



CITY OF INDIANOLA COUNCIL MEETING

November 18, 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 4** November 4, 2019, Minutes.
 - C. Applications
 1. **Page 8** Approval of a renewal Class "C" Liquor License, Outdoor Area and Sunday Sales Permit for Brickhouse Tavern, located at 107 N Buxton.
 2. **Page 9** Approval of a renewal of a Class "C" Liquor License, Outdoor Area and Sunday Sales Permit for The Sports Page, located at 1802 W 2nd Avenue.
 - D. **Page 10** Resolution setting a public hearing on December 16, 2019, for an amendment to Chapter 165 of zoning codes regarding Bed and Breakfast, Boardinghouse and Short-term Rental regulations (Planning & Zoning approved unanimously on November 12, 2019.)
 - E. **Page 27** Resolution setting a public hearing on December 16, 2019, for an amendment to Chapter 165 of zoning codes regarding breweries. (Planning & Zoning approved unanimously on November 12, 2019.)
 - F. **Page 40** Resolution setting a public hearing on December 16, 2019, for a request from Stacy Crow on behalf of Lyelca Of Warren Co Et Al. to rezone property located in the North Half of the Southeast Quarter and the South Half of the Northeast Quarter of Section 36, Township 76 North, Range 24 West from A-1, Agricultural Zoning District to A-2 Mixed Agricultural Zoning District. (Planning and Zoning approved unanimously on November 12, 2019.)

- G. **Page 55** Resolution approving a Preliminary Plat for Quail Meadows Subdivision submitted by Jon L. Hanson of Snyder & Associates, Inc. (Planning and Zoning approved, with stipulations, on November 12, 2019, with one member abstaining from voting.)
- H. **Page 79** Resolution approving a Plat of Survey for property at the northwest corner of Kennedy Street and County Highway S23, submitted by Thomas Land Surveying, LLC, on behalf of Marywood Farms, Inc. (Planning and Zoning unanimously approved on November 12, 2019.)
- I. **Page 87** Approval of Urban Renewal Report.
- J. **Page 108** Resolution authorizing internal loan to fund urban renewal project costs in connection with Iowa Avenue extension project.
- K. **Page 111** Resolution authorizing an internal loan to fund legal fees in connection with urban renewal project costs in the amount of \$25,000.
- L. **Page 114** Resolution approving the certification of tax increment financing obligations.
- M. **Page 121** Change order number three for the Jerry Kelley Trail in an amount of \$1936.00, for a revised contract amount of \$485,713.56.
- N. **Page 124** Resolution authorizing a professional services agreement for the emergency repairs for the Norwalk Ready Mix storm sewer failure project.
- O. **Page 131** Resolution approving salaries.
- P. **Page 133** Claims on the computer printout for November 18, 2019.
- 6. Council Reports
- 7. Mayor's Report - Kelly B. Shaw
- A. Community Update
- 8. Other Business
- A. **Page 150** City Manager's Report - Ryan Waller
 - 1. **Page 151** Receive and file correspondence from November 1 and 8, 2019, weekly updates from City Manager, Ryan Waller.
- B. **Page 212** Enter into closed session pursuant to Iowa Code section 20.17(3) to discuss labor negotiations.
- C. **Page 213** Enter into closed session pursuant to 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.

9.

Adjourn

Meeting Date: 11/18/2019

Information

Subject

November 4, 2019, Minutes.

Information

Minutes from the November 4, 2019, City Council meeting.

Fiscal Impact

Attachments

191104 Minutes

REGULAR SESSION – NOVEMBER 4, 2019

The City Council met in regular session at 6:00 p.m. on November 4, 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 and Greta Southall.

Item “O” – Claims on the computer printout for November 4, 2019 was pulled from the consent agenda.

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

Approval of agenda

October 21, 2019 Minutes

Application – A renewal refuse hauling permit for TRM Disposal, LLC

Final 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 an alley and adoption of ORDINANCE NO. 1623 entitled, “ORDINANCE VACATING A PORTION OF ALLEYS IN THE CITY OF INDIANOLA, WARREN COUNTY, IOWA AND RETAINING EASEMENT RIGHTS” – the ordinance to be effective upon publication – and RESOLUTION NO. 2019-209 entitled “RESOLUTION APPROVING SALE OF CERTAIN ALLEYS IN THE CITY OF INDIANOLA, WARREN COUNTY, IOWA TO ADJACENT PROPERTY OWNERS” – the complete resolution may be viewed at the City Clerk’s Office

Final consideration of an ordinance for a request from Wouter Hertzberger and Jessica E Halgren-Hertzberger for a right-of-way vacation and conveyance of an alley and adoption of ORDINANCE NO. 1624 entitled, “ORDINANCE VACATING A PORTION OF ALLEYS IN THE CITY OF INDIANOLA, WARREN COUNTY, IOWA AND RETAINING EASEMENT RIGHTS” – the ordinance to be effective upon publication – and RESOLUTION NO. 2019-210 entitled, “RESOLUTION APPROVING SALE OF CERTAIN ALLEYS IN THE CITY OF INDIANOLA, WARREN COUNTY, IOWA TO ADJACENT PROPERTY OWNERS” – the complete resolution may be viewed at the City Clerk’s Office

Resolution No. 2019-211 approving a public utility easement for the east/west and north/south alley of Steele and Granthams addition (the complete resolution may be viewed at the City Clerk’s Office)

Resolution No. 2019-212 amending the City Financial Disclosure Policy and a Post-Issuance Tax Compliance and Record Retention Policy (the complete resolution may be viewed at the City Clerk’s Office)

Resolution No. 2019-213 authorizing the execution of a supplemental agreement with Snyder and Associates for the Iowa Avenue paving project (the complete resolution may be viewed at the City Clerk’s Office)

Resolution No. 2019-214 Approving Salaries (the complete resolution may be viewed at the City Clerk’s Office)

Receive and file the Indianola Library’s Annual Report

Resolution No. 2019-215 authorizing the execution of an agreement with MidAmerican Energy for the supply of electricity to the City of Indianola’s proposed Water Resource Recovery Facility (the complete resolution may be viewed at the City Clerk’s Office)

Resolution No. 2019-216 authorizing the execution of an agreement with the Iowa Department of Human Services regarding the Ground Emergency Medical Transportation Provider Program (the complete resolution may be viewed at the City Clerk's Office)

Resolution No. 2019-217 approving a professional services agreement with Elder Corporation for the brush grinding at the Brush Facility for the 2019-2020 season (the complete resolution may be viewed at the City Clerk's Office)

Change order number one for the East Hillcrest Avenue Trail Connector project in the amount of \$500.00 for a 24-inch area intake in place of an 18-inch area intake on the west end of the project

The claims on the computer printout for November 4, 2019 were approved on a motion by Clark and seconded by Parker. On roll call the vote was, AYES: Parker, Kling, Gezel, Southall, Marchant and Clark. NAYS: None. Whereupon the Mayor declared the motion carried unanimously.

Aidan Ruble and Matt Dieke discussed their Operation Recognition of Service banners and requested extension of the time limit for displaying the banners, expanding the banners into zone three and a waiver of the insurance as was approved by the City Council on April 1, 2019. This will be a future agenda item after the banner application has been filled out.

A public hearing was held to consider a sign exemption request from Parker Signs for Casual Rags located at 207 W. First Avenue. Council member Parker recused himself from voting on this item, citing a conflict of interest. There were no objections either oral or written. A motion was made by Kling and seconded by Southall to approve the sign exemption request to allow a projection style sign at 207 W. First Avenue. On roll call the vote was, AYES: Gezel, Southall, Marchant, Clark and Kling. NAYS: None. Whereupon the Mayor declared the motion carried.

It was moved by Southall and seconded by Parker to approve the following resolution entitled, "RESOLUTION APPROVING EMERGENCY REPAIRS FOR A SINKHOLE DISCOVERED IN A SWALE ADJACENT TO THE WEST WALL OF NORWALK READY MIX'S LOT." On roll call the vote was, AYES: Marchant, Clark, Parker, Kling, Gezel and Southall. NAYS: None. Whereupon the Mayor declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2019--218

RESOLUTION APPROVING EMERGENCY REPAIRS FOR A SINKHOLE DISCOVERED IN A SWALE ADJACENT TO THE WEST WALL OF NORWALK READY MIX'S LOT

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

Council member Marchant moved, and Parker seconded to adopt the following resolution entitled, "RESOLUTION SETTING A PUBLIC HEARING FOR DECEMBER 16, 2019, TO REVIEW AN APPLICATION FOR A STATE REVOLVING FUND (SRF) LOAN AND TO MAKE AVAILABLE TO THE PUBLIC THE CONTENTS OF AN ENVIRONMENTAL INFORMATION DOCUMENT AND THE CITY'S 2019 INDIANOLA WATER RESOURCE RECOVERY FACILITY PROJECT PLAN." On roll call the vote was, AYES: Clark, Parker, Kling, Gezel, Southall and Marchant. NAYS: None. Whereupon the Mayor declared the motion carried unanimously and the following resolution duly adopted.

RESOLUTION NO. 2019-219

RESOLUTION SETTING A PUBLIC HEARING FOR DECEMBER 16, 2019, TO REVIEW AN APPLICATION FOR A STATE REVOLVING FUND (SRF) LOAN AND TO MAKE AVAILABLE TO THE PUBLIC THE CONTENTS OF AN ENVIRONMENTAL INFORMATION DOCUMENT AND THE CITY'S 2019 INDIANOLA

WATER RESOURCE RECOVERY FACILITY PROJECT PLAN

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

It was moved by Kling and seconded by Gezel to approve the following resolution entitled, ““RESOLUTION SETTING A DATE FOR A PUBLIC HEARING FOR DECEMBER 16, 2019, TO CONSIDER THE PLANS, SPECS AND FORM OF CONTRACT FOR THE 2019 INDIANOLA WATER RESOURCE RECOVERY FACILITY AND TAKING OF BIDS (DECEMBER 19, 2020)””. Kling and Gezel withdrew their motions. Southall moved and Kling seconded to amend the resolution changing the taking the bids to January 16, 2020. On roll call the vote was, AYES: Marchant, Clark, Parker, Kling, Gezel and Southall. NAYS: None. Whereupon the Mayor declared the motion carried unanimously. The following resolution entitled, “RESOLUTION SETTING A DATE FOR A PUBLIC HEARING FOR DECEMBER 16, 2019, TO CONSIDER THE PLANS, SPECS AND FORM OF CONTRACT FOR THE 2019 INDIANOLA WATER RESOURCE RECOVERY FACILITY AND TAKING OF BIDS (JANUARY 16, 2020)” was approved on a motion by Clark and seconded by Parker. On roll call the vote was, AYES: Parker, Kling, Gezel, Southall, Marchant and Clark. NAYS: None. Whereupon the Mayor declared the motion carried unanimously and the following resolution duly adopted:

RESOLUTION NO. 2019-220
RESOLUTION SETTING A DATE FOR A PUBLIC HEARING FOR DECEMBER 16, 2019, TO
CONSIDER THE PLANS, SPECS AND FORM OF CONTRACT FOR THE 2019 INDIANOLA WATER
RESOURCE RECOVERY FACILITY AND TAKING OF BIDS (JANUARY 16, 2020)

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

A motion was made by Southall and seconded by Marchant to receive and file correspondence of the weekly updates dated October 18 and 25, 2019 from Ryan Waller, City Manager including the following items to move forward:

- Extending the Brush Facility to November 23, 24 and December 7 and 8, 2019
- Banners on the square for Recognition of Service organization
- Additional improvements to the curb and gutters along Hwy 92 as part of the State of Iowa's Hwy 92 Project (approximately 1,300 linear feet)

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

Meeting adjourned at 7:30 p.m. on a motion by Marchant and seconded Clark.

