/07/2019	681.44	AMBULANCE FUN
WELLS FARGO CCER	WAL-MART #1491Office Supplies	08/07/2019	13.62	GENERAL FUND
WELLS FARGO CCER	STARLING RESIDENCE BY EHGFraudulent C	08/07/2019	859.70	PARK & RECREATI
WELLS FARGO CCER	BOUND TREE MEDICAL LLCMedical Supplies	08/07/2019	88.46	AMBULANCE FUN
WELLS FARGO CCER	AMAZON.COM MA5GC0XR0Publicity	08/08/2019	240.45	LIBRARY FUND
WELLS FARGO CCER	AMAZON.COM MA1OS09G2 AMZNboard gam	08/08/2019	29.95	LIBRARY FUND
WELLS FARGO CCER	AMAZON.COM MA5Y016D1 AMZNParamedic	08/08/2019	1,246.92	AMBULANCE FUN
WELLS FARGO CCER	L-TRON CORPORATIONscanners/printers bou	08/08/2019	1,355.06	POLICE FUND
WELLS FARGO CCER	IOWA STATE FAIRSenior state fair trip tickets	08/08/2019	72.00	PARK & RECREATI
WELLS FARGO CCER	BOUND TREE MEDICAL LLCEpi, Glutose, ASA	08/08/2019	374.94	AMBULANCE FUN
WELLS FARGO CCER	OREILLY AUTO #0337Truck Soap	08/08/2019	38.99	FIRE FUND
WELLS FARGO CCER	KIDSWHSSRP - bows	08/09/2019	143.27	LIBRARY SPECIAL
WELLS FARGO CCER	WAL-MART #1491senior supplies	08/09/2019	14.35	PARK & RECREATI
WELLS FARGO CCER	WM SUPERCENTER #1491110-2100-65076 sh	08/09/2019	29.54	ROAD USE TAX FU
WELLS FARGO CCER	HY-VEE INDIANOLA 1271Versed, Ativan	08/09/2019	39.00	AMBULANCE FUN
WELLS FARGO CCER	AMZN MKTP US MA3LU1D71Publicity	08/09/2019	40.16	LIBRARY FUND
WELLS FARGO CCER	THE UPS STORE #6682Return shipping, Ragbr	08/09/2019	50.54	AMBULANCE FUN
WELLS FARGO CCER	AMZN MKTP US MA5FB9U62Paramedic books	08/09/2019	195.72	AMBULANCE FUN
WELLS FARGO CCER	AMAZON.COM MA2JM07I1 AMZNgarden stenc	08/12/2019	29.48	PARK & RECREATI
WELLS FARGO CCER	DIGICERT INCEmail server certificate	08/12/2019	782.00	VEHICLE RESERV
WELLS FARGO CCER	ROUTE CAR RENTAL USA INCRental Car for T	08/12/2019	153.08	GENERAL FUND
WELLS FARGO CCER	AMZN MKTP US MA9VI6SN1stencil	08/12/2019	10.36	PARK & RECREATI
WELLS FARGO CCER	NAPA PARTS 0000514front brakes and rotors C	08/12/2019	201.90	FIRE FUND
WELLS FARGO CCER	AMZN MKTP US MA78O0UT2Paramedic books	08/12/2019	339.24	AMBULANCE FUN
WELLS FARGO CCER	CHILIS SEARCYPrisoner pickup to Arkansas	08/13/2019	50.71	POLICE FUND
WELLS FARGO CCER	PHILLIPS 66 - JONEZ TRAVEPrisoner pickup t	08/13/2019	25.88	POLICE FUND
WELLS FARGO CCER	IOWA STATE FAIRsenior state fair trip ticket	08/13/2019	12.00	PARK & RECREATI
WELLS FARGO CCER	EB IAPELRA FALL CONFEIAPELRA Conferenc	08/13/2019	75.00	GENERAL FUND
WELLS FARGO CCER	IRON SLEEK, INC.Ice Rink Parts	08/13/2019	1,226.04	PARK & RECREATI
WELLS FARGO CCER	KUM & GO #488Prisoner pickup to Arkansas	08/13/2019	28.56	POLICE FUND
WELLS FARGO CCER	MCALISTERS DELI 417Prisoner pickup to Arka	08/14/2019	18.33	POLICE FUND
WELLS FARGO CCER	QT 198 02001980Prisoner pickup to Arkans	08/14/2019	33.78	POLICE FUND
WELLS FARGO CCER	AWWA.ORGAnnual Membership	08/14/2019	90.00	SEWER FUND
WELLS FARGO CCER	WAL-MART #1491Iowa State Fair Supplies	08/14/2019	7.42	PARK & RECREATI
WELLS FARGO CCER	WAL-MART #1491VMAC Concessions	08/14/2019	26.38	POOL (MEMORIAL)
WELLS FARGO CCER	MCDONALDS F37306Prisoner pickup to Arkan	08/14/2019	24.30	POLICE FUND
WELLS FARGO CCER	MURPHY5754ATWALMARTPrisoner pickup to	08/15/2019	23.84	POLICE FUND
WELLS FARGO CCER	CASEYS GEN STORE 3414Prisoner pickup to	08/15/2019	27.79	POLICE FUND
WELLS FARGO CCER	CHARLES GABUS FORD RENTAsenior state f	08/15/2019	127.24	PARK & RECREATI
WELLS FARGO CCER	AMERICAN PLANNING AIowa APA Conference	08/15/2019	295.00	GENERAL FUND
WELLS FARGO CCER	AMERICAN PLANNING AAPA Small Town and	08/15/2019	25.00	GENERAL FUND
WELLS FARGO CCER	VALLEY WEST UNIFORMSUniforms for Param	08/15/2019	192.00	AMBULANCE FUN
WELLS FARGO CCER	INDOFF INCORPORATED65060- cardstock	08/15/2019	24.31	LIBRARY FUND
WELLS FARGO CCER	DEWEY FORD247 DEF regeneration codes fou	08/15/2019	487.41	AMBULANCE FUN
WELLS FARGO CCER	HOBBY-LOBBY #25865070- backdrop display p	08/15/2019	34.97	LIBRARY FUND
WELLS FARGO CCER	THE HOME DEPOT #2107Anchors for Pro Ring	08/15/2019	18.56	SEWER FUND
WELLS FARGO CCER	WAL-MART #1491spray paint	08/16/2019	16.12	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WELLS FARGO CCER	WAL-MART #1491Card Stock, paper towels, air	08/16/2019	33.82	PARK & RECREATI
WELLS FARGO CCER	USPS PO 1843650625Stamps	08/16/2019	145.00	PARK & RECREATI
WELLS FARGO CCER	HOBBY-LOBBY #258rocks and markers	08/16/2019	30.42	PARK & RECREATI
WELLS FARGO CCER	GOTPRINT.COMBuxton childrens garden	08/16/2019	41.05	PARK & RECREATI
WELLS FARGO CCER	QT 513 04005138state fair trip gas for van	08/16/2019	22.62	PARK & RECREATI
WELLS FARGO CCER	HY-VEE INDIANOLA 1271Fentanyl	08/16/2019	50.00	AMBULANCE FUN
WELLS FARGO CCER	WM SUPERCENTER #1491Wooden sticks for	08/16/2019	1.48	PARK & RECREATI
WELLS FARGO CCER	BOUND TREE MEDICAL LLCMedical Supplies	08/16/2019	278.50	AMBULANCE FUN
WELLS FARGO CCER	QUILL CORPORATIONoffice	08/19/2019	141.98	POLICE FUND
WELLS FARGO CCER	PARTY CITY 5156Family programs	08/19/2019	71.22	LIBRARY FUND
WELLS FARGO CCER	WAL-MART #1491Returned ribbon senior suppli	08/19/2019	5.94-	PARK & RECREATI
WELLS FARGO CCER	DISPUTE-CURRENCY CONVERSICredit for Fr	08/19/2019	8.60-	PARK & RECREATI
WELLS FARGO CCER	DISPUTE-CURRENCY CONVERSICredit for Fr	08/19/2019	8.60-	PARK & RECREATI
WELLS FARGO CCER	DOWNEY TIRE PROS248 tire repair	08/19/2019	31.29	AMBULANCE FUN
WELLS FARGO CCER	IOWA EMS ASSOCIATIONIEMSA membership	08/19/2019	30.00	AMBULANCE FUN
WELLS FARGO CCER	IOWA LIBRARY ASSOCIATION62300- ILA conf	08/19/2019	170.00	LIBRARY FUND
WELLS FARGO CCER	AMZN MKTP US MO22W6LJ265022- DVDs	08/19/2019	31.27	LIBRARY FUND
WELLS FARGO CCER	AMAZON.COM MO4EG7FN1 AMZN65022- DV	08/19/2019	139.77	LIBRARY FUND
WELLS FARGO CCER	DARICEFamily programs	08/19/2019	97.26	LIBRARY FUND
WELLS FARGO CCER	AMZN MKTP US MO50X9CI1garden ornament	08/19/2019	5.34	PARK & RECREATI
WELLS FARGO CCER	AMZN MKTP US MO9QE23N2board game coll	08/19/2019	77.98	LIBRARY FUND
WELLS FARGO CCER	WM SUPERCENTER #1491Zone supplies	08/20/2019	35.26	PARK & RECREATI
WELLS FARGO CCER	INTL CODE COUNCIL INCStudy Materials for T	08/20/2019	89.90	GENERAL FUND
WELLS FARGO CCER	AMAZON.COM MA1008UI0 AMZN65022- DVD	08/20/2019	69.87	LIBRARY FUND
WELLS FARGO CCER	IOWA LIBRARY ASSOCIATIONIowa Library As	08/21/2019	170.00	LIBRARY FUND
WELLS FARGO CCER	DISPUTE-STARLING RESIDENCCredit for Fra	08/21/2019	859.70-	PARK & RECREATI
WELLS FARGO CCER	TRAILS TA TRAVEL CENTfuel for 330 traveling	08/21/2019	30.01	FIRE FUND
WELLS FARGO CCER	NAPA PARTS 0000514Head light Engine 331	08/22/2019	10.99	FIRE FUND
WELLS FARGO CCER	WM SUPERCENTER #1491Senior Lunch and	08/23/2019	18.51	PARK & RECREATI
WELLS FARGO CCER	WM SUPERCENTER #1491Special Friends Da	08/23/2019	64.77	PARK & RECREATI
WELLS FARGO CCER	BOUND TREE MEDICAL LLCMedical Supplies	08/23/2019	835.50	AMBULANCE FUN
WELLS FARGO CCER	ADOBE CREATIVE CLOUDAnnual Adobe Cre	08/26/2019	635.87	GENERAL FUND
WELLS FARGO CCER	WAL-MART #1491Service Fair candy	08/26/2019	16.10	PARK & RECREATI
WELLS FARGO CCER	MCCOY TRUE VALUEstraps for medic unit mo	08/26/2019	7.50	AMBULANCE FUN
WELLS FARGO CCER	NEPELRAUnion bargaining book needed for ce	08/26/2019	264.00	GENERAL FUND
WELLS FARGO CCER	BP#9154881OHARE BPGas for Tims Rental Ca	08/26/2019	58.75	GENERAL FUND
WELLS FARGO CCER	AMERICINN COON RAPIDSHotel for attending	08/26/2019	290.70	FIRE FUND
WELLS FARGO CCER	AMAZON.COM MO0OF8GO2 AMZN65022- DV	08/26/2019	14.96	LIBRARY FUND
WELLS FARGO CCER	BOUND TREE MEDICAL LLCMedical Supplies	08/26/2019	3,289.80	AMBULANCE FUN
WELLS FARGO CCER	AMERICINN COON RAPIDSReturn of taxes ch	08/26/2019	26.73-	FIRE FUND
WELLS FARGO CCER	LOVES COUNTRY 00003376Fuel for 330 travel	08/26/2019	51.34	FIRE FUND
WELLS FARGO CCER	AMAZON.COM MO26L7LD0 AMZN65022- DV	08/26/2019	37.95	LIBRARY FUND
WELLS FARGO CCER	IOWA LIBRARY ASSOCIATIONAnnual state as	08/27/2019	170.00	LIBRARY FUND
WELLS FARGO CCER	BAR LOUIEDinner for Tim during Training	08/27/2019	12.21	GENERAL FUND
WELLS FARGO CCER	STAPLES DIRECTWhite out	08/27/2019	10.99	SEWER FUND
WELLS FARGO CCER	MOOD PANDORAon-hold music	08/27/2019	26.95	GENERAL FUND
WELLS FARGO CCER	INDOFF INCORPORATEDOffice supplies	08/27/2019	57.20	GENERAL FUND
WELLS FARGO CCER	TARGET 00020354Phone Charger for Tims	08/27/2019	13.02	GENERAL FUND
WELLS FARGO CCER	NAPA PARTS 0000514Socket to repair Medic 2	08/28/2019	8.45	AMBULANCE FUN
WELLS FARGO CCER	ACTION TARGETSFirearms targets	08/28/2019	659.88	POLICE FUND
WELLS FARGO CCER	INDOFF INCORPORATEDOffice supplies, hard	08/28/2019	16.57	GENERAL FUND
WELLS FARGO CCER	COMFORT INN CHICAGO MARefund for Tims	08/28/2019	332.71-	GENERAL FUND
WELLS FARGO CCER	CASTLEBRANCH APPMercy College backgrou	08/28/2019	90.00	AMBULANCE FUN
WELLS FARGO CCER	CASTLEBRANCH APPMercy College backgrou	08/28/2019	90.00	AMBULANCE FUN
WELLS FARGO CCER	INDOFF INCORPORATED65060- cardstock	08/28/2019	13.77	LIBRARY FUND
WELLS FARGO CCER	ADOBE ACROPRO SUBSsoftware license	08/28/2019	14.99	POLICE FUND
WELLS FARGO CCER	LIQUIDSPRING LLCSpecial bolt to repair Medic	08/28/2019	50.80	AMBULANCE FUN
WELLS FARGO CCER	DEWEY FORDRepair by Dewey Ford for medic	08/28/2019	840.41	AMBULANCE FUN

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WELLS FARGO CCER	THEISENS #21Wrenches to repair Medic 245 s	08/28/2019	119.98	AMBULANCE FUN
WELLS FARGO CCER	TST DISTRICT 36 - ANKENYMetro Finance Dir	08/28/2019	15.90	GENERAL FUND
WELLS FARGO CCER	COMFORT INN CHICAGO MAHotel For Tims T	08/28/2019	10.00	GENERAL FUND
WELLS FARGO CCER	CASTLEBRANCH APPMercy College backgrou	08/28/2019	90.00	AMBULANCE FUN
WELLS FARGO CCER	CASTLEBRANCH APPMercy College backgrou	08/28/2019	90.00	AMBULANCE FUN
WELLS FARGO CCER	POSITIVE PROMOTIONS INC500 qty. Plastic J	08/29/2019	438.85	FIRE FUND
WELLS FARGO CCER	BAR LOUIEDinner for Tims Training	08/29/2019	17.88	GENERAL FUND
WELLS FARGO CCER	INTL CODE COUNCIL INCInternational Fire Co	08/29/2019	178.57	FIRE FUND
WELLS FARGO CCER	SQ BUSY BEE GARDENLandscaping	08/30/2019	47.92	LIBRARY FUND
WELLS FARGO CCER	DEWEY FORD246 exhaust and regen sensor fil	08/30/2019	4,852.86	AMBULANCE FUN
WELLS FARGO CCER	MACHINE SHED URBANDALE110-2100-62300	08/30/2019	18.00	ROAD USE TAX FU
Total WELLS FARGO CCER:			24,927.44	
WESTSIDE MUFFLER & REPAIR				
WESTSIDE MUFFLER & REPAIR	245 - MUFFLER	09/24/2019	181.77	AMBULANCE FUN
Total WESTSIDE MUFFLER & REPAIR:			181.77	
WIEGERT DISPOSAL CO.				
WIEGERT DISPOSAL CO.	DUMPSTER - PARKS	10/01/2019	195.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	DUMPSTER - ACT. CENTER	10/01/2019	35.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	DUMPSTER - MAC	10/01/2019	45.00	POOL (MEMORIAL)
WIEGERT DISPOSAL CO.	DUMPSTER - SOFTBALL	10/01/2019	140.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	6 KYBOS	10/01/2019	390.00	PARK & RECREATI
Total WIEGERT DISPOSAL CO.:			805.00	
WILLIAMS, CAM				
WILLIAMS, CAM	FLAG FOOTBALL	09/10/2019	60.00	PARK & RECREATI
WILLIAMS, CAM	FLAG FOOTBALL	09/16/2019	60.00	PARK & RECREATI
WILLIAMS, CAM	FLAG FOOTBALL	09/17/2019	60.00	PARK & RECREATI
WILLIAMS, CAM	FLAG FOOTBALL	09/23/2019	20.00	PARK & RECREATI
WILLIAMS, CAM	FLAG FOOTBALL	09/24/2019	60.00	PARK & RECREATI
WILLIAMS, CAM	FLAG FOOTBALL	09/30/2019	12.00	PARK & RECREATI
Total WILLIAMS, CAM:			272.00	
WONDERWARE MIDWEST				
WONDERWARE MIDWEST	WIN911 ANNUAL RENEWAL	09/26/2019	495.00	SEWER FUND
Total WONDERWARE MIDWEST:			495.00	
WOOSLEY LANDSCAPING & MOWING				
WOOSLEY LANDSCAPING & M	PARKS MOW CONTRACT	09/24/2019	8,380.00	PARK & RECREATI
WOOSLEY LANDSCAPING & M	MAC MOW CONTRACT	09/24/2019	640.00	POOL (MEMORIAL)
WOOSLEY LANDSCAPING & M	LIBRARY MOW CONTRACT	09/24/2019	280.00	LIBRARY FUND
Total WOOSLEY LANDSCAPING & MOWING:			9,300.00	
ZOOPS FUN ZONE				
ZOOPS FUN ZONE	2019 CHILDREN'S COSTUME PARADE - BAL	09/17/2019	225.00	PARK & RECREATI
Total ZOOPS FUN ZONE:			225.00	
Grand Totals:			563,996.03	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND

City Council: _____

_____

_____

_____

_____

_____

Subject

Employee Recognition Events - Engagement Committee

Information

Staff would like to thank you for the funds provided to recognize employee efforts and accomplishments over the past year.

Since receiving direction on the recognition events, the City's employee engagement committee has met on several occasions to develop this one-time recognition program. The committee, which is comprised of representatives from each City department, is proposing a series of mini events. These mini events will occur once a month and each department will take a turn hosting the event. Each event will consist of an activity and food. The $5,000 limit is proposed to be distributed evenly amongst each department.

In your packet is a memo from Melissa McCoy, Human Resources Director, outlining the breakout of the events planned by each department.

Fiscal Impact

Attachments

Memo

Human Resources

Date: October 7, 2019

To: Mayor and Council

From: Melissa McCoy, Human Resources Director

CC: Ryan Waller, City Manager

RE: Recognition Events

Staff would like to thank you for the funds provided to recognize employee efforts and accomplishments over the past year.

Since receiving direction on this matter, the City's employee engagement committee has met on several occasions to develop this one-time recognition program. The committee, which is comprised of representatives from each City department, is proposing a series of mini events. These mini events will occur once a month and each department will take a turn hosting the event. Each event will consist of an activity and food. The $5,000 limit is proposed to be distributed evenly amongst each department.

Below is the breakout of the events planned by each department:

November – Library
- 11/8, 5:15pm – 7:15pm
- BBQ Dinner
- Nerf Battle
- Library

December – Fire
- 12/13, 9:30am – 11:30am
- Mugs with hot chocolate or coffee and cookies
- Christmas cookie decorating contest
- Fire Department

February – Recreation
- 2/20, 3pm – 5pm, National Pie Month
- Pies from Crouse Café and Winns, Beverages from Crimson Anchor
- Pie Poll, Pie Eating Contest, Games
- Activity Center

March – City Hall

- 3/6, 9:30am - 11:30am, Employee Appreciation Day
- Employee Appreciation Cookies
- Scavenger hunt, Employee Appreciation gift
- City Hall

April – Sewer

- 4/16, 1:30pm – 3:30pm
- Emoji cupcakes, cookies, water, lemonade and pop
- Bags Tournament
- Activity Center

May – Streets

- 5/5, 11am – 2pm, Cinco De Mayo
- Taco Truck/BBQ, water and pop
- Tomahawk and spear throwing event
- Streets Shop

June – Police

- 6/5, 7:30am – 10:30am, National Donut Day
- Donuts, coffee, orange juice
- Donut relays
- Police Department

July – Parks

- 7/6, 2pm – 4pm, National Ice Cream Month
- Ice Cream from The Outside Scoop, HyVee or Corner Sundry
- Outdoor games such as tug of war and gunny sack races
- Pickard Park

Staff welcomes your feedback and formal approval. Thank you again.

Subject

Proclamation declaring October 16, 2019 as Support Your Local Chamber of Commerce Day

Information

Mayor Shaw will proclaim October 16, 2019 as Support Your Local Chamber of Commerce Day (packet).

Fiscal Impact

Attachments

Proclamation

CITY OF INDIANOLA EST. 1849

— Office of the Mayor —

PROCLAMATION

PROCLAMATION DESIGNATING OCTOBER 16, 2019 AS SUPPORT YOUR LOCAL CHAMBER OF COMMERCE DAY

WHEREAS, the Indianola Chamber of Commerce works with local businesses, non-profits, merchants, professionals and industry to advance the civic, economic, industrial, professional and cultural life of the City of Indianola, and

WHEREAS, the Indianola Chamber of Commerce and its investors provide citizens with a strong business environment that increases quality employment, active retail trade and commerce, and industrial growth that allows business to thrive and residents to feel welcomed and connected, and

WHEREAS, the Indianola Chamber of Commerce encourages the growth of existing and new businesses and encourages individuals to locate in the City of Indianola, and

WHEREAS, the Indianola Chamber of Commerce provides programs, services and resources that support the economic success of local businesses, and

WHEREAS, the Indianola Chamber of Commerce is a for-business advocate on critical local issues and supports initiatives that make our community the best place to own a business, work and raise a family, and

WHEREAS, the Indianola Chamber of Commerce is a strong voice encouraging residents to "buy local" to create income for local businesses and generate tax dollars that benefits our community, and

WHEREAS, the Indianola Chamber of Commerce promotes quality of life that contributes to satisfaction and sense of belonging for Indianola residents.

NOW THEREFORE, I Kelly B. Shaw, Mayor of the City of Indianola do hereby proclaim **October 16, 2019 is declared as SUPPORT YOUR LOCAL CHAMBER OF COMMERCE DAY** and calls its significance to the citizens of Indianola.

_____

Kelly B. Shaw, Mayor

11O N. First Street • PO Box 299 • Indianola, Iowa 5O125 • Phone: (515) 961-941O •
www.indianolaiowa.gov

Subject

Proclamation declaring the month of October as Community Planning Month

Information

Mayor Shaw will proclaim the month of October as Community Planning Month

Fiscal Impact

Attachments

Proclamation

— Office of the Mayor —

PROCLAMATION

COMMUNITY PLANNING MONTH

WHEREAS, change is constant and affects all cities, towns, suburbs, counties, boroughs, townships, rural areas, and other places; and

WHEREAS, community planning and planners can help manage this change in a way that provides better choices for how people work, live, and play live; and

WHEREAS, community planning provides an opportunity for all residents to be equally involved in making choices that determine the shared-vision of their neighborhoods; and

WHEREAS, the full benefits of planning requires public officials and citizens who understand, support, and demand excellence in planning and plan implementation; and

WHEREAS, the month of October is designated as National Community Planning Month throughout the United States of America and its territories, and

WHEREAS, The American Planning Association and its professional institute, the American Institute of Certified Planners, endorse National Community Planning Month as an opportunity to highlight the contributions sound planning and plan implementation make to the quality of our neighborhoods and environment; and

WHEREAS, the celebration of National Community Planning Month gives us the opportunity to publicly recognize the participation and dedication of the members of planning commissions and other citizen planners who have contributed their time and expertise to the improvement of the City of Indianola, Iowa; and

WHEREAS, we recognize the many valuable contributions made by professional community and regional planners in the City of Indianola, Iowa and extend our heartfelt thanks for the continued commitment to public service by these professionals;

NOW, THEREFORE, BE IT RESOLVED THAT, the month of October 2019 is hereby designated as **Community Planning Month** in City of Indianola, Iowa in conjunction with the celebration of National Community Planning Month.

Adopted this 7th day of October, 2019.

_____

Kelly B. Shaw
Mayor

City Council Regular **8. A. 1.**

Meeting Date: 10/07/2019

Subject

FY 20 Budget Amendment

Information

Fiscal Impact

Attachments

No file(s) attached.

Subject

Public hearing on an amendment to the FY 20 Budget

Information

The first order of business is to hold a public hearing on the budget amendment. In your packet is a memo from Andy Lent Director of Finance regarding the second budget amendments. Highlights include:

- Council Approval of an Employee Recognition Event: up to $5,000. This will be funded by general fund reserves.
- Fire/EMS Overtime at RAGBRAI, Warren County Fair and National Balloon Classic; $17,000. This cost is offset by the same amount in fees collected by these organizations.
- Repairs to Fire/EMS Vehicles; $10,500. These repairs are being done on equipment breakdown on older equipment and will be funded by reserve funds.
- Indianola YMCA Maintenance Items; Up to $126,000. This is the amount the Council approved to assist the Indianola YMCA with repair items. This amount will be funded through reserves in the YMCA maintenance fund.
- Library Increase Insurance and Electrical Outlet Refurbishment: $5,488. The higher insurance cost was due to a truer department allocation of costs not previously done. This cost will be paid from general fund reserves.
- Refinancing 2011E and 2012A with associated fees: $4,696,098. This is the refinancing of the 2011E and 2012A bond series with fees paid to legal and consultant services. This refinancing will save the city in approximately $200,000 in interest costs.
- Police Computer Equipment; $23,000. This equipment is being purchased with an offset of $19,340 from a Prairie Meadows grant.
- Fire Extrication Equipment; $37,000. This equipment is being purchased with an offset of a Prairie Meadows grant of $35,000
- Remodeling of Front Office and Fire/EMS Bunk Area; $108,730. This cost was presented to the Council at the September 3, 2019 Council meeting and will be paid from capital equipment reserves.
- Construction of Iowa Avenue Extension; $1,494,475. This extension will provide the access to the Missouri Valley Joint Apprentice Training Center. The cost will be offset by a $627,230 Economic Development Agency grant and the remainder from an internal loan to be paid with TIF revenue. Staff will continue to look for grants or other forms of revenue to offset this expense.
- Quail Meadows 3 Lift Station: $750,000. This lift station is to serve residential development in the Summercrest area north of Hillcrest Avenue. The cost will be offset by the increased Local Option Sales Tax revenue of $426,978 and the remainder from sanitary sewer reserve funds.

An additional $40,000 insurance refund from UMR is not included in the revenue above but is included in the amendment and will assist with the overall City ending fund balance. The overall cost of the amendment is $1,413,200 with $867,237 to be returned to the City through TIF revenue.

Mayor Shaw will open the public hearing for comments then close the hearing.

Fiscal Impact

Attachments

Memo

CITY OF INDIANOLA EST. 1849

FINANCE DEPARTMENT

To: Mayor and Council

From: Andrew J. Lent, Director of Finance

CC: Ryan Waller, City Manager

Date: 7 October 2019

Re: Second Budget Amendment, FY 2020 Budget

The City's second budget amendment for the FY2020 budget is for the following reasons:

- Council Approval of an Employee Recognition Event: up to $5,000. This will be funded by general fund reserves.
- Fire/EMS Overtime at RAGBRAI, Warren County Fair and National Balloon Classic; $17,000. This cost is offset by the same amount in fees collected by these organizations.
- Repairs to Fire/EMS Vehicles; $10,500. These repairs are being done on equipment breakdown on older equipment and will be funded by reserve funds.
- Indianola YMCA Maintenance Items; Up to $126,000. This is the amount the Council approved to assist the Indianola YMCA with repair items. This amount will be funded through reserves in the YMCA maintenance fund.
- Library Increase Insurance and Electrical Outlet Refurbishment: $5,488. The higher insurance cost was due to a truer department allocation of costs not previously done. This cost will be paid from general fund reserves.
- Refinancing 2011E and 2012A with associated fees: $4,696,098. This is the refinancing of the 2011E and 2012A bond series with fees paid to legal and consultant services. This refinancing will save the city in approximately $200,000 in interest costs.
- Police Computer Equipment; $23,000. This equipment is being purchased with an offset of $19,340 from a Prairie Meadows grant.
- Fire Extrication Equipment; $37,000. This equipment is being purchased with an offset of a Prairie Meadows grant of $35,000
- Remodeling of Front Office and Fire/EMS Bunk Area; $108,730. This cost was presented to the Council at the September 3, 2019 Council meeting and will be paid from capital equipment reserves.
- Construction of Iowa Avenue Extension; $1,494,475. This extension will provide the access to the Missouri Valley Joint Apprentice Training Center. The cost will be offset by a $627,230 Economic Development Agency grant and the remainder from an internal loan to be paid with TIF revenue. Staff will continue to look for grants or other forms of revenue to offset this expense.
- Quail Meadows 3 Lift Station: $750,000. This lift station is to serve residential development in the Summercrest area north of Hillcrest Avenue. The cost will be offset by the increased Local Option Sales Tax revenue of $426,978 and the remainder from sanitary sewer reserve funds.

An additional $40,000 insurance refund from UMR is not included in the revenue above but is included in the amendment and will assist with the overall City ending fund balance. The overall cost of the amendment is $1,413,200 with $867,237 to be returned to the City through TIF revenue.

I recommend approval of the FY20 second budget amendment.

Subject
Resolution approving the second amendment of FY 20 budget

Information
In your packet is the resolution approving the second amendment to the FY 20 budget.

Roll call is in order.

Fiscal Impact

Attachments

Resolution
Budget Amendment

RESOLUTION 2019-____

RESOLUTION AMENDING THE ANNUAL BUDGET
FOR FISCAL YEAR ENDING JUNE 30, 2020

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

The annual budget for the fiscal year ending June 30, 2020 as set forth in the Budget Summary Certificate and in the detail budget in support thereof showing the revenue estimates and appropriations expenditures and allocations to program and activities for said fiscal year is hereby amended, the Finance Director is directed to make the filings required by law and set up his/her books in accordance with the summary and details as adopted.

Passed and approved on 7th day of October, 2019.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Diana Bowlin, City Clerk

Jun-19

Form 653.C1

NOTICE OF PUBLIC HEARING
AMENDMENT OF FY2019-2020 CITY BUDGET

The City Council of Indianola in WARREN County, Iowa

will meet at Indianola City Hall, 110 N 1st Street, Indianola, IA 50125

at 6:00 PM (hour) on 10/7/2019 (Date)

,for the purpose of amending the current budget of the city for the fiscal year ending June 30, 2020 (year)

by changing estimates of revenue and expenditure appropriations in the following functions for the reasons given. Additional detail is available at the city clerk's office showing revenues and expenditures by fund type and by activity.

		Total Budget as certified or last amended	Current Amendment	Total Budget after Current Amendment
Revenues & Other Financing Sources				
Taxes Levied on Property	1	7,242,593		7,242,593
Less: Uncollected Property Taxes-Levy Year	2	0		0
Net Current Property Taxes	3	7,242,593	0	7,242,593
Delinquent Property Taxes	4	0		0
TIF Revenues	5	2,502,609		2,502,609
Other City Taxes	6	1,067,478	426,978	1,494,456
Licenses & Permits	7	222,880		222,880
Use of Money and Property	8	1,226,114		1,226,114
Intergovernmental	9	4,051,369	627,238	4,678,607
Charges for Services	10	25,828,607	17,000	25,845,607
Special Assessments	11	0		0
Miscellaneous	12	1,568,865	94,340	1,663,205
Other Financing Sources	13	8,657,000	4,696,098	13,353,098
Transfers In	14	9,452,402	867,237	10,319,639
Total Revenues and Other Sources	15	61,819,917	6,728,891	68,548,808
Expenditures & Other Financing Uses				
Public Safety	16	6,124,563	28,500	6,153,063
Public Works	17	1,638,514		1,638,514
Health and Social Services	18	0		0
Culture and Recreation	19	2,310,897	132,050	2,442,947
Community and Economic Development	20	609,273		609,273
General Government	21	1,497,937	5,000	1,502,937
Debt Service	22	2,074,045	4,696,098	6,770,143
Capital Projects	23	2,411,957	1,663,205	4,075,162
Total Government Activities Expenditures	24	16,667,186	6,524,853	23,192,039
Business Type / Enterprises	25	37,928,726	750,000	38,678,726
Total Gov Activities & Business Expenditures	26	54,595,912	7,274,853	61,870,765
Transfers Out	27	9,452,402	867,237	10,319,639
Total Expenditures/Transfers Out	28	64,048,314	8,142,090	72,190,404
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out Fiscal Year	29	-2,228,397	-1,413,199	-3,641,596
Beginning Fund Balance July 1	30	31,993,267		31,993,267
Ending Fund Balance June 30	31	29,764,870	-1,413,199	28,351,671

Explanation of increases or decreases in revenue estimates, appropriations, or available cash:

Refinancing 2011E and 2012A Bond notes, Fire and EMS repairs to medic units and fire engine, Fire and EMS overtime pay and reimbursement for RAGBRAI, Warren County Fair and National Balloon Classic; Library increased insurance and building repair; Summercrest Lift Station engineering and construction; Internal borrowing and EDA Grant for Iowa Avenue extension; Remodeling of front admin office and Fire/EMS bunk area

There will be no increase in tax levies to be paid in the current fiscal year named above related to the proposed budget amendment. Any increase in expenditures set out above will be met from the increased non-property tax revenues and cash balances not budgeted or considered in this current budget.

Diana Bowlin

City Clerk/ Finance Officer Name

Subject

Public hearing, first consideration of an ordinance and a request to suspend the rules 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 hold the public hearing, first consideration of an ordinance and suspension of the rules as requested from Steve Darr (packet) 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.

Roll call is in order.