Kelly B. Shaw, Mayor

Diana Bowlin, City Clerk

Meeting Date: 11/18/2019

Information

Subject

Approval of a renewal Class "C" Liquor License, Outdoor Area and Sunday Sales Permit for Brickhouse Tavern, located at 107 N Buxton.

Information

Council will need to approve a renewal of a Class "C" Liquor License, Outdoor Area and Sunday Sales Permit for Brickhouse Tavern, located at 107 N Buxton. The owners are Amanda and Joseph Ripperger. The paperwork is in order for approval.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 11/18/2019

Information

Subject

Approval of a renewal of a Class "C" Liquor License, Outdoor Area and Sunday Sales Permit for The Sports Page, located at 1802 W 2nd Avenue.

Information

Council will need to approve a renewal of a Class "C" Liquor License, Outdoor Area and Sunday Sales Permit for The Sports Page, located at 1802 W 2nd Avenue. The owners are Amanda and Joseph Ripperger. The paperwork is in order for approval.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 11/18/2019

Information

Subject

Resolution setting a public hearing on December 16, 2019, for an amendment to Chapter 165 of zoning codes regarding Bed and Breakfast, Boardinghouse and Short-term Rental regulations (Planning & Zoning approved unanimously on November 12, 2019.)

Information

Council will need to set December 16, 2019, as a public hearing and first consideration to amend Chapter 165 of zoning codes (packet) regarding Bed and Breakfasts, Boardinghouse and Short-term Rental regulations (Planning & Zoning approved unanimously on November 12, 2019).

Fiscal Impact

Attachments

B&B Changes
Resolution on Hearing BB
Notice of Hearing - BB
Ordinance BB



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: November 12, 2019

Agenda Item: 6.A. Consider zoning regulation amendment to Chapter 165, regarding Bed and Breakfast, Boardinghouse and Short-term Rental regulations

Application Type: Zoning Regulation Amendment

Applicant: City of Indianola

Application Summary: At its July 15 meeting, the Indianola City Council requested that staff and the Planning and Zoning Commission explore the possibility of separating the current boardinghouse/bed and breakfast definition and formulate recommendations to the Council. At its August 13 and October 8 meetings, the Planning and Zoning Commission remanded this amendment back to staff for future reviews on the impacts of all zoning districts

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

As the Commission will recall, at its May meeting, several changes to the bed and breakfast regulations were brought forward to clean up some inconsistencies in the code. This action, which was recommended for approval by the Commission, was ultimately denied by the Council upon its second reading. Prior to the second reading of the Council, a neighborhood petition was submitted to the City requesting that the Council reject the proposed amendments recommended for approval by the Commission, to separately define the terms boarding house and bed and breakfast, to codify that only bed and breakfast are allowed in the R-1 zoning district, and to further strengthen the provisions for a special exception that allows bed and breakfast in the R-1 zoning district with requirements that would include short term stays only, retain current parking requirements, and add a requirements for an on-site resident owner/manager.

At its July 15 meeting, the Indianola City Council requested that staff and the Planning and Zoning Commission explore the possibility of separating the current boardinghouse/bed and breakfast definition and formulate recommendations to the Council. Staff is proposing changes to code that would separate these two terms in the definitions. Staff is also further providing analysis and considerations on the petition provided by the neighborhood.

The proposed separation of the two terms is done to limit the length of a stay at a bed and breakfast to a short term of no more than 31 days. Chapter 8 of City Code, relating to hotel-motel tax, states that the tax imposed does not apply to the gross receipts from the renting of a room, apartment or sleeping quarters while rented by the same person for a period of more than thirty-one (31) consecutive days. By limiting the length of stay to no more than 31 days for a bed and breakfast, this assures that the transient guests staying in a bed and breakfast would be required to pay a 7% tax, like what is required for a transient guest stay at a hotel or motel. A boardinghouse would have no limitations to the number of days and would be allowed for a longer period. However, a boardinghouse would require the length of stay be for a definitive period.

Staff has also reviewed the requests of the neighborhood petition, as well as the wishes of the property owner that was the subject of the proposed code changes reviewed by the Commission at its May meeting. It is of note that

currently the R-1 district only allows for bed and breakfasts through the approval of a Special Exception by the Board of Adjustment. However, the current issue is that bed and breakfast and boarding houses share the same definition, making them interchangeable. By the proposal to separate them into their own definitions, this should satisfy the neighborhood petition to make sure only bed and breakfast are allowed in the R-1 zoning district. Furthermore, by the definition proposed for bed and breakfasts, the stays allowed would be limited to 31 days. As the petition has requested no changes be made to the current parking requirements that were installed into the Code in 2004, staff is proposing to keep the parking requirements for bed and breakfast in the R-1 the same.

Regarding the request to add a requirement that a bed and breakfast require an on-site resident owner/manager, staff is proposing that these types of facilities would be owner- or manager-occupied transient lodging establishments. The neighborhood also had requested at the July 1 Council meeting that the requirement limiting a bed and breakfast in the R-1 zoning district to property located within 600 feet of the Simpson College Campus bounded by Clinton Avenue, E Street, Girard Avenue and Buxton Street, or the lot size is 3 acres or more, be removed, and that bed and breakfasts be allowed in all R-1 Zoning districts. Staff agrees this limitation should be removed, and bed and breakfast be allowed to be reviewed by the Board of Adjustment on a case by case basis. Additionally, staff would propose again that the requirement limiting the occupancy in the R-1 zoning district for a bed and breakfast to four guest units be removed, and that the Board of Adjustment be allowed to review occupancy limitations on a case by case basis.

Additionally, based on feedback received from the public and the Planning and Zoning Commission at its August 13 meeting, staff has taken a broader look at bed and breakfasts and boardinghouses across all zoning districts, the effect that short-term rentals, such as Airbnb and Vrbo, may have on the City, and what other like towns with colleges are doing with all these uses. Currently, bed and breakfasts are allowed by special exception in the R-1 district, and by right in the R-3, R-4 and R-5. As the occupancy requirements on bed and breakfasts is proposed to be removed from the definition and determined by the Board of Adjustment on a case by case basis, staff is proposing to allow a bed and breakfast in districts that allow for single-family dwelling and two-family dwellings to be permitted by a special exception. This would include adding bed and breakfast into the R-2 district and changing them from a permitted use to a special exception in the R-3 district. If the Planning and Zoning Commission would rather these be allowed by right in any of the R-1, R-2 or R-3 districts, staff would recommend occupancy limits be set to protect the character of lower density residential areas. Furthermore, to protect the character of R-3 districts which allow single-family and two-family dwellings, staff is recommending boarding houses also be reviewed as a special exception in the R-3. Staff is proposing no changes to the R-4, since this district already allows high density multi family residential, and R-5, as this district requires a PRD plan be submitted which would review allowable uses on each lot.

At its meeting on October 8, the Planning and Zoning Commission requested a requirement for bed and breakfast to include the provision of a breakfast being served, that boarding houses require an on-site manager and clarification on and the meals and lodging provision of a boardinghouse. These have all been included in the current version of the proposed code amendment.

Staff is also proposing to add a definition for short-term rentals, which would include online booking platforms such as Airbnb and Vrbo. Short-Term Rental is proposed to be defined as a dwelling unit, managed by the property owner or a property management company, for short-term lodging. Note that this definition would not require the owner or manager to occupy the unit, unlike a bed a breakfast. A Short-Term Rental is proposed to be limited to limited to four (4) or fewer guestrooms with no more than two (2) adults per bedroom and with no meals provided to guests. For the purposes of this term, a guest is a person who rents a room in a short-term rental establishment for no more than 31 consecutive days. Staff is proposing that short term rentals be allowed by right in the R-1, R-2, R-3, R-4 and R-5 zoning districts.

The proposed changes are attached, with insertions shown in red and underlined, and deletions shown in red and struck-out. This includes a table showing the uses, the zoning districts they would be permitted in, and how they would be permitted. The research that was conducted on what other like towns with colleges are doing with these uses is also included with this staff report.

ALTERNATIVES

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

- 1) The City of Indianola Planning and Zoning Commission recommends 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 alternative number 1, that the City of Indianola Planning and Zoning Commission recommends the zoning regulation amendment request be approved, as submitted.

6. ~~“Boardinghouse/bed and breakfast” means a building other than a hotel where, for compensation and by arrangement, meals and lodging are provided for two (2) or fewer family(ies) that are overnight guests and where no food is served to the general public.~~

“Bed and Breakfast” means an owner- or manager-occupied transient lodging establishment, generally in a single-family dwelling or detached guesthouses, primarily engaged in providing overnight or otherwise temporary lodging for the general public. Meals shall be provided to overnight guests and shall include at least breakfast. For the purposes of this term, a guest is a person who rents a room in a bed and breakfast establishment for no more than 31 consecutive days.

“Boardinghouse” means an owner- or manager-occupied building other than a motel or hotel, and other than a building containing an apartment(s), where, for compensation and by prearrangement for definite periods, meals and lodging are provided to overnight guests.

“Short-Term Rental” means a dwelling unit, managed by the property owner or a property management company, for short-term lodging. A Short-Term Rental shall be limited to four (4) or fewer guestrooms with no more than two (2) adults per bedroom. Meals shall not be provided to guests. For the purposes of this term, a guest is a person who rents a room in a short-term rental establishment for no more than 31 consecutive days.

SPECIAL EXCEPTION USES AND STRUCTURES (R-1, SINGLE-FAMILY RESIDENTIAL, R-2 SINGLE AND TWO-FAMILY RESIDENTIAL & R-3 MIXED RESIDENTIAL)

4. ~~Bed and Breakfast, provided that (a) if the use ceases for more than six months the use shall revert back to a permitted principal use; (b) occupancy is limited to four guests units (e.g. families, couples or individuals) shall be determined through the approval process of the special exception; (c) required off-street parking shall be one space for each guest unit and two spaces for the resident; (d) signage is limited to a maximum of three square feet mounted flush to the building; (e) require 10 day written notification to property owners within 200’ of the proposed location before Board of Adjustment hearing; and (ef) no meals served to people other than overnight guests; and (g) the entire property is either located within 600 feet of the Simpson College Campus bounded by Clinton Avenue, E Street, Girard Avenue and Duxton Street, or the lot size is 3 acres or more.~~

SPECIAL EXCEPTION USES AND STRUCTURES (R-3 MIXED RESIDENTIAL)

4. Boardinghouse, provided that (a) if the use ceases for more than six months the use shall revert back to a permitted principal use; (b) occupancy shall be determined through the approval process of the special exception; (c) required off-street parking shall be one space for each guest unit and two spaces for the resident; (d) signage is limited to a maximum of three square feet mounted flush to the building; and (e) no meals served to people other than overnight guests.

		Bed and Breakfast	Boardinghouse	Short-term Rental	Hotel/Motel	Campground
A-1	Agricultural	P				
A-2	Mixed Agricultural					P*
R-1	Single-Family Residential	SE		P		
R-2	Single- and Two-Family Residential	SE		P		
R-3	Mixed Residential	P SE	P SE	P		
R-4	Multiple-Family [Residential]	P	P	P		
R-5	Planned Residential	P**	P**	P**		
R-6	Mobile Home Residential					
C-1	Office Park Commercial District				SE	
C-2	Highway Commercial				P	A***
C-3	General Retail and Office				P	
C-4	Planned Commercial District				P****	P****
M-1	Limited Industrial					
M-2	General Industrial					

P= Permitted Principle Use

A= Accessory Use
SE= Special Exception

* Allowed with special requirements

** Allowed if shown on PRD Plan

***Allowed as an Assesory Use to a hotel/motel

****Allowed as a Class 2 Plan

“Bed and Breakfast” means an owner- or manager-occupied transient lodging establishment, generally in a single-family dwelling or detached guesthouses, primarily engaged in providing overnight or otherwise temporary lodging for the general public and may provide meals to overnight guests. For the purposes of this term, a guest is a person who rents a room in a bed and breakfast establishment for no more than 31 consecutive days.

“Boardinghouse” means a building other than a motel or hotel, and other than a building containing an apartment(s), where, for compensation and by prearrangement for definite periods, meals or lodging are provided to overnight guests.

“Short-Term Rental” means a dwelling unit, managed by the property owner or a property management company, for short-term lodging. A Short-Term Rental shall be limited to four (4) or fewer guestrooms with no more than two (2) adults per bedroom. Meals shall not be provided to guests. For the purposes of this term, a guest is a person who rents a room in a short-term rental establishment for no more than 31 consecutive days.

- **Fairfield, Iowa** (Maharishi University of Management)

"Bed and breakfast inn" means a private single-family residence where lodging and meals are provided for transient guests on a short-term basis, in which the host or hostess resides and in which no more than four guest rooms are available for rent and which, while it may advertise and accept reservations, does not hold itself to the public to be a restaurant, hotel or motel, does not require reservations and serves food only to overnight guests.

"Boardinghouse" means a private single-family dwelling other than a hotel or restaurant where lodging and meals are provided for compensation for guests who are not family members of the owners or occupant.

The establishment of a bed and breakfast inn and boardinghouse is permitted in some residential districts when authorized by the board of adjustment (special exception).

The authorized bed and breakfast inn shall have a maximum of four units available for rent. No guest room (unit) shall be occupied by more than four persons at one time.

The authorized boardinghouse shall have a maximum of six units available for rent. No guest unit shall be occupied by more than two persons at one time.

The maximum length of stay in a bed and breakfast inn shall be limited to no more than seven consecutive nights.

There is no maximum length of stay imposed on either boardinghouses or rooming houses.

- **Decorah, Iowa** (Luther College)

"Bed and breakfast home" means a private residence which provides lodging and meals for guests, in which the host and/or hostess resides, and in which no more than five guest families are lodged at the same time, and which, while it may advertise and accept reservations, does not present itself to the public as a boarding house, rooming house, domiciliary hostel, group home, restaurant, hotel or motel, does not require reservations, and serves food only to overnight guests. Bed and breakfast homes are limited to no more than five guest rooms. Allowed as a home occupation.

"Bed and breakfast inn" means a building having nine or fewer guest rooms, equipped, used, advertised or presented to the public as an inn, hotel, motel, motor inn or place where sleeping accommodations are furnished and food service for the general public is allowed. Allowed in commercial

Boarding Houses are allowed in R-3

- **Grinnell, Iowa** (Grinnell College)

“Boardinghouse” means a building other than a hotel, where for compensation, meals and/or lodging are provided for four (4) or more persons, but not exceeding ten (10) persons. Only allowed in R-3 Multifamily Residential.

- **Mount Pleasant, Iowa** (Iowa Wesleyan University)

Bed and breakfast home: A private residence which provides lodging and meals for guests, in which the host or hostess resides and in which no more than four (4) guest families are lodged at the same time and which, while it may advertise and accept reservations, does not hold itself out to the public to be a restaurant, hotel or motel, does not require reservations and serves food only to overnight guests. Allowed through a home occupation permit.

Bed and breakfast inn: A building having nine (9) or fewer guest rooms, equipped, used, advertised, or presented to the public as an inn, hotel, motel, motor inn, or place where sleeping accommodations are furnished and food service for the general public is allowed. Allowed through a home occupation permit.

Boardinghouse: A building, other than a hotel or motel, where, for compensation, meals or lodging and meals are provided for four (4) or more persons. Allowed in R-3.

- **Mount Vernon, Iowa** (Cornell College)

Bed and Breakfast- A lodging service that provides overnight or short-term accommodations to guests or visitors, usually including provision of breakfast. Conditional Use in ag. and residential districts. Permitted use in High Density Residential and Commercial.

- **Orange City** (Northwestern College)

Bed & Breakfast Inn: A private, owner-occupied housing unit which provides up to four sleeping rooms for rent to the general public. The only meal to be provided to guests is breakfast, and it shall only be served to those taking lodging in the facility. Individual units which are designed to be rented shall contain no cooking facilities. Special exception in R-1. Permitted use in C-1.

BOARDING OR LODGING HOUSE: A building other than a hotel, where for compensation and by arrangement, lodging is provided for three (3) or more persons. Allowed by special exception in R-1 and R-2.

- **Oskaloosa, Iowa** (William Penn University)

Bed and Breakfast. A lodging service that provides overnight or short-term accommodations to guests or visitors, usually including provision of breakfast. Bed and breakfasts are usually located in large residential structures that have been adapted for this use. For the purpose of this definition, bed and breakfasts are always owned and operated by the resident owner or

resident manager of the structure, include no more than eight units, and accommodate each guest or visitor for no more than seven consecutive days during any one-month period. Conditional use in Residential, Permitted use in Commercial.

- **Pella, Iowa** (Central College)

Bed and Breakfast- a lodging service that provides overnight or short-term accommodations to guests or visitors, usually including provision of breakfast. Bed and breakfasts are usually located in large residential structures that have been adapted for this use. For the purpose of this definition, bed and breakfasts are always owned and operated by the resident owner or resident manager of the structure, include no more than three (3) units, and accommodate each guest or visitor for no more than seven (7) consecutive days during any one-month period. Allowed as a permitted use in most zoning districts.

Boarding House – a lodging service that provides long-term accommodations to guest or visitors. Boarding houses are usually located in large residential structures that have been adapted for this use. For the purpose of this definition, boarding houses are always owned and operated by the resident owner or resident manager of the structure, include no more than three (3) units, and accommodate each guest or visitor for a period longer than seven (7) consecutive days during any one-month period. Allowed as a permitted use in A-1 and R-3, but as a special use in the Rural Residential district

- **Sioux Center, Iowa** (Dordt University)

BED & BREAKFAST ESTABLISHMENT: A Private, owner-occupied housing unit which provides up to five (5) sleeping rooms for rent to the general public. Meals shall only be served to those taking lodging in the facility and the owners and employees of the operation. Individual units which are designed to be rented shall contain no cooking facilities. Allowed by Special exception in R-2, Permitted use in R-3.

- **Storm Lake, Iowa** (Buena Vista University)

Bed and Breakfast A lodging service that provides overnight or short-term accommodations to guests or visitors, usually including provision of breakfast. Bed and breakfasts are usually located in large residential structures that have been adapted for this use. For the purpose of this definition, bed and breakfasts are always owned and operated by the resident owner of the structure, include no more than ten units, and accommodate each guest or visitor for no more than 7 consecutive days during any one-month period. Conditional Use in Residential, Permitted in Commercial/ Institutional.

Bed and Breakfasts permitted in the CBD District must provide any sleeping facility only on levels above street level except that units specifically designed and reserved for occupancy by handicapped people may be located on the street level.

Bed and Breakfasts in Residential districts shall be limited to no more than 4 individual units for stay. Garbage/recycling services and storage of materials associated with the bed and breakfast shall be contained within a garage or fully enclosed accessory structure.

Boarding House for Students: A boarding house for students is a residential facility providing housing for students who are enrolled in any public, private or parochial school, vocational schools, college or university together with any necessary support staff.

Boarding House for Students A building other than a motel or hotel where, for compensation and by prearrangement for definite periods of time, a room is used or intended to be used for living or sleeping but not used for cooking or eating purposes.

Boarding House for student's conditional use in residential, permitted use in Institutional

- **Waverly, Iowa** (Wartburg College)

The term "boarding house" shall mean a residential building where, in addition to lodging, meals are furnished to three or more tenants, provided such house does not regularly furnish meals to the public. No building defined pursuant to this chapter as a hotel shall be considered a boarding house. Allowed as a special use in R-2

Also allows for Sororities, fraternities, and lodging houses.

RESOLUTION NO. 2019 - _____

A RESOLUTION SETTING A PUBLIC HEARING TO CONSIDER ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, CHAPTER 165, TO ALLOW AN AMENDMENT SEPARATING THE DEFINITIONS OF BOARDINGHOUSE AND BED AND BREAKFAST, ADDING A DEFINITION OF A SHORT-TERM RENTAL AND RELATED CHANGES CONCERNING THE DEFINITIONS

WHEREAS, the City of Indianola, Iowa has been considering amendments to Chapter 165 of the Municipal Code of the City of Indianola, Iowa to clean up inconsistencies in the Code regarding Bed and Breakfast regulations. In response to a neighborhood petition which was submitted to the Council requesting to separately define the terms boardinghouse and bed and breakfast, to codify that only bed and breakfasts are allowed in the R-1 zoning district and to further strengthen the provisions for a special exception that allows bed and breakfast in the R-1 zoning district with requirements that would include short term stay only, retain current parking requirements and add a requirement for an on-site resident owner/owner; and

WHEREAS, a public hearing should now be set for consideration of said amendments.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Indianola, Iowa, that a public hearing before this Council on the proposed application is set for 6:00 PM, on December 16, 2019. The City Clerk is directed to publish Notice of said hearing at the time and in the manner required by law.

Dated this 18th day of November 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

NOTICE OF PUBLIC HEARING

TO: ALL CITIZENS AND PARTIES IN INTEREST WHO MAY BE ENTITLED TO NOTICE OF THE INDIANOLA CITY COUNCIL'S INTENT TO HOLD A HEARING ON AN AMENDMENT TO CHAPTER 165 OF THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, TO ALLOW SEPARATING THE DEFINITIONS OF BOARDINGHOUSE AND BED AND BREAKFAST, ADDING A DEFINITION OF A SHORT-TERM RENTAL AND RELATED CHANGES CONCERNING THE DEFINITIONS.