Fiscal Impact

Attachments

Amend R5 Darr Information
Letter
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: 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

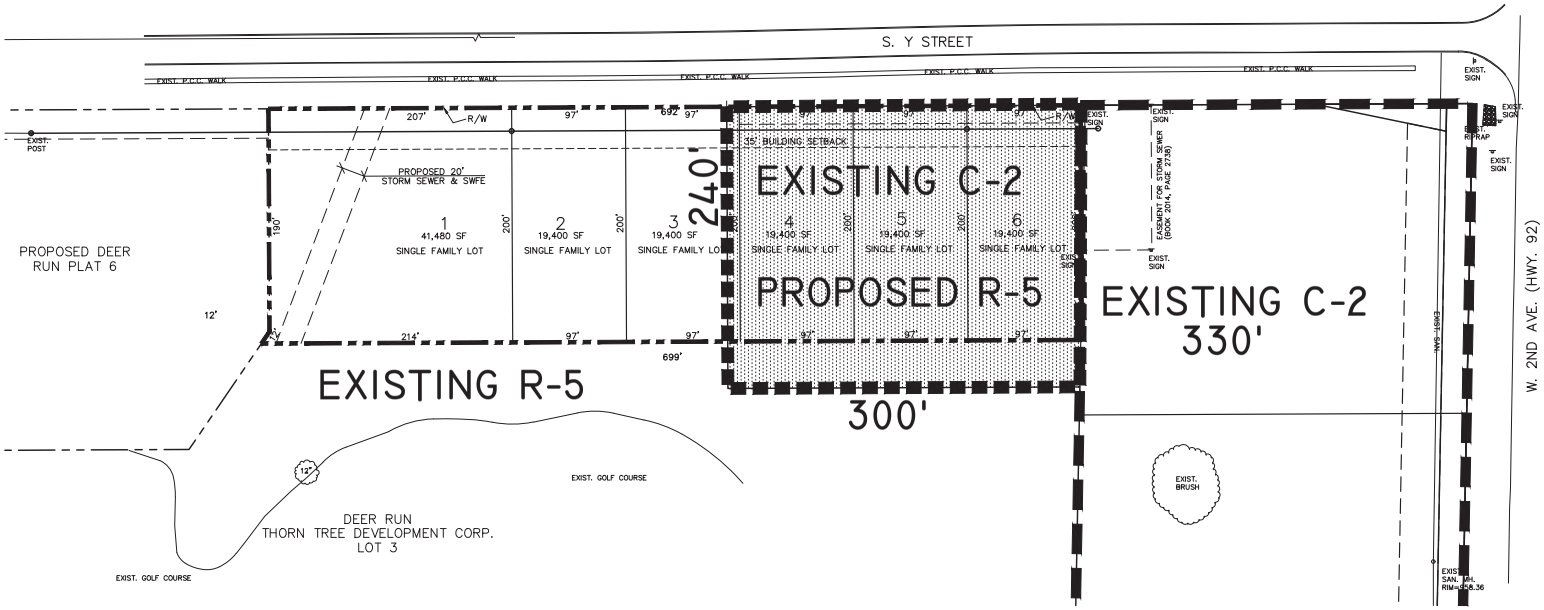
To The Commission:

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



NOTES

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) (80' 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 533-549 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 DEVELOPEMENT CORPORATION 500 EAST IOWA ST. INDIANOLA, IOWA 50125. DEED RECORDED IN BOOK 1999 PAGE 9262 IN THE 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.

ZONING

R-5

LEGAL DESCRIPTION

That part of Lot 3 in Deer Run, an Official Plat, 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 South 01°(degrees) 03'(minutes) 57"(seconds) East (bearing assumed to match the Official Plat of Deer Run), 333.93 feet along the West line of said Lot 3 to the Point of Beginning;

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

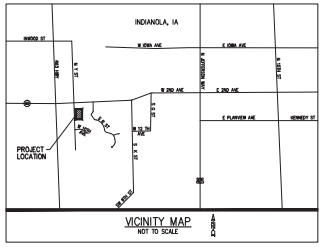
Thence South 01°03'57" East, 699.19 feet to the North line of Deer Run Plat 4, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa;

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 said Deer Run Plat 4 to the West line of said 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.



LEGEND

●	MONUMENT FOUND – 5/8" IR W/YELLOW CAP #10313 UNLESS NOTED
O	MONUMENT TO BE SET – 5/8" REBAR W/YELLOW CAP # 15268
•	CENTERLINE ROAD CONTROL POINT
▲	SECTION CORNER FOUND AS NOTED
(P)	PLATTED OR RECORD DIMENSION
(M)	MEASURED DIMENSION
R.O.W.	RIGHT-OF-WAY
P.U.E.	PUBLIC UTILITY EASEMENT
— —	PLATTED LINE
——	PROPERTY LINE
(NR)	NOT RADIAL
SWFE	SURFACE WATER FLOWAGE EASEMENT
STM	STORM SEWER EASEMENT
SAN	SANITARY SEWER EASEMENT

50 0 50 100 150
Scale: 1" = 50'

PPI

DEER RUN PLAT 7 - DEVELOPMENT PLAN

NO.	REVISION	DATE	BY	FOR:

LOCATION:

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

ERG
Engineering Resource Group, Inc.
Engineers and Surveyors
1200 NW 94TH AVENUE
DES MOINES, IOWA 50312
(515) 288-4823

15-052

J:\2015 Proj\15-052\DESIGN\REZONE\15-052-DEVELOPMENT-PLAN.dwg, 6/25/2015 4:29:29 PM, DJS

Thorn Tree Development Corporation

1906 North 9th Street, Indianola, IA 50125
Phone: 515-961-0080 Fax: 515-961-7670

September 27, 2019

Indianola City Council
City Hall
Indianola, IA 50125

Council Members,

We are respectfully requesting the Indianola City Council waive the remaining second and third readings for the zoning change of Deer Run Subdivision Plat 7, Lots 3, 4, 5, and 6.

Your consideration is greatly appreciated.

Sincerely,

Stephen Darr, President
Thorn Tree Development Corporation

ORDINANCE NO. 2019-_____

AN ORDINANCE AMENDING THE PLANNED RESIDENCE DEVELOPMENT IN ACCORDANCE WITH THE R-5 ZONING REGULATIONS OF THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA TO ALLOW DUPLEXES AS A PERMITTED USE ON LOTS 3-6 IN DEER RUN PLAT 7

WHEREAS, the Planning and Zoning Commission, after notice and a hearing in accordance with law, has recommended to the City Council that the Planned Residence Development be amended in accordance with the R-5 Zoning Regulations to allow duplexes as a permitted use on Lots 3-6 in Deer Run Plat 7; and

WHEREAS, on the 7th day of October 2019, after due notice and hearing as provided by law, the City Council now deems it reasonable and appropriate to approve the amendment for said property.

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

Section 1: That the Planned Residence Development is hereby amended in accordance with the R-5 Zoning Regulations of the Municipal Code of the City of Indianola, Iowa to allow duplexes as a permitted use on Lots 3-6 in Deer Run Plat 7.

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: _____

Subject

Public hearing, first consideration of an ordinance and a request to suspend the rules from Shelly A. Bevard 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 hold the public hearing, first consideration of an ordinance and a request for suspension of the rules (packet) from Shelly A. Bevard 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.

Roll call is in order.

Fiscal Impact

Attachments

Bevard Walker Alley Info
Resolution to Sell
Bevard QCD
Letter
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: 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 publics 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 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 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:
Date: 8-3-2019

$200.00 Fee Receipt No#:_____

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

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 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

Deon Walker
503 S Freeman Street
Indianola, IA 50125

This document is in reference to the twelve (12) foot alley located between 503 S Freeman Street, Indianola, Iowa (my property) and 509 S Freeman Street, Indianola, Iowa (owned by Shelly (Bevard) Spooner).

It is my understanding that this alley has been abandoned by Warren County/City of Indianola and that Shelly (Bevard) Spooner has submitted a request to purchase.

Although this property runs between our properties, I have no interest in a portion of this abandoned alley.

Signed on this date: 9/14/19

Deon J. Walker

Deon Walker
503 S Freeman Street
Indianola, IA 50125

Shelly (Bevard) Spooner
509 S Freeman Street
Indianola, IA 50125
515-442-3134
Shelly.a.Bevard@gmail.com

September 11, 2019

Indianola City Council
Council Chambers of City Hall
110 North 1st Street
Indianola, IA 50125

Dear Council Members:

In August, 2019, a request was submitted to abandon an alley that runs to the north of my property located at 509 S Freeman Street, Indianola, Iowa. The abandonment had been approved and this request should be presented to the Council the 3rd Monday in September for the first reading.

I am requesting that the final two (2) readings be waived in order to expedite the purchase of this property. These final two (2) readings would occur the 3rd Monday in September and the 1st Monday in October.

Please approve this request.

Respectfully submitted,

Shelly A. Spooner

Shelly A. Spooner

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 East and West alley lying North of Lo1 1, in Sinderson's Subdivision, City of Indianola, Warren County, Iowa

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: _____

Subject

Public hearing and first consideration of an ordinance for 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

The City Council will need to hold the public hearing and first consideration of an ordinance for 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.

Roll call is in order.

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

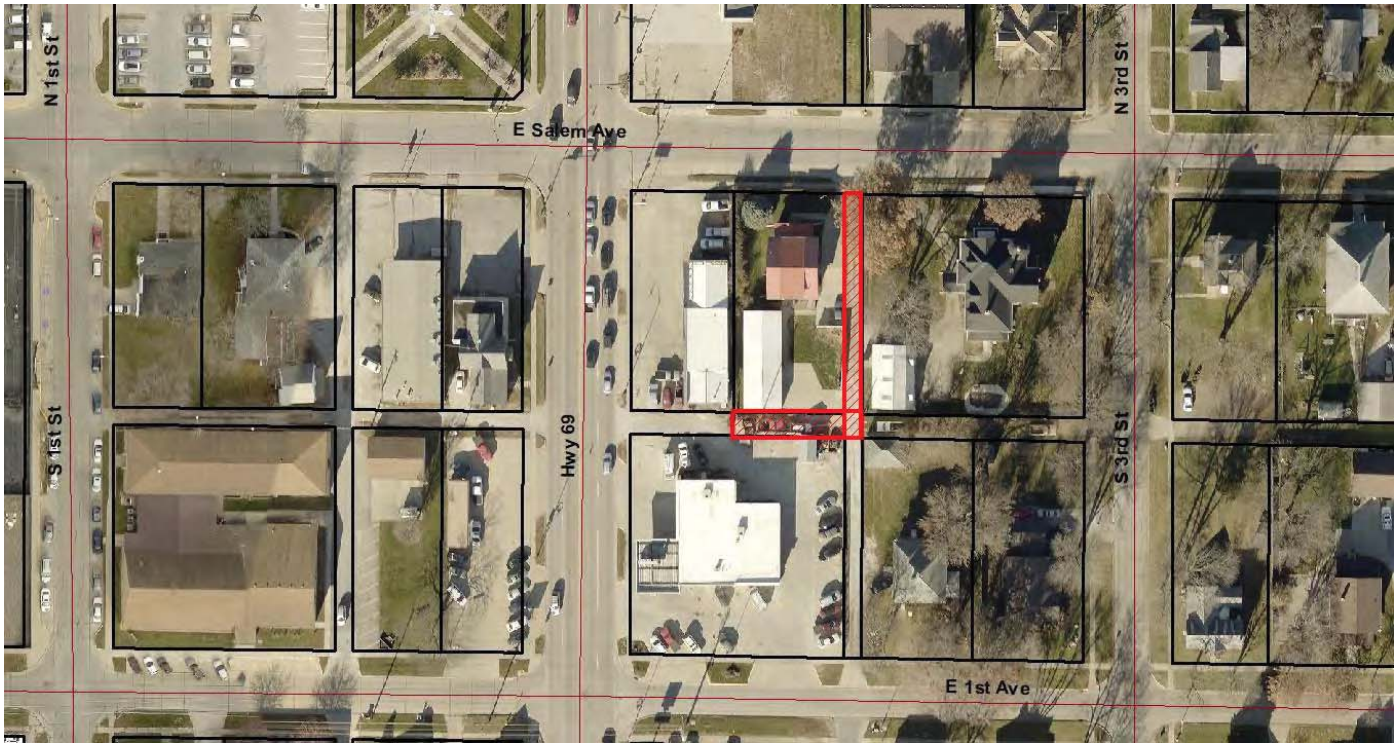
Agenda Item: 7. C. Consider request from Tim J/Laura L Davison, Timothy G Grimm, and Jeanenne E Glascock Revocable Trust for a right-of-way vacation and conveyance of the East 75' of the West Half of the East and West alley in Block Ten of the Steele and Granthams Addition to Indianola, Iowa, and the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

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

1. The North ½ 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 ½ full width of the East-West Alley that borders the South Lot Boundry-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:
Date: 8-9-19

Name: Jeanenne Flascock
Address: 309 East Salem

Signature: Jeanenne Flascock
Date: 8-9-2019

Name: Timm Grimm
Address: 303 East Salem 777-1427

Signature: Timm Grimm
Date: 8/15/19

$200.00 Fee Receipt

No#:

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

Subject

Public hearing and first consideration of an ordinance for 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 hold the public hearing and first consideration of an ordinance for 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.

Roll call is in order.

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 publics 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 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 1, approving the right-of-way vacation request, as submitted.

CITY OF INDIANOLA EST. 1849

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: [illegible]

Date: AUGUST 21, 2019

Signature:

Date:

Name: CARL HALGREN / MORGAN HALGREN

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

Signature: Carl Halgren

Date: August 21, 2019

Signature:

Date:

CITY OF INDIANOLA EST. 1849

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: [illegible]

Date: August 21, 2019

Signature:

Date:

Name: Pam Bachof

Address: 805 North C street, Indianola, IA

Signature: Pam Bachof

Date: 8-21-19

Signature: [illegible]

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,

Pamela D Bachof 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:
Jesisca 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

Subject

Second consideration of an ordinance and a request to suspend the rules 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 second consideration of an ordinance and the request to suspend the rules (packet) 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 all is in order.

Fiscal Impact

Attachments

Rezoning Info
Steger Ordinance
Letter

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

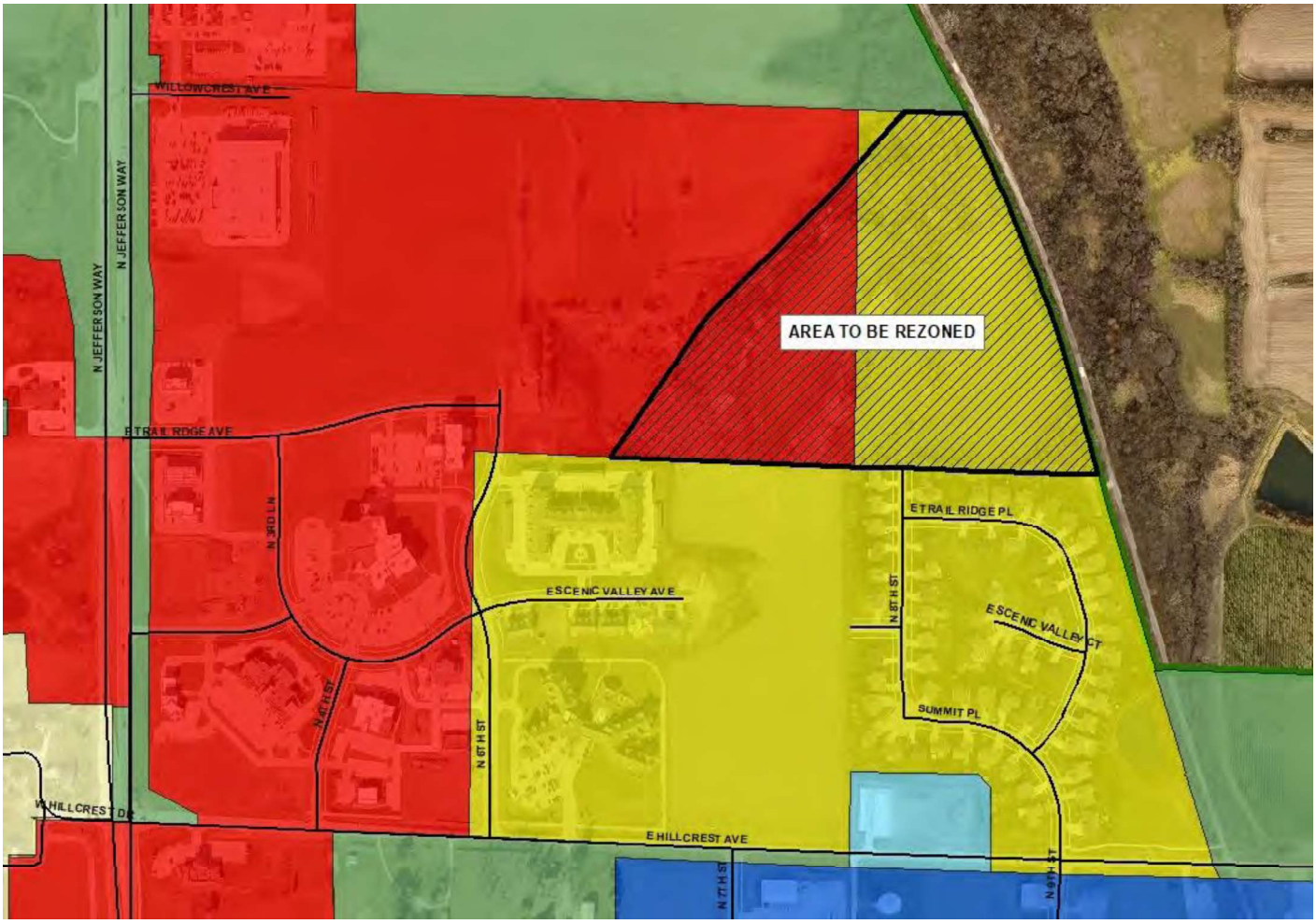
Property Owner: Kathleen Picken

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: 18-76-23 Indianola CAL NE SW EX N 100' & EX Summercrest Hills Plat 4 - 5 acres of current 36.25.

Present Zoning: C-2 Hway 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.

Stegey Const. Inc.
Signature of Applicant

$200.00 Fee

Receipt No. 17.000309

SUMMERCREST HILLS

PRELIMINARY PLAT - 2015

ADJACENT LOT OWNERS
QUAIL MEADOWS PLAT 1 LOT 20
QUAIL MEADOWS PLAT 2
LOTS 10-12, 14, 15, 35-39, 41, 42
OWNER: QUAIL MEADOWS PARTNERS LLC
2350 135TH ST
CUMMING, IA 50061

QUAIL MEADOWS PLAT 2, LOT 13
OWNER: STOESER CONSTRUCTION INC
2410 W 10TH AVE
INDIANOLA, IA 50125

QUAIL MEADOWS PLAT 2, LOT 16
OWNER: RANDY & SUE EDWARDS
800 E TRAIL RIDGE PL
INDIANOLA, IA 50125

QUAIL MEADOWS PLAT 2, LOT 40
OWNER: JANECE & ROAD DE JONGE
2201 N 8TH ST
INDIANOLA, IA 50125

QUAIL MEADOWS PLAT 1, LOT 10
OWNER: JACK & AMANDA KENNEDY
2000 N 8TH ST
INDIANOLA, IA 50125

QUAIL MEADOWS PLAT 1, LOT 11
OWNER: KERRY KELLAGH & LARLEY STONER
801 SUNSET PL
INDIANOLA, IA 50125

VICINITY MAP
INDIANOLA, IOWA

PLAT DESCRIPTION

OUTLOT "Y", SUMMERCREST HILLS PLAT 1, AN OFFICIAL PLAT IN THE CITY OF INDIANOLA AND A PART OF THE SOUTHWEST 1/4 AND A PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 LYING WEST OF THE FORMER RIGHT-OF-WAY OF THE CHICAGO, ROCK ISLAND AND PACIFIC RAILWAY, BEING IN SECTION 18, TOWNSHIP 76 NORTH, RANGE 23 WEST OF THE 5TH P.M., CITY OF INDIANOLA, WARREN COUNTY, IOWA, AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH 1/4 CORNER OF SAID SECTION 18; THENCE NORTH 87° 29' 21" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 645.24 FEET TO THE SOUTHEAST CORNER OF SUMMERCREST HILLS PLAT 2, AN OFFICIAL PLAT IN THE CITY OF INDIANOLA; THENCE NORTH 00° 05' 03" WEST ALONG THE EAST LINE OF SAID SUMMERCREST HILLS PLAT 2, A DISTANCE OF 651.49 FEET TO THE NORTHEAST CORNER OF SAID SUMMERCREST HILLS PLAT 2; THENCE SOUTH 89° 54' 57" WEST ALONG THE NORTH LINE OF SAID SUMMERCREST HILLS PLAT 2, A DISTANCE OF 558.25 FEET TO THE NORTHWEST CORNER OF SAID SUMMERCREST HILLS PLAT 2 AND THE EAST LINE OF SUMMERCREST HILLS PLAT 3, AN OFFICIAL PLAT IN THE CITY OF INDIANOLA; THENCE NORTHWESTERLY ALONG SAID EAST LINE AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 450.00 FEET, WHOSE ARC LENGTH IS 118.12 FEET AND WHOSE CHORD BEARS NORTH 07° 36' 14" WEST, 117.78 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID EAST LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 39.59 FEET AND WHOSE CHORD BEARS NORTH 30° 14' 33" EAST, 35.58 FEET; THENCE NORTH 14° 23' 29" WEST CONTINUING ALONG SAID EAST LINE, 70.00 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID EAST LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 635.00 FEET, WHOSE ARC LENGTH IS 12.01 FEET AND WHOSE CHORD BEARS SOUTH 75° 04' 00" WEST, 12.01 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EAST LINE AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 25.00 FEET, WHOSE ARC LENGTH IS 37.00 FEET AND WHOSE CHORD BEARS NORTH 53° 04' 20" WEST, 33.72 FEET; THENCE NORTHWESTERLY CONTINUING ALONG SAID EAST LINE AND ALONG A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS IS 350.00 FEET, WHOSE ARC LENGTH IS 141.52 FEET AND WHOSE CHORD BEARS NORTH 09° 05' 07" WEST, 140.56 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID EAST LINE AND ALONG A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS IS 482.50 FEET, WHOSE ARC LENGTH IS 153.59 FEET AND WHOSE CHORD BEARS NORTH 11° 37' 05" EAST, 152.94 FEET; THENCE NORTH 20° 44' 14" EAST CONTINUING ALONG SAID EAST LINE, 7.93 FEET TO THE NORTHEAST CORNER OF SAID SUMMERCREST HILLS PLAT 3; THENCE NORTH 61° 22' 40" WEST ALONG THE NORTHERLY LINE OF SAID SUMMERCREST HILLS PLAT 3, A DISTANCE OF 112.44 FEET; THENCE NORTH 89° 57' 19" WEST CONTINUING ALONG SAID NORTHERLY LINE, 601.78 FEET; THENCE SOUTH 00° 02' 47" WEST CONTINUING ALONG SAID NORTHERLY LINE, 157.73 FEET; THENCE NORTH 89° 57' 19" WEST CONTINUING ALONG SAID NORTHERLY LINE, 485.00 FEET TO THE NORTHWEST CORNER OF SAID SUMMERCREST HILLS PLAT 3 AND THE EAST RIGHT-OF-WAY LINE OF HIGHWAY 65/69; THENCE NORTH 00° 02' 47" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 555.29 FEET; THENCE NORTH 02° 56' 14" EAST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 153.49 FEET TO THE SOUTHWEST CORNER OF SUMMERCREST HILLS PLAT 1, AN OFFICIAL PLAT IN THE CITY OF INDIANOLA; THENCE NORTH 2°56'14" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, 45.46 FEET; THENCE NORTH 0°03'22" EAST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 100.00 FEET; THENCE NORTH 10°37'44" WEST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 107.87 FEET; THENCE NORTH 0°03'22" EAST CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, 4.87 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID SUMMERCREST HILLS PLAT 1; THENCE SOUTH 90° 00' 00" EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 493.54 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE NORTH 00° 00' 00" EAST ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 390.53 FEET TO THE NORTHEAST CORNER OF SAID SUMMERCREST HILLS PLAT 1 AND TO THE SOUTH LINE OF THE NORTH 100.00 FEET OF SAID SOUTHWEST 1/4; THENCE SOUTH 87° 52' 55" EAST ALONG SAID SOUTH LINE, 1941.35 FEET TO THE EAST LINE OF SAID SOUTHWEST 1/4; THENCE CONTINUING SOUTH 87° 52' 55" EAST ALONG THE SOUTH LINE OF THE NORTH 100.00 FEET OF SAID NORTHWEST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 399.32 FEET TO THE WEST RIGHT-OF-WAY LINE OF SAID FORMER CHICAGO, ROCK ISLAND AND PACIFIC RAILWAY; THENCE SOUTHEASTERLY ALONG SAID WEST RIGHT-OF-WAY LINE AND ALONG A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS IS 3993.45 FEET, WHOSE ARC LENGTH IS 982.32 FEET AND WHOSE CHORD BEARS SOUTH 21° 19' 29" EAST, 979.85 FEET; THENCE SOUTH 18° 15' 54" EAST CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, 355.81 FEET TO THE NE CORNER OF QUAIL MEADOWS PLAT 2, AN OFFICIAL PLAT IN THE CITY OF INDIANOLA; THENCE NORTH 88° 08' 07" WEST ALONG THE NORTH LINE OF SAID QUAIL MEADOWS, 850.31 FEET TO THE NORTHWEST CORNER OF SAID QUAIL MEADOWS PLAT 2; THENCE SOUTH 00° 13' 44" EAST ALONG THE WEST LINE OF SAID QUAIL MEADOWS PLAT 2 AND ALONG THE WEST LINE OF QUAIL MEADOWS PLAT 1, AN OFFICIAL PLAT IN THE CITY OF INDIANOLA, 1341.57 FEET TO THE POINT OF BEGINNING AND CONTAINING 116.40 ACRES (5,070,188 S.F.).

PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

OWNER

KATHLEEN C PICKEN
C/O STEVEN PIFFER
8954 125TH AVE
INDIANOLA, IA 50125

SECTION AREAS

PT. NW 1/4, SW 1/4 SEC. 18-76-23 = 22.53 AC.
PT. NE 1/4, SW 1/4 SEC. 18-76-23 = 37.95 AC.
PT. SW 1/4, SW 1/4 SEC. 18-76-23 = 5.80 AC.
PT. SE 1/4, SW 1/4 SEC. 18-76-23 = 29.80 AC.
PT. NW 1/4, SE 1/4 SEC. 18-76-23 = 18.50 AC.

DEVELOPER

SHDC, LLC
5625 MILLS CIVIC PARKWAY, SUITE 101
WEST DES MOINES, IOWA 50266

ENGINEER/SURVEYOR

SNYDER & ASSOCIATES, INC.
CONSULTING ENGINEERS & PLANNERS
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
(515) 964-2020

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Cap # 19515 (Unless Otherwise Noted)	●	○
ROW Marker	■	□
ROW Rail		
Control Point	⊙CP	
Bench Mark		
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Minimum Protection Elevation	MPE	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

ZONING

C-2 HIGHWAY COMMERCIAL
R-3 MIXED RESIDENTIAL

BULK REGULATIONS

C-2 HIGHWAY COMMERCIAL
MINIMUM LOT AREA = NONE
MINIMUM LOT WIDTH = NONE
FRONT YARD SETBACK = 15'
REAR YARD SETBACK = NONE OR 20' WHEN ADJACENT TO R-DISTRICT
SIDE YARD SETBACK = NONE OR 10' WHEN ADJACENT TO R-DISTRICT
MAXIMUM HEIGHT = 4 STORIES OR 50'

R-3 MIXED RESIDENTIAL
MINIMUM LOT AREA = 7,200 SF
MINIMUM LOT WIDTH = 60'
FRONT YARD SETBACK = 25'
REAR YARD SETBACK = 30'
SIDE YARD SETBACK
ONE AND TWO-FAMILY = 8'
MULTI-FAMILY, 3-12 UNITS = 15'
MULTI-FAMILY, OVER 12 UNITS = 15'
SIDE STREET, CORNER LOT = 20'
MAXIMUM HEIGHT = 4 STORIES OR 50'

NOTES

1. PROPER SOIL EROSION TECHNIQUES WILL BE COMPLETED DURING CONSTRUCTION.
2. A 30' LANDSCAPE BUFFER IS REQUIRED BETWEEN RESIDENTIAL AND COMMERCIAL ZONING DISTRICTS.
3. REZONING WILL BE REQUIRED PRIOR TO ANY FURTHER PLATING REQUEST AFTER PLAT 3.
4. OUTLOT "X" SHALL BE USED FOR REGIONAL STORM WATER MANAGMENT.

BENCHMARKS

BM1 ARROWN ON CLOW HYDRANT AT WEST END SCENICVIEW DRIVE (PLAT LINE) ELEV.=953.51

BM2 ARROWN ON CLOW HYDRANT AT SE CORNER EAST TRAIL RIDGE AND N 8TH STREET ELEV.=940.03

BM3 BURY BOLT ON WATROUS HYDRANT AT SW CORNER EAST HILLSIDE AND N 7TH STREET ELEV.=900.50

CURVE TABLE

CURVE NO.	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD BEARING/DISTANCE	
C1	14° 05' 38" RT	3,993.45'	982.32'	493.65'	S 21° 19' 29" E	979.85'
C2	15° 02' 21" LT	450.00'	118.12'	59.40'	N 7° 36' 14" W	117.78'
C3	90° 43' 56" RT	25.00'	39.59'	25.32'	N 30° 14' 33" E	35.58'
C4	1° 05' 02" LT	635.00'	12.01'	6.01'	S 75° 04' 00" W	12.01'
C5	84° 48' 22" RT	25.00'	37.00'	22.83'	N 53° 04' 20" W	33.72'
C6	23° 10' 04" RT	350.00'	141.52'	71.74'	N 9° 05' 07" W	140.56'
C7	18° 14' 19" RT	482.50'	153.59'	77.45'	N 11° 37' 05" E	152.94'

0 200
SCALE (FEET)

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.

ERIC J. MILLER 19515 IOWA

Eric J. Miller, PLS Date
License Number 19515
My License Renewal Date is December 31, 2016
Pages or sheets covered by this seal:
SHEETS 1 & 2

Mark	Revision	Date	By
1	AS PER CITY COMMENTS	04/16/15	DJD

Engineer: EDC Checked By: BKG Book: Pg:
Technician: DJD Date: 03-25-15 Field Bk: Pg:
Project No: 1140830 Sheet 1 of 2

SUMMERCREST HILLS
PRELIMINARY PLAT - 2015
INDIANOLA, IOWA

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

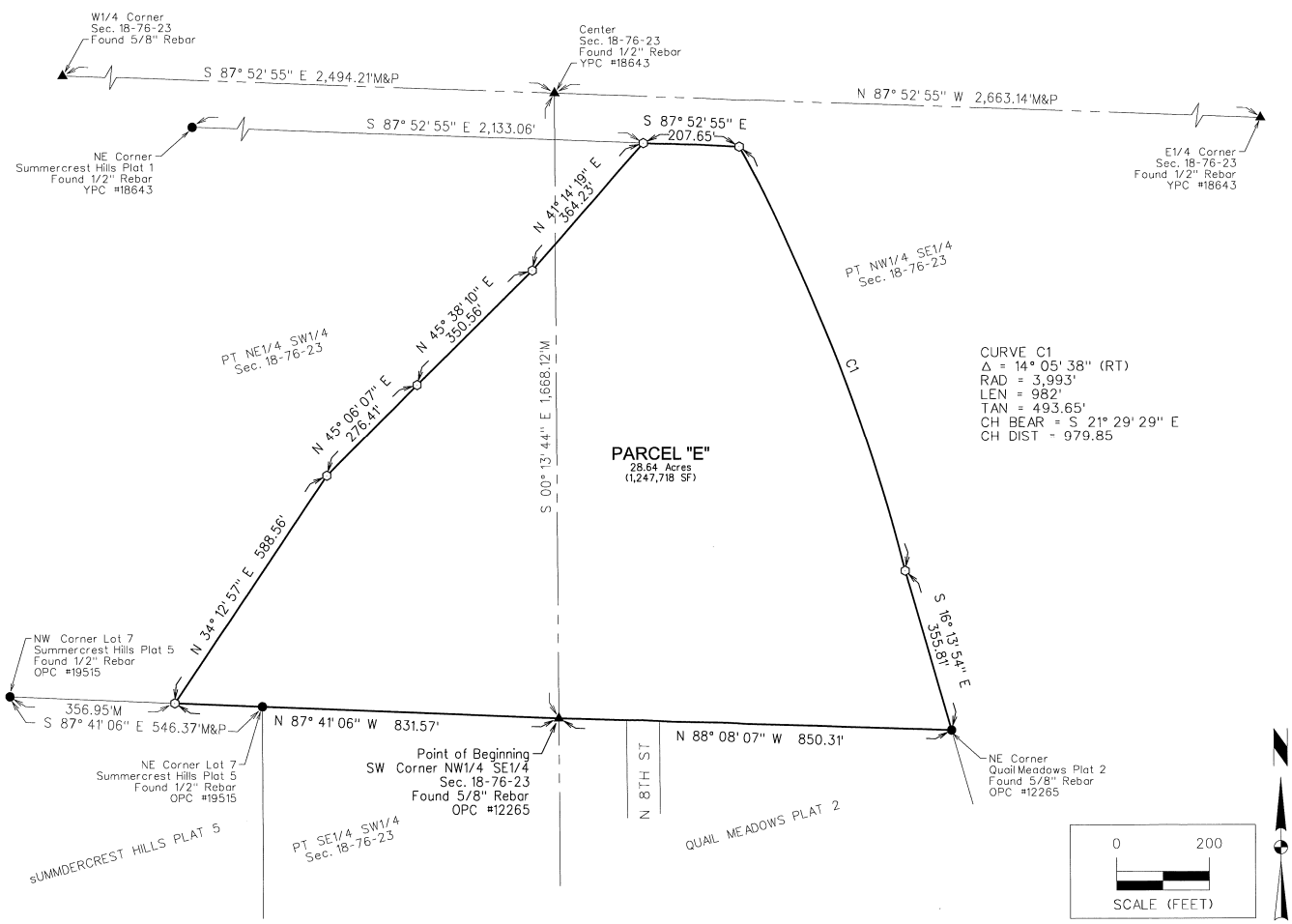
Sincerely,

Kathleen Picken

Kathleen Picken

Enc.

PLAT OF SURVEY



MARK	REVISION	DATE	BY

Engineer: | Checked By: EDC | Scale: 1"=200'
Technician: JJB | Date: 07/24/19 | Field Bk: | Pg:
Project No: 119.0666 | Sheet 2 of 2

PT NE1/4 SW1/4 & PT NW1/4 SE1/4 SEC. 18-76-23

INDIANOLA, IOWA

PLAT OF SURVEY

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

SNYDER & ASSOCIATES

Project No: 119.0666

Sheet 2 of 2

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.

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

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Rail	⧗	
Calculated Point	+	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED PROFESSIONAL LAND SURVEYOR
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.

MARK	REVISION	DATE	BY

Engineer: | Checked By: EDG | Scale: 1"=200' |
Technician: JJB | Date: 07/24/19 | Plat Bk: | Pg:
Project No: 119.0666 | Sheet 1 of 2

PT NE1/4 SW1/4 & PT NW1/4 SE1/4 SEC. 18-76-23
INDIANOLA, IOWA
PLAT OF SURVEY

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

SNYDER & ASSOCIATES

Project No: 119.0666
Sheet 1 of 2

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: _____

Sept. 20, 2019

Honorable Mayor and Members of the City Council
City of Indianola
110 N. First Street
Indianola, Iowa 50125-0299

RE: REQUEST TO WAIVE THIRD READING
ON THE APPLICATION FOR REZONING
QUAIL MEADOWS
S&A Project No. 119.0740

Dear Honorable Mayor and Members of the City Council:

On behalf of Steger Construction Inc., as Applicant, we respectfully request waiver of the third reading for the rezoning of 28.64 acres from R-3 Mixed Residential (17.4 Ac.) and C-2 Highway Commercial (11.24 Ac.) to R-3 Mixed Residential. The first reading occurred at the Council's Sept 16, 2019 regular meeting and the project appeared to be well received by the Mayor and Council. No public comments, written or verbal, were received at the Sept. 16 meeting.

It is the developer's intent to start grading the next Quail Meadows plat this fall. If you have any questions or comments, please contact me at your convenience. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.

Jon Hanson

Jon L. Hanson, P.E.