YOU ARE HEREBY NOTIFIED that the City Council of the City of Indianola, Iowa, is considering an amendment to separate the definitions of boardinghouse and bed and breakfast, and adding a definition of short-term rental, in the Municipal Code of the City of Indianola, Iowa and to make additional amendments to clarify the definitions.

YOU ARE FURTHER NOTIFIED that the City Council of the City of Indianola, Iowa, intends to hold a hearing for consideration of said amendments, based upon a neighborhood petition concerning the amendments and that the said petition is on file in the office of the City Clerk.

YOU ARE FURTHER NOTIFIED that this matter has been set for hearing and consideration on December 16, 2019, at 6:00 P.M., in the Council Chambers of the Municipal Building in Indianola, Iowa.

YOU ARE FURTHER NOTIFIED at the time and place aforesaid all persons will have opportunity to be heard for or against said application.

This Notice is published by order of the City Council of the City of Indianola, Iowa on _____, 2019.

DIANA BOWLIN, City Clerk

ORDINANCE NO. 2019 - _____

AN ORDINANCE TO SEPARATE THE DEFINITIONS OF BOARDINGHOUSE AND BED AND BREAKFAST AND ADD A DEFINITION OF SHORT-TERM RENTAL IN CHAPTER 165 OF THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA AND TO MAKE ADDITIONAL AMENDMENTS TO CLARIFY THE DIFFERENCES BETWEEN BOARDINGHOUSE, BED AND BREAKFAST AND SHORT-TERM RENTAL, AND WHICH IS ALLOWED IN WHICH 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 definitions of Boardinghouse and Bed and Breakfast be separated, a definition of short-term rental be added, and to clarify the different requirements of those definitions and which is allowed in which zoning district; and

WHEREAS, on the 16th day of December 2019, after due notice and hearing as provided by law, the City Council now deems it reasonable and appropriate to make the following amendments.

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 deleting Chapter 165.03.6 in its entirety and replacing it with the following:

“Bed and Breakfast” means an owner- or manager-occupied transient lodging establishment, generally in a single-family dwelling or detached guesthouses, primarily engaged in providing overnight or otherwise temporary lodging for the general public. Meals shall be provided to overnight guests and shall include at least breakfast. For the purposes of this term, a guest is a person who rents a room in a bed and breakfast establishment for no more than 31 consecutive days.

“Boardinghouse” means an owner- or manager-occupied building other than a motel or hotel, and other than a building containing an apartment(s), where, for compensation and by prearrangement for definite periods, meals and lodging are provided to overnight guests.

“Short-Term Rental” means a dwelling unit, managed by the property owner or a property management company, for short-term lodging. A Short-Term Rental shall be limited to four (4) or fewer guestrooms with no more than two (2) adults per bedroom. Meals shall not be provided to guests. For the purposes of this term, a guest is a person who rents a room in a short-term rental establishment for no more than 31 consecutive days.

Section 2: The remaining paragraphs 165.03.7 through 165.03.55 shall be re-numbered consecutively.

Section 3: That the Municipal Code of the City of Indianola, Iowa be and it is hereby amended by deleting Paragraph 165.09 R-1 Special Exception Uses and Structures 4 in its entirety and inserting in lieu thereof the following:

4. Bed and Breakfast, provided that (a) if the use ceases for more than six months the use shall revert back to a permitted principal use; (b) occupancy shall be determined through the approval process of the special exception; (c) required off-street parking shall be one space for each quest unit and two spaces for the resident; (d) signage is limited to a maximum of three square feet mounted flush to the building; (e) no meals served to people other than overnight guests.

Section 4: That the Municipal Code of the City of Indianola, Iowa be and it is hereby amended by adding Paragraph 165.09 R-2 Special Exception Uses and Structures 4 in its entirety and inserting the following:

4. Bed and Breakfast, provided that (a) if the use ceases for more than six months the use shall revert back to a permitted principal use; (b) occupancy shall be determined through the approval process of the special exception; (c) required off-street parking shall be one space for each quest unit and two spaces for the resident; (d) signage is limited to a maximum of three square feet mounted flush to the building; (e) no meals served to people other than overnight guests.

Section 5: That the Municipal Code of the City of Indianola, Iowa be and it is hereby amended by adding Paragraph 165.09 R-3 Special Exception Uses and Structures 6 in its entirety and inserting following:

4. Bed and Breakfast and Boardinghouse, provided that (a) if the use ceases for more than six months the use shall revert back to a permitted principal use; (b) occupancy shall be determined through the approval process of the special exception; (c) required off-street parking shall be one space for each quest unit and two spaces for the resident; (d) signage is limited to a maximum of three square feet mounted flush to the building; (e) no meals served to people other than overnight guests.

Section 6: That the Municipal Code of the City of Indianola, Iowa be and it is hereby amended by adding Section 165.09, Schedule of District Regulations, subsection R-1 (7) in its entirety and inserting the following:

R-1 SINGLE-FAMILY RESIDENTIAL R-1	
PERMITTED PRINCIPAL USES AND STRUCTURES	MINIMUM REQUIRED OFF-STREET PARKING
7. Short-term Rental	1 space per unit

Section 7: That the Municipal Code of the City of Indianola, Iowa be and it is hereby amended by adding Section 165.09, Schedule of District Regulations, subsection R-2 (8) in its entirety and inserting the following:

R-2 SINGLE- AND TWO-FAMILY RESIDENTIAL R-2	
PERMITTED PRINCIPAL USES AND STRUCTURES	MINIMUM REQUIRED OFF-STREET PARKING
8. Short-term Rental	1 space per unit

Section 8: That the Municipal Code of the City of Indianola, Iowa be and it is hereby amended by adding Section 165.09, Schedule of District Regulations, subsection R-3 (19) in its entirety and inserting the following:

R-3 MIXED RESIDENTIAL R-3	
PERMITTED PRINCIPAL USES AND STRUCTURES	MINIMUM REQUIRED OFF-STREET PARKING
19. Short-term Rental	1 space per unit

Section 9: That the Municipal Code of the City of Indianola, Iowa be and it is hereby amended by adding Section 165.09, Schedule of District Regulations, subsection R-4 (16) in its entirety and inserting the following:

R-4 MULTIPLE FAMILY R-4	
PERMITTED PRINCIPAL USES AND STRUCTURES	MINIMUM REQUIRED OFF-STREET PARKING
16. Short-term Rental	1 space per unit

Section 10: All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 11: 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: _____

Meeting Date: 11/18/2019

Information

Subject

Resolution setting a public hearing on December 16, 2019, for an amendment to Chapter 165 of zoning codes regarding breweries. (Planning & Zoning approved unanimously on November 12, 2019.)

Information

Council will need to set December 16, 2019, as a public hearing for an amendment to Chapter 165 of zoning codes regarding breweries. (Planning & Zoning approved unanimously on November 12, 2019.)

Fiscal Impact

Attachments

Breweries

Notice of Hearing - Microbreweries

Resolution for Microbreweries

Ordinance for Microbreweries



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: November 12, 2019

Agenda Item: 7.B. Consider zoning regulation amendment to Chapter 165, regarding breweries.

Application Type: Zoning Regulation Amendment

Applicant: Into Brewing LLC

Application Summary: At its October 7 meeting, the Indianola City Council directed staff and the Planning and Zoning Commission to explore the possibility of amending the regulations regarding limited manufacturing and processing in the C-3 General Retail and Office Districts as it pertains to breweries. This request was made to Council by Into Brewing LLC.

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

Attached to this staff report is the letter that was presented to the City Council from Into Brewing LLC requesting a change be made to the current zoning. As the letter points out, the City's current zoning ordinance does not have a definition or use for breweries, and staff is currently classifying the use of a brewery as 'Limited Manufacturing and Processing' subject to the following conditions:

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).
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.
4. Maximum allowable floor space shall be 10,000 square feet.
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.

As Into Brewing LLC points out, staff determined the use of a brewery to fall in a use of "similar products in size and character". The letter goes on to describe a conflict with how the Iowa Alcoholic Beverages Division has issues with the requirement of number 5. While the applicant proposes a good alternative, staff is of the opinion that because of the rising popularity of microbreweries across the country, that the City add a definition of microbrewery to our zoning ordinance.

The following definition is proposed:

Brewery, Micro means a business that brews beers, ales, and/or similar beverages on-site for distribution, retail or wholesale, on or off-premises, and produces no more than ten thousand (10,000) barrels of beer or ale annually. A Microbrewery may include a tasting room for consumption on-premises.

As staff always does, we researched municipalities across the metro and of other like size communities in the State, and that research is included with this staff report. While not many jurisdictions have moved to directly define microbreweries, the ones we were able to find are attached to this staff report and is how the proposed definition was derived. Staff would propose microbreweries be allowed in the C-2, Highway Commercial, C-3 General Retail and Office, and C-4 Planned Commercial Districts (as a Class One).

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 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 alternative number 1, that the City of Indianola Planning and Zoning Commission recommends the zoning regulation amendment request be approved, as submitted.

		Microbrewery
A-1	Agricultural	
A-2	Mixed Agricultural	
R-1	Single-Family Residential	
R-2	Single- and Two-Family Residential	
R-3	Mixed Residential	
R-4	Multiple-Family [Residential]	
R-5	Planned Residential	
R-6	Mobile Home Residential	
C-1	Office Park Commercial District	
C-2	Highway Commercial	P
C-3	General Retail and Office	P
C-4	Planned Commercial District	P*
M-1	Limited Industrial	
M-2	General Industrial	

**P= Permitted
Principle Use**

**A= Accessory Use
SE= Special
Exception**

*Allowed as a Class 1 Plan

"Brewery, Micro" means a business that brews beers, ales, and/or similar beverages on-site for distribution, retail or wholesale, on or off-premises, and produces no more than ten thousand (10,000) barrels of beer or ale annually. A Microbrewery may include a tasting room for consumption on-premises.

Linn County:

Distillery or brewery means not only the premises where liquor or spirits are distilled, beer is brewed or similar alcoholic beverage is manufactured, but in addition, means a person owning, representing, or in charge of such premises and the operations conducted there, including the blending and bottling or other handling.

Sergeant Bluff:

BREWERY shall mean an industrial use that brews ales, beers, meads and/or similar beverages on site. Breweries are classified as a use that manufactures more than 10,000 barrels of beverage (all beverages combined) annually.

Pella:

Brewery, Micro - A business that brews beers, ales, and/or similar beverages on-site. This definition requires the manufacturing and packaging of beer, ales, and/or similar beverages to be the principal use and produces no more than ten thousand (10,000) barrels of beer or ale annually. The area used for brewing, including bottling and kegging, shall not exceed fifty percent (50%) of the commercial floor space. By definition, a microbrewery may include the preparation and retail sale of food and beverages as an accessory use. No class C liquor license (LC) will be allowed in conjunction with the microbrewery; having such license will classify the establishment as a "cocktail lounge" for the purposes of this definition.