Cc: Phil Steger, Steger Construction, Inc.
file

Subject

Consideration of a resolution supporting the additional bond issuance on November 5, 2019 for the Warren County Courthouse and Jail Project

Information

The resolution of support for a referendum to seek additional bonding authority to cover the increased costs for a new courthouse/jail facility on the Indianola Downtown Square. Highlights of the resolution include:

- There is consensus that the project proposal of a new courthouse/jail facility on the Indianola Downtown Square appropriately serves the needs of law enforcement and judicial services by lowering long-term expenses, increasing the safety of law enforcement and citizens, improving the security of inmates, and reducing the out-of-service time of law enforcement by reducing transport of inmates.
- The City Council of the City of Indianola previously unanimously supported a bond issue proposal in accordance with Iowa Code Section 68A.505(2).
- Warren County has authorized a referendum to seek additional bonding authority to cover the increased costs for a new courthouse/jail facility on the Indianola Downtown Square.
- The City Council of the City of Indianola desires to demonstrate it support of said referendum

Roll call is in order.

Fiscal Impact

Attachments

Resolution

RESOLUTION NO. 2019-

RESOLUTION SUPPORTING THE ADDITIONAL BOND ISSUANCE ON NOVEMBER 5, 2019 FOR THE WARREN COUNTY COURTHOUSE AND JAIL PROJECT

WHEREAS, Warren County provides critical law enforcement services to Warren County and all cities within Warren County; and,

WHEREAS, the Warren County Courthouse could no longer offer space for judicial/court needs due to deterioration of the current Courthouse; and,

WHEREAS, Warren County has actively pursued involvement with communities having law enforcement departments, the local Chamber of Commerce, citizens and businesses to help identify solutions for courthouse and jail needs; and,

WHEREAS, there has been several planning meetings where research was conducted, financials analyzed and project design reviewed; and,

WHEREAS, there was consensus that the project proposal of a new courthouse/jail facility on the Indianola Downtown Square appropriately serves the needs of law enforcement and judicial services by lowering long-term expenses, increasing the safety of law enforcement and citizens, improving the security of inmates, and reducing the out-of-service time of law enforcement by reducing transport of inmates; and,

WHEREAS, the City Council of the City of Indianola previously unanimously supported a bond issue proposal in accordance with Iowa Code Section 68A.505(2); and,

WHEREAS, Warren County has authorized a referendum to seek additional bonding authority to cover the increased costs for a new courthouse/jail facility on the Indianola Downtown Square.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, expresses its support for the additional bond issue for a new County Courthouse and Jail.

Passed and approved this 1st day of October 2019.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Diana Bowlin, City Clerk

Subject

Resolution authorizing execution of agreements for the office and sleeping quarters update as part of the City Hall/Public Safety Building Assessment Project

Information

In your packet is the resolution authorizing the execution of agreements for the City Hall/Public Safety office space and bunk room project in a total amount of $103,023.00. The breakdown is as follows:

Remodel	$38,179.00
Furniture	$45,271.00
Contingency 5%	$4,173.00
Project Management	$15,400.00
Total	$103,023.00

Roll call is in order.

Fiscal Impact

Attachments

Resolution
Exhibit A

RESOLUTION NO. 2019-_____

RESOLUTION AUTHORIZING EXECUTIONS OF
AGREEMENT FOR THE CITY HALL/PUBLIC SAFETY FACILITY

WHEREAS, the City of Indianola Council Policy is work with Formation Group on a building assessment for the City Hall/Public Safety Facility; and

WHEREAS, an area that was identified as a need was work stations and appropriate sleeping quarter for Fire personnel; and

WHEREAS, at the September 3, 2019 City Council meeting, the City Council authorized a project to improve these areas; and

WHEREAS, the Formation Group has obtained proposals for the City Hall/Public Safety office space and sleeping quarters project with a total amount of $103,023 as shown in Exhibit A.

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

That the Mayor or City Manager and City Clerk are authorized and empowered and directed to execute and attest the agreements.

Passed and approved this 7th day of October, 2019.

_____
Kelly B. Shaw, Mayor

ATTEST:

_____
Diana Bowlin, City Clerk

October 1, 2019

Ryan Waller
City of Indianola Public Safety
110 North 1st Street
Indianola, Iowa 50125

Ryan,

RE: October 7 Packet for City Council Consideration

Per the direction from Council on September 3, 2019, Formation Group proceeded with development of materials for the office and bunk room project refresh and solicited proposals for the various scope within the project. We have received competitive proposals for the furniture along with third party bids for ceiling, wall, paint, carpet, base and blinds.

Our matrix of the cost proposals is attached, which indicates a total project cost of $103,023 ($5,683 savings estimate). We anticipate completion of the project by December 18, 2019. It is our recommendation to proceed with the project as presented and be included in the October 7 packet for City Council consideration.

Please let me know if you have any questions regarding the attached.

Thank you,

Matt Brown, AIA
President
1925 High Street
Des Moines, IA 50309
mattb@formationgroup-us.com
www.formationgroup-us.com

Office and Bunk Option Cost Opinion

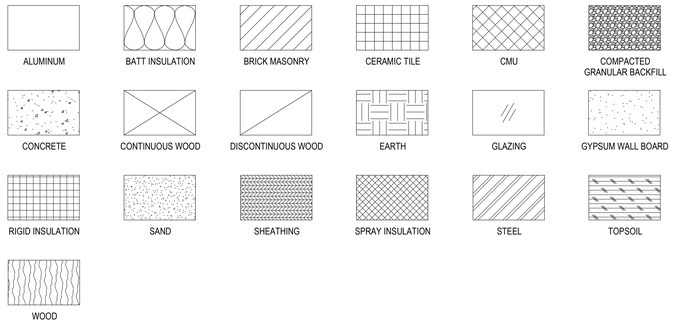
City of Indianola

10/7/2019

	Location:	Office	Bunk Rooms	Combined	
	Identifier:	NW	Central		
	Total Square Feet:	1,110	395	1,328	
Category	**Sub Category**	**9/3 Council**	**9/3 Council**	**10/7 Council**	**Comments**
Remodel					
	Construction	$22,200	$9,875		
	Design	$1,200	$800	$2,000	MOD Studio Architecture
	General Conditions			$7,500	Formation Group (dumpster, cleaning, dust protect)
	Demo	x	x	incl	Remove furniture and finsihes
	Wall and Door Rework		x	incl	Baker Interiors
	Carpet/Base	x	x	$4,454	Poindexter Flooring
	Walls/Ceiling/Paint	x	x	$14,089	Baker Interiors
	Window Coverings	x		$1,336	Heartland
	Electrical	x	x	$4,000	Estimate (workstation power, ceiling work and misc.)
	Mechanical			$1,000	Diffuser relocation
	Cabling	$4,125	$1,650	$3,300	Estimate ($275/station - re-use existing as feasible)
	Signage			$500	Estimate workstation and room signage
Furniture				$45,271	Storey Kenworthy proposal (2 proposals received)
	Workstations 'L shape'	$31,492		incl	10 total adjustable height (5 right hand, 5 left hand)
	Tack Screens	x		incl	included at each workstation with additional on east
	Moveable Partition	x		incl	included - 2 units (10' long, 5'6" tall)
	Task Chairs	x		incl	included - 10 total
	Rolling Files	x		incl	included - 16 total
	Movable Tables	x		incl	included - 6 total (2 @ 30" tal, 2 @ 36" tall)
	Bunk stations		$17,520	incl	Each room sleeps 5 max (10 total) with two XL beds
	Wardrobe		x	incl	included - 5 total
Estimate		$59,017	$29,845	$83,450	
Contingency 5%		$2,951	$1,492	$4,173	
Project Management		$9,000	$6,400	$15,400	Formation Group coordination
	Total Estimated Cost	**$70,968**	**$37,737**	**$103,023**	
	Project Cost	**$108,705**		-$5,683	Project estimate savings
	Cost per Desk/Bed Location	$7,097	$3,774		

Note: Budgets do not include HVAC system modificatior

MATERIAL KEY:



STANDARD ABBREVIATIONS:

	-A-
@	AT
ABV	ABOVE
ACCORD	ACCORDING
ACP	ACOUSTICAL CEILING PANEL
ADA	AMERICANS WITH DISABILITIES ACT
ADJ	ADJUSTABLE
ADMIN	ADMINISTRATION
AFF	ABOVE FINISHED FLOOR
AGG	AGGREGATE
AHD	ACCESSIBLE HAND DRYER
AL	ALUMINUM
ALT	ALTERNATE
ALUM	ALUMINUM
APPROX	APPROXIMATELY
AV	AUDIO-VISUAL
	-B-
BAL	BALANCE
BC	BY CONTRACTOR
BCKR	BACKER
BCS	BABY CHANGING STATION
BD	BOARD
BH	BULKHEAD
BLDG	BUILDING
BLKG	BLOCKING
BLW	BELOW
BO	BOTTOM OF
BOS	BOTTOM OF STRUCTURE
BOT	BOTTOM
BR	BRICK
BTW	BETWEEN
	-C-
CAB	CABINET
CG	CORNER GUARD
CIP	CAST IN PLACE
CJ	CONTROL JOINT
CL	CENTERLINE
CLG	CEILING
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNT	COUNTERTOP
COL	COLUMN
CONC	CONCRETE
CONN	CONNECTION
CONT	CONTINUOUS
CONTR	CONTRACTOR
COORD	COORDINATE
CPT	CARPET
CR	CARD / PROXY READER
CT	CERAMIC TILE
CTOP	COUNTERTOP
CVR	COVER
CW	CURTAINWALL
	-D-
d	PENNY-SIZE
DC	DIMMER CONTROL
DF	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DN	DOWN
DR	DOOR
DTL	DETAIL
DV	DATA / VOICE OUTLET
DW	DISHWASHER
DWG	DRAWING
	-E-
E	ELECTRICAL OUTLET
EA	EACH
EC	ELECTRICAL CONTRACTOR
EJ	EXPANSION JOINT
ELEC	ELECTRICAL
ELEV	ELEVATION
ENCL	ENCLOSURE
EOS	EDGE OF SLAB
EQ	EQUAL
EQUIP	EQUIPMENT
EX, EXIST	EXISTING
EXP	EXPANSION
EXPD	EXPOSED
EXST	EXISTING
EXT	EXTERIOR

	-F-
F	FIRE ALARM PULL STATION
FA	FIRE ALARM HORN / STROBE
FACP	FIRE ALARM CONTROL PANEL
FC	FIRE CODE
FCO	FLOOR CLEANOUT
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FIN	FINISH OR FINISHED
FLR	FLOOR
FLRG	FLOORING
FO	FACE OF
FOW	FACE OF WALL
FT	FOOT (FEET)
FTG	FOOTING
FV	FIELD VERIFY
FX	FIXTURE
	-G-
g, GA	GAUGE
GALV	GALVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GL	GLASS
G.L.	GRIDLINE
GLZ	GLAZING
GR	GROUP
GWB	GYPUSM WALL BOARD
GYP	GYPSUM
	-H-
HB	HOSE BIB
HD	HAND DRYER
HDW	HARDWARE
HDWD	HARDWOOD
HM	HOLLOW METAL
HORZ	HORIZONTAL
HPC	HIGH PERFORMANCE COATING
HRWR	HARDWARE
HSH	HANDICAP SHOWERHEAD
HT	HEIGHT
HTNG	HEATING
	-I-
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
	-J-
JT, JNT	JOINT
	-K-
KB	KNOX BOX
	-L-
LA	LANDSCAPE ARCHITECT
LIN	LINOLEUM
LTD	LIMITED
LVS	LEAVES
	-M-
M	MOTION SENSOR
MAT'L	MATERIAL
MAX	MAXIMUM
MC	MECHANICAL CONTRACTOR
MECH	MECHANICAL
MEMB	MEMBRANE
MFR	MANUFACTURER
MILL	MILLWORK
MIN	MINIMUM
MIR	MIRROR
MNT'D	MOUNTED
MTL	METAL
	-N-
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
NU	NOT USED

	-O-
OC	ON CENTER
OFCI	OWNER-FURNISHED, CONTRACTOR-
OH	INSTALLED
OP	OVERHEAD
OPNG	DOOR OPERATOR
OVH	OPENING
	OVERHEAD
	-P-
PART	
PC	PARTITION
PERF	PRECAST
PERIM	PERFORATED
PL	PERIMETER
PLUMB	PLATE
PLY, PLYWD	PLUMBING
PNL	PLYWOOD
PNT	PANEL
PR	PAINT
	PRIME
	-R-
RAD	
RB	RADIUS
RBR	RESILIENT WALL BASE
RC	RUBBER
RCP	RECYCLE
REF	REFLECTED CEILING PLAN
REQ'D	REFRIGERATOR
RES	REQUIRED
RH	RESISTANT
RM	ROBE HOOK
RO	ROOM
RV	ROUGH OPENING
	REVEAL
	-S-
S	SWITCH
S&B	STANDARDS & BRACKETS
SC	SEALED CONCRETE
SCHED	SCHEDULE
SD	SOAP DISPENSER
SF	SQUARE FEET
SH	SHOWERHEAD
SHLF,	SHELF (SHELVES)
SHLVS	SHEET
SHT	SIMILAR
SIM	SANITARY NAPKIN DISPOSAL
SN	SQUARE
SQ	STAINLESS STEEL
SS	STEEL
STL	STANDARD
STND	STORAGE
STOR	STRUCTURAL
STRUCT	SUSPENDED
SUSP	SYNTHETIC
SYNTH	SYSTEM
SYS	
	-T-
	THERMOSTAT
T	TERMINATION
TERM	THICKNESS
THICK	TOP OF
TO	TOP OF WALL
TOW	TOILET PARTITION
TP	TACK SURFACE
TS	TOILET TISSUE DISPENSER
TT	TELEVISION
TV	TYPE
TY	TYPICAL
TYP	
	-U-
	UNLESS NOTED OTHERWISE
UNO	URINAL
UR	URINAL SCREEN
US	
	-V-
	VERTICAL
VERT	VERIFY IN FIELD
VIF	VINYL
VIN	VENDING MACHINE
VN	
	-W-
	WITH
W/	WATER CLOSET
WC	WALL CLEANOUT
WCO	WOOD
WD	WITHOUT
W/O	

PRICING SET : 01 OCTOBER 2019

OFFICE & BUNK ROOM REFRESH
110 NORTH 1ST ST, INDIANOLA, IA

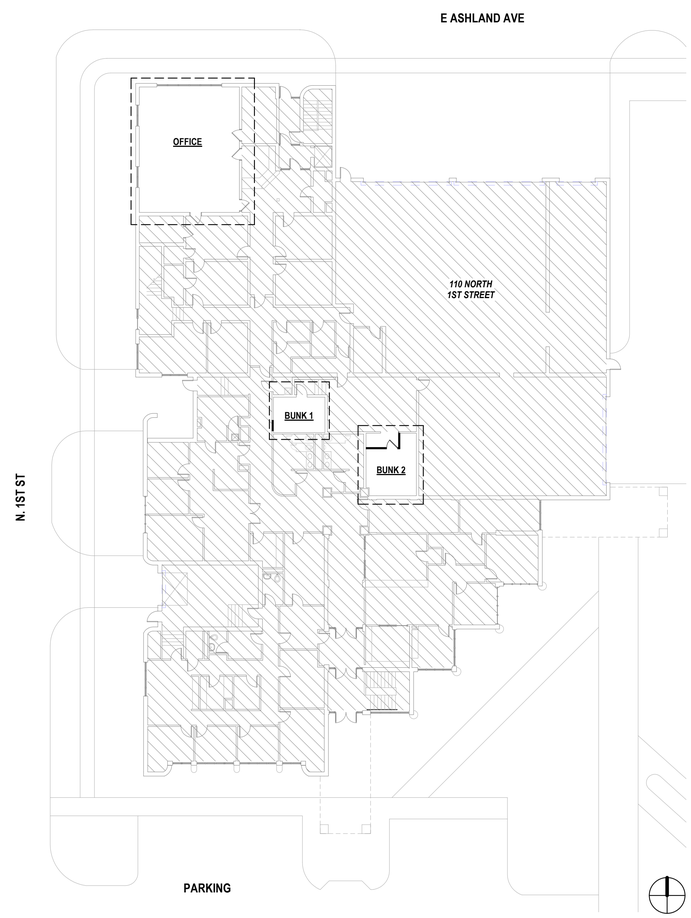
CLIENT: CITY OF INDIANOLA
110 NORTH 1ST STREET, INDINOLA, IA

ARCHITECT: MODERN STUDIO, LLC
720 20TH STREET, DES MOINES, IOWA, 50314
515.491.1785 | anna@moddsm.com

OWNER REPRESENTATIVE: MATT BROWN, FORMATION GROUP
220 SE 6TH ST, SUITE 200, DES MOINES, IOWA, 50309
515.313.7925 | mattb@formationgroup-us.com

CONTRACTOR: NAME
ADDRESS, CITY, STATE, ZIP
PHONE | EMAIL

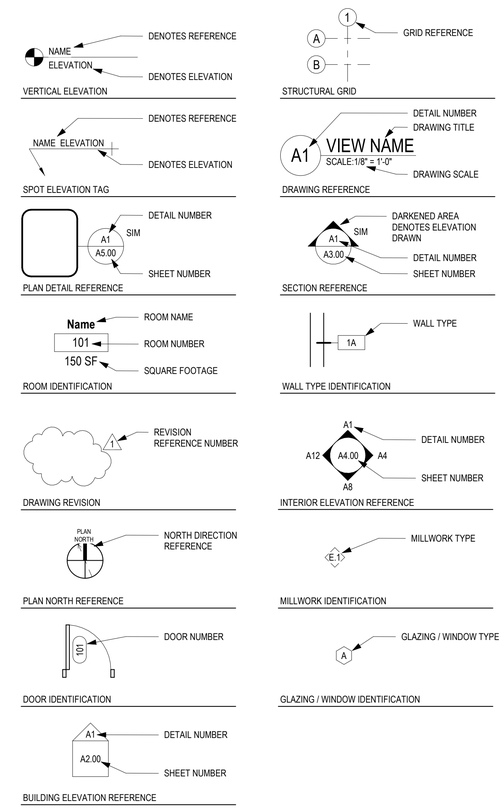
BUILDING KEY



SHEET LIST:

G0	COVER PAGE
A1	OFFICE REFRESH
A2	BUNK ROOM REFRESH

TYPICAL SYMBOLS:



MODERN | STUDIO

720 20TH STREET, DES MOINES, IOWA 50309
TEL: 515.491.1785

No.	Description	Date

OFFICE & BUNK ROOM REFRESH
110 NORTH 1ST ST, INDIANOLA, IA

COVER PAGE

Project number	19_029
Date	10/01/2019
Drawn by	Author
Checked by	Checker

G0

Scale	As indicated

10/1/2019 8:33:44 AM

GENERAL INFORMATION:

LOCATION OF PROJECT:	110 NORTH 1ST STREET INDIANOLA, IA, 50125	ARCHITECT:	MODERN STUDIO, LLC 720 20TH STREET DES MOINES, IA, 50314
CONTRACTOR:	NAME ADDRESS CITY, STATE, ZIP	OWNER REPRESENTATIVE:	MATT BROWN, FORMATION GROUP 220 SE 6TH STREET, SUITE 200 DES MOINES, IA, 50309
MEP:	NAME ADDRESS CITY, STATE, ZIP		

PROJECT DESCRIPTION:

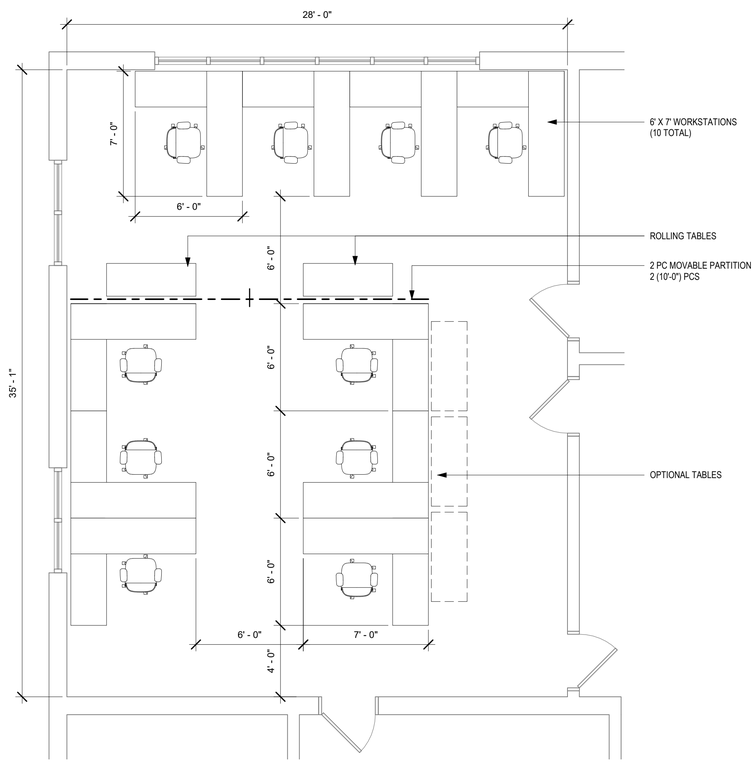
THIS 1,384 SQUARE-FOOT TENANT IMPROVEMENT PROJECT AT 110 NORTH 1ST STREET IN INDIANOLA, IA SHALL INCLUDE FINISH UPDATES TO 997 SF OF EXISTING OFFICE SPACE AND MINOR RECONFIGURATION, INCLUDING FINISH UPDATES, OF 387 SF OF BUNK ROOM SPACE FOR THE CITY OF INDIANOLA.

APPLICABLE CODES - CITY OF INDIANOLA

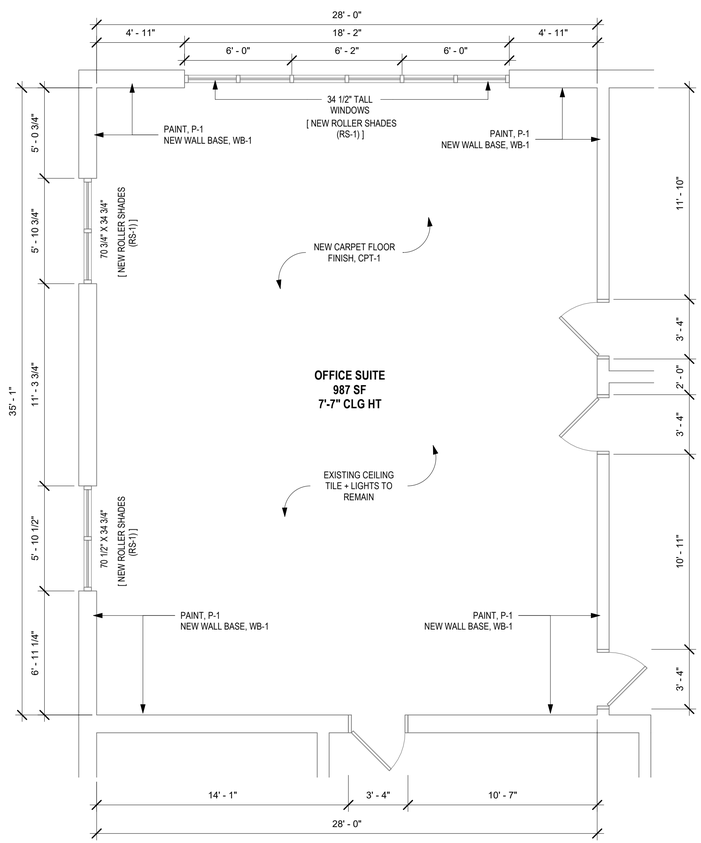
2015 - INTERNATIONAL BUILDING CODE (IBC)
2015 - INTERNATIONAL EXISTING BUILDING CODE
2015 - INTERNATIONAL MECHANICAL CODE (IMC)
2015 - INTERNATIONAL FIRE CODE
2017 - NATIONAL ELECTRICAL CODE, NFPA 70
2015 - UNIFORM PLUMBING CODE (UPC)
2015 - INTERNATIONAL ENERGY CONSERVATION CODE

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND ORDINANCES.
2. TESTING AND INSPECTION SERVICES FOR THE PROJECT SHALL BE PERFORMED BY AN APPROVED TESTING AND INSPECTION AGENCY AS ACCEPTABLE TO THE AUTHORITIES HAVING JURISDICTION.
3. THE CONTRACTOR SHALL EXAMINE THE SITE AND PORTIONS THEREOF WHICH AFFECT THE WORK AND SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS.
4. CONTRACTOR(S) SHALL COORDINATE THE SIZE AND LOCATION OF ALL NEW M.E.P. ITEMS OR OPENINGS WITH THE APPROPRIATE CONTRACTORS.
5. CONTRACTOR(S) SHALL FAMILIARIZE THEMSELVES WITH EXISTING M.E.P. ITEMS AND COORDINATE THE DISCONNECTING, CAPPING, PLUGGING, ETC. WITH BOTH OWNER'S REPRESENTATIVE AND M.E.P. CONTRACTOR(S) PRIOR TO STARTING DEMOLITION WORK. MAINTAIN CONTINUITY OF ALL SERVICES, CIRCUITS, AND EQUIPMENT NOT SCHEDULED FOR DEMOLITION OR REWORK. MAINTAIN ALL FIRE PROTECTION SERVICES DURING SELECTION DEMOLITION OPERATIONS.
6. ALL NEW / EXIST. FINISHED AND PATCHED SURFACES SHALL BE SMOOTH, CONTINUOUSLY FREE OF IMPERFECTIONS AND IN PROPER CONDITION TO RECEIVE THE SPECIFIED FINISH. PATCHED AREAS SHALL MATCH THE ADJACENT MATERIALS CONSTRUCTION AND FINISH.
7. NEW CONSTRUCTION ABUTTING EXISTING CONSTRUCTION IN THE SAME PLANE SHALL BE FLUSH UNLESS NOTED OTHERWISE.
8. WHERE NEW WALL CONSTRUCTION OR WALL REPAIR OR INFILL WORK REQUIRES THE WALL TO BE REPAINTED, PAINT ENTIRE WALL FROM CORNER TO CORNER.
9. WHERE DISCREPANCIES OCCUR BETWEEN DRAWINGS, THE CONTRACTOR SHALL CONSULT THE ARCHITECT FOR CLARIFICATION.
10. EXISTING CONDITIONS SHOWN ARE APPROXIMATE LOCATION AND CONFIGURATION FOR SCOPE. CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS INCLUDING BUT NOT LIMITED TO: PARTITIONS, FLOORS, CEILINGS, MEP ITEMS, EXISTING CONSTRUCTION TO BE REMOVED AND EXISTING CONSTRUCTION TO REMAIN.



1 FURNITURE PLAN - OFFICE SUITE
1/4" = 1'-0"



2 ENLARGED PLAN - OFFICE SUITE
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES:

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2015 IBC AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
2. CONTRACTOR SHALL VERIFY CONDITIONS AND DIMENSIONS PRIOR TO MATERIAL FABRICATION AND CONSTRUCTION.
3. WHEN DRAWINGS AND SPECIFICATIONS ARE NOT IN AGREEMENT, THE BIDDER SHALL REQUEST WRITTEN CLARIFICATION PRIOR TO BIDDING AND CONSTRUCTION. IF NOT CLARIFIED PRIOR TO BIDDING, THE FOLLOWING PRECEDENCE SHALL BE USED TO DETERMINE SCOPE OF THE BID: SIZE/QUANTITY CONTROLLED BY DRAWINGS. MATERIAL QUALITY CONTROLLED BY SPECIFICATION. FINAL INTERPRETATION MUST BE ISSUED BY THE ARCHITECT PRIOR TO MATERIAL FABRICATION AND/OR CONSTRUCTION.
4. DIMENSIONS MEASURE TO FACE OF WALL OF EXISTING ELEMENTS. DIMENSIONS ARE FROM F.O. WALL FINISH TO F.O. WALL FINISH, UNLESS NOTE OTHERWISE.
5. SEE FINISH LEGEND FOR ADDITIONAL INFORMATION AND TYPES OF FINISH MATERIALS.

FINISH LEGEND:

- PAINT (P-1): SHERWIN WILLIAMS; SWXX; EGGSHELL FINISH
- WALL BASE (WB-1): TARKETT; TRADITIONAL VINYL 1/8" (TYPE TV); TRADITIONAL VINYL 4" 1/8; XXXXX
- ROLLER SHADES (RS-1): SWF CONTRACT; SOLAR SHADE; XXXXXX

CONSTRUCTION KEY

- NEW CONSTRUCTION
- EXISTING
- TO BE DEMOLISHED
- NOT IN SCOPE

MODERN | STUDIO

720 20TH STREET, DES MOINES, IOWA 50309
TEL. 515.491.1785

No.	Description	Date

OFFICE & BUNK ROOM REFRESH
110 NORTH 1ST ST, INDIANOLA, IA

OFFICE REFRESH

Project number	19_029
Date	10/01/2019
Drawn by	Author
Checked by	Checker

A1

Scale	As indicated

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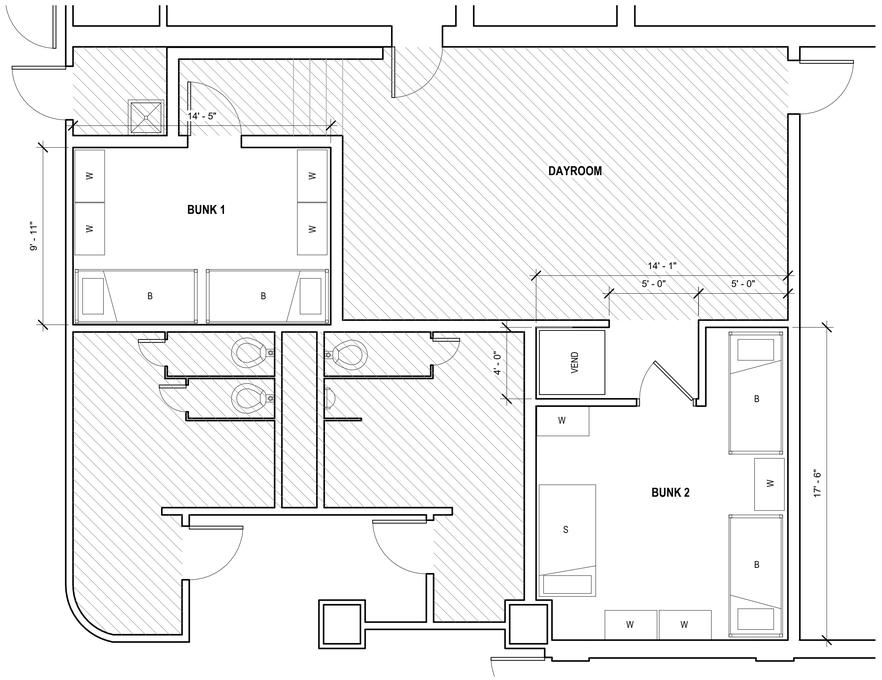
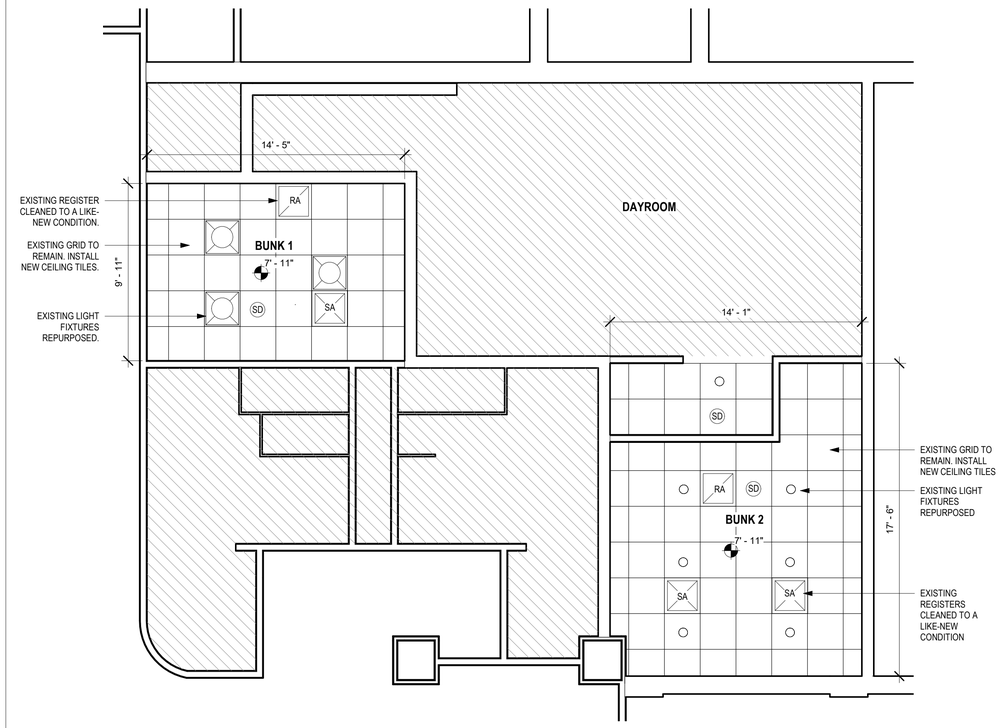
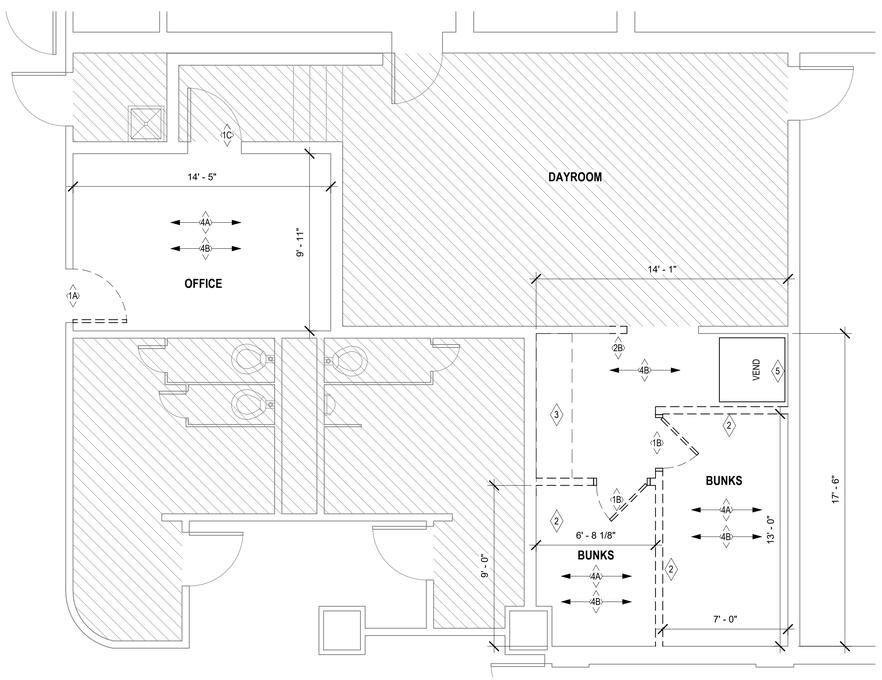


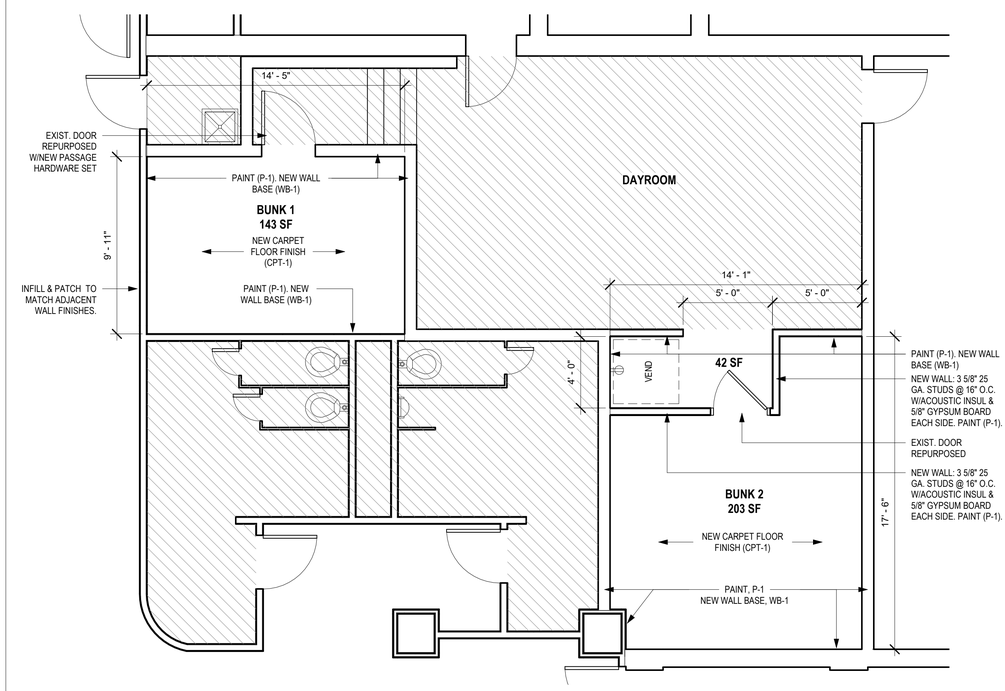
3 FURNITURE PLAN - BUNK ROOMS
1/4" = 1'-0"



4 CEILING PLAN - BUNK ROOMS
1/4" = 1'-0"



1 DEMO PLAN - BUNK ROOMS
1/4" = 1'-0"



2 ENLARGED PLAN - BUNK ROOMS
1/4" = 1'-0"

FLOOR PLAN GENERAL NOTES:

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF THE 2015 IBC AND ALL OTHER APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.
2. CONTRACTOR SHALL VERIFY CONDITIONS AND DIMENSIONS PRIOR TO MATERIAL FABRICATION AND CONSTRUCTION.
3. WHEN DRAWINGS AND SPECIFICATIONS ARE NOT IN AGREEMENT, THE BIDDER SHALL REQUEST WRITTEN CLARIFICATION PRIOR TO BIDDING AND CONSTRUCTION. IF NOT CLARIFIED PRIOR TO BIDDING, THE FOLLOWING PRECEDENCE SHALL BE USED TO DETERMINE SCOPE OF THE BID: SIZE/QUANTITY CONTROLLED BY DRAWINGS. MATERIAL QUALITY CONTROLLED BY SPECIFICATION. FINAL INTERPRETATION MUST BE ISSUED BY THE ARCHITECT PRIOR TO MATERIAL FABRICATION AND/OR CONSTRUCTION.
4. DIMENSIONS MEASURE TO FACE OF WALL OF EXISTING ELEMENTS. DIMENSIONS ARE FROM F.O. WALL FINISH TO F.O. WALL FINISH, UNLESS NOTE OTHERWISE.
5. SEE FINISH LEGEND FOR ADDITIONAL INFORMATION AND TYPES OF FINISH MATERIALS.