Burlington:

Brewery, Micro - A facility for the production and packaging of malt beverages of low alcoholic content for distribution, retail or wholesale, on or off-premises; with a capacity of not more than ten thousand (10,000) barrels per year. The development may include other uses such as standard restaurant, bar, or live entertainment as otherwise permitted in the zoning district.

Brew Pub - A restaurant which includes the brewing of beer as an accessory use. The brewing operation processes water, malt, hops, and yeast into beer or ale by mashing, cooking, and fermenting. By definition, these establishments produce no more than ten thousand (10,000) barrels of beer or ale annually.

Davenport:

Micro-Brewery. A facility for the production and packaging of malt beverages of alcoholic content for wholesale distribution, with a capacity of less than 15,000 barrels per year and may include a tasting room for consumption on premises. A tasting room allows customers to taste/consume products manufactured on site and purchase beverages manufactured on site and related items. Brewery facilities that exceed this capacity are considered light or general industrial uses.

Micro-Distillery. A facility for the production and packaging of alcoholic spirits in quantities not to exceed twelve 12,000 gallons per year and may include a tasting room for consumption on-premises. A tasting room allows customers to taste/consume products manufactured on site and purchase beverages manufactured on site and related items. Distillery facilities that exceed this capacity are considered light or general industrial uses.

Micro-Winery. A facility for the production and packaging of any alcoholic beverages obtained by the fermentation of the natural contents of fruits or vegetables, containing sugar, including such beverages when fortified by the addition of alcohol or spirits, in quantities not to exceed 25,000 gallons per year and may include a tasting room for consumption on-premises. A tasting room allows customers to taste/consume products manufactured on site and purchase beverages manufactured on site and related items. Wineries that exceed this capacity are considered light or general industrial uses.



Community Development

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

REZONING APPLICATION

Local Address(es): NW CORNER OF S. JEFFERSON WAY & W. 17TH AVENUE
Legal Description of Area: SEE PLAN
Present Zoning: A-1 AGRICULTURAL
Zoning Requested: A-2 MIXED AGRICULTURE
Existing Use: FARM & TIMBER
Proposed Use: CAMP GROUND

☒ A statement of the reasons why the applicant feels the present zoning classification is no longer valid.
MUST BE CHANGED TO ALLOW DEVELOPMENT.

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

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

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

Dated this 25 day of OCTOBER, 20 19.

Stacey E. Crow Applia of Warren Co.
Applicant Signature

PROPERTY OWNER:
TELCA OF WARREN COUNTY ET AL.
3470 HIGH MEADOWS LANE
GREENSBORO, NC 27409
ATTN: STACY GRICH
REGISTRATION@telca.com
508.322.7174

SITE PLAN PREPARED BY:
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86th STREET #10
DES HOMES, IA 50522
562.76.6664

LAND USE:
EXISTING, FARM AND THERE
PROPOSED, CAMPGROUND

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE NE1/4 AND SE1/4 OF
SECTION 36, TOWNSHIP 16 NORTH RANGE 24 WEST OF
THE 5th P.M. WARREN COUNTY, IOWA THAT IS MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1005 FEET OF THE SE1/4 NE1/4 OF SAID
SECTION 36

AND

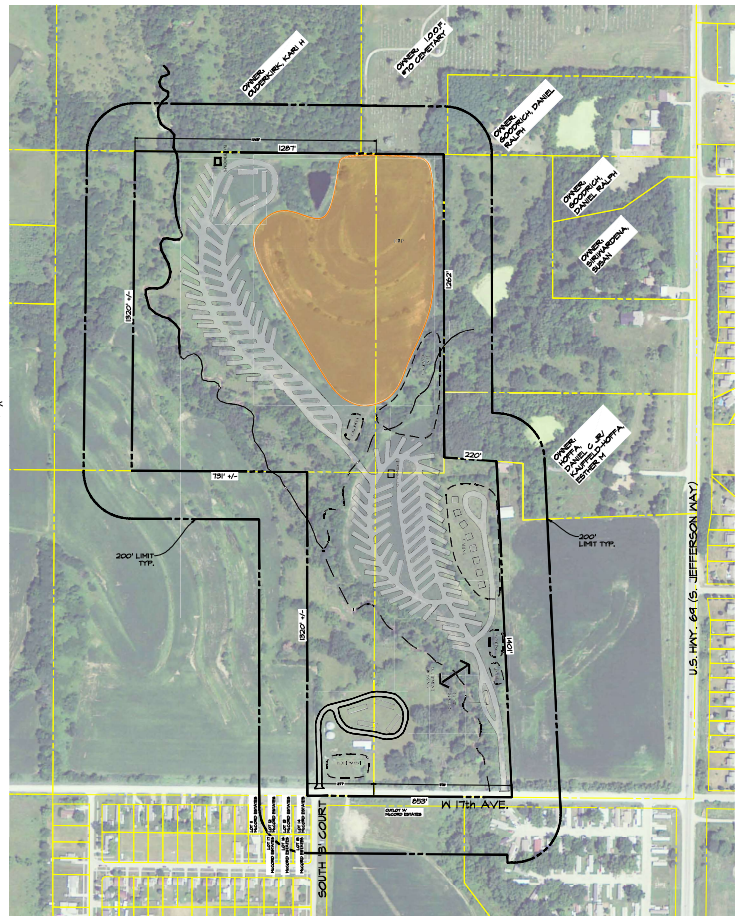
THE EAST 271 FEET OF THE NE1/4 SE1/4 OF SAID
SECTION 36

AND

ALL THAT PART OF THE SE1/4 NE1/4 OF SAID SECTION
36 LYING WEST OF PARCEL P, AN OFFICIAL PARCEL
RECORDED IN INSTRUMENT NUMBER 2016-034 AT THE
WARREN COUNTY RECORDER'S OFFICE AND LYING
WEST OF THE TRACT OF LAND RECORDED IN
IRREGULAR PLAT BOOK 2A, PAGE 8 OF 76-24 AT THE
WARREN COUNTY RECORDER'S OFFICE

AND

ALL THAT PART OF THE SE1/4 NE1/4 AND THE NE1/4
SE1/4 OF SAID SECTION 36 LYING WEST OF THE
FOLLOWING DESCRIBED LINE BEGINNING AT A POINT
THAT IS 230 FEET EAST OF THE SE CORNER OF SAID
TRACT OF LAND RECORDED IN IRREGULAR PLAT BOOK
2A, PAGE 11 OF 76-24 AT THE WARREN COUNTY
RECORDER'S OFFICE THENCE SOUTHERLY TO A POINT
THAT IS 376 FEET EAST OF THE SE CORNER OF SAID
NE1/4 SE1/4 AND EXCEPTING THEREFROM ALL SAID
TRACT RECORDED IN IRREGULAR PLAT BOOK 2A,
PAGE 11 OF 76-24 AT THE WARREN COUNTY
RECORDER'S OFFICE.



SCALE: 1"=400' (11X17)
SCALE: 1"=200'
NORTH

Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12 • Des Moines, Iowa 50322
515.276.4881 • Fax: 515.276.7084 • mail@cecinc.com

CEC

DATE	REVISION	COMMENTS
10/01/2014	1	REVISED
10/01/2014	2	REVISED
10/01/2014	3	REVISED
10/01/2014	4	REVISED
10/01/2014	5	REVISED
10/01/2014	6	REVISED
10/01/2014	7	REVISED
10/01/2014	8	REVISED
10/01/2014	9	REVISED
10/01/2014	10	REVISED
10/01/2014	11	REVISED
10/01/2014	12	REVISED
10/01/2014	13	REVISED
10/01/2014	14	REVISED
10/01/2014	15	REVISED
10/01/2014	16	REVISED
10/01/2014	17	REVISED
10/01/2014	18	REVISED
10/01/2014	19	REVISED
10/01/2014	20	REVISED
10/01/2014	21	REVISED
10/01/2014	22	REVISED
10/01/2014	23	REVISED
10/01/2014	24	REVISED
10/01/2014	25	REVISED
10/01/2014	26	REVISED
10/01/2014	27	REVISED
10/01/2014	28	REVISED
10/01/2014	29	REVISED
10/01/2014	30	REVISED
10/01/2014	31	REVISED
10/01/2014	32	REVISED
10/01/2014	33	REVISED
10/01/2014	34	REVISED
10/01/2014	35	REVISED
10/01/2014	36	REVISED
10/01/2014	37	REVISED
10/01/2014	38	REVISED
10/01/2014	39	REVISED
10/01/2014	40	REVISED
10/01/2014	41	REVISED
10/01/2014	42	REVISED
10/01/2014	43	REVISED
10/01/2014	44	REVISED
10/01/2014	45	REVISED
10/01/2014	46	REVISED
10/01/2014	47	REVISED
10/01/2014	48	REVISED
10/01/2014	49	REVISED
10/01/2014	50	REVISED
10/01/2014	51	REVISED
10/01/2014	52	REVISED
10/01/2014	53	REVISED
10/01/2014	54	REVISED
10/01/2014	55	REVISED
10/01/2014	56	REVISED
10/01/2014	57	REVISED
10/01/2014	58	REVISED
10/01/2014	59	REVISED
10/01/2014	60	REVISED
10/01/2014	61	REVISED
10/01/2014	62	REVISED
10/01/2014	63	REVISED
10/01/2014	64	REVISED
10/01/2014	65	REVISED
10/01/2014	66	REVISED
10/01/2014	67	REVISED
10/01/2014	68	REVISED
10/01/2014	69	REVISED
10/01/2014	70	REVISED
10/01/2014	71	REVISED
10/01/2014	72	REVISED
10/01/2014	73	REVISED
10/01/2014	74	REVISED
10/01/2014	75	REVISED
10/01/2014	76	REVISED
10/01/2014	77	REVISED
10/01/2014	78	REVISED
10/01/2014	79	REVISED
10/01/2014	80	REVISED
10/01/2014	81	REVISED
10/01/2014	82	REVISED
10/01/2014	83	REVISED
10/01/2014	84	REVISED
10/01/2014	85	REVISED
10/01/2014	86	REVISED
10/01/2014	87	REVISED
10/01/2014	88	REVISED
10/01/2014	89	REVISED
10/01/2014	90	REVISED
10/01/2014	91	REVISED
10/01/2014	92	REVISED
10/01/2014	93	REVISED
10/01/2014	94	REVISED
10/01/2014	95	REVISED
10/01/2014	96	REVISED
10/01/2014	97	REVISED
10/01/2014	98	REVISED
10/01/2014	99	REVISED
10/01/2014	100	REVISED

CAMPGROUND
INDIANA, IA
SHEET
OF 1
AIR25

REVISION SKETCH

NOTICE OF PUBLIC HEARING ON AMENDMENT TO CITY OF INDIANOLA
ZONING ORDINANCE REGARDING REGULATIONS ASSOCIATED WITH
MICROBREWERIES

NOTICE IS HEREBY GIVEN that the City Council of the City of Indianola, Iowa, will meet at the Indianola City Hall, 110 N 1st Street, in the City of Indianola, Iowa, at 6:00 p.m. on the 16th day of December 2019, at which time and place the City Council will hold a public hearing on amending the Zoning Ordinance regarding regulations associated with “Microbreweries”. Such amendment is set forth in the proposed Ordinance(s) entitled as follows:

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF
THE CITY OF INDIANOLA, IOWA, BY AMENDING THE ZONING
ORDINANCE IN REGARD REGULATIONS ASSOCIATED WITH
MICROBREWERIES

For all the particulars of the proposed amendments, see the proposed Ordinance(s) entitled as set forth above now on file at the Indianola City Hall with the City Clerk of the City of Indianola, which may be examined there. The proposed Ordinance(s) is by this reference made a part of this Notice.

All interested persons may appear at the public hearing and at such time and place the Indianola City Council will consider any objections to the proposed amendments described above and give all interested persons an opportunity to be heard. This Notice is given by order of the City Council of the City of Indianola, Iowa.

Diana Bowlin, City Clerk

RESOLUTION NO. 2019 - _____

RESOLUTION SETTING DATE OF PUBLIC HEARING TO CONSIDER
AMENDING PROVISIONS OF THE ZONING ORDINANCE OF THE CITY OF
INDIANOLA, IOWA, REGARDING REGULATIONS ASSOCIATED WITH
MICROBREWERIES

WHEREAS, the City Council of the City of Indianola, Iowa (the “City”) desires to consider certain amendments to the Zoning Ordinance (“the Zoning Ordinance”) of the City of Indianola Code of Ordinances regarding the regulations of microbreweries; and

WHEREAS, it is the desire of the City Council that the proposed amendments to the Zoning Ordinance be considered by the Indianola Planning and Zoning Commission and that such Commission file its report with the City Council prior to the time established herein for public hearing on said proposed amendments; and

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

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

1. That a public hearing be held by the Indianola City Council on the proposed amendments to the Zoning Ordinance, at the Indianola City Hall, 110 N 1st Street, Indianola, Iowa, at 6:00 p.m. on December 16, 2019, at which time the City Council will consider any objections to the proposed amendments and will hear all interested persons.

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

3. That the Planning and Zoning Commission be and is hereby directed to consider said proposed amendments to the Zoning Ordinance and to file its report with the City Council prior to the time of said public hearing.

PASSED AND APPROVED THIS ____ of _____, 2019.

Kelly B. Shaw, Mayor

ORDINANCE NO. 2019 - _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, CHAPTER 165, ZONING REGULATION PROCEDURES, BY AMENDING PROVISIONS OF THE ZONING ORDINANCE REGARDING MICROBREWERIES

Be It Enacted by the City Council of the City of Indianola, Iowa:

SECTION 1. Section 165.03, Definitions, is hereby amended by adding the following definition:

56. “Brewery, Micro” means a business that brews beers, ales, and/or similar beverages on-site for distribution, retail or wholesale, on or off-premises and produces no more than ten thousand (10,000) barrels of beer or ale annually. A Microbrewery may include a tasting room for consumption on-premises as defined in Iowa Code Section 123.3(16).

SECTION 2. Section 165.09, Schedule of District Regulations, is hereby amended by adding the following to subsection C-2 (45):

C-2	HIGHWAY COMMERCIAL	C-2
PERMITTED PRINCIPAL USES AND STRUCTURES		MINIMUM REQUIRED OFF-STREET PARKING
45. Microbrewery		See Special Requirements Below

SECTION 3. Section 165.09, Schedule of District Regulations, is hereby amended by adding the following to subsection C-3 (27):

C-3	GENERAL RETAIL AND OFFICE	C-3
PERMITTED PRINCIPAL USES AND STRUCTURES		
27. Microbrewery		

SECTION 4. Section 165.09, Schedule of District Regulations, is hereby amended by adding the following to subsection C-4 (23):

C-4	GENERAL RETAIL AND OFFICE	C-4
PLANNED COMMERCIAL DISTRICT – CLASS 1		

23. Microbrewery		
------------------	--	--

SECTION 5. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 6. This ordinance shall be effective 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

Meeting Date: 11/18/2019

Information

Subject

Resolution setting a public hearing on December 16, 2019, for a request from Stacy Crow on behalf of Lyelca Of Warren Co Et Al. to rezone property located in the North Half of the Southeast Quarter and the South Half of the Northeast Quarter of Section 36, Township 76 North, Range 24 West from A-1, Agricultural Zoning District to A-2 Mixed Agricultural Zoning District. (Planning and Zoning approved unanimously on November 12, 2019.)

Information

Council will need to approve a resolution setting a public hearing on December 16, 2019, for a request (packet) from Stacy Crow on behalf of Lyelca Of Warren Co Et Al. to rezone property located in the North Half of the Southeast Quarter and the South Half of the Northeast Quarter of Section 36, Township 76 North, Range 24 West from A-1, Agricultural Zoning District to A-2 Mixed Agricultural Zoning District. (Planning and Zoning approved unanimously on November 12, 2019.)

Fiscal Impact

Attachments

Lyelca
Hearing Notice - Campground
Ordinance re campground
Resolution on campground



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: November 12, 2019

Agenda Item: 7.C. Consider request from Stacy Crow on behalf of Lyelca Of Warren Co Et Al to rezone property located in the North Half of the Southeast Quarter and the South Half of the Northeast Quarter of Section 36, Township 76 North, Range 24 West from A-1, Agricultural Zoning District to A-2 Mixed Agricultural Zoning District.

Application Type: Rezoning

Applicant: Stacy Crow on behalf of Lyelca Of Warren Co Et Al

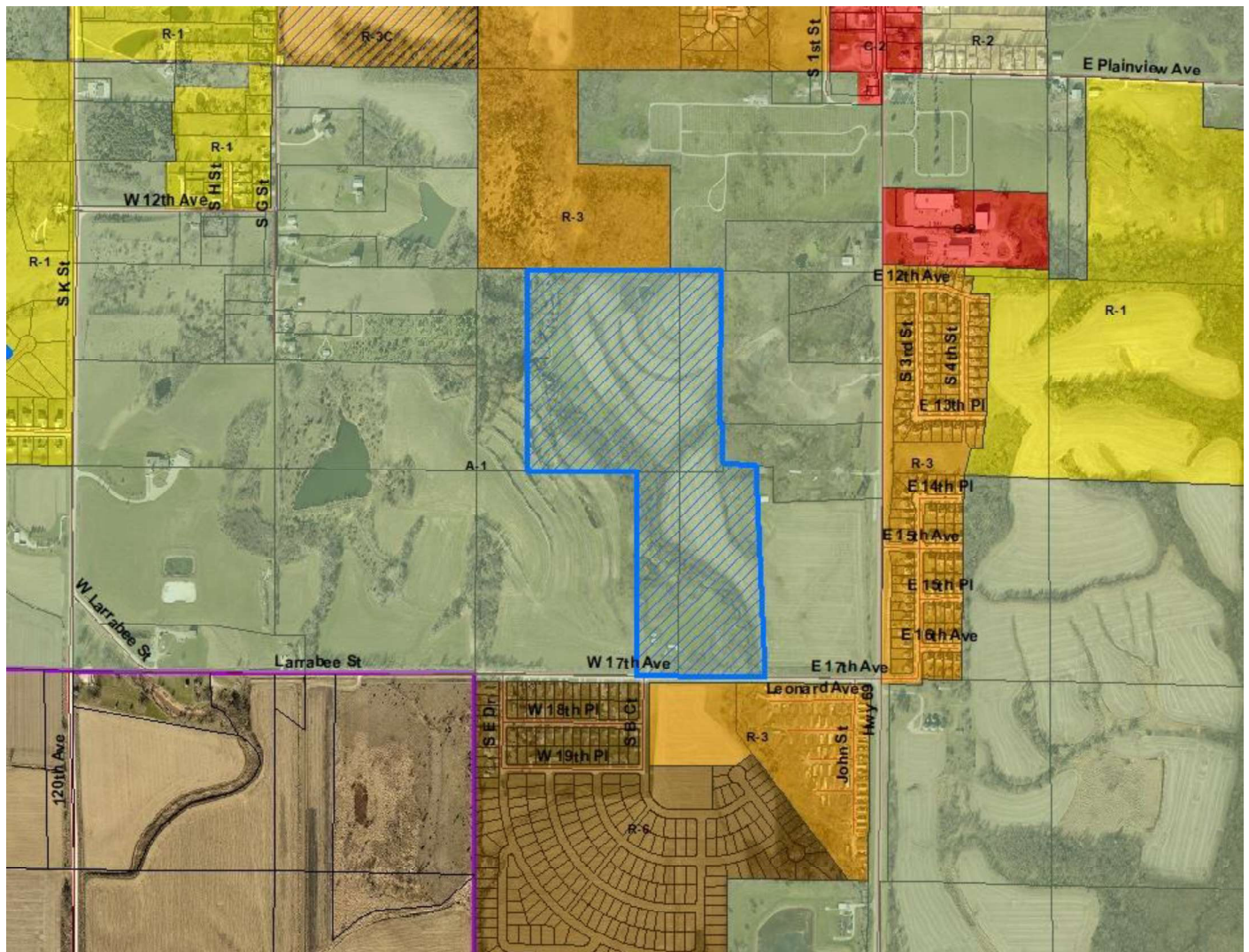
Property Owner: Lyelca Of Warren Co Et Al

Current Zoning: A-1, Agricultural

Comprehensive Plan Designation: Low Density Residential and Mixed Residential

Application Summary: Request for to rezone approximately 65 acres of land currently located part in A-2, Mixed Agricultural for a proposed campground.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

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

thereof, such amendment shall not be passed except by the favorable vote of three-fourths of all the members of the Council.

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

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

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

ANALYSIS

The proposed rezoning is being requested to facilitate a future campground. On October 3, City staff held a preapplication meeting for the proposed development. A conceptual sketch was presented which showed a campground that included 118 RV sites, eight (8) cabins, and an area for tent camping.

There are two (2) sanitary sewer lines that run from the northwest corner of the area proposed to be rezoned, along the east side of the creek, and down to the south plant lift station. Both of those lines have the capacity to serve this proposed development. Additionally, there are two (2) water mains that run on the north side of East 17th Avenue, which have the capacity to serve this area.

West 17th Avenue is paved for about 200' past South Jefferson Way before it turns to gravel. The last traffic counts staff could find from the Iowa DOT show that there are about 300 ADT on this section of road. Based off what staff could find, it appears that campgrounds produce no more than three (3) trips per day, per unit. It is estimated that the additional traffic generated by this land use on West 17th Street would not rise to the level of needing paving, but any additional development in this area may cause West 17th Street to cross that threshold.

As this change is from A-1 (Agricultural) to A-2 (Mixed Agricultural), the application does contain the number of acres in each soil type for which a rezoning change is requested and the crop suitability rating of each, which is attached.

A notification sign was placed along West 17th Street on October 31, 2019, and notification letters were sent out to property owners within 200' on November 1, 2019.

If the rezoning were to be approved, the proposed development would be subject to all site plan requirements of the City of Indianola.