FINISH LEGEND:

- PAINT (P-1): SHERWIN WILLIAMS; SWXX; EGGSHELL FINISH
- WALL BASE (WB-1): TARKETT; TRADITIONAL VINYL 1/8" (TYPE TV); TRADITIONAL VINYL 4" 1/8; XXXXX
- ROLLER SHADES (RS-1): SWF CONTRACT; SOLAR SHADE; XXXXXX

REFLECTED CEILING PLAN KEY

- SD SMOKE DETECTOR
- OC OCCUPANCY SENSOR
- SP SPEAKER
- FIRE ALARM / STROBE
- SPRINKLER
- EXIT SIGN
- 2X2 LIGHT FIXTURE
- RECESSED CAN LIGHT
- SUPPLY REGISTER
- RETURN REGISTER

DEMOLITION KEYNOTES	
KEY	DESCRIPTION
1A	REMOVE EXISTING DOOR ASSEMBLY COMPLETE.
1B	REMOVE EXISTING DOOR ASSEMBLY COMPLETE. SALVAGE DOOR FOR RE-USE.
1C	REMOVE EXISTING LOCK PASS ON DOOR.
2	REMOVE INTERIOR PARTITION.
2B	REMOVE PORTION OF INTERIOR PARTITION.
3	REMOVE BUILT-INS.
4A	REMOVE EXISTING FLOOR FINISH AND BASE.
4B	REMOVE EXISTING CEILING TILE & LIGHTS. SALVAGE GRID & LIGHTS FOR RE-USE.
5	RELOCATE POWER.

CONSTRUCTION KEY

- NEW CONSTRUCTION
- EXISTING
- TO BE DEMOLISHED
- NOT IN SCOPE

MODERN | STUDIO
720 20TH STREET, DES MOINES, IOWA 50309
TEL: 515.491.1785

No.	Description	Date

OFFICE & BUNK ROOM REFRESH

110 NORTH 1ST ST, INDIANOLA, IA

BUNK ROOM REFRESH

Project number	19_029
Date	10/01/2019
Drawn by	Author
Checked by	Checker

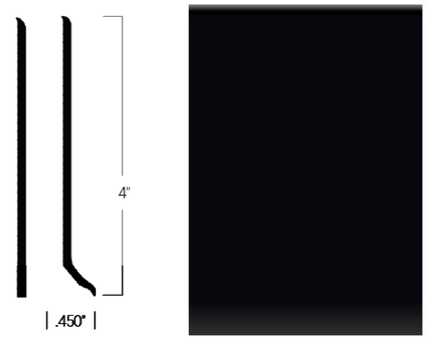
A2

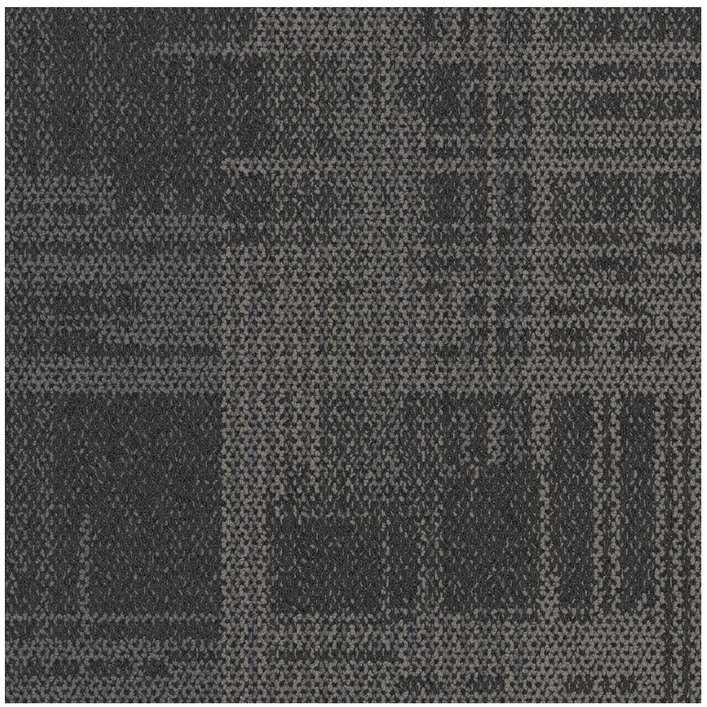
Scale As indicated

10/1/2019 1:22:02 PM

FINISH PALETTE - OPTION 1

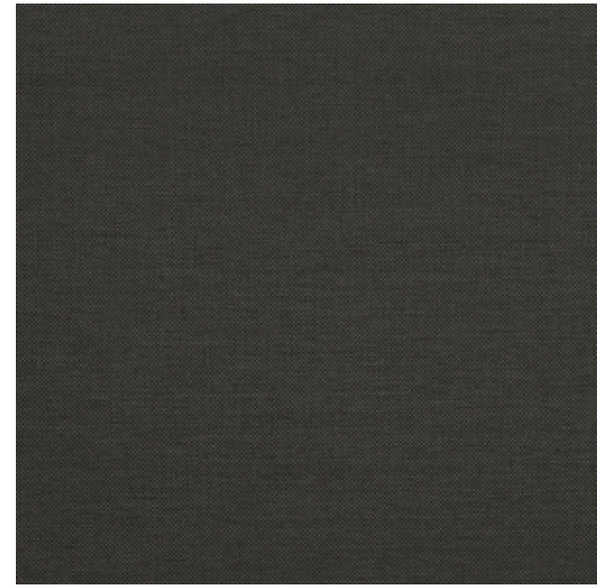
VINYL WALL BASE:
Johnsonite, 4 1/8" Cove, Black





CARPET SAMPLE: Interface, Aerial, Smoke, 20 x 20.

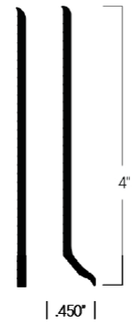
CARPET INSTALL EXAMPLE



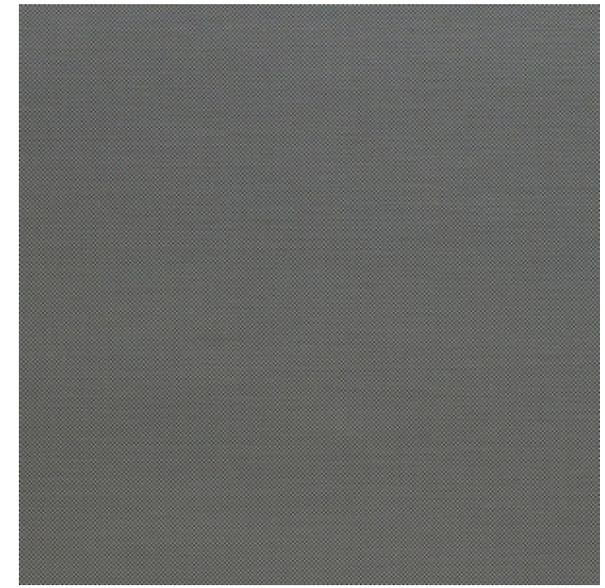
MANUAL ROLLER SHADES:
SWF Contract, Crosshatch S300, Ebony

WALL PAINT: Sherwin Williams Repose Gray, SW 7015

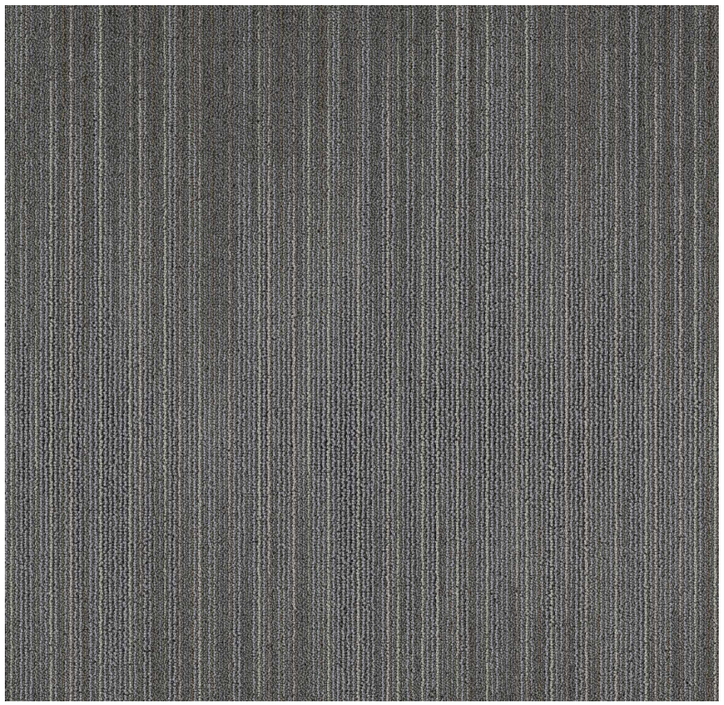
FINISH PALETTE - OPTION 2



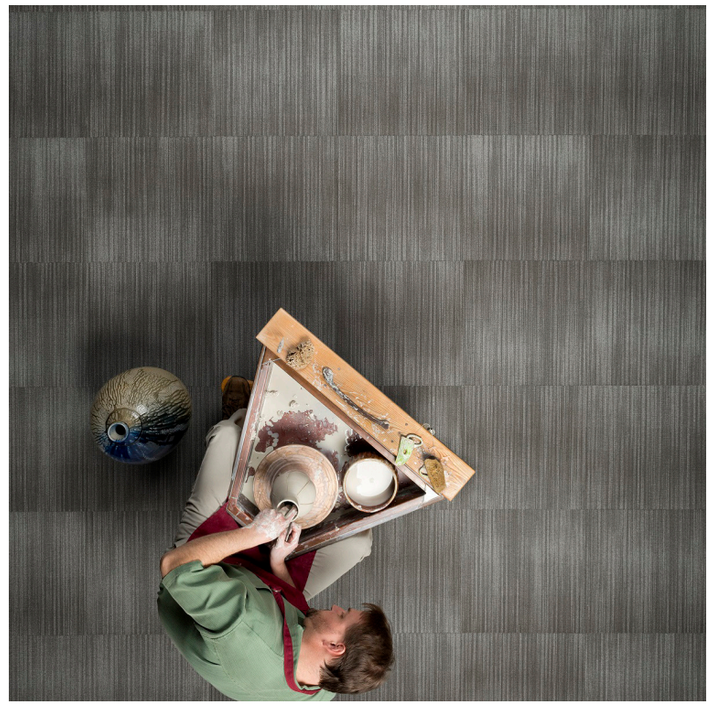
VINYL WALL BASE:
Johnsonite, 4 1/8" Cove, Charcoal



MANUAL ROLLER SHADES:
SWF Contract, Double Take T300, Stone/Ebony



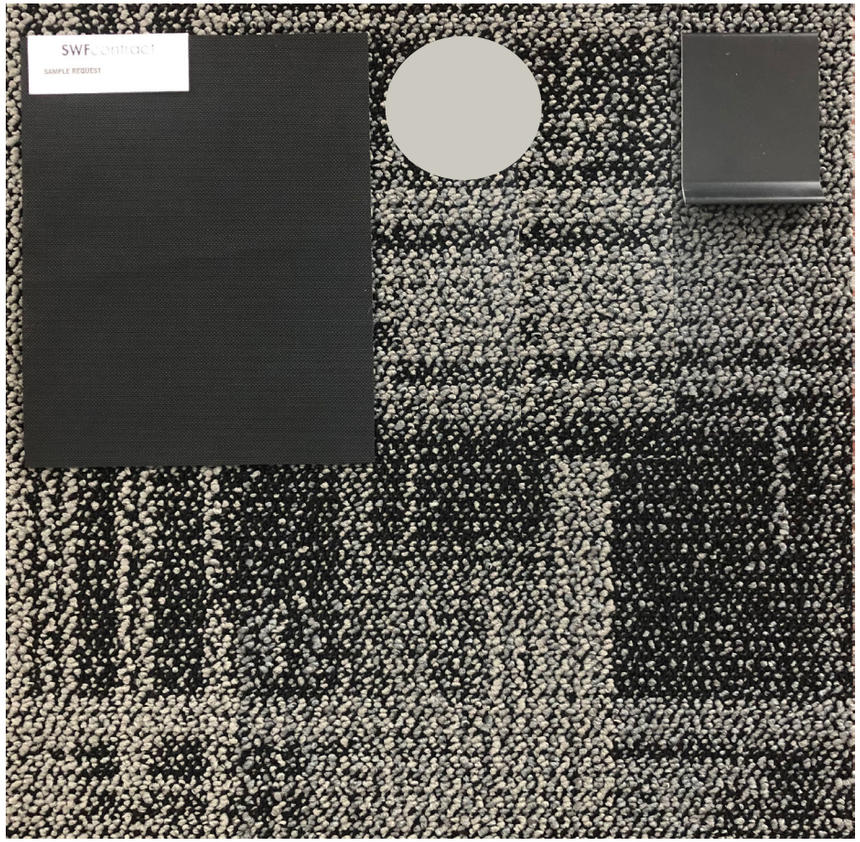
CARPET SAMPLE: Masland, Radiate, Silver, 24 x 24.



CARPET INSTALL EXAMPLE

WALL PAINT: Sherwin Williams Passive, SW 7064

FINISH PALETTES



FINISH PALETTE 1

FINISH PALETTE 2

City Council Regular **9. A.**

Meeting Date: 10/07/2019

Subject

City Manager's Report - Ryan Waller

Information

Fiscal Impact

Attachments

No file(s) attached.

Subject

Discussion and direction regarding Boston and "J" Street Stormwater Improvements

Information

In your packet is memo's from staff and Snyder & Associates regarding this project.

Fiscal Impact

Attachments

Memo
Memo
Boston J Intersection
Clinton Culvert

Streets Department

Date: October 1, 2019

To: Mayor and City Council
From: Jason C. Etnyre, Street Superintendent
Cc: Ryan Waller, City Manager
Andy Lent, Finance Director
Subject: West Boston and N J Street Drainage Improvements

As part of the ongoing effort to make improvements of the storm sewer system within the City, certain key areas of focus have been identified for study and design of immediate improvements. One of these areas of flooding and water congestion is the vicinity/neighborhood of West Boston and North J.

At the May 20, 2019 Council Meeting, Council approved Supplemental Agreement No. 18 with Snyder & Associates, Inc. in the amount of $90,000 for the survey, hydraulic modeling, geotechnical investigation, preliminary road and drainage design, public information meetings, and additional items necessary to determine the best course of direction with a future stormwater project.

At the August 19, 2019 Council Study Session, Council heard a presentation by Snyder & Associates about their findings in this watershed area. Council was asked to consider future direction for this area and staff agreed to bring back possible solutions in order of effectiveness.

Snyder & Associates has prepared a recommended implementation plan, which is included in this packet. Staff and Snyder & Associates are looking for direction from City Council on the provided recommendation.

Memorandum

To: Jason Etnyre **Date:** 10/2/2019

From: David N. Moeller, P.E.

CC: Ryan Waller
Charlie Dissell

RE: WEST BOSTON AVENUE & NORTH J STREET DRAINAGE IMPROVEMENTS
CITY OF INDIANOLA

The City of Indianola is developing a capital budgeting plan and desires recommendations for prioritization of improvements related to the Boston Ave and West J Street drainage improvements.

Preliminary plans are being developed for intersection improvements including increasing intake capacity and the replacement of the undersized box culvert. In addition, two other improvement options have been proposed for consideration including watershed improvements to reduce total runoff and City coordination of private property channel improvements between Boston Ave and Clinton Ave.

The scope of the four projects are summarized below:

WEST BOSTON AVE & NORTH J STREET
Scope: Construct additional up-stream intakes, install new storm sewer and replace pavement as needed. Place revetment to protect channel slopes at storm sewer outlet. A preliminary plan sheet is attached.

WEST CLINTON AVE CULVERT REPLACEMENT
Scope: replace existing 4' by 4' concrete box with 4'by 8' box culvert to pass the 10 year storm event without overtopping, lower and armor Clinton Ave to improve hydraulic performance and resiliency during large storm events. The culvert inlet and outlet would be armored with revetment.

WATERSHED IMPROVEMENTS
Scope: The scope of improvements is largely undefined at this time. Possible enhancements to the Redeemer Lutheran church detention facility, the Whittier Elementary school detention facility and the Warren County fairgrounds are conceptual only at this time. Other considerations include a promotional effort to encourage private property owners to install best practices that would reduce overall runoff such as rain gardens, rain barrels, soil amendments etc. on an individual and voluntary basis. There is

potential for these efforts to be funded in part by the Clean Water SRF grant that the City was awarded in 2018.

HOMEOWNER CHANNEL IMPROVEMENTS

Scope: The channel is not within a public drainage easement, therefore improvements to the channel would be done on private property, by the property owners on a voluntary and individual basis. Some municipalities facilitate cooperation among homeowners.

IMPLENTATION PLAN

Considering limited available capital budgeting, the improvement segments were prioritized and an implementation plan is proposed.

Based on the analysis and positive impact, the most effective improvement is the replacement of the Clinton Ave culvert; consequently, it was prioritized over the other projects. The culvert replacement will improve the resilience of the neighborhood by passing larger storms without overtopping the roadway and will reduce ponding depths of headwater upstream. Due to the steepness of the existing channel, the reduction in headwater will be limited.

Watershed improvements were prioritized second as those improvements directly benefit downstream property owners, and the City's Clean Water SRF grant can be utilized to offset some of the costs. Developing specific improvements will take cooperation with property owners, Iowa DNR and Iowa Department of Land Stewardship.

Intersection improvements were prioritized third as the reports of intersection flooding are not as frequent since the 2014 detention and intake improvements. However, the existing intakes are failing and the pavement is in fair condition and should be addressed at some point.

Coordination of any private channel improvements were prioritized fourth as this is a voluntary effort and the city does not have an established framework or policy guidance to engage on a project of this nature.

The implementation is summarized below:

Project	Project Cost Opinion	Proposed Schedule
1. Clinton Ave Culvert Replacement	$630,000	FY2020 to FY 2021
2. Watershed Improvements	$120,000	Beyond FY2024
3. Boston Ave & W J St. intersection	$330,000	FY2024
4. Coordinate homeowner channel improvements	Unknown	Unknown

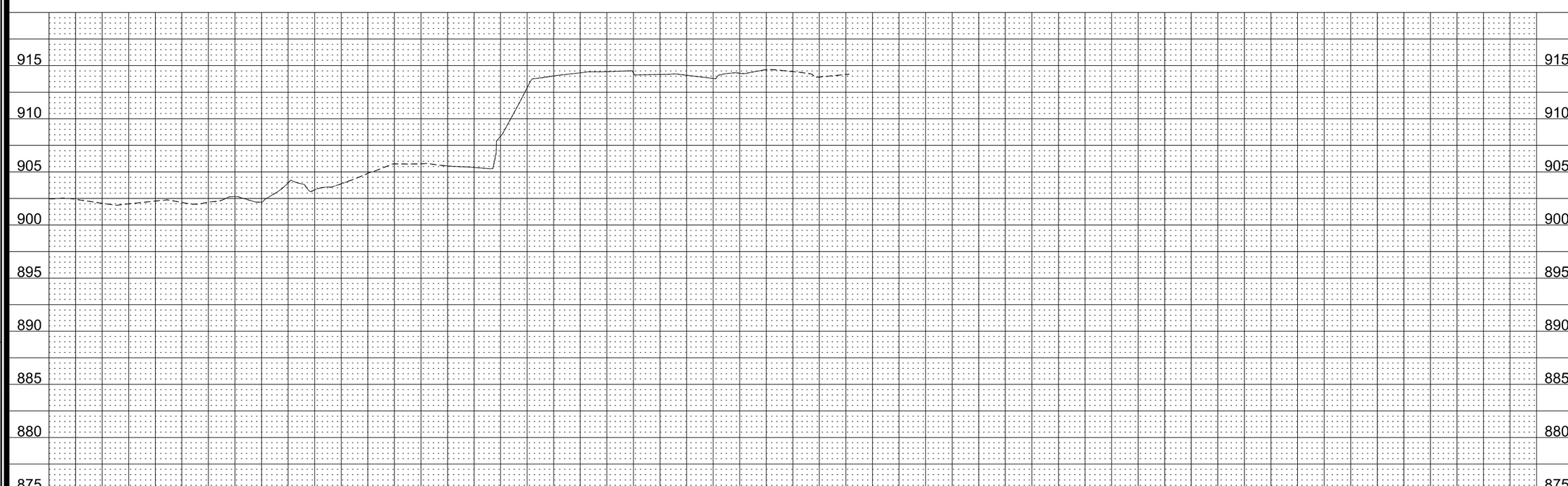
CONSTRUCTION NOTES:

1. PROTECT EXISTING FEATURES: PROTECT ALL EXISTING FEATURES NOT SHOWN FOR REMOVAL, INCLUDING BUT NOT LIMITED TO THE FOLLOWING. SEE SHEET C.01 FOR ADDITIONAL NOTES.
   - A. EXISTING UTILITIES. FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION. COORDINATE PROTECTION WITH UTILITY COMPANY.
   - B. TREES AND VEGETATION.
   - C. STREAM BED.
   - D. RIP RAP.
   - E. WETLAND.
2. REMOVALS AND CLEARING LIMITS:
   - A. CLEARING LIMITS - PRESERVE AS MANY TREES AS POSSIBLE. CLEAR ONLY THE TREES WITHIN GRADING LIMITS NEEDED TO COMPLETE CONSTRUCTION. CONFIRM TREE REMOVAL WITH ENGINEER. COORDINATE WITH ENGINEER ON GRADING ADJUSTMENTS TO PROTECT TREES.
   - B. REMOVE TREE (TYP.).
3. GRADING AND STONE REVETMENT: SEE SHEET B.01 - B.05 FOR TYPICAL REVETMENT DETAILS.
   - A. CONSTRUCTION LIMITS.
   - B. GRADING LIMITS.
   - C. GRADING TRANSITION. LIMIT IMPACT. COORDINATE WITH ENGINEER.
   - D. KEY (TYP.).
   - E. BENDWAY WEIR.
   - F. REVETMENT STONE TOE PROTECTION WITH BENCH. REFER TO TYPICAL DETAILS 1/B.01, OR 2/B.01 WHERE EXCAVATION IS NEEDED TO PLACE ROCK.
   - G. BENCH.
   - H. ROCK RIFFLE GRADE CONTROL. REFER TO B.03 FOR DETAIL.
   - I. STATION/REFERENCE LINE.
   - J. THALWEG.
   - K. REVETMENT STONE PROTECTION WITHOUT BENCH. REFER TO TYPICAL DETAIL 3/B.01. USE REVETMENT STONE CLASS E UNLESS DIRECTED BY ENGINEER
4. GENERAL FEATURES:
   - A. PROPOSED RECREATIONAL TRAIL.

GENERAL NOTES:

- A. TEMPORARY STREAM CROSSINGS SHALL COMPLY WITH IOWA ADMINISTRATION CODE 567-72.1 (6)
- B. REMOVE ANY/ALL LOG JAMS WITHIN THE PERMANENT EASEMENT AREAS.
- C. EXCESS SPOIL IS TO BE REMOVED AND DISPOSED BY THE CONTRACTOR IN AN UPLAND, NON-WETLAND, NON-FLOODPLAIN, IN COMPLIANCE WITH FEDERAL, STATE AND LOCAL REGULATIONS.

0 20
FEET



MARK	REVISION	DATE	BY

Engineer: KK | Checked By: DM | Scale: 1"= 20'
Technician: DB | Date: 07/19 | Field Bk: | Pg:

Project No: 1190558 | Sheet D.03

W. BOSTON AVE. & N. J ST. DRAINAGE IMPROVEMENTS

STORM SEWER PLAN AND PROFILE

INDIANOLA, IOWA

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

SNYDER & ASSOCIATES

Project No: 1190558
Sheet D.03

V:\Ref\Library\CADDS\Standards\WorkSpace\Standards\Printing\Pen_Tables\pdfe.tbl
Wednesday, August 07, 2019
Snyder
1:40
9/27/2019
9:10:48 AM
MALLENDER
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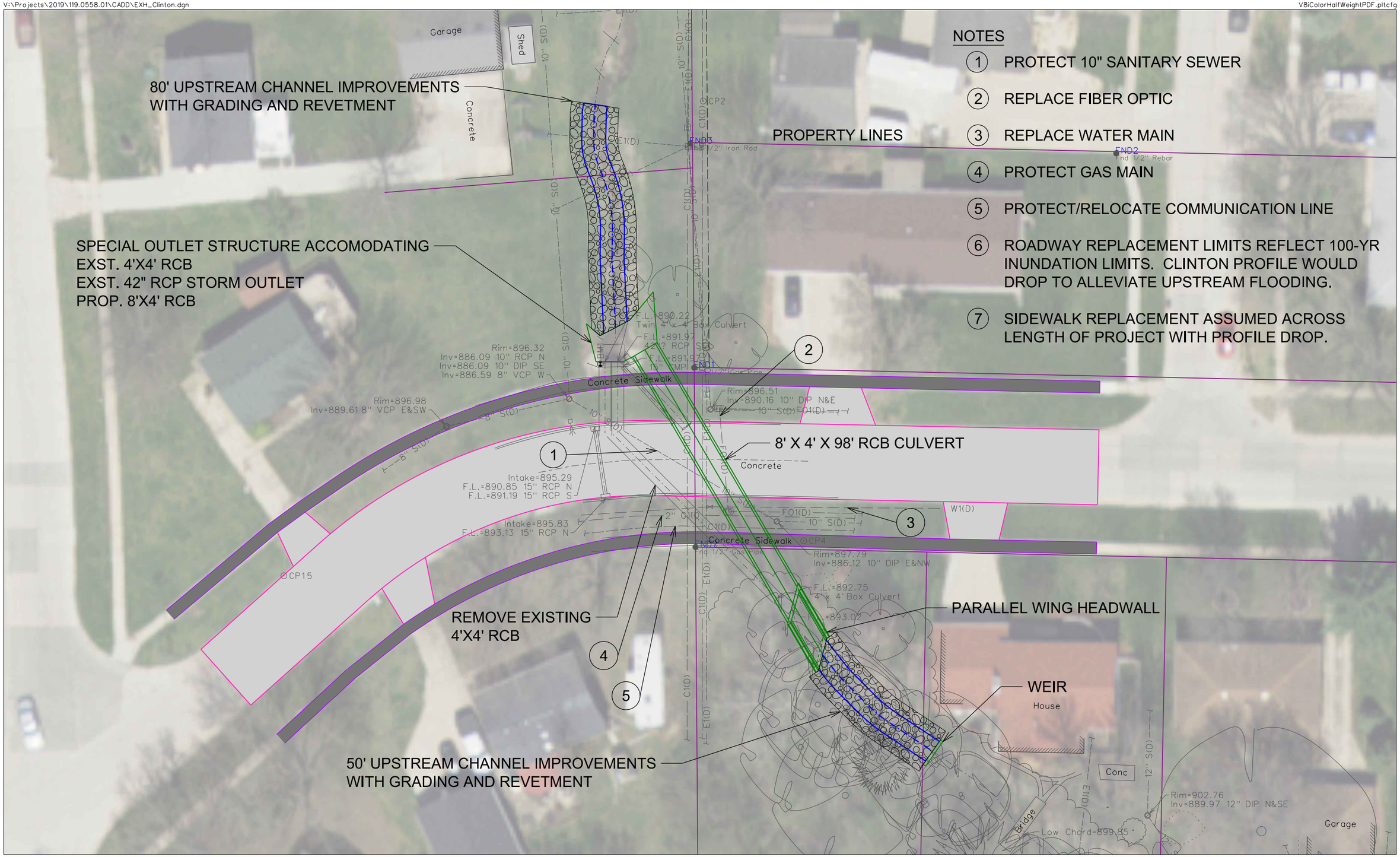

NOTES

1. PROTECT 10" SANITARY SEWER
2. REPLACE FIBER OPTIC
3. REPLACE WATER MAIN
4. PROTECT GAS MAIN
5. PROTECT/RELOCATE COMMUNICATION LINE
6. ROADWAY REPLACEMENT LIMITS REFLECT 100-YR INUNDATION LIMITS. CLINTON PROFILE WOULD DROP TO ALLEVIATE UPSTREAM FLOODING.
7. SIDEWALK REPLACEMENT ASSUMED ACROSS LENGTH OF PROJECT WITH PROFILE DROP.

SNYDER & ASSOCIATES

0 15 30
FEET

N

CLINTON AVE CULVERT REPLACEMENT

INDIANOLA, IA

DESIGN CONCEPT

10/01/2019

Subject

Discussion and direction regarding Hillcrest and South "K" Street Improvements

Information

In your packet are the memo's from staff and Snyder and Associates regarding this project.

Fiscal Impact

Attachments

St Supt Memo
Snyder Memo

Streets Department

Date: October 1, 2019

To: Mayor and City Council
From: Jason C. Etnyre, Street Superintendent
Cc: Ryan Waller, City Manager
Andy Lent, Finance Director
Subject: East Hillcrest Avenue/South K Street Improvement Comparison

Over the course of the past 2 years much effort and work has been entrusted to staff and its consulting team to determine the best course of action for various roadways within the community. Two of these such transportation corridors are East Hillcrest Avenue and South K Street.

In April of 2018 Council was first presented with the Concept Study of South K Street. From that presentation Council directed staff to continue with the survey, design, and enhancement of that initial concept. In August of 2019 Council was presented a similar study concerning East Hillcrest Avenue and was directed to present a comparison of both projects for future development.

Staff with Snyder & Associates will be presenting both projects in a side-by-side manner in order for Council and staff to make the best decisions for the future of both projects. Both projects have sizeable merit but from a budget standpoint are not financially feasible to undertake at the same time. Staff is asking Council to provide guidance and direction as to the prioritization of these two projects so that their placement in the budget and CIP is in accordance with this guidance.

Memorandum

To: Jason Etnyre **Date:** 10/2/2019

From: David N. Moeller, P.E.

CC: Ryan Waller
Charlie Dissell

RE: EAST HILLCREST AVENUE RECONSTRUCTION vs. SOUTH K STREET PAVING
CITY OF INDIANOLA

The City of Indianola is developing a capital budgeting plan and desires a comparison between two major projects related to the sequencing and scheduling of phased improvements of the two corridors, namely South K Street Paving, 17th Street to N 2nd Ave and East Hillcrest Avenue reconstruction, Jefferson Way to east of 14th Street.

Both projects are worthy and warranted in their own right, however with limited funds, sequencing the improvements is necessary. Initially, staff suggested packaging the projects with annual improvements of about or under $2 million dollars.

The difficulty in comparing the projects is partially due to the differences in their purpose and needs.

EAST HILLCREST AVENUE RECONSTRUCTION

Purpose: Improve traffic operations and safety to meet increasing traffic and pedestrian demand.

Need: The deteriorating pavement conditions, increasing traffic from growth along the corridor, and the vicinity it serves makes the need for the project acute.

SOUTH K STREET PAVING

Purpose: Improve surface condition, durability, eliminate fugitive dust, and improve drainage performance and reliability by paving an existing gravel roadway and spurring future development.

Need: Increasing traffic on the granular roadway demands a high level of routine maintenance to reach an acceptable level of service and all weather reliability. Permanent improvements are more dependable, cost effective, and durable than gravel surface for this important link to developing areas and the rural farm to market system.

Based on the described purpose and need, the East Hillcrest project is more reactive and the South K street project is more proactive.

However, it may useful to review key design elements:

Parameter	**E Hillcrest Avenue Reconstruction**	**South K Street Paving**
Length	4,900ft	6,030 ft
Speed	35 MPH	30 MPH
Functional classification	Collector	Collector
Current traffic volume	5,900 vehicles per day	820 vehicles per day
Projected 2040 traffic volume	15,200 vehicles per day	8,500 vehicles per day
Recent annual maintenance cost	$26,000	$20,000
Corridor construction cost	$4,400,000	$5,320,000
Funding assistance	STBG (CIRTPA), TIF	STBG(CIRTPA)
Assessments	Sidewalk only	Paving, drainage, sidewalks etc.
Development potential	High	Medium

Clearly, the improvements to East Hillcrest Avenue will positively impact the most individuals, however the improvements are incremental as the roadway is already paved. Major impacts include improving safety for turning traffic and trail crossing, reducing delay, and improving drainage performance. Development potential is high due to pre-established development areas, like Summercrest Hills, Industrial park and the Hillcrest TIF area.