ALTERNATIVES

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

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

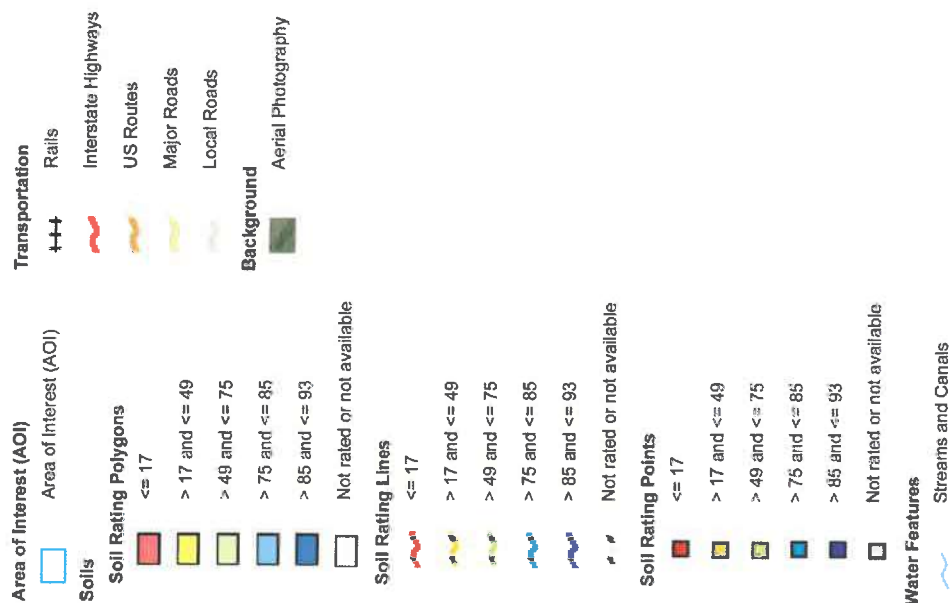
RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 1, approving the rezoning request as submitted.

Iowa Corn Suitability Rating CSR2 (IA)—Warren County, Iowa
(Indianola Campground Rezone CSR)



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:15,800.

Warning: Soil Map may not be valid at this scale.
Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Warren County, Iowa
Survey Area Data: Version 24, Sep 12, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 26, 2012—Sep 28, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	93	2.9	4.8%
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	67	16.3	26.5%
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	75	1.8	2.9%
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	49	3.4	5.5%
185E2	Bauer silt loam, 14 to 18 percent slopes, moderately eroded	8	8.1	13.1%
273C	Olmitz loam, 5 to 9 percent slopes	85	6.6	10.7%
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	81	3.9	6.4%
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	6	8.4	13.7%
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	7	3.9	6.3%
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	10	0.6	1.0%
980B	Gullied land-Ely-Colo complex, 2 to 5 percent slopes	42	4.7	7.6%
993E2	Armstrong-Gara loams, 14 to 18 percent slopes, moderately eroded	17	0.7	1.2%
T370B	Sharpsburg silty clay loam, terrace, 2 to 5 percent slopes	91	0.1	0.1%
W	Water		0.1	0.2%
Totals for Area of Interest			61.6	100.0%

Description

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Higher

Calculating a Weighted Average Corn Suitability Rating 2

Ag Decision Maker -- Iowa State University Extension and Outreach

Use this spreadsheet to calculate the weighted average CSR2 for a tract of land using data from the [NRCS Web Soil Survey](#). To learn more about this spreadsheet see Information File C2-87, [Computing the Corn Suitability Rating for Your Farm](#), or, view the [video](#) walking through Web Soil Survey.

Place the cursor over cells with red triangles to read comments.

Enter your input values in shaded cells.

Owner's Name	Stacy Crow				
Farm Name	Indianola Campground				
Location	Indianola, IA				
Legal Description	S1/2 NE1/4 AND N1/2 OF SE1/4 SECT 36-76-24				
Total Acres					62
Cropland Acres					
Map Unit Symbol *	Soil Type	Corn Suitability Rating 2	Acres in AOI **	Percent of AOI ***	Total Rating by Soil Type
8B	Judson silty clay loam, dissected till plain, 2 to 5 percent slopes	93	2.9	4.80%	270
54	Zook silty clay loam, 0 to 2 percent slopes, occasionally flooded	67	16.3	26.50%	1,092
76C2	Ladoga silt loam, dissected till plain, 5 to 9 percent slopes, eroded	75	1.8	2.90%	135
76D2	Ladoga silt loam, 9 to 14 percent slopes, eroded	49	3.4	5.50%	167
1.85E+04	Bauer silt loam, 14 to 18 percent slopes, moderately eroded	8	8.1	13.10%	65
273C	Olmitz loam, 5 to 9 percent slopes	85	6.6	10.70%	561
370C	Sharpsburg silty clay loam, 5 to 9 percent slopes	81	3.9	6.40%	316
592D2	Mystic silt loam, 9 to 14 percent slopes, moderately eroded	6	8.4	13.70%	50
792D2	Armstrong loam, 9 to 14 percent slopes, moderately eroded	7	3.9	6.30%	27
822D2	Lamoni silty clay loam, 9 to 14 percent slopes, eroded	10	0.6	1.00%	6
980B	Gullied land-Ely-Colo complex, 2 to 5 percent slopes	42	4.7	7.60%	197
9.93E+04	Armstrong-Gara loams, 14 to 18 percent slopes, moderately eroded	17	0.7	1.20%	12
T370B	Sharpsburg silty clay loam, terrace, 2 to 5 percent slopes	91	0.1	0.10%	9
W	Water		0.1	0.20%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
			61.5	100.0%	2,907

Weighted Average Corn Suitability Rating 2 (CSR2) (per acre)

47.3

* Soil type number ** Acres of each soil type in the Area of Interest (AOI) *** Percent of each soil type in the AOI

Completed by: Kent Zarley - Civil Engineering Consultants - Des Moines, Iowa

Version 1.2_92016

Spreadsheet Contact: Ann Johanns

Date Printed: 10/25/2019

IOWA STATE UNIVERSITY
Extension and Outreach

...and justice for all

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status. (Not all prohibited bases apply to all programs.) Many materials can be made available in alternative formats for ADA clients. To file a complaint of discrimination, write USDA, Office of Civil Rights, Room 326-W, Whitten Building, 14th and Independence Avenue, SW, Washington, DC 20250-9410 or call 202-720-5984.

Issued in furtherance of Cooperative Extension work, Acts of May 8 and July 30, 1914, in cooperation with the U.S. Department of Agriculture. Cathann A. Kress, director, Cooperative Extension Service, Iowa State University of Science and Technology, Ames, Iowa.

NOTICE OF PUBLIC HEARING TO CONSIDER THE REZONING OF PROPERTY
FOR A CAMPGROUND FROM A-1 AGRICULTURAL ZONING DISTRICT TO A-2
MIXED AGRICULTURAL ZONING DISTRICT

NOTICE IS HEREBY GIVEN that the City Council of the City of Indianola, Iowa, will meet at the Indianola City Hall, 110 N 1st Street, in the City of Indianola, Iowa, at 6:00 p.m. on the 16 day of December 2019, at which time and place the City Council will hold a public hearing to consider an amendment from A-1 Agricultural Zoning District to A-2 Mixed Agricultural Zoning District for the following described property:

A PARCEL OF LAND IN THE NE1/4 AND SE1/4 OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5th P.M., WARREN COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1005 FEET OF THE SW1/4 NE1/4 OF SAID SECTION 36

AND

THE EAST 277 FEET OF THE NW1/4 SE1/4 OF SAID SECTION 36

AND

ALL THAT PART OF THE SE1/4 NE1/4 OF SAID SECTION 36 LYING WEST OF PARCEL 'P', AN OFFICIAL PARCEL RECORDED IN INSTRUMENT NUMBER 2015-6904 AT THE WARREN COUNTY RECORDER'S OFFICE AND LYING WEST OF THE TRACT OF LAND RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE 11 OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE

AND

ALL THAT PART OF THE SE1/4 NE1/4 AND THE NE1/4 SE1/4 OF SAID SECTION 36 LYING WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT THAT IS 220 FEET EAST OF THE SE CORNER OF SAID TRACT OF LAND RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE 11 OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE; THENCE SOUTHERNLY TO A POINT THAT IS 576 FEET EAST OF THE SW CORNER OF SAID NE1/4 SE1/4, AND EXCEPTING THEREFROM ALL SAID TRACT RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE 11 OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE.

For all the particulars of the proposed amendment, see the proposed Ordinance entitled as set forth above now on file at the Indianola City Hall with the City Clerk of the City of Indianola, which may be examined there. The proposed Ordinance is by this reference made a part of this Notice.

All interested persons may appear at the public hearing and at such time and place the Indianola City Council will consider any objections to the proposed amendment described above and give all interested persons an opportunity to be heard. This Notice is given by order of the City Council of the City of Indianola, Iowa.

Diana Bowlin, City Clerk

ORDINANCE NO. 2019 - _____

AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF INDIANOLA, IOWA, FOR A CAMPGROUND FROM A-1 AGRICULTURAL ZONING DISTRICT TO A-2 MIXED AGRICULTURAL ZONING DISTRICT

WHEREAS, the City Council of the City of Indianola, Iowa, deems it necessary and proper to amend the zoning from A-1 Agricultural Zoning District to A-2 Mixed Agricultural Zoning District for the following described property:

A PARCEL OF LAND IN THE NE1/4 AND SE1/4 OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5th P.M., WARREN COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1005 FEET OF THE SW1/4 NE1/4 OF SAID SECTION 36

AND

THE EAST 277 FEET OF THE NW1/4 SE1/4 OF SAID SECTION 36

AND

ALL THAT PART OF THE SE1/4 NE1/4 OF SAID SECTION 36 LYING WEST OF PARCEL 'P', AN OFFICIAL PARCEL RECORDED IN INSTRUMENT NUMBER 2015-6904 AT THE WARREN COUNTY RECORDER'S OFFICE AND LYING WEST OF THE TRACT OF LAND RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE 11 OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE

AND

ALL THAT PART OF THE SE1/4 NE1/4 AND THE NE1/4 SE1/4 OF SAID SECTION 36 LYING WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT THAT IS 220 FEET EAST OF THE SE CORNER OF SAID TRACT OF LAND RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE 11 OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE; THENCE SOUTHERNLY TO A POINT THAT IS 576 FEET EAST OF THE SW CORNER OF SAID NE1/4 SE1/4, AND EXCEPTING THEREFROM ALL SAID TRACT RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE 11 OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE.

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

Section 1: That the zoning is amended from A-1 Agricultural Zoning District to A-2 Mixed Agricultural Zoning District for the following real property:

A PARCEL OF LAND IN THE NE1/4 AND SE1/4 OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5th P.M., WARREN COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1005 FEET OF THE SW1/4 NE1/4 OF SAID SECTION 36

AND

THE EAST 277 FEET OF THE NW1/4 SE1/4 OF SAID SECTION 36

AND

ALL THAT PART OF THE SE1/4 NE1/4 OF SAID SECTION 36 LYING WEST OF PARCEL 'P', AN OFFICIAL PARCEL RECORDED IN INSTRUMENT NUMBER 2015-6904 AT THE WARREN COUNTY RECORDER'S OFFICE AND LYING WEST OF THE TRACT OF LAND RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE 11 OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE

AND

ALL THAT PART OF THE SE1/4 NE1/4 AND THE NE1/4 SE1/4 OF SAID SECTION 36 LYING WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT THAT IS 220 FEET EAST OF THE SE CORNER OF SAID TRACT OF LAND RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE 11 OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE; THENCE SOUTHERNLY TO A POINT THAT IS 576 FEET EAST OF THE SW CORNER OF SAID NE1/4 SE1/4, AND EXCEPTING THEREFROM ALL SAID TRACT RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE 11 OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE.