On the other hand, the improvements to South K Street are more significant in character and permanence. Durability and reliability are fundamental aspects of level of service. Development potential is medium due to terrain challenges, and limits to the sewer service area in vicinity of the corridor.

As noted in the concept report, in the past two years or so the City has received several site plan and subdivision submittals and all signs point to robust growth. Several of these development projects will be directly or indirectly served by one of the corridors summarized below:

Development	**East Hillcrest Avenue Reconstruction**	**South K Street Paving**
Directly served by corridor		
Site Plan	New Heights Church	Private Property Split for home construction
Site Plan	Hart Storage	
Site plan	Hillcrest Outdoor storage	
Site Plan	Grit Performance	
Preliminary Plat	Grit Performance	Deer Creek Plat 3
Final Plat	Quail Meadows Townhomes	
Indirectly served by corridor		
Site Plan	Cavitt Creek Condos I	
Site Plan	Cavitt Creek Condos II	
Site Plan	Downing Office building	
Site Plan	Central Iowa Orthodontics	
Preliminary Plat	Quail Meadows II	
Final Plat		Deer Creek Plat 2

The high number of developments and site plans, in addition to residential growth in the east/southeast area of the Indianola (Prairie Glynn, Ashton Park) suggest that East Hillcrest Avenue improvements are more urgent. Improvements to this corridor within the CIP planning period are appropriate.

The South K Street project within the CIP planning period should also continue to be developed based on the prioritized drainage improvements including the major culvert replacement and storm sewer near IA 92. The STBG funds currently programmed could be leveraged to make an incremental improvement. A concept to improve the IA 92- South K street intersection including an eastbound to southbound right turn lane and paving the South K street approach to the intersection is appropriate within the planning period.

Subject

Discussion and direction on a request for an amendment to Chapter 165 (Zoning Regulations), regarding limited manufacturing and processing in the C-3 General Retail and Office Districts

Information

Fiscal Impact

Attachments

No file(s) attached.

Subject
Receive and file correspondence from September 13, 20 and 27, 2019

Information
In your packet are the September 13, 20 and 27, 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 091319
Code Enforcement 091319
Bldg Permits 091319
Current Proj 091219
Draft 100719 Agenda
Draft 102119 Agenda
New Business B.1 Kading
Old Business A.3 Drainage
Other Business 10.A Zoning
Waller's Weekly 092019
Code Enforcement 092019
Bldg Permits 092019
Current Proj 092019
Kading Council
Moody's Rating Presentation
Candidates Guide
Draft Orientation Letter
Copy of Statewide City Tax Rate 2019 20
Picture
Waller's Weekly 092719
Code Enforcement 092719
Bldg Permits 092719
cicc-brochure
YMCA Annual Meeting Memo
Ia Indianola Page 1
Ia Indianola Page 2
Ia Indianola Page MM
Draft 100719 Agenda B
Draft 102119 Agenda B
Write Off Data Base A
Invite 102219 Open House A
Indianola Support EDA

Diana Bowlin

From: Ryan Waller
Sent: Friday, September 13, 2019 2:54 PM
To: City Employees; All Department Heads
Subject: Waller's Weekly 9.13.19
Attachments: Code Enforcement- Sept 13 2019.pdf; 2019 Building Permits-Sept 13 2019.pdf; Curent Projects Update- Sept 12 2019.pdf; Draft October 7, 2019 Agenda.pdf; Draft October 21, 2019 Agenda.pdf; New Business B.1. Kading.pdf; Old Business A.3. Drainage.pdf; Other Business 10.A. Zoning.pdf

Good afternoon, all

I hope this finds you all well. Below and attached are the items that comprise this week's update email. As always, if there are any questions, please feel free to call me.

Have a great (and safe) weekend!

Ryan

GO HAWKS!!!

City Council Supplementals – As you are aware, the City Council meeting packet is published in the afternoon on the Thursday the week before the City Council meeting. There are three agenda items where materials were either received after the publication or additional time was required to compile necessary information. Attached, please find additional information for the following agenda items:

- *Old Business A.3. (2019 Drainage Improvement Project)* – Attached, please find the recommendation memorandum referenced on page 263 of the published City Council meeting packet.

- *New Business B.1. (Kading Property Management requests for Cavitt Creek Condominiums)* – Attached, please find an pdf document containing additional correspondence received from residents on this proposed development. Any additional correspondence received after this email will be printed and provided at the City Council meeting.

- *Other Business 10.A. (City Manager's Report)* - Attached, please find a letter from a local business owner requesting an amendment to the Zoning Code. Staff will seek direction from the City Council on possible referral to the Planning and Zoning Commission for review and a possible recommendation.

East Hillcrest Trail Connector - The contractor is finishing the installation of the last culvert Friday and is looking to complete the grading for the trail early next week. They are looking to pave the trail during the middle of next week and then finish the grading and seeding the week of September 23rd.

June 2018 Storm Recap - One of the projects that the City undertook after the June 2018 windstorm was to pick up tree debris. This debris along with debris brought to the City Brush Facility by residents was chipped and hauled away under a FEMA project at the beginning of this year. In July, the City received the FEMA reimbursement, which was $87,780 or 75 percent of the cost. This week, the City received the State portion, which was $11,704 or 10 percent of the cost. The City is responsible for the remaining 15 percent.

Training – As you may recall, transitioning employees from a paper timesheet to an online system was a project included in this year's budget. Not only does this project improve the efficiency for our team, it also helps to reduce risk associated with this aspect of our organization's operations. This transition was completed earlier this week when the final department received training on the system. Thank you to Jackie Raffety and Melissa McCoy for their work on this project.

Street Light Conversion – Mike Metcalf, Electric Superintendent, recently shared some positive news on the LED street lights conversion project. Mike indicated in July 2018, the street likes along North Jefferson used 11,948 kw. In July of 2019, following the light fixture conversion in the same area, the usage was much lower at 5,568 kw. This equates to a savings of $478.50 just for the North Jefferson lights in one month. Mike estimates an annual savings of $9,000 just for the North Jefferson street lights.

Recycling Presentation – Margaret Vernon, representative of the community's sustainability committee, shared that Ammon Taylor, Waste Management, will be providing a presentation on recycling on Sunday, September 15th at 12:15 p.m. at Trinity United Presbyterian Church, 200 South Howard Street.

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

Agendas - Tentative agendas for upcoming Council meetings are attached.

Community Development

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515-961-9430 • comdev@indianolaiowa.gov

Code Enforcement Tracking Report

Case Status	Complaint Date	Description of Complaint	Location/Address	Date of Initial Inspection	Date of Written Notice	Current Status	Next Follow-up Date	Final Compliance Date
Open	8/22/2019	Tall Grass/Weeds	1101 N L	8/23/2019	8/23/2019	Set up abatement will be completed by end 09/13/2019	9/16/2019	
Open	8/19/2019	Tall Grass/Weeds	1400 Block of West Iowa	8/19/2019	8/23/2019	Set up abatement will be completed by end 09/13/2019	9/16/2019	
Open	8/26/2019	Tall Grass/Weeds	610 North N Street	8/29/2019	8/29/2019	Set up abatement will be completed by end 09/13/2019	9/16/2019	
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	8/13/2019	Junk	204 North J Street	8/13/2019	8/20/2019	Property has been cleaned up, but a few items still remain.	9/18/2019	
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.	9/18/2019	
Open	8/20/2019	Brush	207 South H Street	8/21/2019	8/29/2019	Owner working on property.	9/18/2019	
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	9/18/2019	
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. Work being done on building.	9/18/2019	
Open		Junk/Junk Vehicles	1105 E Salem	4/22/2019	4/26/2019	Property has made progress, but still needs to be completed.	9/18/2019	
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. New owner is working on updating property.	9/18/2019	
Open	9/9/2019	Abandoned vehicles, trash	208 W Ashland	9/9/2019	9/12/2019	Abandoned cars, trash	9/19/2019	
Open	9/12/2019	Tall Grass/Weeds and Junk/Debris	1009 E Salem	9/12/2019	9/12/2019	Abandoned house, grass not mowed, trash in yard	9/19/2019	

Community Development

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Code Enforcement Tracking Report

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		Abandon/Unsafe Building	310 E Boston	3/28/2019	4/5/2019	Property posted as unsafe. Building has been ordered to be vacated and was posted to prevent further occupancy until the work is completed. Met with owner to discuss timing for making improvements. Deadline set for November 1.	11/1/2019	
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	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

Community Development

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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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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
Closed	9/6/2019	Tree	400 W Orchard Ave	9/6/2019		Tree branches cut back so stop sign is visible.		9/12/2019

Community Development

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2019 Building Permit Report

Permit	DATE Permit Issued	NAME	ADDRESS	CONTRACTOR	CONSTRUCTION	Finaled Date	VALUE
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

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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	TEMP CO	$262,900
30	3/21/2019	Cheryl & Brad Ebert	1514 W Euclid Ave	Kintz Construction	Deck		$7,000
31	3/21/2019	Lynden West Apartments Tulip Apartment Group Inc	1203 W 2nd Ave #A (NW Building	Selby Construction	Deck Repair/Replacement		$6,000
32	3/21/2019	Lynden West Apartments Tulip Apartment Group Inc	1205 W 2nd Ave #B (NE Building)	Selby Construction	Deck Repair/Replacement	5/29/2019	$6,000
33	3/22/2019	Autumn Ridge Development	400 S 8th St. Unit 46	Autumn Ridge Development	Basement Finish	4/2/2019	$20,000
34	3/26/2019	John Rennenger	1900 S E Drive		Garage	5/8/2019	$7,700
35	3/28/2019	Cody Kauzlarich	106 N H Street		Residential Alteration		$23,400
36	4/1/2019	Larry Champlin	209 South G Street		Demolition - Garage	7/26/2019	$0
37	4/1/2019	Sun Dance Homes	908 & 910 South Y Street	Sundance Homes	Duplex		$492,000
38	4/1/2019	Tom Gorgas - State of Iowa	1812 N 7th Street	Bergstrom Construction	Commercial Alteration	6/4/2019	$38,966
39	4/2/2019	Horton Robinson Construction	1220 Wesley Lane	Horton Robinson Const.	Basement Finish	5/2/2019	$29,700

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2019 Building Permit Report

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	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

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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	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

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

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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
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
129	9/9/2019	Tim Naberhaus	100 W Kentucky	Haus Roofing	Resdential Alteration		$15,000
130	9/10/2019	MRS Investments	815 West 1st	Vanderpool	Single Family Dwelling (demo)		
131	9/11/2019	Shelly(Bevard)Spooner	509 S Freeman	Shelly Spooner	Single Family Dwelling (demo)		$21,000

CITY OF INDIANOLA EST. 1849

COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Subject: Current Projects Update-September 13, 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.
  - Comments on construction plans returned on September 11.

- **<u>Quail Meadows 3</u>**
  - 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 meet with HR Green and Developer engineer to discuss timing of improvements and new lift station on September 9.
- **<u>Warren County Justice Center (115 North Howard Street)</u>**
  - 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.
- **<u>New Heights Church (309 East Hillcrest Avenue)</u>**
  - 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.
- **<u>West Hills Brewery (219 West Salem Avenue)</u>**
  - 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.

- **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 were reviewed by Planning and Zoning Commission Meeting at its September 10 meeting.
  - The Planning and Zoning Commission recommended the site plans be denied.

October 7, 2019
Draft Council Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
    - Discussion and direction on possible amendment to Chapter 165 (Zoning Regulations), regarding limited manufacturing and processing the C-3 General Retail and Office Districs
- 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 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
- Second consideration to amend the no parking ordinance
- Update and discussion regarding City Hall/Public Safety building assessment project
- Award of contract and bond for the 2019 Drainage Improvement Project
- Discussion and direction – Boston & "J" Street Stormwater Improvements
- Discussion and direction – Hillcrest and "K" Street Improvements
- Employee recognition events – Engagement Committee
- Amendment to the snow policy

- Second consideration to amend the no parking ordinance
- Ambulance write offs
- Nuisance abatement

October 21, 2019
Draft Council Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Final 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.
- Final consideration on amendment to Chapter 165 (Zoning Regulations), regarding fence regulations.
- Second 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.
- Second 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.
- Second 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.
- Second 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
- Final consideration to amend the no parking ordinance

October 21, 2019
Council Study Meeting

Ryan Waller

From: Shelly Mehmen <shellyrae0508@gmail.com>
Sent: Thursday, September 12, 2019 9:23 AM
To: Ryan Waller
Subject: Kading properties concerns

To who 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

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, disclosure, or copying of information contained in this email is not authorized, and any such action should not be construed as a waiver of privilege or other confidentiality protections.

Ryan Waller

From: Stacey Geiger <geigers11@gmail.com>
Sent: Thursday, September 12, 2019 8:21 PM
To: Ryan Waller; Kelly Shaw; John Parker; Greg Marchant; Bob Kling; Shirley Clark; Greta Southall; Joe Gezel; Charlie Dissell
Subject: Kading properties

I am writing to you to share my concerns in regards to Kading Properties building more housing projects along 9th St. in Indianola (Cavitt Creek 1 & 2).

This density of this multi family housing project is too much with the two that already exist in this small area of town. The traffic along 9th St. and Kentucky, Lincoln and Iowa is very congested and not safe. There are numerous cars parked along 9th street and some for days on end. I can't imagine what adding more would do.

My quality of life has been affected by the number of unsupervised kids roaming around at all hours of the day and night and iscares me. I feel like someone has to be around at all times to protect our property and possessions. As pointed out at the Planning and Zoning meeting, there is no space for children to play in the development so they are roaming around our properties. They certainly deserve more than a 20 ft. water retention area to play?

I am very concerned about adding this number to our population when our 911 system and police and emergency crews are already strained for resources. Is this project promoting economic development or increasing liabilities for our city?

Please consider opposing this multi family housing project and supporting single family homes as slated originally when the Lincoln Ridge development was plotted out. Single family homes will help contribute to the long term economic growth Indianola deserves.

Thank you,

Stacey and Dave Geiger
1000 E. Madison
Indianola
515 681-0652

Ryan Waller

From: cmjordan@mchsi.com
Sent: Friday, September 13, 2019 11:03 AM
To: Ryan Waller
Subject: Kading Properties Proposed Site Plan

City Manager Waller,

I live at 1002 E. Madison here in Indianola, and I'm writing to express my opposition to the Cavitt Creek rental housing developments proposed by Kading Properties, which City Council will vote on this Monday, September 16. My opposition is based on a number of important factors.

It will further strain our police and bring more crime. Over a five-year span, Kading's existing properties have averaged a police call every other day. Indianola should not "double down" on this track record by allowing them to build 150 new rental units in such a concentrated area of the same neighborhood.

It will have a negative impact on our schools. This expansive development in a small area would bring upwards of 500 new residents and put a huge burden on our schools where classrooms are already at capacity. These rental families would not pay property taxes, and Kading's taxes would likely be reduced with an abatement, minimizing any tax revenues to our schools.

It will negatively affect existing property owners. My property backs up to the Cavitt Creek II site. We already experience standing water in our yard from rain and have had water in our basement. This expansive development with so many buildings would likely make this problem much worse. Hundreds of rental properties in such close proximity also will drop my home's value.

This is not about being against low-income households or affordable housing. I grew up in a low-income household, and I know how hard my parents worked. This is about everything listed above. I would simply suggest asking yourself, if this project were planned 200 feet from your home, would you vote in favor? If your honest answer is "no", I don't see how you could approve this in good faith.

Indianola's Planning and Zoning Commission, made up of residents chosen by City Council and "qualified by knowledge or experience" according to Chapter 23 of the Indianola Code, unanimously denied Kading's plan on September 10. Please accept their recommendation and vote this project down.

Sincerely,
Cary Jordan

Ryan Waller

From: k.jordan@mchsi.com
Sent: Friday, September 13, 2019 1:32 PM
To: Ryan Waller
Subject: Vote Down Kading Properties - Cavitt Creek

City Manager Waller,

I live at 1002 E. Madison in Indianola, and I oppose Kading Properties' proposed Cavitt Creek development plans for several reasons.

Our schools are already at capacity. These huge rental developments would bring hundreds of new families and negatively impact our classrooms and the learning experience of Indianola students.

Kading's existing properties average a police call every other day. Now they want to add 150 new rentals in a small space right across the street. Think about the added strain this would put on our police.

It will harm us as existing homeowners. We already have issues with water in our yard and basement during storms. This huge development could make it even worse, as well as hurt our home's value.

Indianola gave Kading a chance nearly a decade ago to be a valued partner in our community. Given the dramatic increase in crime and police calls, the lack of areas for kids to play at their current properties, the vandalism that's affected homeowners near them, and the many negative reviews lodged against Kading by their own renters for a wide range of reasons, it's clear they've failed.

Because of the impact on police and schools, this development would negatively affect all of Indianola, not just our neighborhood. This is not smart growth for our community.

The Indianola Planning and Zoning Commission is made up of residents selected by the City Council based on their knowledge and experience. They unanimously rejected Kading's plan on September 10. I ask that you accept their recommendation, and hear the voices of the nearly 700 people who signed a petition opposed to the development plans, and vote this project down.

Sincerely,
Katrina Jordan

CITY OF INDIANOLA EST. 1849

Streets Department

Date: September 13, 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-supplemental

At 2:00pm on Thursday, September 12, 2019 bids for the 2019 Drainage Project were received and opened by staff. Four (4) bidders submitted bids for this project. The firms submitting and bids were as follows:

J&K Contracting- Urbandale	$212,212.21
Evolution Contracting- Indianola	$197,000.00
Vanderpool Construction-Indianola	$169,605.00
TK Concrete-Pella	$149,800.00

A copy of the bid tabulations is attached.

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. There is $133,000 included in the budget for this project. The additional $16,800 will come from the miscellaneous drainage projects line in the CIP.

Upon review of the bid documents and budget, staff is recommending the project being awarded to TK Concrete of Pella for the bid of $149,800.00.

TABULATION OF BIDS
2019 Drainage Improvements Project
City of Indianola
Project No. 118.1164
Bid Date/Time: September 12, 2019 at 2:00 PM

				ENGINEER'S ESTIMATE		1 TK CONCRETE PELLA, IA		2 VANDERPOOL CONSTRUCTION INDIANOLA, IA	
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
	EARTHWORK								
2.1	Clearing and Grubbing	AC	0.3	$ 25,000.00	$ 7,500.00	$ 15,000.00	$ 4,500.00	$ 120,000.00	$ 36,000.00
2.2	Earthwork	LS	1	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 20,000.00	$ 17,000.00	$ 17,000.00
2.3	Removal of Known Drain Tile, PVC, 4"	LF	30	$ 25.00	$ 750.00	$ 20.00	$ 600.00	$ 15.00	$ 450.00
	SEWERS AND DRAINS								
4.1	Storm Sewer, Trenched, RCP, 15"	LF	54	$ 110.00	$ 5,940.00	$ 125.00	$ 6,750.00	$ 160.00	$ 8,640.00
4.2	Storm Sewer, Trenched, RCP, 24"	LF	8	$ 150.00	$ 1,200.00	$ 250.00	$ 2,000.00	$ 275.00	$ 2,200.00
4.3	Pipe Apron, RCP, 24"	EA	1	$ 2,000.00	$ 2,000.00	$ 2,500.00	$ 2,500.00	$ 2,600.00	$ 2,600.00
4.4	Footing for Concrete Pipe Apron, RCP, 24"	EA	1	$ 1,500.00	$ 1,500.00	$ 1,750.00	$ 1,750.00	$ 800.00	$ 800.00
4.5	Subdrain, PVC, 6"	LF	595	$ 25.00	$ 14,875.00	$ 20.00	$ 11,900.00	$ 27.00	$ 16,065.00
4.6	Subdrain Cleanout, A-1, 6"	EA	4	$ 500.00	$ 2,000.00	$ 500.00	$ 2,000.00	$ 650.00	$ 2,600.00
	STRUCTURES FOR SANITARY AND STORM								
6.1	Manhole, SW-401, 48"	EA	1	$ 10,000.00	$ 10,000.00	$ 6,750.00	$ 6,750.00	$ 7,000.00	$ 7,000.00
	TRAFFIC CONTROL								
8.1	Temporary Traffic Control	LS	1	$ 3,000.00	$ 3,000.00	$ 7,500.00	$ 7,500.00	$ 4,600.00	$ 4,600.00
	SITE WORK AND LANDSCAPING								
9.1	Hydraulic Seeding, Seeding, Fertilizing, and Mulching	ACRE	0.4	$ 12,000.00	$ 4,800.00	$ 10,000.00	$ 4,000.00	$ 6,500.00	$ 2,600.00
9.2	Rip Rap, Class B	TON	95	$ 70.00	$ 6,650.00	$ 90.00	$ 8,550.00	$ 120.00	$ 11,400.00
9.3	Rip Rap, Class E	TON	450	$ 60.00	$ 27,000.00	$ 80.00	$ 36,000.00	$ 95.00	$ 42,750.00
9.4	Silt Fence	LF	2000	$ 3.00	$ 6,000.00	$ 2.50	$ 5,000.00	$ 1.60	$ 3,200.00
	MISCELLANEOUS								
11.1	Mobilization	LS	1	$ 20,000.00	$ 20,000.00	$ 25,000.00	$ 25,000.00	$ 8,500.00	$ 8,500.00
11.2	Construction Survey	LS	1	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 3,200.00	$ 3,200.00
			TOTAL BID:		$ 138,215.00		$ 149,800.00		$ 169,605.00
			BID SECURITY:				10%		10%

TABULATION OF BIDS
2019 Drainage Improvements Project
City of Indianola
Project No. 118.1164
Bid Date/Time: September 12, 2019 at 2:00 PM

						3		4	
				ENGINEER'S ESTIMATE		EVOLUTION CONTRACTING INDIANOLA, IA		J & K CONTRACTING URBANDALE, IA	
ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
	EARTHWORK								
2.1	Clearing and Grubbing	AC	0.3	$ 25,000.00	$ 7,500.00	$ 110,000.00	$ 33,000.00	$ 116,000.00	$ 34,800.00
2.2	Earthwork	LS	1	$ 20,000.00	$ 20,000.00	$ 25,000.00	$ 25,000.00	$ 37,000.00	$ 37,000.00
2.3	Removal of Known Drain Tile, PVC, 4"	LF	30	$ 25.00	$ 750.00	$ 20.00	$ 600.00	$ 10.00	$ 300.00
	SEWERS AND DRAINS								
4.1	Storm Sewer, Trenched, RCP, 15"	LF	54	$ 110.00	$ 5,940.00	$ 150.00	$ 8,100.00	$ 189.00	$ 10,206.00
4.2	Storm Sewer, Trenched, RCP, 24"	LF	8	$ 150.00	$ 1,200.00	$ 180.00	$ 1,440.00	$ 145.00	$ 1,160.00
4.3	Pipe Apron, RCP, 24"	EA	1	$ 2,000.00	$ 2,000.00	$ 5,000.00	$ 5,000.00	$ 2,500.00	$ 2,500.00
4.4	Footing for Concrete Pipe Apron, RCP, 24"	EA	1	$ 1,500.00	$ 1,500.00	$ 400.00	$ 400.00	$ 1,000.00	$ 1,000.00
4.5	Subdrain, PVC, 6"	LF	595	$ 25.00	$ 14,875.00	$ 30.00	$ 17,850.00	$ 38.00	$ 22,610.00
4.6	Subdrain Cleanout, A-1, 6"	EA	4	$ 500.00	$ 2,000.00	$ 1,000.00	$ 4,000.00	$ 900.00	$ 3,600.00
	STRUCTURES FOR SANITARY AND STORM								
6.1	Manhole, SW-401, 48"	EA	1	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 10,000.00	$ 4,700.00	$ 4,700.00
	TRAFFIC CONTROL								
8.1	Temporary Traffic Control	LS	1	$ 3,000.00	$ 3,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
	SITE WORK AND LANDSCAPING								
9.1	Hydraulic Seeding, Seeding, Fertilizing, and Mulching	ACRE	0.4	$ 12,000.00	$ 4,800.00	$ 8,000.00	$ 3,200.00	$ 3,500.00	$ 1,400.00
9.2	Rip Rap, Class B	TON	95	$ 70.00	$ 6,650.00	$ 100.00	$ 9,500.00	$ 115.00	$ 10,925.00
9.3	Rip Rap, Class E	TON	450	$ 60.00	$ 27,000.00	$ 100.00	$ 45,000.00	$ 93.00	$ 41,850.00
9.4	Silt Fence	LF	2000	$ 3.00	$ 6,000.00	$ 2.00	$ 4,000.00	$ 2.00	$ 4,000.00
	MISCELLANEOUS								
11.1	Mobilization	LS	1	$ 20,000.00	$ 20,000.00	$ 19,910.00	$ 19,910.00	$ 24,661.21	$ 24,661.21
11.2	Construction Survey	LS	1	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 6,500.00	$ 6,500.00
			TOTAL BID:		$ 138,215.00		$ 197,000.00		$ 212,212.21
			BID SECURITY:				10%		10%

Into Brewing LLC
515.442.2739
info@intobrewing.com

9 September 2019
Indianola City Council
110 North 1st Street
Indianola, IA 50125

Mayor Shaw and members of Indianola City Council:

By this correspondence, Into Brewing LLC formally requests an amendment to the current zoning ordinance C-3 General Retail and Office.

We are a start-up entering the brewing industry. We currently rent space in the lower floor of The Zoo Bar, located at 102 W Ashland Ave, which is a short-term plan. We manufacture and distribute beer to local businesses in Indianola, and soon to surrounding communities, like Milo, Norwalk, Carlisle, and Orilla. Our long-term plan is the same as with any other business: growth. We have plans to build or purchase a commercial property. The shell of our plan is to have a tap room and brewery in a place that brings the community together and brings citizens from other towns to our community. Our concern is, if the current zoning ordinance C-3 General Retail and Office remains unchanged, we will be required to modify our strategic plan, at a time that we could not support. We feel this would be a lost opportunity for this town.

The Iowa Alcohol Beverages Division (ABD) grants licensing in accordance with Iowa Code Chapter 123. In our current situation, Iowa ABD cannot issue the license for the sole purpose of manufacturing beer due to item five of the Special Requirements for Limited Manufacturing of Indianola's Code of Ordinances, page 1039. The process for obtaining a license from Iowa ABD is detailed, requiring Into Brewing LLC and The Zoo Bar to submit detailed floor plans for review, with the main purpose of establishing boundaries within the structure since we share a common entry and exit, and no structural boundaries separating the two businesses. Our short-term plan is to move into our own space, and if item five of the special requirements remains unchanged, we will need to make modifications to The Zoo Bar so we are in compliance with the requirements of a class B license, this assumes the current landlord agrees to the modifications.

The current zoning ordinance, C-3 General Retail and Office does not clearly identify breweries. We agree our business falls under item 24 of the Permitted Principal Uses and Structures on page 1037: Limited manufacturing and processing subject to the special requirements listed below. We meet the following special requirements of C-3 General Retail and Office for Limited manufacturing:

1. All manufacturing and processing uses shall be wholly contained within a building with no exterior storage and shall not create offensive noise, odor, vibration or electrical interference.

2. The total number of employees shall be limited to thirty-five (35).

4. Maximum allowable floor space shall be 10,000 square feet.

Item three of the special requirements does not clearly identify brewery, but due to its vagueness, " . . . similar products in size and character . . ." (Code of Ordinances, p1039), we likely fit in this characterization.

3. Products to be manufactured or processed shall be cameras and other photographic equipment, counter top appliances, electronic devices, pharmaceuticals, radios, novelties, toys and similar products in size and character.

Now, to our main point of discussion: item five of the special requirements. Because we rent space from The Zoo Bar, and we sell and distribute to other businesses, according to the Iowa ABD the phrase "must be sold retail on the same site" infringes on our rights as business owners to sell our products in our market to customers of our choosing. This statement requires us to always sell to The Zoo Bar, which could be perceived as favoritism, and could diminish our brand with our customers, potential customers, and have a negative impact on our ability to compete. This can create conflict between the landlord and tenant if it is determined our product is not suitable for their business and their market.

Issue: 5. Products manufactured and/or processed must be sold retail on the same site. The minimum retail area shall be 10% of the total floor area.

Our recommendation is to add the following to the special requirements, but to maintain the intent behind the C-3 zoning ordinance, and to keep it distinct from the C-2 zoning ordinance.

5. Products manufactured and/ or processed must be sold retail on the same site. The minimum retail area shall be 10% of the total floor area. Exception: "When there exists multiple businesses within the same structure with a common entrance and exit, and one business has a retail presence, the limited manufacturing entity is not subjected to this requirement, but must continue to operate within the constraints of the previously listed special requirements for limited manufacturing."

With the brewery industry growing rapidly and in popularity, and with 100 breweries in Iowa alone, people will continue to travel and visit such locations. While we currently don't have a tap room, that is in our long-term plan and people still travel to see what we have to offer. If this request is granted, we will continue to bring value to those who live here and will continue to attract people to our community.

We appreciate your consideration in this matter, and we are available if you have further questions or concerns.

Respectfully,

Joshua Runyan
Into Brewing LLC
515.537.3984

Trevor Vaughn
Into Brewing LLC
515.333.8489

Diana Bowlin

From: Ryan Waller
Sent: Friday, September 20, 2019 4:17 PM
To: City Employees; All Department Heads
Subject: Waller's Weekly 9.20.19
Attachments: Code Enforcement-Sept 20.pdf; 2019 Building Permits-Sept 20.pdf; Curent Projects Update- Sept 20.pdf; Kading Council.pdf; Indianola_2019_Moodys_Rating_Presentation.pdf; Hillcrest Trail 9-19-19.jpg; Candidates Guide.pdf; draft orientation letter.pdf; Copy of Statewide City Tax Rate 2019 20.pdf; Draft October 7, 2019 Agenda.pdf; Draft October 21, 2019 Agenda.pdf

Good afternoon, all.

I hope this email finds you well. Below and attached, please find the items that make up this week's update email. Please feel free to share this email with others who may be interested.

As always, if there are any questions on these or other matters, please let me know.

Thanks for all you do!!

Have a great weekend!

Ryan

Ryan J. Waller
City Manager
rwaller@indianolaiowa.gov
p: 515.962.5274
110 N. 1st Street – Indianola, Iowa 50125

Property Taxes – Over the last few weeks I have received questions regarding the City's property tax rate and how the City ranks among other communities. Attached, please find a document that provides the comparison of the City's tax rate to other communities. As you will see, the City ranks as the 21st lowest in the State among communities with a population of 6,500 and greater. Please remember that the City's rate is one portion of a resident's overall property tax bill. The rate in the attached document does not include the property tax rate for the school district, county or any other taxing district.

Bond Rating Call - Last Friday, Andy Lent, Finance Director, and I participated in a bond rating call with the City's financial advisor, Mike Maloney from D.A. Davidson, and a Moody's rating adjuster, Dan Simpson. The call was necessary to review the City's bond rating prior to the bidding on the refinance bond issue that will lower the combined interest rate cost of the 2011E and 2012A bond series. The phone conference was positive highlighting the strong financial

position of the City and the recent economic development happenings. A copy of the presentation that we reviewed is attached. As you will recall, last year the bond rating increased from Aa3 to Aa2. No change in the current bond rating is anticipated as the current rating is as high as the City can go due to its size. Staff still estimates approximately $200,000 in interest savings with the refinancing.

September 30th Special Meeting - At the Council meeting on August 19, the Council received information regarding the refinancing of the 2011E and 2012A bond series. In this information, it was noted that a possible special meeting may be needed on Monday September 30th. Mike Maloney believes we may still need this special meeting. The meeting should be short and can occur during the day. We should have more information today, or at least by Monday, on whether this special meeting will be necessary.

Jerry Kelley Trail - The completion of this project continues to be delayed by the contractor installing the retaining wall along West Euclid Avenue. City staff have been informed that the contractors expect to be back on site Monday, September 23rd. The contractors expect to have the retaining wall installed by the end of next week. The wall must be installed before the final stretch of trail along West Euclid Avenue can be paved. If all goes well, the final section will be paved September 27th. The bike "sharrows" along Iowa and Kenwood were painted this week, but the "sharrows" on Kenwood were not painted according to the approved plans and will be removed and repainted at the contractor's expense. It is anticipated that the project will be completed the week of September 23rd. A courtesy update letter was recently sent to residents in the area. Additionally, staff will be reviewing the contract to determine if liquidated damages can be assessed as a result of the delays.

East Hillcrest Trail Connector - The western half of the trail was paved Thursday, September 19th prior to the late morning rain. Unfortunately, the rain stopped the eastern half from being completed. Attached is a picture of the progress made so far. The remaining section is being paved Friday, September 20th. Once the trail has been paved, the remaining ground will be graded and seeded. The contractor has been working on this project for nine days and has 11 more working days remaining according to the contract.

Regarding this project, earlier this week staff received an inquiry from a City Councilmember about the subgrade for this trail. In response to the question, staff shared that there is a 12" compacted dirt subgrade under the trail. That subgrade was tested in multiple locations by our engineers prior to the pouring of the trail.

Sanitary Sewer Project – The West 3rd Avenue Sewer Replacement project is progressing and remains on schedule. Weather permitting, the contractor will be paving the street on Wednesday September 25th.

Highway 92 Update – City staff continues to perform follow-up with the Iowa Department of Transportation (IDOT) on the status of the Highway 92 paving project. This week staff was informed that paving crews will be working on the east side of town beginning at 6:30 a.m. on Tuesday, September 24th. Crews are anticipated to then transition to the west side of town beginning 6:30 a.m. on Wednesday, September 25th. The intersection of 65/69 and Highway 92 will be set to flashing red and a pilot car will be present directing traffic during these days.

Cavitt Creek Condominiums Presentation - Attached, please find a copy of the presentation provided at Monday's City Council meeting. As was noted, this presentation was a summary of the information included in the City Council's packet for the September 16th meeting.

Informational Letters – Similar to the last City Council election, a letter containing some initial resources was sent to all residents who filed petitions for the open City Council positions. A copy of this letter is attached and provided for your information.

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

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

Community Development

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

Code Enforcement Tracking Report

Case Status	Complaint Date	Description of Complaint	Location/Address	Date of Initial Inspection	Date of Written Notice	Current Status	Next Follow-up Date	Final Compliance Date
Open	9/13/2019	Tall Grass/Weeds	402 W 1st	9/16/2019	9/16/2019	Vacant lot, needs mowed	9/23/2019	
Open	9/9/2019	Abandoned vehicles, trash	208 W Ashland	9/9/2019	9/12/2019	Abandoned cars still there. Will contact property owner	9/23/2019	
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. Nothing has been done to date. Need to post as unsafe.	9/23/2019	
Open		Unsafe Building	210 N Jefferson	7/29/2019	7/31/2019	Relative of the property owner claimed the home would be rehabbed. Dumpster was on site for a few weeks, but is now gone. Notice of unsafe building issued. Work being done on building. No progress in the last week, started siding install 2 weeks ago, nothing since. Need to post as unsafe.	9/23/2019	
Open	9/17/2019	Trash	407 W 1st	9/17/2019		trash in yard, spoke with owner will have it cleaned up within a week	9/24/2019	
Open	9/18/2019	Tall grass/Weeds	207 W Salem	9/16/2019	9/17/2019	Tall grass, weeds, and brush on backside of property	9/24/2019	
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.	9/25/2019	
Open	8/20/2019	Brush	207 South H Street	8/21/2019	8/29/2019	Owner working on property.	9/25/2019	
Open	9/12/2019	Tall Grass/Weeds and Junk/Debris	1009 E Salem	9/12/2019	9/12/2019	Abandoned house, grass not mowed, trash in yard. No progress. Abatement scheduled will be completed by end of next week	9/25/2019	
Open	9/16/2019	Tall Grass/Weeds	906 W Detroit	9/16/2019	9/18/2019	House appears to be vacant	9/25/2019	
Open		Junk/Junk Vehicles	1105 E Salem	4/22/2019	4/26/2019	Progress being made. Still work to be done.	9/25/2019	

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Open		Abandon/Unsafe Building	506 N Kenwood Blvd	4/17/2018	5/6/2019	Municipal Infraction Issued. Service has been attempted on property owner, and has failed. Discovered that property was in foreclosure, and was sold on August 15. New owner is working on updating property. Grass has been mowed	9/25/2019	
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	8/21/2019	Over Grown Vegetation and Junked Vehicles	1701 Country Club Rd	8/21/2019	8/22/2019	Vehicle removed, grass mowed, still working on it	10/1/2019	
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		Abandon/Unsafe Building	310 E Boston	3/28/2019	4/5/2019	Property posted as unsafe. Building has been ordered to be vacated and was posted to prevent further occupancy until the work is completed. Met with owner to discuss timing for making improvements. Deadline set for November 1.	11/1/2019	
Open	9/17/2019	Tall grass/ weeds	215 N Buxton	9/18/2019	9/18/2019	Fence between Dr Cooney's and Ryan Ellis Law Firm has tall weeds		

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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	8/22/2019	Tall Grass/Weeds	1101 N L	8/23/2019	8/23/2019	Abated 09/13/2019	9/16/2019	
Closed	8/19/2019	Tall Grass/Weeds	1400 Block of West Iowa	8/19/2019	8/23/2019	Abated 09/13/2019	9/16/2019	
Closed	8/26/2019	Tall Grass/Weeds	610 North N Street	8/29/2019	8/29/2019	Abated 09/13/2019	9/16/2019	
Closed	8/13/2019	Junk	204 North J Street	8/13/2019	8/20/2019	Property cleaned up	9/18/2019	
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
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

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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
Closed	9/6/2019	Tree	400 W Orchard Ave	9/6/2019		Tree branches cut back so stop sign is visible.		9/12/2019

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2019 Building Permit Report

Permit	DATE Permit Issued	NAME	ADDRESS	CONTRACTOR	CONSTRUCTION	SQUARE FEET *new residential only	Finaled Date	C.O.Date	VALUE
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	n/a	$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	n/a	$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	4/2/2019	$35,000
9	2/6/2019	Jaci Green	700 N G Street	Mike McClintock	Basement Finish		4/4/2019	n/a	$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	4/2/2019	$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
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

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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		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	n/a	$6,000
33	3/22/2019	Autumn Ridge Development	400 S 8th St. Unit 46	Autumn Ridge Development	Basement Finish		4/2/2019	n/a	$20,000
34	3/26/2019	John Rennenger	1900 S E Drive		Garage		5/8/2019	n/a	$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	n/a	$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	n/a	$38,966
39	4/2/2019	Horton Robinson Construction	1220 Wesley Lane	Horton Robinson Const.	Basement Finish		5/2/2019	n/a	$29,700
40	4/8/2019	Sage Homes/ Eric & Diane Lane	640 North N St	Sage Homes	Single Family Dwelling		9/19/2019	########	$274,000
41	4/8/2019	Ground Breaker Homes	1308 S L Court	Ground Breaker Homes	Single Family Dwelling			Temp CO 09/17/2019	$200,000
42	4/10/2019	Rasko Construction LLC	901 E Franklin	Rasko Construction LLC	Garage Addition		5/22/2019	n/a	$18,000
43	4/11/2019	Blackstone Exteriors, LLC	1514 W Euclid Ave	Blackstone Exteriors	Fire Repair		4/8/2019	n/a	$120,000
44	4/12/2019	Charles Burgin	1207 South R Street		Deck Repair/Replacement				$500

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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	n/a	$0
47	4/18/2019	G & G Lawncare & Landscaping	400 E 1st Ave		Demo - SFD		4/25/2019	n/a	$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	n/a	$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	n/a	$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	n/a	$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	n/a	$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
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

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73	5/28/2019	Kinze Construction	1911 W 5th Ave	Kinz Construction	Deck Addition		6/10/2019	n/a	$3,500
74	5/28/2019	Crown Homes	209 W Salem	Rob Keller / Crown Homes	Commercial Alteration		8/7/2019	n/a	$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	n/a	$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	3329			$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	n/a	$0
89	6/24/2019	Kimberly Development	2207 W 10th Ave		Single Family Dwelling				$459,000
90	6/24/2019	Kimberly Development	2207 W 10th Ave		Garden Shed				$16,000
91	6/25/2019	LouAnn Corrigan	507 N 17th Street		Deck		7/26/2019	n/a	$18,350
92	7/1/2019	Chris Deckard	811 N 8th Street		Concrete Patio Porch				$3,300
93	7/1/2019	Allegiant Homes	1105 South O Street	Allegiant Homes	Single Family Dwelling				$345,000
94	7/2/2019	Richard Fetters	401 W Salem Ave		Residential Alteration				$300
95	7/8/2019	Marvin Gribbins	116 W Ashland Ave		Commercial Remodel/Alteration				$1,000
96	7/8/2019	William Sackett	111 S J Street	OFS Enterprises	Deck				$700
97	7/15/2019	Indianola Pediatric Clinic	2001 North 6th St	Downing Construction	Commercial Dwelling				$1,056,440
98	7/16/2019	Warren Co Habitat for Humanity	408 W 18th Place	Warren Co Habitat	Single Family Dwelling				$90,000

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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	n/a	$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
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	1292			$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	11,776			$800,000
121	8/15/2019	Jerry's Homes	1703 E Euclid Ave	Jerry's Homes	Single Family Dwelling	1417			$181,000
122	8/16/2019	Jerry's Homes	400 North 18th St	Jerry's Homes	Single Family Dwelling	1483			$181,000
123	8/16/2019	Jerry's Homes	1710 East Detroit Place	Jerry's Homes	Single Family Dwelling	1622			$184,000

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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	4,780			$340,000
129	9/9/2019	Tim Naberhaus	100 W Kentucky	Haus Roofing	Resdential Alteration				$15,000
130	9/10/2019	MRS Investments	815 West 1st	Vanderpool	Single Family Dwelling (demo)				
131	9/11/2019	Shelly(Bevard)Spooner	509 S Freeman	Shelly Spooner	Single Family Dwelling (demo)				$21,000
132	9/12/2019	LouAnn Corrigan	507 N 17th	JS Solutions	Alteration(basement remodel)				$24,800
133	IR	Dental Professionals	200 N B	Downing Construction	Alteration(remodel)				$250,000
134	IR	Chad Amos	1204 S O	Artisian Crest Homes	Single Family Dwelling				$568,000
135	IR	Dan Carlson	807 W Orchard Ave	Carlson Homes LLC	Single Family Dwelling	2338			$300,000

CITY OF INDIANOLA EST. 1849

COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Subject: Current Projects Update-September 20, 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.
  - Comments on construction plans returned on September 11.

- Revised construction plans were submitted on September 18

- **<u>Quail Meadows 3</u>**
  - Located north of North 8th Street and East Trail Ridge Place.
  - Staff has been notified that about 30 acres of land in the Summercrest Hills development was sold to a developer who intends to develop single family lots.
  - A rezoning application was submitted on July 1 to change a portion on this land from C-2 to R-3. The Planning and Zoning Commission recommended approval of this request at its August 13 meeting.
  - The City Council held a public hearing and first consideration at its September 16 meeting.
  - This development will require the City to relocate the current lift station north of the Quail Meadows Subdivision to the north of the Summercrest Hills development. The tentative schedule it to have the new lift station designed by this fall, bid of by next spring, and completion by fall of 2020.
  - Staff meet with HR Green and Developer engineer to discuss timing of improvements and new lift station on September 9.
- **<u>Warren County Justice Center (115 North Howard Street)</u>**
  - 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.
- **<u>New Heights Church (309 East Hillcrest Avenue)</u>**
  - 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.
- **<u>West Hills Brewery (219 West Salem Avenue)</u>**
  - 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.
  - Initial comments on the site plan were returned on September 19.
- **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.
- **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 were reviewed by Planning and Zoning Commission Meeting at its September 10 meeting.
- The Planning and Zoning Commission recommended the site plans be denied at its September 10th meeting.
- The City Council denied the site plan at its September 16 meeting.

Cavitt Creek Condominiums

ITEMS

- Final Plat of Cavitt Creek 1 Subdivision
- Final Plat of Cavitt Creek 2 Subdivision

- Site Plan for Cavitt Creek Condos 1
- Site Plan for Cavitt Creek Condos 2

- No Parking Zone Request on North 9th Street

HISTORY

- Initial plans were submitted on June 3.
- Initial comments were returned to the applicant on June 20.
- 1st Revised plans for Cavitt Creek Condominiums I were submitted on June 28.
- 1st Revised plans for Cavitt Creek Condominiums II were submitted on July 10.
- Subdivision Plats for both properties were submitted on July 15.
- Kading Properties hosted a neighborhood meeting on July 16.
- 1st Revised plan comments were returned on July 26.

HISTORY (cont.)

- 2nd Revised plans were submitted on July 31.
- 2nd revised plan comments were returned on August 6.
- Kading Properties hosted a 2nd neighborhood meeting on August 14.
- 3rd revised plans were submitted on August 23.
- Kading Properties hosted a 3rd neighborhood meeting on August 27.
- 4th revised plans were submitted on August 28.
- The Planning and Zoning Commission recommended the final plats be approved and the site plans be denied on September 10.

FINAL PLAT INFORMATION

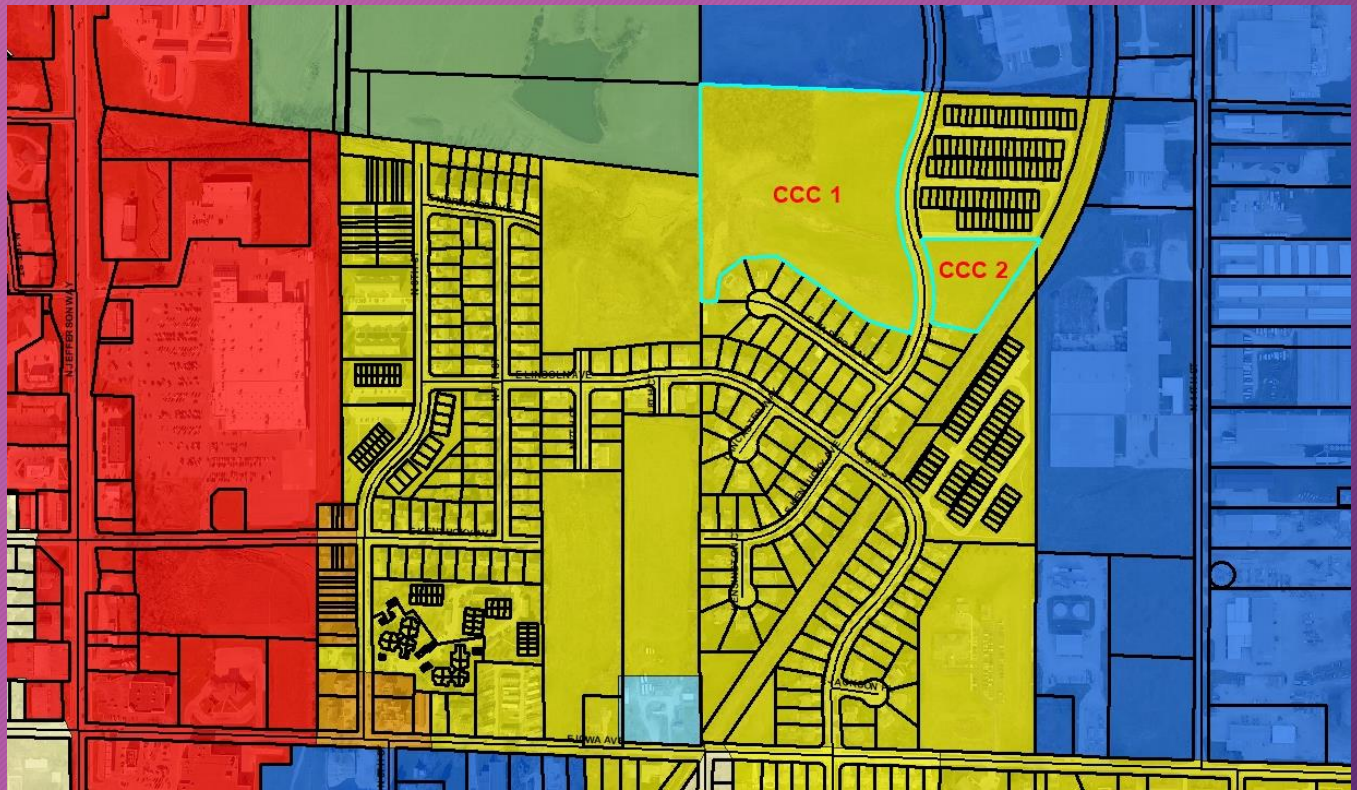
- Proposed plats do not create new lots, only renames lots.
- Currently, the two lots are labeled as outlots.
- Outlots are land leftover after platting, which is intended to be used as open space or for a future subdivision.
- The proposed plats are intended to rename these as lots
- Notes on both plats indicate that the subdivisions will allow for the development of duplexes and 6-plex dwellings through a horizontal property regime.
- 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.

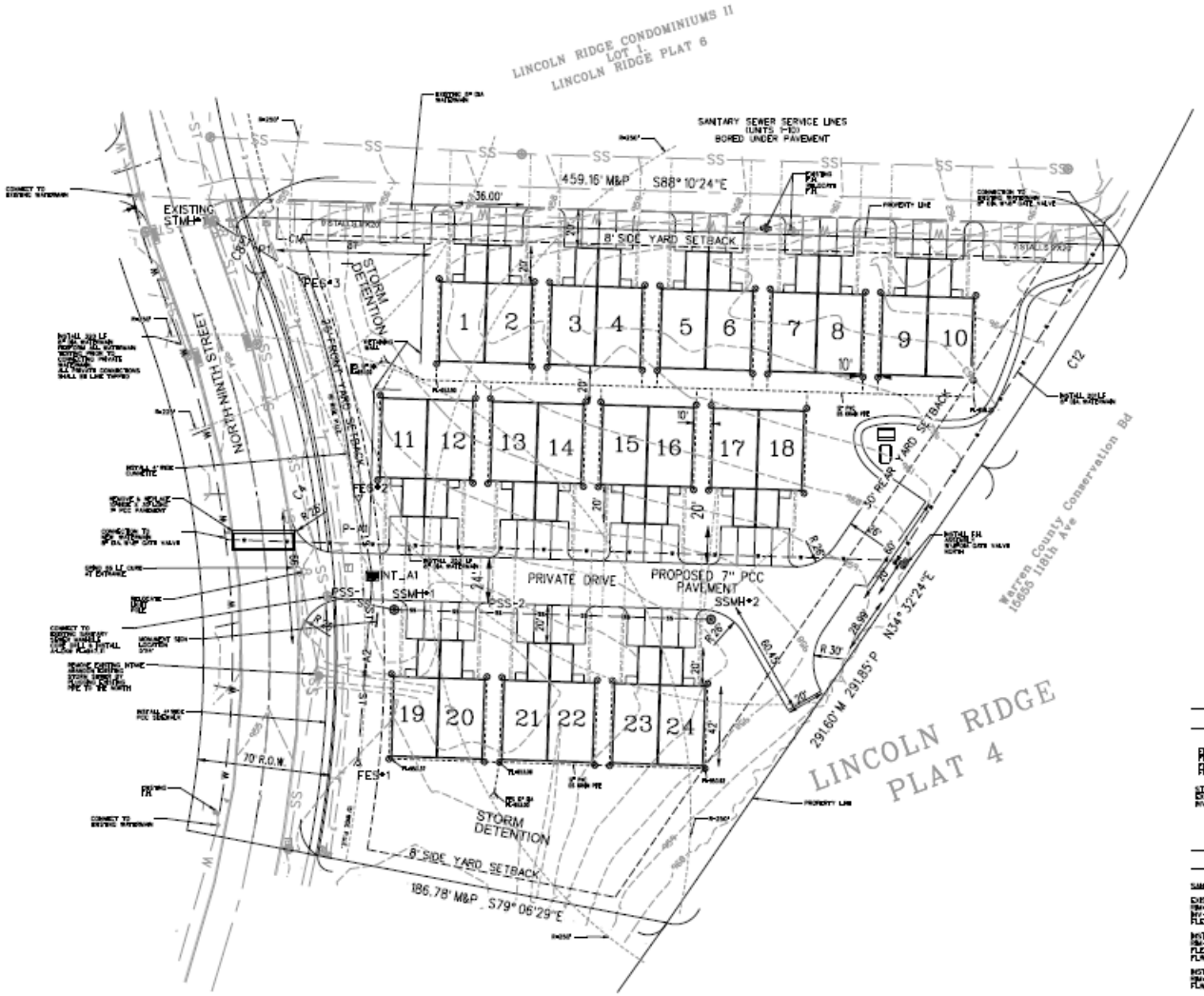
SITE PLAN INFORMATION

- Developer/Property Owner: Kading Properties
- Cavitt Creek Condominiums I
  - Between 1404 and 1500 North 9th Street (east side)
  - Proposes 12 duplexes (24 units) w/single car garages
  - Includes an additional 16 spots for off street parking
- Cavitt Creek Condominiums II
  - West of Cavitt Creek I and 1500 North 9th Street (west side)
  - Proposes 21 duplexes and 14 six-plexes, for a total of 126 units, w/ double car garages
  - Includes an additional 14 car off street parking area

REGULATIONS

- R-3 Mixed Residential Zoning District
  - Allows Single-Family, Two-Family and Multi-Family Dwellings





SANITARY NOTES

1. ONE WEEK PRIOR TO COMMENCING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
   a. CITY OF INDIANOLA
   b. ALL UTILITY COMPANIES
   c. Developer
   d. Engineer
2. ALL MATERIALS AND CONSTRUCTION ARE TO BE IN STRICT COMPLIANCE WITH THE INDIANOLA SPECIFICATIONS FOR SUBDIVISIONS INCLUDING THE LATEST REVISIONS.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES AND STRUCTURES AND WHETHER ADDITIONAL UTILITIES OR STRUCTURES EXIST AND TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES. ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. THE CONTRACTOR SHALL EITHER DISCONNECT OR CONNECT TO STORM SEWER ANY FIELD TILE INTERSECTED DURING CONSTRUCTION. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE CITY OF INDIANOLA WHEN FIELD TILE IS ENCOUNTERED.
5. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING THIS WORK.
6. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE O.S.H.A. CODES AND STANDARDS. NOTHING PRESENTED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPLICABLE SAFETY REGULATIONS.
7. THE CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING "AS-BUILT" INFORMATION FOR ALL NEW CONSTRUCTION. RECORD DRAWINGS SHALL BE MAINTAINED BY THE CONTRACTOR AND KEPT UP TO DATE AS THE WORK PROGRESSES. THE ORIGINAL RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
9. ALL FILL AREAS, TRENCH BACKFILL, AND PAVING SUBGRADE ARE TO BE COMPACTED TO A MINIMUM OF 95% STANDARD PROCTOR WITH A MOISTURE CONTENT BETWEEN OPTIMUM AND +4%.
10. ALL DEBRIS SPILLED ON PUBLIC STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
11. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY ESTIMATE AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
12. ALL SANITARY SERVICES AND STUB OUTS FROM MANHOLES SHALL BE CAPPED
13. ALL SANITARY SEWER MANHOLES SHALL HAVE TYPE "A" CASTINGS UNLESS OTHERWISE SPECIFIED
14. PROVIDE SANITARY SEWER SERVICE RISER AS REQUIRED BY THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
15. THE CONTRACTOR SHALL MARK SANITARY SEWER MANHOLES AND SANITARY SEWER SERVICES WITH STEEL FENCE POSTS. TOP ONE FOOT OF POSTS MARKING SERVICES IS TO BE PAINTED GREEN. POSTS MARKING SANITARY MANHOLES ARE TO BE PAINTED GREEN FROM TOP OF POST TO GRADE.
16. SANITARY MANHOLES ARE TO BE PURCHASED WITHOUT STEPS.
17. SANITARY MANHOLE AND CASTINGS ARE TO BE BOLTED TO THE TOP OF THE MANHOLE USING A MINIMUM OF TWO (2) 1/2" STEEL ANCHOR RODS.
18. CRETEX PRO-RINGS SHALL BE USED TO ADJUST THE MANHOLE CASTING TO GRADE. NO MORE THAN 12" OF RINGS TO BE USED.
19. ALL SANITARY SEWERS SHALL BE CLEANED AND TELEVISED AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL APPROVAL.
20. ALL SANITARY SEWERS SHALL BE MANDREL TESTED AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL APPROVAL.
21. ALL SANITARY SEWER MANHOLES SHALL BE AIR TESTED AT CONTRACTOR'S EXPENSE PRIOR TO FINAL APPROVAL.
22. A CITY REPRESENTATIVE SHALL BE ONSITE WHEN MANDREL AND AIR TESTING IS PERFORMED.
23. CONTRACTOR SHALL MAINTAIN 1% SLOPES ON ALL SANITARY SERVICES TO PROVIDE MAXIMUM DEPTH AT SERVICE END.
24. ALL MANHOLES SHALL CONTAIN A CONCRETE ADMIXTURE (CONSMI) SHIELD ANTIBACTERIAL ADMIXTURE AS MANUFACTURED BY CONSMILI TECHNOLOGIES, INC., OR APPROVED EQUAL.
25. TRACER WIRE SHALL BE INSTALLED FOR ALL SANITARY SEWER FORCE MAINS.

STORM SEWER TABULATIONS

FES	FL	DIAMETER	STAGE	TYPE	RIM	INV
FES-1	950.00	18"	INT_A1	SW-501.0001	954.50	947.05
FES-2	950.25	18"				
FES-3	950.00	18"				

STORM MANHOLE	PIPE	FROM	TO	LENGTH	DIA	SLOPE
EXISTING STMH	P-A1	EXISTING STMH	INT_A1	30.00	18	1.00
RIM=949.30	P-A2	INT_A1	FES-1	40.00	18	1.00
		INT_A1	FES-2	40.00	18	1.00
		INT_A1	FES-3	97.15	18	1.00

SANITARY SEWER TABULATIONS

SANITARY SEWER MANHOLES	PIPE	FROM	TO	LENGTH	DIA	SLOPE
EXISTING SSMH	PSS-1	EXISTING SSMH	SSMH-1	35.54	8	0.50
RIM=955.73	PSS-2	SSMH-1	SSMH-2	166.50	8	0.71
INV=947.01						
FLO=947.11						
INSTALL SSMH-1						
RIM=955.60						
FLO=947.92						
FLR=947.82						
INSTALL SSMH-2						
RIM=951.57						
FLO=949.10						

NOTES:

1. ADDITIONAL PARKING SPACES TO BE INSTALLED AT LINCOLN RIDGE CONDOMINIUMS II PER AMENDED SITE PLAN.

C12
Δ -04° 41'25.31" M
-04° 41'25" P
R-1665.09'M&P
L-136.31' M
-136.30' P
CH=136.27' M&P
CHBRG=N32° 10'37"E M
CHBRG=N32° 04'43"E P

C8
Δ -03° 16'37.21" M
-04° 41'25" P
R-515.0'M&P
L-29.45' M
-29.46' P
CH=29.45' M&P
CHBRG=N19° 29'15"W M
CHBRG=N19° 35'43"W P

C4
Δ -31° 57'50.6" M
-32° 00'35" P
R-560'M&P
L-312.41' M
-312.86' P
CH=308.38' M
CH-308.80' P
CHBRG-N05° 10'12"W M
CHBRG-N05° 13'16"W P

30 0 30 60
SCALE 1" = 30'

DESIGN START DATE: 01-01-18
DATE PLOTTED: 04-11-18
PRELIMINARY FIELD WORK COMPLETED: 04-09-18
FIELD BOOK NO. 1018-01

CAVITT CREEK CONDOMINIUMS I
INDIANOLA, WARREN COUNTY, IOWA

CHAMBERLIN CONSULTANT ENGINEERS
3117 13TH STREET
VAN METER, IOWA 50261
TELE: (515) 993-4188
EMAIL: ADMIN@
chamberlinengineers.com

DRAWING TITLE:
SITE PLAN

DRAWN BY: JCP
CHECKED BY: MLL
DATE: 04-03-18
JOB NO. 19017
SHEET C02

STORM SEWER TABULATIONS

FROM	TO	LENGTH	DIA	SLOPE
P-01	INT#01	46.10	24	2.09
P-02	PED#2	58.01	18	0.91
P-03	INT#01	104.00	15	5.70
P-04	STMPH#1	48.19	12	4.57
P-05	STMPH#2	43.17	18	0.34
P-06	STMPH#2	37.00	24	0.86
P-07	STMPH#3	84.50	18	1.03
P-08	STMPH#3	84.50	18	1.03
P-09	INT#01	24.00	15	9.93
P-10	INT#01	46.98	12	4.43
P-11	STMPH#01	114.00	15	5.26
P-12	PED#5	57.33	15	7.50
P-13	INT#01	110.00	15	4.35
P-14	INT#01	27.20	12	2.57
P-15	INT#01	27.20	12	2.84
P-16	STMPH#1	88.89	15	8.56
P-17	PED#6	187.25	24	0.31
P-A3	INT#A3	INT#A1	60.00	18	1.00
P-A4	INT#A1	STMPH#A1	110.00	24	0.58
P-A5	INT#A1	STMPH#A2	62.00	30	2.58
P-A6	PED#10	STMPH#A2	30.0	30	0.83

INTAKE	TYPE	RIM	INV
INT#01	SW-511 MOD DOUBLE	945.00	938.01
INT#02	SW-511 MOD DOUBLE	941.00	938.03
INT#03	SW-512 RECEIVE	941.50	937.22
INT#04	SW-512 RECEIVE	941.50	937.22
INT#05	SW-512 RECEIVE	945.00	939.60
INT#06	SW-512 RECEIVE	945.00	939.40
INT#07	SW-511 MOD	945.00	941.00
INT#08	SW-512 RECEIVE	944.50	941.50
INT#09	SW-511 MOD	945.00	940.00
INT#10	SW-512 RECEIVE	944.30	940.30
INT#A1	DOUBLE SW-511 MOD	952.80	945.50
INT#A2	SW-511 MOD	952.80	946.10

STORM MANHOLES

INSTALL STMPH#1
DIAMETER 60"
RIM=950.00
FLE=935.50
FLN=928.00

INSTALL STMPH#2
DIAMETER 60"
RIM=941.54
FLN=936.55
FLW=936.35

INSTALL STMPH#3
DIAMETER 60"
RIM=941.53
FLN=935.50
FLE=935.35

INSTALL STMPH#01
DIAMETER 60"
RIM=941.00
FLN=935.00
FLW=933.10

INSTALL STMPH#C1
RIM=943.00
FLE=935.00
FLN=932.80

INSTALL STMPH#A1
DIAMETER 60"
RIM=948.15
FLN=943.10
FLS=943.00

INSTALL STMPH#A2
DIAMETER 60"
RIM=952.15
FLN=947.00
FLE=947.00

DOWNSPOUT DRAINAGE

INTAKE	TYPE	RIM	INV
INT#01	HARCO 12" DIA	945.70	942.70
INT#02	HARCO 12" DIA	945.70	942.49
INT#03	HARCO 12" DIA	945.70	942.28
INT#04	HARCO 12" DIA	945.70	942.08
INT#05	HARCO 12" DIA	944.70	941.70
INT#06	HARCO 12" DIA	944.70	941.49
INT#07	HARCO 12" DIA	944.70	941.29
INT#08	HARCO 12" DIA	944.70	941.09
INT#09	HARCO 12" DIA	944.70	940.89
INT#010	HARCO 12" DIA	944.70	941.30
INT#011	HARCO 12" DIA	944.70	941.50
INT#012	HARCO 12" DIA	944.70	941.70

FROM	TO	DIA	LENGTH	SLOPE
INT#051	INT#053	12"	40.00	0.51
INT#052	INT#053	12"	40.00	0.51
INT#053	INT#054	12"	40.00	0.51
INT#054	INT#055	12"	40.00	0.51
INT#055	INT#056	12"	40.00	0.51
INT#056	INT#057	12"	40.00	0.51
INT#057	INT#058	12"	40.00	0.51
INT#058	INT#C2	12"	78.00	0.51
INT#059	INT#C1	12"	40.00	0.51
INT#060	INT#059	12"	40.00	0.51
INT#059	INT#058	12"	40.00	0.51
INT#060	INT#C2	12"	78.70	0.51

SANITARY SEWER TABULATIONS

INSTALL SSMH#1
RIM=955.08
FLW=947.08

INSTALL SSMH#2
RIM=945.75
RIM=937.75
FLE=937.65

INSTALL SSMH#3
RIM=941.64
FLW=933.42
FLS=933.32

INSTALL SSMH#4
RIM=939.78
FLN=927.78
FLS=927.68

INSTALL SSMH#5
RIM=934.60
FLW=920.42
FLS=920.42
FLN=920.32

INSTALL SSMH#6
RIM=935.46
FLE=930.46
FLW=930.36

INSTALL SSMH#7
RIM=944.47
FLN=938.47
FLW=938.37

INSTALL SSMH#8
RIM=950.30
FLE=943.30
FLN=943.20

INSTALL SSMH#9
RIM=952.65
FLS=944.71
FLN=944.61

INSTALL SSMH#10
RIM=954.67
FLN=946.52
FLS=946.62

INSTALL SSMH#11
RIM=955.45
FLN=947.45

INSTALL SSMH#12
RIM=945.81
FLN=938.25
FLS=938.15

INSTALL SSMH#13
RIM=945.65
FLS=939.00

INSTALL SSMH#14
RIM=954.13
FLN=946.07
FLS=945.97

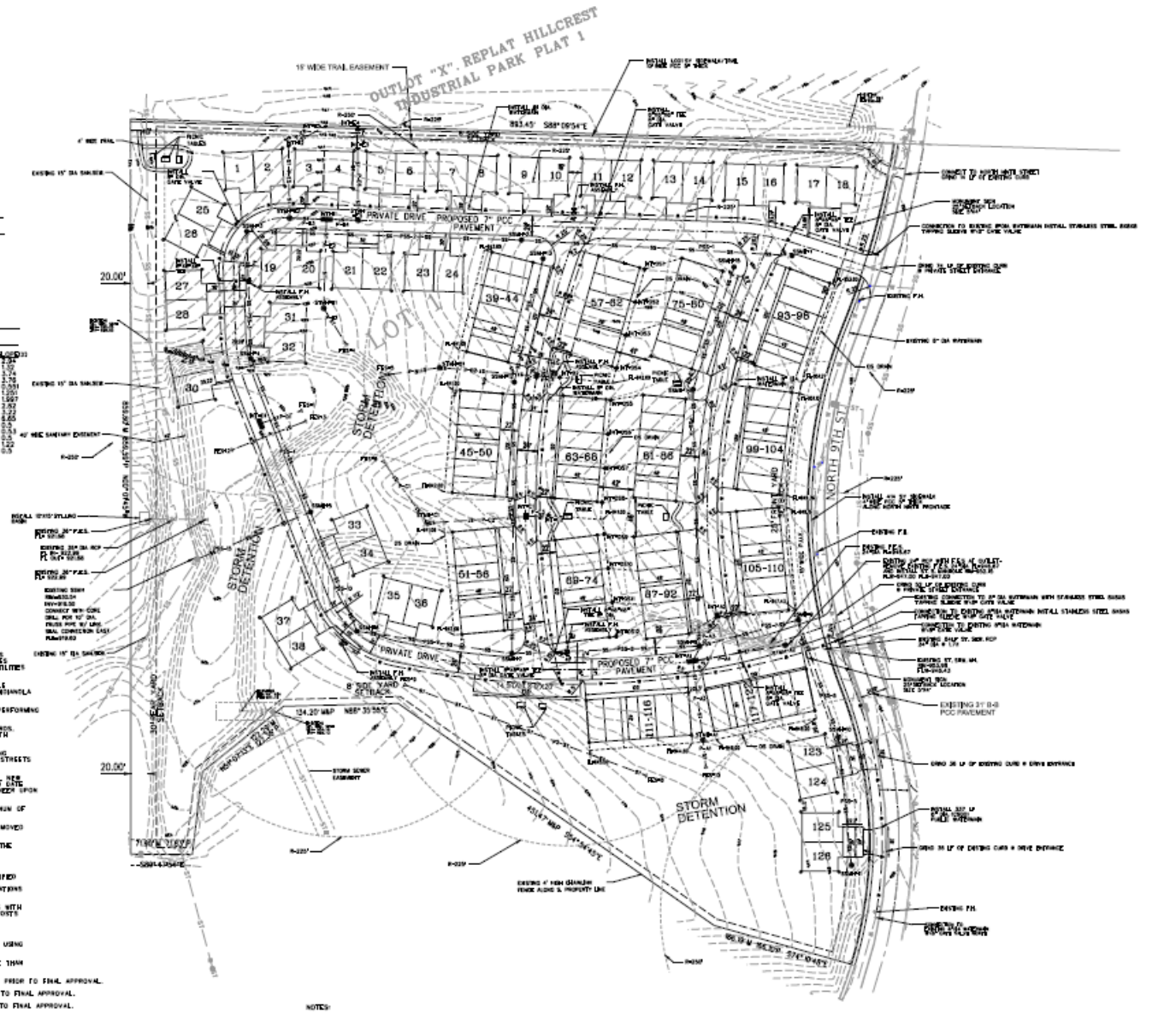
INSTALL SSMH#15
RIM=954.83
FLS=946.83

EXISTING SSMH
RIM=933.54
FLE=929.50
FLW=929.40

FROM	TO	LENGTH	DIA	SLOPE
PS#1	SSMH#1	20.00	8	2.34
PS#2	SSMH#2	321.34	8	1.52
PS#3	SSMH#3	148.58	8	3.74
PS#4	SSMH#4	92.50	8	3.78
PS#5	SSMH#5	150.50	8	0.551
PS#6	SSMH#10	44.66	8	1.201
PS#7	SSMH#9	320.571	8	1.997
PS#8	SSMH#8	218.78	8	2.92
PS#9	SSMH#7	163.37	8	1.22
PS#10	SSMH#6	149.55	8	6.65
PS#11	SSMH#12	149.56	8	0.3
PS#12	SSMH#13	317.25	8	0.3
PS#13	SSMH#15	150.91	8	0.3
PS#14	SSMH#14	300.27	8	1.22
PS#15	SSMH#5	143.35	10	0.5

SANITARY NOTES

1. ONE WEEK PRIOR TO COMMENCING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
   a. CITY OF INDIANOLA
   b. ALL UTILITY COMPANIES
   c. Developer
   d. Engineer
2. ALL MATERIALS AND CONSTRUCTION ARE TO BE IN STRICT COMPLIANCE WITH THE INDIANOLA SPECIFICATIONS FOR SUBDIVISIONS INCLUDING THE LATEST REVISIONS.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY THE EXACT LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES AND STRUCTURES AND WHETHER ADDITIONAL UTILITIES OR STRUCTURES EXIST AND TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES. ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
4. THE CONTRACTOR SHALL EITHER DISCONNECT OR CONNECT TO STORM SEWER ANY FIELD TILE INTERCEPTED DURING CONSTRUCTION. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE CITY OF INDIANOLA WHEN FIELD TILE IS ENCOUNTERED.
5. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING THE WORK.
6. ALL WORK SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPLICABLE SAFETY REGULATIONS.
7. THE CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING "AS-BUILT" INFORMATION FOR ALL NEW CONSTRUCTION. RECORD DRAWINGS SHALL BE MAINTAINED BY THE CONTRACTOR AND KEPT UP TO DATE AS THE WORK PROGRESSES. THE ORIGINAL RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
9. ALL FILL AREAS, TRENCH BACKFILL AND PAVING SUBGRADE ARE TO BE COMPACTED TO A MINIM OF 95% STANDARD PROCTOR WITH A MOISTURE CONTENT BETWEEN OPTIMUM AND +4%.
10. ALL DEBRIS SPILLED ON PUBLIC STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
11. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY ESTIMATE AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
12. ALL SANITARY SERVICES AND STUB OUTS FROM MANHOLES SHALL BE CAPPED
13. ALL SANITARY SEWER MANHOLES SHALL HAVE TYPE "A" CASTINGS UNLESS OTHERWISE SPECIFIED
14. PROVIDE SANITARY SEWER SERVICE RISER AS REQUIRED BY THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
15. THE CONTRACTOR SHALL MARK SANITARY SEWER MANHOLES AND SANITARY SEWER SERVICES WITH STEEL FENCE POSTS. TOP ONE FOOT OF POSTS MARKING SERVICES IS TO BE PAINTED GREEN. POSTS MARKING SANITARY MANHOLES ARE TO BE PAINTED GREEN FROM TOP OF POST TO GRADE.
16. SANITARY MANHOLES ARE TO BE FURNISHED WITHOUT STEPS.
17. SANITARY MANHOLE TYPE "A" CASTINGS ARE TO BE BOLTED TO THE TOP OF THE MANHOLE USING A MINIMUM OF TWO (2) 5/8" STEEL ANCHOR RODS.
18. CASTING PRO-RINGS SHALL BE USED TO ADJUST THE MANHOLE CASTING TO GRADE. NO MORE THAN (2") OF RINGS TO BE USED.
19. ALL SANITARY SEWERS SHALL BE CLEANED AND TELEVISED AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL APPROVAL.
20. ALL SANITARY SEWERS SHALL BE MANDREL TESTED AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL APPROVAL.
21. ALL SANITARY SEWER MANHOLES SHALL BE AIR TESTED AT CONTRACTOR'S EXPENSE PRIOR TO FINAL APPROVAL.
22. A CITY REPRESENTATIVE SHALL BE ONSITE WHEN MANDREL AND AIR TESTING IS PERFORMED.
23. CONTRACTOR SHALL MAINTAIN 1% SLOPES ON ALL SANITARY SERVICES TO PROVIDE MAXIMUM DEPTH AT SERVICE END.
24. ALL MANHOLES SHALL CONTAIN A CONCRETE ADVENTURE CONWEC SHIELD ANTIBACTERIAL ADVENTURE AS MANUFACTURED BY CONWEED TECHNOLOGIES, INC., OR APPROVED EQUAL.
25. TRACER WIRE SHALL BE INSTALLED FOR ALL SANITARY SEWER FORCE MAINS.



NOTES:

1. TRAIL EASEMENT TO BE CONVEYED AT THE TIME OF SITE PLAN APPROVAL BY CITY COUNCIL.
2. THE CAVITT CREEK PROJECT HAS EXCESS DIRT MATERIAL AND WILL BE HAULING ACROSS NORTH 9th. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE STREET AND CLEAN UP.
3. ALL DRIVEWAYS/PARKING IN FRONT OF UNITS SHALL BE 7" THICK PCC BUILT TO SUDAS SPECIFICATION

DESIGN START DATE: 01-01-18
DATE PLOTTED: 04-11-18
PRELIMINARY FIELD WORK COMPLETED: 01-02-18
FIELD BOOK NO. 1018-01

CAVITT CREEK CONDOMINIUMS II
INDIANOLA, WARREN COUNTY, IOWA

CHAMBERLIN CONSULTANT ENGINEERS
2017 110TH STREET
VAN METER, IOWA 50261
TELE: (515) 992-4189
EMAIL ADDRESS:
info@chamberlinengineers.com

DRAWING TITLE:
SITE PLAN

DRAWN BY: JCP
CHECKED BY: RLG
DATE: 05-03-18
JOB NO. 19017
SHEET C02

166.01 PURPOSE

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

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.

166.05 GENERAL DESIGN POLICIES (cont.)

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.

PLANNING AND ZONING COMMISSION

- Final Plat Recommended for Approval
- Site Plans Recommended for Denial
  - Proposed development would not have a minimal effect on adjacent properties and existing developments
  - Population density concerns
  - No playgrounds/park space or non-detention open space for the amount of density
  - Traffic impacts unknown

NO PARKING REQUEST

- On August 19, Council directed staff to create a No Parking Zone on North 9th Street
- The area would include the stretch of North 9th Street 300’ north of East Madison Avenue to 1,250’ north of East Madison Avenue
- Staff has reviewed, and recommends that No Parking signs be erected to prohibit parking along this stretch of North 9th Street.

Questions?

City of Indianola, Iowa

September 13, 2019

Moody's Investors Service – Series 2019

Presentation Participants

City of Indianola

Ryan Waller, City Manager	(515) 962-5274
Andy Lent, Director of Finance	(515) 962-5246

Moody's Investors Service

Dan Simpson	(312) 706-9965

D.A. Davidson & Co.

Michael Maloney	(515) 471-2723

G.O. Refunding Capital Loan Notes, Series 2019

Series 2019 G.O. Bond Features

Expected Sale Date:	Monday, September 30, 2019
Par Amount:	$4,340,000 (subject to change, based on actual sale results)
Term:	Principal due: June 1, 2020 – June 1, 2031
Purposes:	Refinancing of Series 2011E and 2012A Notes Original purpose related to YMCA in urban renewal area

Economic Development Highlights

- Grit Performance- 12,000 square foot indoor athletic training facility; $800,000 investment
- Indianola Pediatric Dentist- 7,000 square foot pediatric dentist office; $1,056,440 investment
- Missouri Valley JATC- 50,000 square foot for a training facility that will be hosting 3,000 electric linemen apprentices each year for training; $10,511,200 investment
- West Hill Brewery- New brewery in an existing space on the Indianola Square.
- Quail Meadows Townhomes- New subdivision for 16 townhomes; $2,000,000 investment

Trend of Valuations

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.

Larger Taxpayers

Taxpayer	Taxable Value as of 1/1/2018
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	3,718,795
TOTAL:	$57,598,311
Top 10 as % of Total Taxable Valuation:	9.30%

Source: Warren County.

Larger Employers

LARGER EMPLOYERS

Employer	Product/Service	Approximate No. of Employees
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.

General Fund Performance

	Audit FY 14	Audit FY 15	Audit FY 16	Audit FY 17	Audit FY 18	Actual FY 19
Revenues	$6,233,716	$6,405,869	$6,084,707	$6,778,066	$6,377,440	$8,513,094
Expenditures	8,214,795	8,004,860	7,947,430	9,857,975	9,490,388	10,229,983
Ending Cash Balance	2,851,887	3,675,491	4,950,405	6,228,170	6,892,788	7,484,359
% of Revenues	**45.75%**	**57.38%**	**81.36%**	**91.89%**	**108.08%**	**87.92%**
% of Expenditures	**34.72%**	**45.92%**	**62.29%**	**63.18%**	**72.63%**	**73.16%**
Unrestricted Cash	2,851,887	3,675,491	4,950,405	6,228,170	6,732,510	7,369,500
% of Expenditures	**34.72%**	**45.92%**	**62.29%**	**63.18%**	**70.94%**	**72.04%**

- City targets General Fund balance of 25% level of expenditures.
- Additional revenue raising flexibility:
  - ✓ $0.27 Emergency Levy would produce additional $166,950.
  - ✓ For FY 20, $392,751 expended in other funds that could be levied in Employee Benefits levies.

Iowa League of Cities

2019 CITY CANDIDATE'S GUIDE

IOWA LEAGUE of CITIES

Phone (515) 244-7282 | www.iowaleague.org

500 SW 7th Street, Suite 101 | Des Moines, IA 50309

Dear Prospective Candidate:

The opportunity to run for political office is a privilege we enjoy in our society. Citizens are fortunate that so many good people offer their time and talents for public service.

However, the requirements for conducting a political campaign, whether in a big city or in a small one, can sometimes seem confusing. This guide is intended to explain those requirements in plain language to alleviate confusion and make compliance much easier. This should allow you, the prospective candidate, to concentrate on issues important to your community.

A second purpose of this guide is to let you know of resources available to answer questions and provide assistance in complying with Iowa law regarding campaigns, elections and holding public office. Iowans value good, open government, and a sound election process is the foundation of democracy.

If you decide to throw your hat into the ring, we offer our best wishes for your campaign.

Sincerely,

Scott Naumann
President
Iowa League of Cities

Megan Tooker
Executive Director
Ethics & Campaign
Disclosure Board

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Actions taken during the 2019 legislative session of the Iowa General Assembly may impact the content of this guide. For any questions regarding possible changes, contact the League at (515) 244-7282 or Iowa Ethics and Campaign Disclosure Board at (515) 281-4028. Your city clerk or county auditor may also be able to answer your questions.

Election Issues

Eligibility

To hold office in a city a candidate must be an eligible elector. To be an eligible elector, the candidate must meet the same qualifications required to vote and be a resident of the city he or she plans to serve. If running for a council seat representing a specific ward of the city, the candidate must be a resident of that ward.

Election Process

Regular city elections in Iowa are held in odd-numbered years. Elected city officials serve either two- or four-year terms. If no term is specified, it is two years. The next regular city election will be held on November 5, 2019.

For the 2019 election cycle, the candidate filing period is August 12 to August 29 for cities with primary elections and August 26 to September 19 for all other cities. Unless your city clerk has been authorized by the county auditor/county commissioner of elections to accept nomination papers, your nomination papers will need to be obtained and submitted to the county auditor/county commissioner of elections.

There are four methods for placing a name on the ballot for a city election:

(1) nomination by convention
(2) nomination by petition
(3) nomination by petition with a runoff
(4) nomination by petition with a primary election

Candidates can learn which method is used by their city when obtaining nomination papers. Additionally, Iowa law allows individuals to be elected to city office via a write-in vote. An election guide covering each election process can be obtained from the Iowa Secretary of State's (SOS) office by calling (515) 281-0145 or online at sos.iowa.gov.

All candidates must complete and submit an Affidavit of Candidacy with their nomination papers. This affidavit is a written form that includes the office being sought and the candidate's signature witnessed by a notary public. The candidate also needs to state that he or she is an eligible elector.

A candidate may withdraw a nomination by filing a request with the county auditor/county commissioner of elections. In addition, individuals may protest a candidate's nomination papers or eligibility by filing a written objection. Deadlines vary depending on the method of election and can be found in the SOS election guide or by contacting the county auditor/county commissioner of elections.

If provided for, runoff elections are held four weeks after the regular city election for seats in which no one received the majority of the votes cast for that office.

The term of office for newly elected officials begins at noon on the first day of January that is not a Sunday or legal holiday (Thursday, January 2, 2020).

Campaign Issues

Iowa Ethics and Campaign Disclosure Board

Candidates must comply with *Code of Iowa* Chapter 68A, which contains the campaign regulations enforced by the Iowa Ethics and Campaign Disclosure Board. The Board is an independent state agency that enforces the laws related to activities of political candidates. Other statutes concerning the Board are found in *Code* Chapter 68B.

Campaign Finance Disclosure

If a candidate receives contributions, including loans, makes expenditures, or incurs debt in excess of $1,000, a committee must be organized and a statement of organization (form DR-1) must be filed with the Board within 10 days after the $1,000 threshold is reached, regardless of whether the candidate's campaign is partially or wholly self-financed. The candidate is then responsible for filing campaign disclosure reports (DR-2 and appropriate schedules) on or before the due dates in *Code* Section 68A.402(3). It is important to file the report on or before the due date as civil and criminal penalties may be imposed for late-filed reports. The reports disclose campaign money and other items donated or spent by the candidate.

Common Campaign Violations to Avoid

1. A candidate cannot accept contributions or use the resources of any corporation, bank, savings and loan, credit union or insurance company (*Code* Section 68A.503). However, a candidate may purchase a good or service from a corporation at fair market value.
2. A candidate must attribute the source on any printed political advertising. If a candidate has registered a committee by filing the Statement of Organization, he or she only needs to include the words "paid for by" and the name of the committee. However, if a committee has not yet been registered or if a Form DR-SFA has not been filed, the attribution must include the candidate's full name and address (*Code* Section 68A.405). The attribution must appear on all political advertising including newspaper advertisements, billboards, brochures, letters, posters and websites. Yard signs placed in a residential yard that are 32 square feet or less are exempt. Items too small to include the attribution, such as buttons or pens, are also exempt.

3. A candidate cannot expend public money for political purposes (*Code* Section 68A.505)
4. A candidate must make sure that campaign signs are not placed on corporate property or any governmental property including the public right-of-way between the sidewalk and the curb.
5. A candidate may only use campaign funds for campaign purposes, expenses of holding office, or for constituency services. Campaign funds may not be used for personal benefit or for the benefit of any other candidate's campaign (*Code* Sections 68A.301-68A.304). Campaign funds must be kept in a separate account in a financial institution located in Iowa (*Code* Section 68A.203).

Assistance

Campaign finance laws, rules, advisory opinions, blank forms, brochures and other useful information may be obtained on the Board's website at https://ethics.iowa.gov. Call the Board at (515) 281-4028 with questions or concerns about a campaign finance issue.

City Government in Iowa

Federal laws govern the U.S. as a whole. State laws only apply within the state. City laws, in the form of ordinances, govern the city and only apply within its boundaries. City laws cannot conflict with federal or state laws. *See Figure 1*.

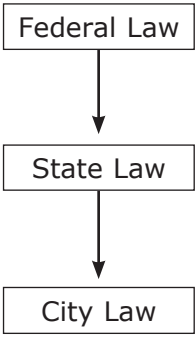

Figure 1: City laws do not supersede state or federal laws.

Home Rule

In 1968, Iowa voters passed an amendment to the Iowa Constitution commonly called the Home Rule Amendment. This gave cities the authority to decide what is best for their community. This authority comes with two significant exceptions. Cities are unable

to levy any tax unless specifically authorized by the Iowa General Assembly and they are unable to enact any laws inconsistent with laws of the General Assembly.

Forms of Government

There are six forms of government under which cities can incorporate in Iowa. The vast majority (over 97% of cities use the Mayor-Council form of government. This form has a mayor elected at-large and, typically, five council members elected at-large or by ward. The city may also create a professional city manager/administrator position to perform administrative duties for the city. Other forms of local government include: council-manager-at-large, council-manager-ward, commission, home rule charter and special charter. Candidates should contact their city clerk to determine the form of government their city has and refer to *Code of Iowa*, Chapter 372. For more detailed information on city government, consult the *Iowa Municipal Policy Leaders' Handbook: A Guide for Iowa Mayors and Council Members*, available for purchase through the League.

City Budget Overview

City Expenditures

Cities in Iowa have numerous responsibilities and provide many types of services to citizens. *Figure 2* shows examples of city services and expenditures.

City Revenue Sources

To provide these services cities must collect revenue. Property taxes are the largest part of a city's revenue. Additionally, many cities have adopted a local option sales tax. Other sources of revenue include fees, fines and licenses and enterprise funds such as municipal utility operations. *See Figure 3*.

Public Safety
police, fire, emergency management, animal control

Public Works
snow removal, garbage collection, street & sidewalk maintenance

Culture & Recreation
libraries, pools, parks, recreational programs

Community/Economic Development
planning & zoning, community beautification

Utilities & Services
water, sewer, gas, electric, cable T.V., stormwater

Figure 2: Cities are responsible for a variety of functions.

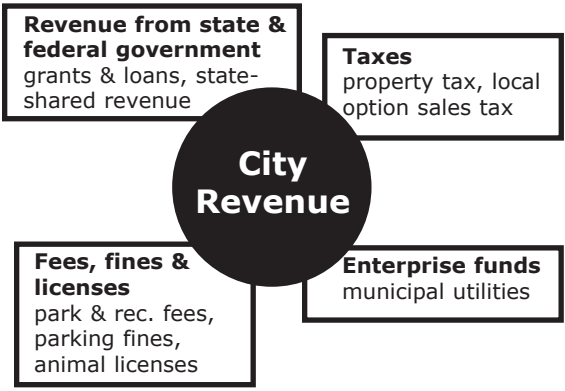

Figure 3: Cities have limited ways to collect revenue.

Debt

Cities can incur debt to fund major projects. They may issue general obligation bonds, which are bonds to be repaid with property taxes.

Depending on the project and the amount of debt, a city may need to hold an election to have voters decide on the issuance of debt. Cities may also incur debt through loan agreements or revenue bonds. Revenue bonds are repaid by an income-generating enterprise activity, such as a utility.

While there is no legal limit on the amount of debt a city may have that is payable from city utility or enterprise revenues, the Iowa Constitution places a limit on the amount of debt a city can incur that is payable from property taxes. This limit is called the Constitutional Debt Limit, and it is 5 % of the total assessed value of all taxable property within the city.

Policy Makers

Candidates should review their city's ordinances or laws addressing the duties of the mayor and council. Although roles and responsibilities vary from city to city, some commonalities exist.

Citizens elect a mayor and council to represent them and act on their behalf in local policy matters. This action takes place mostly through council meetings. Each city selects a time, date and place for its regular council meetings. Some councils meet monthly, others more often.

Cities must give notice of each meeting by posting an agenda at least 24 hours before the meeting occurs. In order to conduct any business at a meeting a majority of council members, or a quorum, must be present.

Some councils set aside time in their meeting agendas to receive citizens' comments. By state law certain issues require an opportunity for citizens to speak to that issue. This required meeting is called a public hearing. A common example is the requirement to hold a public hearing each year before the council approves the city budget.

The mayor and council are expected to receive input from citizens and carry out a policy in the city's best interests. Both mayor and coun-

cil also serve an important role in state and federal legislative matters. They have a powerful voice on behalf of their constituents and local governments before the state legislature and Congress. It is important for local officials to visit with state and federal lawmakers, not only when specific concerns surface, but on a regular basis.

Council

The authority of the city resides in the city council. The council votes on and passes motions, resolutions and ordinances. Resolutions are statements of policy and ordinances are the laws of the city. The votes of each council member are recorded in the minutes of the meeting.

The council also approves expenditures and the budget, contracts, city policies, zoning changes and much more.

Mayor

The mayor is the chief executive officer of the city and presides over council meetings. This means the mayor manages the meetings and maintains order. In cities without a city manager/administrator the mayor also typically supervises city staff. In most cities the mayor cannot vote on items before the council and does not break tie votes. The mayor also has a role in signing or vetoing ordinances and resolutions passed by the council. The mayor does not have the ability to veto motions.

Boards and Commissions

Cities often have a variety of boards and commissions. The powers and duties of each board and commission should be spelled out by ordinance. These groups deal with specific issue areas and make reports to the council. Some examples include:

- Library Board of Trustees
- Parks and Recreation Board
- Board of Adjustment
- Planning and Zoning Commission

City Staff

All cities have a city clerk. Many clerk responsibilities are set by the *Code of Iowa* and include publishing/posting council minutes and keeping the city's official records. Some cities also have city managers/administrators who supervise city departments and deal with the day-to-day administration of the city. Cities may also have a treasurer or finance officer who handles the city budget and cash flow. Each city also appoints a city attorney to provide legal advice.

The number of departments and staff vary depending on the size and needs of the city. Cities may have a police force, firefighters, a public works department, a street crew, utility workers, a parks and recreation department and others.

Legal Issues

Open Meetings

The Iowa Open Meetings Law is found in *Code of Iowa* Chapter 21. This law states that all meetings held by a governmental body must be open to the public. The law favors openness, and a council can close a meeting or deny public access only for specific reasons prescribed by the law.

If unsure whether it is legal to close a meeting, a city should consult its attorney. The *Code* describes a certain process for holding a closed meeting. Individual members of the council can be held personally liable for violations of the open meetings law. The League has an online publication entitled *Open Meetings* which further discusses this topic.

Open Records

Code of Iowa Chapter 22 contains Iowa's Open Records Law. Documents held by a governmental body must be open to the public. The only exceptions are for those documents defined as confidential records within *Code*

Chapter 22. Again, the law favors openness, and city officials should work with their attorney if unsure whether a requested document is open or confidential. The League also has an online publication entitled *Open Records* which further discusses this topic.

Resolving disputes and enforcing the Iowa Open Meetings and Open Records Laws is the responsibility of multiple entities. However, alleged violations are primarily received by the Iowa Public Information Board (IPIB), www.ipib.iowa.gov. This independent state agency can also order training and assess a fine to each member of the governing body who participated in the violation.

Conflicts of Interest

Code Section 68B.2A prohibits a public official from taking outside employment or participating in activities that conflict with the person's official duties and responsibilities. An official doing so has the option to either stop the activity or publicly disclose the conflict and avoid any official action or duty (including participating in a vote before the council) that would benefit the outside employment or activity.

Code Section 362.5 prohibits city officers from having a direct or indirect interest in a city contract, which means a city official cannot do business with the city. There are exceptions to this prohibition, including contracts entered into through an open competitive bid process, contracts for less than $2,500 per fiscal year in cities with a population of 2,500 or less and contracts for less than $1,500 a fiscal year for cities with a population greater than 2,500.

Gift Law

Once in office, *Code* Section 68B.22 describes strict requirements regarding the receipt of gifts by public officials, public employees and their immediate families. Local government employees and elected officials cannot receive gifts from "restricted donors." This includes:

- Those seeking to do business with the city
- Those engaged in activities regulated by the city
- Those that could be directly financially affected by a city official's performance or nonperformance of a task

There are numerous exceptions to the gift law, including items $3 or less in value and informational material relevant to a public servant's official functions. It is not appropriate for an elected official to accept lunch from a restricted donor, even if they are personal friends.

Questions concerning *Code* Chapter 68B may be directed to the Iowa Ethics and Campaign Disclosure Board at (515) 281-4028. Local government employees and elected officials may request an advisory opinion from the Board, which constitutes a defense to a complaint filed with the county attorney's office alleging a violation of the ethics laws.

League Information

The Iowa League of Cities is the statewide association of city governments in Iowa. The League provides a variety of information and services to its members.

Municipal Leadership Academy

New city officials shouldn't miss the Municipal Leadership Academy (MLA). This educational, multi-part series gives leaders the tools they need to succeed in public office. MLA prepares attendees for participation in city government and covers everything from council meeting procedures to city budgets to important legal issues. MLA is presented biennially through a partnership of the Iowa League of Cities and Office of State and Local Government Programs at Iowa State University.

Wesite

An excellent resource for cities, www.iowaleague.org contains, legislative information, frequently asked questions, a calendar of events, and information on workshops and League publications. Contact information for League staff, links to the *Code of Iowa* and other useful sites are also available.

Technical Assistance

Once a city official takes office, the League assists by answering questions and providing information. Membership Services staff is available to answer questions from cities of all sizes facing a variety of challenges.

Ongoing Training

The League holds a variety of training events throughout the year. Annual workshops cover city budgets, issues facing small cities and a variety of other topics. Each fall, the League holds an annual conference offering the most current and relevant information to city officials.

Advocacy

League staff advocates city policy positions to members of the Iowa Legislature and monitors federal issues. League communications help local officials stay on top of important issues, making them informed voices when speaking to legislators. The annual Legislative Day invites city officials to receive updates on key issues and gives attendees the chance to discuss city issues with their legislators.

Publications

The League provides a variety of publications to cities. *Cityscape* is a monthly magazine with articles designed to inform and educate. Sent during the legislative session, *Legislative Link* includes the latest legislative information. A weekly electronic newsletter, *League Weekly*, covers timely information on trainings, publications, grants and current events impacting cities. A biennial *Directory of Cities in Iowa* and annual budget report are also distributed.

Success Begins With You

Registering for the League's Municipal Leadership Academy (MLA) is one of the most important steps you, as a new city official, can take. Open to all city officials, this multi-part series with the convenience of many workshop locations prepares its graduates for success.

Watch the mailbox at city hall for brochures containing all of the details, check out www.iowaleague.org or stay updated with *League Weekly*.

MLA Sessions

MLA Part One

Effective City Councils; City Budgets; Top 10 Things to Know

- Saturday, November 16, 2019 - Wall Lake
- Thursday, November 21, 2019 - Fayette
- Saturday, November 23, 2019 - Ottumwa
- Thursday, December 5, 2019 - Griswold
- Saturday, December 7, 2019 - Iowa City
- Thursday, December 12, 2019 - Algona
- Saturday, December 14, 2019 - Van Meter

MLA Part Two

You Got Elected, Now What?; Municipal Finance; Planning and Zoning

- Will occur online January 2019

MLA Part Three

Economic Development; Community Betterment (Including Nuisance Abatement); Strategic Planning and Goal Setting

- Saturday, April 4, 2020 - Hiawatha
- Thursday, April 9, 2020 - Atlantic
- Thursday, April 16, 2020 - Clear Lake
- Saturday, April 18, 2020 - Cherokee
- Thursday, April 23, 2020 - Mt Pleasant
- Saturday, April 25, 2020 - Windsor Heights

MLA

MUNICIPAL LEADERSHIP ACADEMY

CITY OF INDIANOLA EST. 1849

CITY MANAGER

September 20, 2019

Candidate Name
Candidate Address
Indianola, Iowa 50125

Dear Candidate:

On behalf of the employees of the City of Indianola, thank you for your willingness to seek election to the office of City Councilperson. Our community relies on the dedication of individuals, like yourself, who have pride in Indianola, compassion for our neighbors and the initiative to become involved in the democratic process.

We realize that running for office is not an easy decision and one that can seem a bit overwhelming. Accordingly, the staff and I wanted to share *some* initial resources that you may find informative and helpful as you begin your campaign. These resources include:

- A candidate guidebook prepared by the Iowa League of Cities;
- Relevant sections of the City Code concerning elected offices;
- The City's approved Strategic Plan;
- The City's approved Comprehensive Master Plan (currently in the process of being update); and
- The City's current budget.

Since this information requires a significant amount of paper, we are initially providing a list of the websites where this information may be found (see following page). We are more than happy to provide hard copies upon request.

In addition to the information noted above, a weekly email that contains updates on a variety of projects and initiatives is sent to all our elected. Unless there is an objection, I will start including you on these email updates. Please know that I do not share your email addresses.

Lastly, if you would like to get together to review the provided materials, current and future projects, or any other City matter, please feel free to contact me at (515) 962-5274 or rwaller@indianolaiowa.gov.

Thank you again for your commitment to our community.

Sincerely,

Ryan J. Waller
City Manager

CC: Mayor & City Council
City Department Heads
Douglas Fulton, City Attorney

Candidate Resources

A candidate guidebook prepared by the Iowa League of Cities:
https://www.iowaleague.org/members/Publications/CandidatesGuide2019.pdf

Relevant sections of the City Code concerning elected offices:
http://indianolaiowa.gov/DocumentCenter/View/88
- see PDF page 50 for Mayor
- see PDF page for 54 for Council

The City's approved Strategic Plan:
http://indianolaiowa.gov/DocumentCenter/Home/View/4825

The project site for the City's update of the Comprehensive Master Plan:
https://www.indianolaiowa.gov/801/Comprehensive-Plan-Update

The City's approved Comprehensive Master Plan:
http://www.indianolaiowa.gov/DocumentCenter/View/556

The City's current budget:
http://indianolaiowa.gov/DocumentCenter/View/9425/2020BudgetPresentationDocument?bidId=

STATEWIDE CITY TAX RATE SURVEY 2019/20
(Population 6,500+ Grimes, Polk City, Adel and Bondurant)

City	Population	Tax Valuation	General Fund	Debt Service	Tax Rate	Rank
CLEAR LAKE	7,777	563,170,529	7.50587	0.38639	9.70000	1
POLK CITY	3,418	246,267,603	8.10000	1.32093	9.91227	2
ALTOONA	14,541	899,956,888	8.10000	0.39142	9.94369	3
AMES	58,965	3,079,908,598	5.52509	3.19314	10.02557	4
CLIVE	17,506	1,465,388,536	7.07193	1.48249	10.14475	5
PELLA	10,352	524,613,452	8.10000	0.00000	10.20000	6
DUBUQUE	57,637	2,542,043,245	8.10000	0.09371	10.33144	7
ANKENY	54,598	3,549,932,642	6.10000	3.50000	10.35000	8
URBANDALE	39,463	3,023,593,271	8.10000	2.00000	10.52000	9
CEDAR FALLS	39,260	1,955,185,106	8.10000	0.43147	10.95250	10
WEST DES MOINES	56,609	5,174,907,290	8.10000	1.95000	10.99000	11
NORTH LIBERTY	13,374	911,313,796	8.10000	1.20955	11.03264	12
PLEASANT HILL	8,785	540,267,875	8.10000	0.53973	11.50000	13
CARROLL	10,103	523,413,404	8.10000	1.53008	11.59794	14
JOHNSTON	17,278	1,391,014,781	6.83052	3.59977	11.64912	15
LE MARS	9,826	503,851,397	8.10000	0.46454	11.90000	16
SPENCER	11,233	497,504,988	8.10000	1.08000	11.99999	17
MOUNT PLEASANT	8,668	308,066,433	8.10000	3.11146	12.18158	18
BETTENDORF	33,217	2,381,715,505	7.50000	5.00000	12.50000	19
GRIMES	8,246	837,105,576	8.10000	2.16097	12.81293	20
INDIANOLA	14,782	541,061,480	8.10000	0.89678	13.27899	21
WAUKEE	13,790	1,081,758,751	8.00000	3.32000	13.40000	22
CORALVILLE	18,907	1,431,825,552	8.10000	2.12020	13.52770	23
MASON CITY	28,079	1,185,083,551	8.10000	2.26363	13.72143	24
BONDURANT	5,493	227,044,793	8.10000	2.92567	13.73549	25
STORM LAKE	10,600	311,792,458	8.10000	1.43543	13.84485	26
OSKALOOSA	11,463	352,147,782	8.10000	2.04484	13.97090	27
CRESTON	7,834	229,172,213	8.10000	1.03893	14.12560	28
DECORAH	8,127	357,348,056	8.10000	2.18641	14.20887	29
MARION	34,768	1,630,283,877	8.10000	2.15216	14.22338	30
ADEL	3,682	141,908,535	8.10000	2.00405	14.26348	31
WAVERLY	9,874	428,916,071	8.10000	2.94180	14.37200	32
NEVADA	6,798	273,180,211	8.10000	1.92174	14.61800	33
GRINNELL	9,218	270,446,876	8.10000	0.80903	14.83076	34
WASHINGTON	7,266	245,370,522	8.10000	3.57206	15.22394	35
FORT MADISON	11,051	297,348,874	8.10000	1.71634	15.36526	36
MARSHALLTOWN	27,552	878,122,328	8.10000	0.99979	15.38434	37
NORWALK	8,945	415,850,016	8.10000	3.04873	15.40604	38
CEDAR RAPIDS	126,326	6,842,869,326	8.10000	2.95605	15.43621	39
BOONE	12,661	388,678,601	8.10000	0.82298	15.62578	40
MUSCATINE	22,886	891,821,062	8.10000	2.60018	15.67209	41
SIOUX CITY	82,684	2,807,885,259	8.10000	3.47477	15.68010	42
FAIRFIELD	9,464	350,030,866	8.10000	3.09384	15.70584	43
IOWA CITY	67,862	3,806,513,568	8.10000	2.97846	15.83305	44
CHARLES CITY	7,652	260,010,380	8.10000	1.29414	15.90021	45
ESTHERVILLE	6,360	157,752,636	8.10000	2.02070	15.95037	46
WEBSTER CITY	8,070	231,020,687	8.10000	2.07741	16.24214	47
CLINTON	26,885	1,000,769,542	8.10000	3.38431	16.31584	48
BURLINGTON	25,663	759,662,082	8.10000	3.79790	16.33632	49
DES MOINES	204,220	7,798,033,783	8.10000	2.97000	16.64000	50
DAVENPORT	99,687	4,570,177,740	8.10000	2.05000	16.78000	51
ATLANTIC	7,112	224,935,230	8.10000	4.54000	16.85586	52
NEWTON	15,254	437,547,936	8.10000	2.25249	17.14000	53
WATERLOO	68,406	2,352,622,826	8.10000	2.75595	17.54799	54
OELWEIN	6,415	140,825,764	8.10000	4.52339	17.71952	55
PERRY	7,702	164,962,769	8.10000	2.55222	17.79878	56
COUNCIL BLUFFS	62,230	2,809,624,482	8.10000	2.82000	18.26000	57
KEOKUK	10,780	319,521,978	8.10000	1.79112	18.36617	58
DENISON	8,298	216,404,291	8.10000	4.22818	19.05157	59
KNOXVILLE	7,313	198,447,107	8.10000	6.10083	20.02637	60
FORT DODGE	25,206	707,931,529	8.10000	4.58644	20.42025	61
OTTUMWA	25,023	613,484,444	8.10000	3.05577	22.45648	62

NDIANOLA

Diana Bowlin

From: Ryan Waller
Sent: Friday, September 27, 2019 10:20 AM
To: Ryan Waller
Subject: Waller's Weekly 9.27.19
Attachments: Code Enforcement_Sept 27.pdf; Curent Projects Update-Sept 27.pdf; 2019 Building Permits-Sept 27.pdf; Indiannola Support EDA.pdf; cicc-brochure.pdf; Invite_2019-10-22_Open House.pdf; 20190924145225600.pdf; IA-Indianola_InteriorPage.jpg; IA-Indianola_HomePage_1.jpg; IA-Indianola_HomePage_2.jpg; IA-Indianola_HomePage_MM.jpg; Copy of Copy of Indianola - Write Off Data-1-1-2015-6-30-2019.pdf; Draft October 21, 2019 Agenda.pdf; Draft October 7, 2019 Agenda.pdf

Good morning, all.

I hope this finds you all well. Attached, please find 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

Courthouse/Jail Referendum – As you may have heard, the Warren County Supervisors have taken steps to ask voters for additional funding for the Courthouse/Jail project. Accordingly, as staff works on preparing the City Council agenda for the October 7th City Council meeting, we are seeking informal input on if, similar to last year, there is a desire from City Council members to include a discussion item on this topic. Please let me know prior to October 3rd. When responding, in accordance with the open meetings act, please respond to me directly and do not "reply to all".

EDA Economic Development Assistance Grant – Next week, staff will be submitting the final application for grant funding to help assist in the paving of Iowa Avenue in front of the 50,000 square foot Missouri Valley Line Constructors Apprenticeship & Training Program building, that is currently under construction. The estimated total project cost of this paving project is approximately $1.5 Million, and this grant is able to provide up to 50% funding. As part of the

final application, staff worked with Missouri Valley to get letters of support. One of those letters of support, from the Southern Iowa Council of Governments, is attached.

Building Code Updates- Starting next week, Community Development and Fire Department staff will begin weekly meetings regarding proposed updates to fire, building, building trades and energy codes. Staff will work to get feedback from contractors located, and doing work, in Indianola prior to bringing recommendations forward to the City Council for final approval. In doing this, Staff will be reviewing all recommendations from the Central Iowa Code Consortium. The Central Iowa Code Consortiums recommendations can be found at www.capitalcrossroadsvision.com/lgc/cicc/, and an informational brochure on the Central Iowa Code Consortium is attached to this email.

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 begin to be distributed to the community starting next week.

Fire Department Ambulance Billing – During a previous City Council meeting, the City's ambulance billing company provided an update of the department's billing activities. During the meeting a request was made for additional information. This information is attached. As you will see in the document, $125,861.71 will be submitted to the State's off-set program in an attempt to collect these outstanding balances. You will also see that a total of $2,179.14 will need to be "written off" due to bankruptcy or death of the customer.

Website update - Work is underway on the website design update. Staff received the first mock-ups of the new design (attached). The feedback from our internal website design committee and department heads has been very positive. It is anticipated a redesign of the website will be completed after the first of the year.

Square Snow Removal – City staff received permission from Warren County to place snow accumulations from around the Square onto the County's property located in the center during the 2019/2020 winter season. The usage of this property for snow storage will greatly reduce the time and equipment needed for snow removal in the downtown area. Thanks to Warren County for allowing this to occur.

YMCA Annual Meeting – As you are aware, the City's 28E agreement with the YMCA requires City representation on the local advisory board. In that capacity, last week I attended the Annual YMCA Meeting in Des Moines. This was the official business meeting for the YMCA Association as the organization begins a new fiscal year (September 1 to August 31). During the meeting, Leisha Barcus, CEO of the YMCA, provided some general partner updates, as well as a few other informational updates. Of note was the Greater Des Moines YMCA's fiscal year end. Ms. Barcus reported the Y finished the fiscal year at "break-even" and that the Association

reduced debt by $1,083,648.06. Attached, please find a copy of her speech which includes this information.

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

Agendas - Tentative agendas for upcoming Council meetings are attached.

Community Development

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

Code Enforcement Tracking Report

Case Status	Complaint Date	Description of Complaint	Location/Address	Date of Initial Inspection	Date of Written Notice	Current Status	Next Follow-up Date	Final Compliance Date
Open	9/24/2019	Trash	801 E 1st	9/24/2019		Trash along side driveway.	9/30/2019	
Open	8/21/2019	Over Grown Vegetation and Junked Vehicles	1701 Country Club Rd	8/21/2019	8/22/2019	Vehicles removed, grass mowed, still working on it	10/1/2019	
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.	10/2/2019	
Open	8/20/2019	Brush	207 South H Street	8/21/2019	8/29/2019	Owner working on property.	10/2/2019	
Open	9/9/2019	Abandoned vehicles, trash	208 W Ashland	9/9/2019	9/12/2019	Abandoned cars still there. Will contact property owner	10/2/2019	
Open	9/16/2019	Tall Grass/Weeds	906 W Detroit	9/16/2019	9/18/2019	House appears to be vacant. Property owner called and asked for an extension on 9/24/19.	10/2/2019	
Open	9/17/2019	Tall grass/ weeds	215 N Buxton	9/18/2019	9/18/2019	Fence between Dr Cooney's and Ryan Ellis Law Firm has tall weeds	10/2/2019	
Open	9/17/2019	Tall Grass/Weeds, Debris	Property E of East Scenic Valley Ave	9/17/2019		Discussed this with the representative for property owner. Tall grass and weeds will be mowed, and they will work to get remaining construction debris off the property.	10/2/2019	
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. Nothing has been done to date. Posted as unsafe. Will check regularly.	10/2/2019	
Open		Junk/Junk Vehicles	1105 E Salem	4/22/2019	4/26/2019	Progress being made. Concrete manhole still needs to be removed.	10/2/2019	
Open		Abandon/Unsafe Building	506 N Kenwood Blvd	4/17/2018	5/6/2019	Municipal Infraction Issued. Service has been attempted on property owner, and has failed. Discovered that property was in foreclosure, and was sold on August 15. New owner is working on updating property. Grass has been mowed	10/2/2019	

Community Development

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Open		Unsafe Building	401 W Salem	6/25/2019	6/26/2019	Notice of unsafe building issued. Property owner obtained a building permit for work. Substantial progress made. Still needs to finish roof and siding.	10/2/2019	
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. Work being done on building.	10/2/2019	
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		Abandon/Unsafe Building	310 E Boston	3/28/2019	4/5/2019	Property posted as unsafe. Building has been ordered to be vacated and was posted to prevent further occupancy until the work is completed. Met with owner to discuss timing for making improvements. Deadline set for November 1.	11/1/2019	
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	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

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Code Enforcement Tracking Report

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
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

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Code Enforcement Tracking Report

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
Closed	9/6/2019	Tree	400 W Orchard Ave	9/6/2019		Tree branches cut back so stop sign is visible.		9/12/2019
Closed	8/13/2019	Junk	204 North J Street	8/13/2019	8/20/2019	Property cleaned up		9/18/2019
Closed	8/19/2019	Tall Grass/Weeds	1400 Block of West Iowa	8/19/2019	8/23/2019	Abated 09/13/2019		9/18/2019
Closed	8/22/2019	Tall Grass/Weeds	1101 N L	8/23/2019	8/23/2019	Abated 09/13/2019		9/18/2019
Closed	8/26/2019	Tall Grass/Weeds	610 North N Street	8/29/2019	8/29/2019	Abated 09/13/2019		9/18/2019
Closed	9/12/2019	Tall Grass/Weeds and Junk/Debris	1009 E Salem	9/12/2019	9/12/2019	Property abated.		9/23/2019
Closed	9/13/2019	Tall Grass/Weeds	402 W 1st	9/16/2019	9/16/2019	Property has been mowed.		9/23/2019
Closed	9/17/2019	Trash	407 W 1st	9/17/2019		Property has been cleaned.		9/23/2019
Closed	9/18/2019	Tall grass/Weeds	207 W Salem	9/16/2019	9/17/2019	Tall grass, weeds, and brush on backside of property taken care of.		9/26/2019

Community Development

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2019 Building Permit Report

Permit	DATE Permit Issued	NAME	ADDRESS	CONTRACTOR	CONSTRUCTION	VALUE
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

Community Development

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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

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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
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

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

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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
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
129	9/9/2019	Tim Naberhaus	100 W Kentucky	Haus Roofing	Resdential Alteration	$15,000
130	9/10/2019	MRS Investments	815 West 1st	Vanderpool	Single Family Dwelling (demo)	
131	9/11/2019	Shelly(Bevard)Spooner	509 S Freeman	Shelly Spooner	Single Family Dwelling (demo)	$21,000
132	9/12/2019	LouAnn Corrigan	507 N 17th	JS Solutions	Alteration(basement remodel)	$24,800

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133	9/24/2019	Dental Professionals	200 N B	Downing Construction	Alteration(remodel)	$250,000
134	IR	Chad Amos	1204 S O	Artisian Crest Homes	Single Family Dwelling	$568,000
135	9/24/2019	Dan Carlson	807 W Orchard Ave	Carlson Homes LLC	Single Family Dwelling	$300,000
136	IR	Phil Steger	TBD	Steger Construction	Two Family	$200,000
137	IR	Ryan Bosell	910 Scott Felton	Mike McClintock	Addition	$120,000
138	IR	Johnathan Cross	2411 W 10th	Crossover Construction	Addition - deck	$30,000
139	IR	Brent Chappell	502 N K	Brent Chappell	Addition- garage	$12,000

CAPITAL CROSSROADS
A VISION FORWARD

CENTRAL IOWA CODE CONSORTIUM

The Governance Capital's long-term goal is to develop a new culture of cooperation and way of doing business for local governments that champion collaboration and coordination when viable to save taxpayers dollars and improve efficiencies. The Central Iowa Code Consortium is a signature win for the Governance Capital.

Region	1
Code	1
Committees	7
Proposed Code Amendments	200
Local government & industry representative volunteer hours	1,497

THE CONSORTIUM

The Governance Capital's Local Government Collaboration project aims to enhance cooperation and provide services more efficiently and effectively. In 2012, this team focused on creating a unified fire code for 18 metro jurisdictions. As the team evaluated fire codes, it became evident that all construction and maintenance codes must work together to make them more efficient and effective. The team's discussion expanded to include the entire family of building and maintenance codes.

The team continued to move forward with the idea of creating a process where codes would be reviewed and discussed by government and industry leaders with the goal of reaching consensus on code provisions and making recommendations to participating communities. Thus, in 2014, the Central Iowa Code Consortium was born.

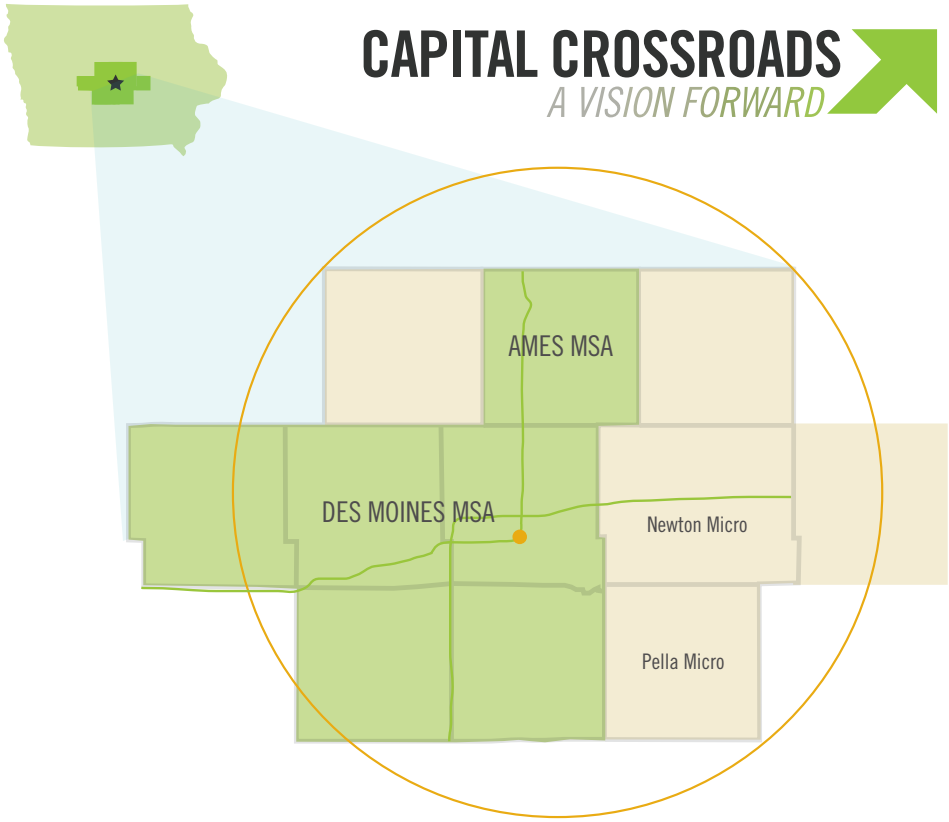
THE CENTRAL IOWA CODE CONSORTIUM IS A COLLABORATIVE EFFORT TO IMPROVE UNIFORMITY AND CONSISTENCY IN CONSTRUCTION CODES IN CENTRAL IOWA COMMUNITIES.

FOR MORE INFORMATION, PLEASE CONTACT BETHANY WILCOXON AT (515) 283-4964 OR EMAIL BWILCOXON@DESMOINESMETRO.COM.

CAPITAL CROSSROADS
A VISION FORWARD

CODES REVIEWED

- BUILDING
- EXISTING BUILDING
- FIRE
- ELECTRICAL
- ENERGY CONSERVATION
- MECHANICAL
- PLUMBING
- FUEL GAS
- RESIDENTIAL
- LIQUEFIED PETROLEUM GAS



"The willingness of government officials to come together in purposeful efforts to improve process coordination and unification of tools and services, at the scale accomplished in Greater Des Moines, is beyond the reach of most US regions." - Market Street Services

THE FUTURE OF CICC

As new codes are released, the CICC will reconvene to ensure continued continuity across metro jurisdictions. The initial effort to develop the model code and associated processes was a tremendous undertaking from which the team learned numerous lessons. We now have the infrastructure established to more efficiently develop future model codes and to potentially expand this practice to other regulatory processes throughout Central Iowa.

2012 Unified Code Team Established

2014 Central Iowa Code Consortium Created

2016 Model Central Iowa Code Released

2018 Work to Begin on 2018 Codes

ANNUAL MEETING
CEO COMMENTS
9.24.19

Ladies and Gentlemen:

It gives me great pleasure to welcome all of you to this year's Annual Meeting of the YMCA of Greater Des Moines. Your support and presence here is so important and appreciated. I sincerely thank you for joining us.

Today, we celebrate not only our annual accomplishments, but this event also allows us to come together and celebrate us – a very special Y-community - privileged to carry forward 151 years of YMCA achievements.

Most importantly, we celebrate the YMCA Cause – Our Cause to Strengthen the Foundations of Community through our work in Youth Development, Healthy Living and Social Responsibility.

I'm actually most excited today to celebrate with you our amazing partners in this community building. How fortunate we are to work side-by-side with you – Thank You.

But, before I introduce our special guests, I'd like to share with you just how very proud I am of the steps we've made in the right direction this year. Steps that are opening the doors to a sustainable tomorrow.

It was exactly this time last year, during my first days on the job - we were waist deep working with our colleagues from Y-USA on an assessment that would outline the state of our financial affairs at that time. While the facts and figures contained in that report were front and center, I distinctly remember the title page. It read, "Committed to Our Community."

One year later, I'm here to tell you, that our commitment to community remains as strong as ever.

Thanks to outstanding leadership from this board of directors,

expert assistance from Y-USA has armed us with a comprehensive and insightful review of our operations, including a critical look at the financial health of our organization.

Together WE – both engaged staff and committed volunteers - acknowledged the financial and operational challenges that existed, heeded the expert's recommendations and made a number of very difficult but important decisions to help guide our Association towards sustainability.

We refined our financial reporting in order to provide the clarity and visibility necessary to lead confidently – today, next month, and next year.

We also embarked on the first phase of a multi-year strategic planning process that

First, helped us understand our current capacity to efficiently and effectively deliver programs and services within our communities and it informed the implementation of our new organizational structure.

- Restructuring our operations team included the promotion of key performers and seasoned Y employees like Terry Feldt, Eric Kress and Alex Kretzinger, and we welcomed the addition of critical new professional expertise, including Jamie Bussell, our new CFO and Jason Rudy, Director of Facilities, among others.

Second, it helped us to re-focus on our mission and charitable purpose. When we provide our community with quality programming that ensures healthy minds, spirits and bodies, FOR ALL our core and signature programs attract increased program revenue and new philanthropy.

Thirdly, I believe we changed the way we think about our Association. I see staff and volunteers coming together, using not only our unique strengths as individuals and branches, but also recognizing the uniqueness of our communities to build a healthier and happier Association.

This change is reflected in the way we now approach the work. What was once thought of as "Corporate or Metro" is now about "Leadership and Resources". I believe this small change speaks volumes about our enormous opportunity to come together for a strong tomorrow.

And strong is how we finished Fiscal Year 19.

- Thanks to an incredibly motivated team - we closed our fiscal year at break-even, met every debt covenant, paid our suppliers, paid our staff AND reduced our Association debt by $1,083,648.06.

Now let me take you outside the doors of the Association Leadership and Resource office and back to our continued Commitment to the Community.

- Our branches continued to serve 48,000 members. And, when you consider our many non-member programs like resident camp, day camp, preschool, youth sports, medical programming and our academic achievement work, we actually impact the lives of nearly 100,000 individuals
    - Here's one of many examples of impact: For example: the Grubb Starfish Academy & Power Scholars program, with attendance rate of 92% this year, not only halted summer reading loss but

advanced reading skills by one month and advanced math skills by 2 months.

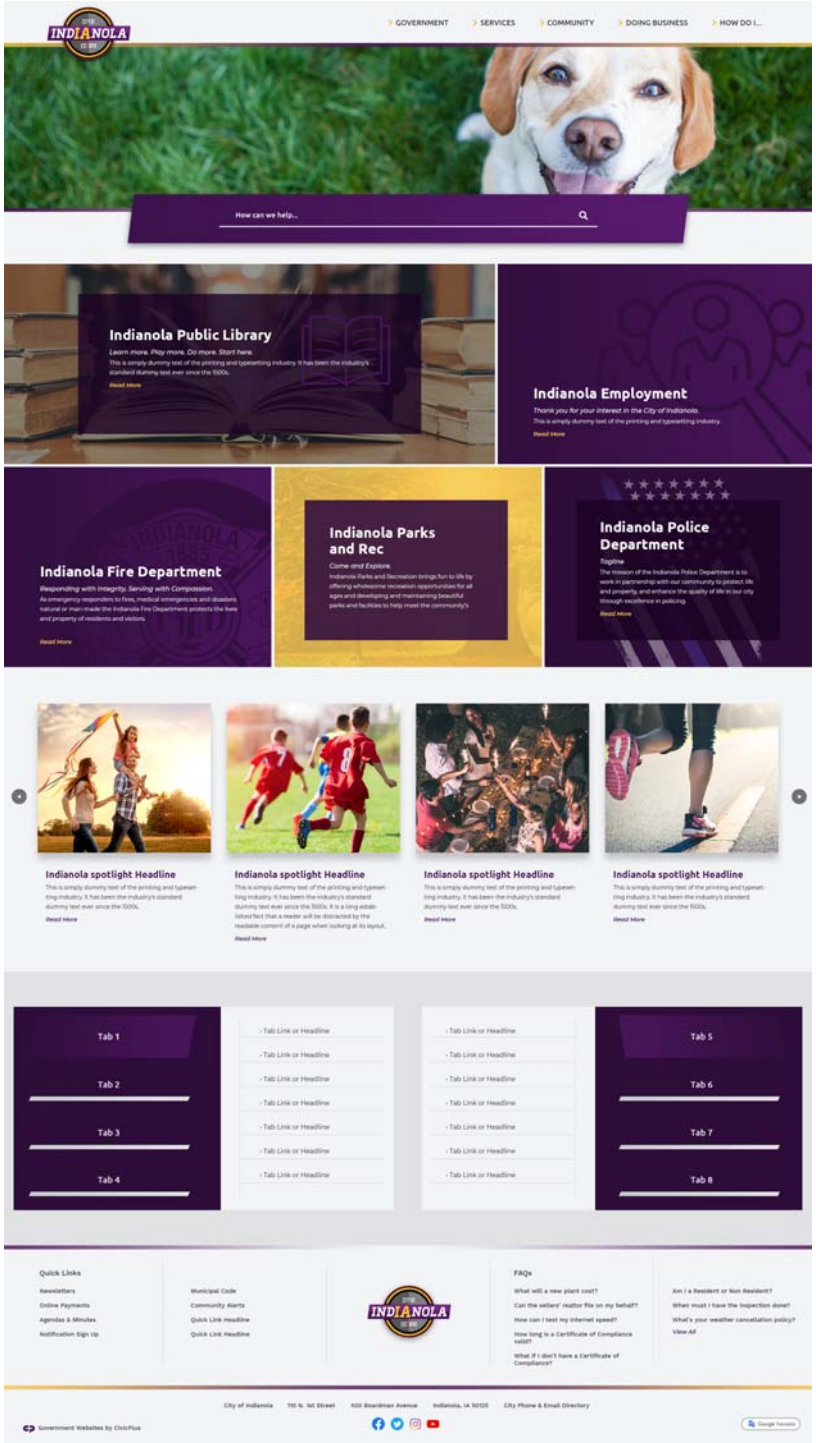
- In addition to thee academic achievements, I personally believe that these Family Survey outcomes are equally as important.
  - 87% of families said their child's eagerness to learn improved
  - 84% of families said their child's confidence improved, and
  - 83% of families said their ability to overcome challenges improved.

- We were again voted by the readers of the Business Record as Greater Des Moines' Best Fitness Facility! And, it's no wonder. Our latest Members First survey indicated:
  - 94% of members told us their facility was clean and well maintained
  - 93% of members said the equipment was well maintained and working
  - 98% of members said their interaction with staff was positive, helpful and welcoming
- Thanks to our generous volunteers - in both time and treasure - we met our annual campaign goal of $1.6M and as a result
- Provided 18,000 residents with $2.2M in scholarships. Everyone in our community was provided the access and opportunity to build a healthier mind, spirit and body!

Our ability to deliver on our commitment to community however, doesn't occur alone.

In fact, the theme of our meeting is Together Toward Tomorrow. In the spirit of togetherhood, we invited a few of our community partners here today to

recognize the key role they played in our success over the past year, and to let them tell you, in their own words, why they choose to partner with the Y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What's your weather cancellation policy?
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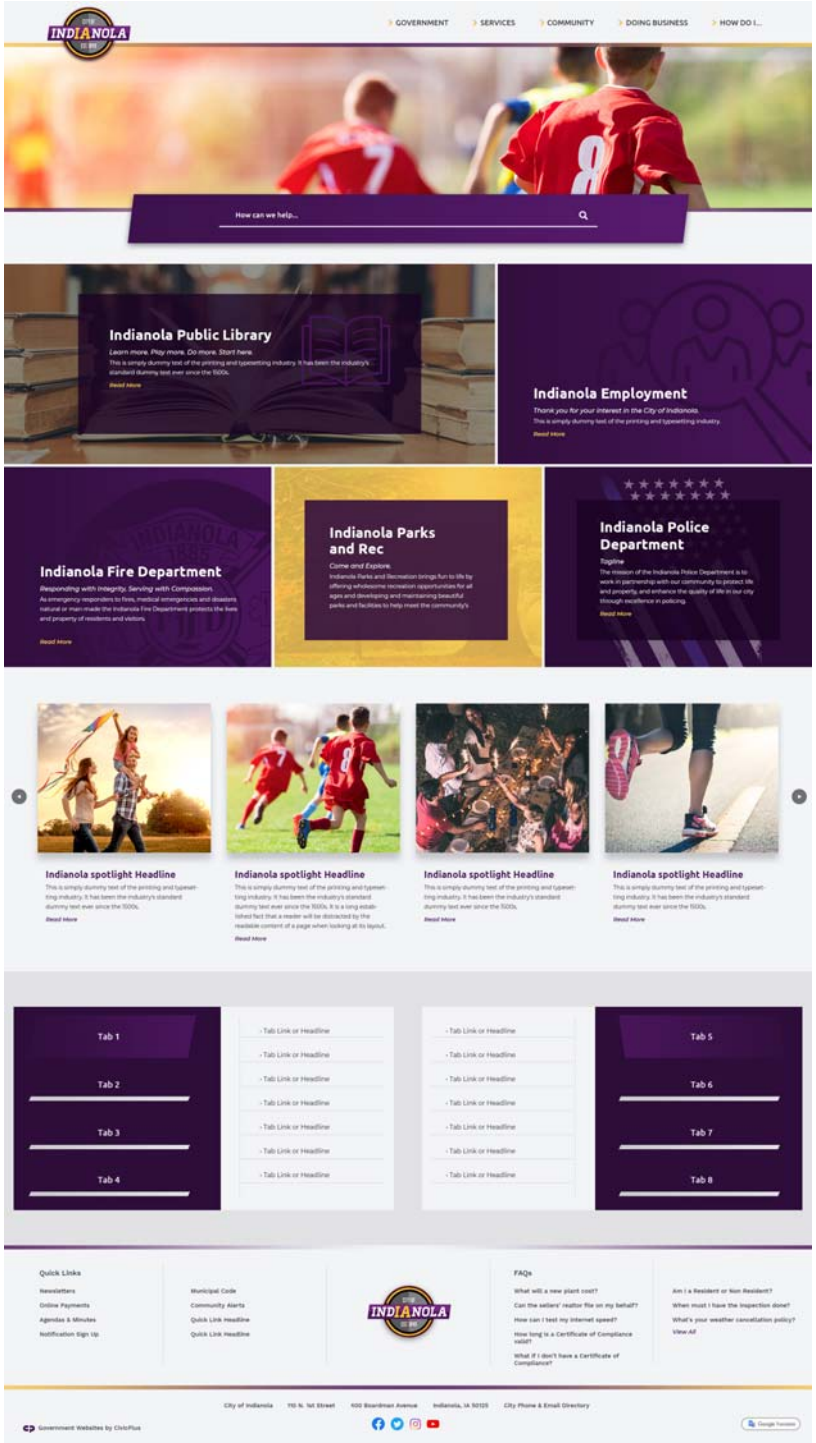
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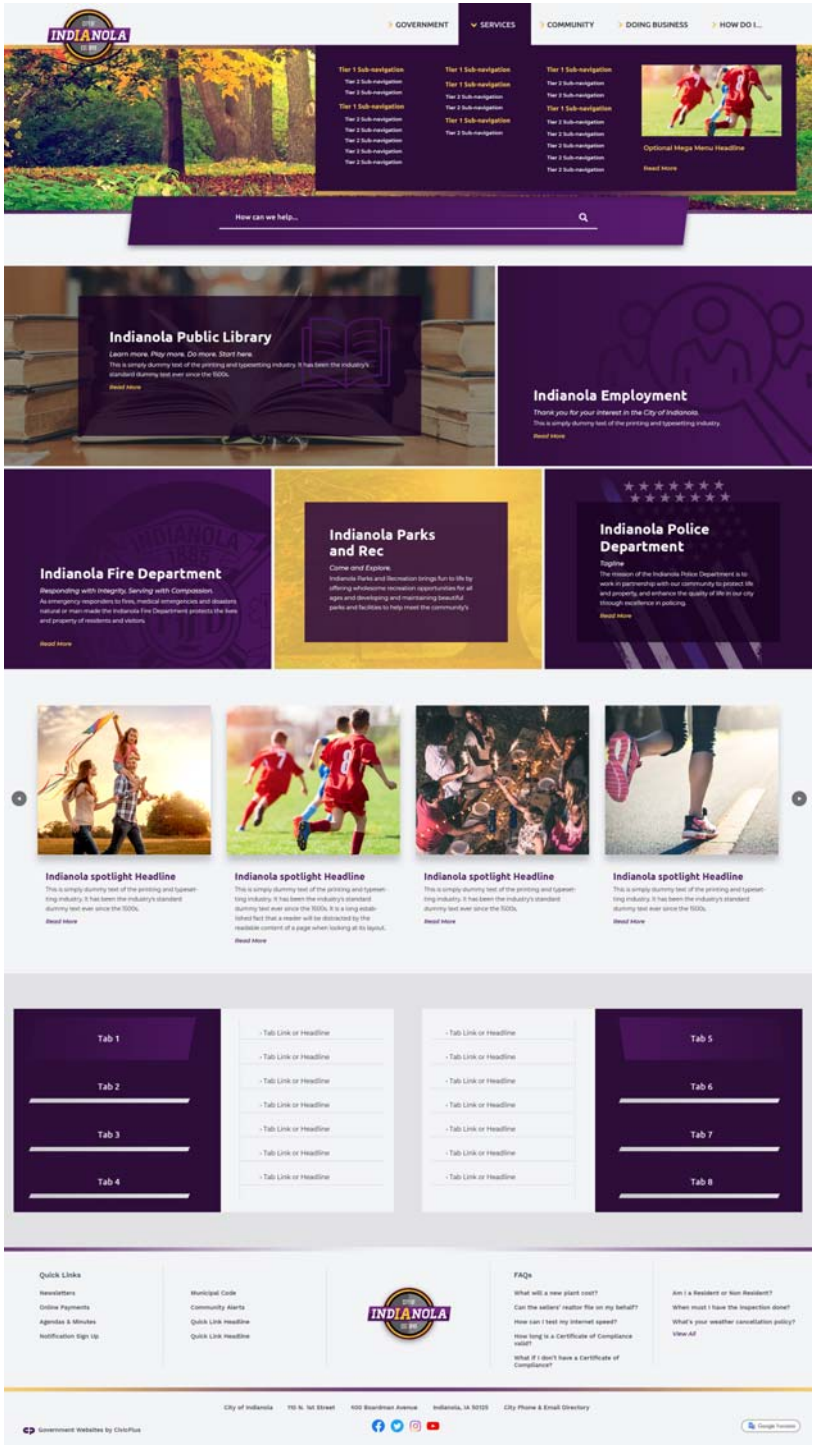
INDIANOLA
GOVERNMENT
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Tier 2 Sub-navigation
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Read More
How can we help...
Indianola Public Library
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Thank you for your interest in the City of Indianola.
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Indianola Parks and Rec
Come and Explore.
Indianola Police Department
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What will a new plant cost?
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What if I don't have a Certificate of Compliance?
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October 21, 2019
Draft Council Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Final 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.
- Final consideration on amendment to Chapter 165 (Zoning Regulations), regarding fence regulations.
- Second 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.
- Second 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.
- Second 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.
- Second 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
- Final consideration to amend the no parking ordinance

October 21, 2019
Council Study Meeting

October 21, 2019
Draft Council Agenda

- Minutes
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- Final consideration to amend the no parking ordinance
- Consider request from Keven J. Crawford of Cooper Crawford & Associates, LLC for approval of a Plat of Survey at 1305, 1307 and 1313 South L Court.
- Set Public Hearing for zoning regulation amendment to Chapter 165, regarding Bed and Breakfast and Boardinghouse regulations. (PH/1st Consideration on November 18)
-

October 21, 2019
Council Study Meeting

	Accounts	Amount
Medicaid	13	$ 12,055.80
2017	2	$ 1,884.80
2018	11	$ 10,171.00
Medicare	85	$ 26,361.50
2016	1	$ 300.00
2017	27	$ 7,622.73
2018	54	$ 15,439.77
2019	3	$ 2,999.00
Grand Total	98	$ 38,417.30

	Bankruptcy		Collections		Deceased			
	Accounts	Amount	Accounts	Amount	Accounts	Amount	Total Accounts	Total Amount
Auto Insurance			1	$ 421.64			1	$ 421.64
2018			1	$ 421.64			1	$ 421.64
Medicare	1	$ 290.44	64	$ 14,051.47	3	$ 1,888.70	68	$ 16,230.61
2016			1	$ 300.00			1	$ 300.00
2017			20	$ 3,804.70	2	$ 1,688.70	22	$ 5,493.40
2018	1	$ 290.44	43	$ 9,946.77	1	$ 200.00	45	$ 10,437.21
Private Insurance			71	$ 25,863.89			71	$ 25,863.89
2015			1	$ 525.00			1	$ 525.00
2016			7	$ 1,660.83			7	$ 1,660.83
2017			33	$ 7,157.08			33	$ 7,157.08
2018			30	$ 16,520.98			30	$ 16,520.98
Self Pay			119	$ 85,524.71			119	$ 85,524.71
2015			1	$ 694.00			1	$ 694.00
2016			1	$ 150.00			1	$ 150.00
2017			53	$ 33,552.81			53	$ 33,552.81
2018			60	$ 47,580.90			60	$ 47,580.90
2019			4	$ 3,547.00			4	$ 3,547.00
Grand Total	1	$ 290.44	255	$ 125,861.71	3	$ 1,888.70	259	$ 128,040.85

CITY OF INDIANOLA COMPREHENSIVE PLAN UPDATE

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

SOUTHERN IOWA COUNCIL OF GOVERNMENTS

Southern Iowa Development Group, Inc.
Southern Iowa COG Housing Trust Fund, Inc

101 East Montgomery St.
Creston, Iowa 50801-2406

Telephone 641.782.8491
Facsimile 641.782.8492
email SICOG@sicog.com

Dan Christensen, Chairperson, Decatur County
John Twombly, Vice-Chairperson, Adair County
Karen Zabel, Secretary, City of Lenox representing Taylor County
Ron Riley, Treasurer, Union County
Doug Birt, Adams County
Marvin McCann, Clarke County
Diane Fitch, Madison County
Lyle Minnick, Ringgold County
Doug Davidson, Private Sector Representative
Vacant, Private Sector Representative
William Trickey, Private Sector Representative
Beth Waddle, Private Sector Representative
Tom Lesan, Member-At-Large

September 23, 2019

EDA Investment Committee
U.S. Department of Commerce Economic Development Administration
Denver Regional Office
1244 Speer Boulevard, Suite 431
Denver, CO 80204

Re: City of Indianola public works/economic adjustment assistance application / Missouri Valley Joint Training facility

Dear EDA Investment Committee:

On behalf of the Southern Iowa Council of Governments, I would like to extend our support for the City of Indianola's application to EDA's public works/economic adjustment assistance program. The City of Indianola's application will enhance the opportunity for economic growth not only in Indianola but also in Madison and Clarke Counties both served by the Southern Iowa Economic Development District (EDD). Ultimately, the completion of the project will result in both short- term and long-term job creation. The economic impact of this project for this area is tremendous.

The City of Indianola is not current served by a COG in Iowa, however over the years, I have worked with the City of Indianola, Warren County and other cities on projects ranging from economic development, disaster relief and community development (infrastructure project). The project will primarily benefit Indianola and secondarily the adjacent counties.

This new training facility for the Missouri Valley Electrical Joint Apprenticeship and Training will have a far reaching economic impact not only in Iowa, but also in Wisconsin, Minnesota, North Dakota, South Dakota, Nebraska, and Missouri.

The Missouri Valley Joint Training facility, when completed, will be hosting 3,000 electric linemen apprentices each year at their facility for weeklong trainings throughout the year.

The public works/economic adjustment assistance program application is of utmost importance to the future of Indianola, Warren County and surrounding communities/counties.

Please feel free to contact our organization regarding this support for the city's application. Thanking you for your consideration for your thoughtful consideration. If I can be of any further assistance or provide additional information please let me know.

Respectfully,

Timothy Ostroski
Executive Director

CITY OF INDIANOLA EST. 1849

COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Subject: Current Projects Update-September 27, 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.
  - Comments on construction plans returned on September 11.

- Revised construction plans were submitted on September 18

- **<u>Quail Meadows 3</u>**
  - Located north of North 8th Street and East Trail Ridge Place.
  - Staff has been notified that about 30 acres of land in the Summercrest Hills development was sold to a developer who intends to develop single family lots.
  - A rezoning application was submitted on July 1 to change a portion on this land from C-2 to R-3. The Planning and Zoning Commission recommended approval of this request at its August 13 meeting.
  - The City Council held a public hearing and first consideration at its September 16 meeting.
  - This development will require the City to relocate the current lift station north of the Quail Meadows Subdivision to the north of the Summercrest Hills development. The tentative schedule it to have the new lift station designed by this fall, bid of by next spring, and completion by fall of 2020.
  - Staff meet with HR Green and Developer engineer to discuss timing of improvements and new lift station on September 9.
  - The developer submitted a preliminary plat to the City on September 24.
- **<u>Warren County Justice Center (115 North Howard Street)</u>**
  - 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.
- **<u>New Heights Church (309 East Hillcrest Avenue)</u>**
  - The project engineer contacted the City on February 7 to clarify plan review comments.
  - Updated site plan was received on March 7.
  - Updated comments returned to applicant on March 20.
  - The project engineer contacted the City on July 11 to clarify plan review comments.
  - Staff responded to those questions on July 12.
  - An updated site plan was submitted on July 29.
  - Staff responded to fire code requirements on August 21.
  - An updated site plan was submitted on August 30.
  - Site plan comments were returned on September 2.
  - Revised site plan submitted on September 20
- **<u>West Hills Brewery (219 West Salem Avenue)</u>**
  - 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.
  - Initial comments on the site plan were returned on September 19.
- **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.
  - Fire review comments returned to applicant on September 23.
- **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 were reviewed by Planning and Zoning Commission Meeting at its September 10 meeting.
- The Planning and Zoning Commission recommended the site plans be denied at its September 10th meeting.
- The City Council denied the site plan at its September 16 meeting.

Subject

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

Information

Roll call to enter into closed session is in order.

Fiscal Impact

Attachments

No file(s) attached.

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.