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: _____

RESOLUTION NO. 2019 - _____

RESOLUTION SETTING DATE OF PUBLIC HEARING TO CONSIDER THE
REZONING OF PROPERTY FOR A CAMPGROUND FROM A-1 AGRICULTURAL
ZONING DISTRICT TO A-2 MIXED AGRICULTURAL ZONING DISTRICT

WHEREAS, the City Council of the City of Indianola, Iowa (the “City”) desires to consider an amendment from A-1 Agricultural Zoning District to A-2 Mixed Agricultural Zoning District for the following described property:

A PARCEL OF LAND IN THE NE1/4 AND SE1/4 OF SECTION 36, TOWNSHIP 76 NORTH, RANGE 24 WEST OF THE 5th P.M., WARREN COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1005 FEET OF THE SW1/4 NE1/4 OF SAID SECTION 36

AND

THE EAST 277 FEET OF THE NW1/4 SE1/4 OF SAID SECTION 36

AND

ALL THAT PART OF THE SE1/4 NE1/4 OF SAID SECTION 36 LYING WEST OF PARCEL 'P', AN OFFICIAL PARCEL RECORDED IN INSTRUMENT NUMBER 2015-6904 AT THE WARREN COUNTY RECORDER'S OFFICE AND LYING WEST OF THE TRACT OF LAND RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE 11 OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE

AND

ALL THAT PART OF THE SE1/4 NE1/4 AND THE NE1/4 SE1/4 OF SAID SECTION 36 LYING WEST OF THE FOLLOWING DESCRIBED LINE: BEGINNING AT A POINT THAT IS 220 FEET EAST OF THE SE CORNER OF SAID TRACT OF LAND RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE 11 OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE; THENCE SOUTHERNLY TO A POINT THAT IS 576 FEET EAST OF THE SW CORNER OF SAID NE1/4 SE1/4, AND EXCEPTING THEREFROM ALL SAID TRACT RECORDED IN IRREGULAR PLAT BOOK 2A, PAGE 11 OF 76-24 AT THE WARREN COUNTY RECORDER'S OFFICE; and

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

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

1. That a public hearing be held by the Indianola City Council on the proposed amendment to the Zoning Ordinance, at the Indianola City Hall, 110 N 1st Street, Indianola, Iowa, at 6:00 p.m. on December 16, 2019, at which time the City Council will consider any objections to the proposed amendment and will hear all interested persons.

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

PASSED AND APPROVED THIS ____ of _____, 2019.

Kelly B. Shaw, Mayor

Meeting Date: 11/18/2019

Information

Subject

Resolution approving a Preliminary Plat for Quail Meadows Subdivision submitted by Jon L. Hanson of Snyder & Associates, Inc. (Planning and Zoning approved, with stipulations, on November 12, 2019, with one member abstaining from voting.)

Information

Council will need to approve a resolution (packet) for a Preliminary Plat for Quail Meadows Subdivision submitted by Jon L. Hanson of Snyder & Associates, Inc. (Planning and Zoning approved with conditions on November 12, 2019, with one member abstaining from voting.)

Fiscal Impact

Attachments

Quail Meadows Plat

Resolution - Quail Meadows



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: November 12, 2019

Agenda Item: 7.A. Consider request from Jon L. Hanson of Snyder & Associates, Inc. for approval of a Preliminary Plat for Quail Meadows Subdivision.

Application Type: Preliminary Plat

Applicant: Jon L. Hanson of Snyder & Associates, Inc.

Zoning: R-3, Mixed Residential

Comprehensive Plan Designation: Mixed Residential

Application Summary: Request for preliminary plat approval of a 53-lot residential subdivision.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.05 PRELIMINARY PLATTING PROCEDURE.

1. The owner or developer of any tract of land to be subdivided shall cause a preliminary plat to be prepared, a plat of the subdivision containing the information specified herein and shall file twelve (12) copies and an electronic copy with the Clerk.
2. Preliminary plats shall be filed with the Clerk at least fifteen (15) days prior to scheduled Commission meetings. Adjoining property owners shall be notified of preliminary plats by first class mail at least ten (10) days prior to Commission meetings.
3. The Clerk shall immediately transmit three (3) copies of the preliminary plat to the Commission for study and recommendation.
4. The Commission shall examine the plat as to its compliance with this chapter, and the comprehensive plan of the City and shall have thirty (30) days to submit a recommendation to the Council provided that the owner or

developer may agree to an extension of time not to exceed sixty (60) days. A copy of the recommendation shall be forwarded to the owner or developer.

5. The Council, upon receipt of the Commission's recommendation, or after thirty (30) days, or any extension thereof shall have passed, shall by resolution grant approval or reject the preliminary plat. If the preliminary plat is rejected, the Council will advise the owner or developer of any changes which are desired or should have consideration before approval will be given. Upon making such changes, the developer may resubmit the preliminary plat for approval by the Commission and the Council. Approval of the preliminary plat by the Council shall constitute approval to proceed with the preparation of the final plat but shall not be deemed approval of the subdivision.

170.09 PRELIMINARY PLAT REQUIREMENTS. The preliminary plat shall contain the following information:

1. A location map showing:
 - A. The subdivision name.
 - B. An outline of the area to be subdivided.
 - C. The existing streets and public or community utilities, if any, on adjoining property.
 - D. North point and scale.
2. A preliminary plat of the subdivision drawn to the scale of fifty (50) feet to one (1) inch, provided that if the resulting drawing would be over thirty-six (36) inches in its shortest dimension, a scale of one hundred (100) feet to one (1) inch may be used, said preliminary plat to show:
 - A. The legal description, acreage and the name of the proposed subdivision.
 - B. The name and address of the owner.
 - C. The name of the person who prepared the plat, and the date thereof.
 - D. The location of existing lot lines, streets, public utilities, water mains, sewers, drainpipes, culverts, watercourses, bridges, railroads and buildings in the proposed subdivision.
 - E. Contours at vertical intervals of not more than two (2) feet, based upon City datum, except that where the slope of the land exceeds twenty-five percent (25%), five (5) foot intervals shall be sufficient.
 - F. The location and widths, other dimensions and names of the proposed streets, utility easements and other open spaces or reserved areas.
 - G. A statement concerning the location and approximate size or capacity of utilities proposed to be installed.
 - H. Tract boundary lines showing dimensions, bearings, angles, and references to known lines or bench marks.
 - I. The names and addresses of adjacent property owners.
 - J. Proposed building lines.
 - K. Grades of proposed streets.
 - L. A cross-section of the proposed streets showing the roadway location, type and width of surfacing, the type drainage and other improvements to be installed.
 - M. The location of proposed wells and/or water mains and sewage disposal system if a public or community system is used.
 - N. The drainage of the land including proposed storm sewers, ditches, culverts, bridges and other structures.
 - O. North point and graphic scale.
 - P. The location and dimension of sidewalks to be installed.
 - Q. Indicate the current Iowa Department of Natural Resources requirement in a note placed on the plat, if applicable.
 - R. Indicate current flood zones as determined by FEMA with the platted area.

170.11 DESIGN STANDARDS — STREETS.

1. General Considerations that must comply with the current Iowa Statewide Urban Design Standards for Public Improvements ("SUDAS").
 - A. The street and alley layout shall provide access to all lots and parcels of land within the subdivision.
 - B. Street jogs of less than 150 feet shall be avoided.
 - C. Cul-de-sacs shall not exceed 700 feet in length.

- D. New subdivisions shall make provisions for continuation and extension of thoroughfares and collector streets and roads.
- E. No dead-end streets will be permitted except at subdivision boundaries and in no event shall any dead-end street be in excess of 500 feet.
- F. Thoroughfare and collector streets in a subdivision shall extend through to the boundaries thereof, unless a terminal point within the subdivision is shown in the master street plan.
- G. Alleys shall be discouraged in residential areas but shall be provided in commercial and industrial areas unless other suitable public or private access to loading and service areas is provided.
- H. Intersection of road centerlines shall be between 80 degrees and 100 degrees.
- I. Intersection of more than two (2) streets at a point shall not be permitted.
- J. Where parkways or special types of streets are proposed, the Commission may apply special standards for the design of such parkways or streets.
- K. Proposed streets that are extensions of or in alignment with existing streets shall bear the name of the existing street. Names of new streets shall avoid duplication of or similarity to existing names of streets, or public and semi-public buildings and areas.
- L. Streets, avenues, places and courts shall be named in the following manner:

<u>General direction</u>	<u>Long streets</u>	<u>Short streets</u>
North and south	Streets	Courts
East and west	Avenues	Places
Diagonal	Roads	Ways
Curving	Drives	Lanes

- 2. Minimum rights-of-way shall be provided as follows:
 - A. Thoroughfares — 100 feet. In addition, access spacing on thoroughfares is as follows: (i) Intersection spacing - 600' minimum; (ii) Entrance spacing - 300' minimum; (iii) Separation of Entrance from Intersection - 150' minimum. (Ord. 1499 – Aug. 12 Supp.)
 - B. Residential collector streets — 70 feet.
 - C. Commercial collector streets — 80 feet.
 - D. Residential streets — 60 feet.
 - E. Cul-de-sacs — 110 feet in diameter.
 - F. Alleys — 20 feet.
- 3. The minimum width of surfacing to be provided shall be as follows:
 - A. Reserved.
 - B. Reserved.
 - C. Commercial collector streets:
 - (1) Parallel parking — 49 feet.
 - (2) Angle parking — 61 feet.
 - D. Residential street — 25 feet or 31 feet within the discretion of the Council.
 - E. Cul-de-sacs — 85 feet in diameter.
 - F. Alleys — 20 feet.
 - G. Sidewalks — 4 feet.
- 4. Grades. No street grade shall be less than one-half of one percent and shall not exceed the following limits:
 - A. Thoroughfare streets — 4 percent.
 - B. Collector streets — 6 percent.
 - C. Residential streets — 8 percent.

170.12 DESIGN STANDARDS — BLOCKS.

- 1. The length of blocks shall be not less than 240 feet and not more than 1,250 feet in length.
- 2. Blocks shall be of sufficient width to permit two (2) tiers of lots of appropriate depth and in no case shall the width be less than 240 feet, except where a single tier of double frontage lots parallels a limited access highway, a thoroughfare, drainage course, railroad or other barrier, the width shall be not less than 50 feet.
- 3. Crosswalks may be required in blocks over 700 feet long or in areas where curbed streets require excessive out of the way travel. If required, they shall be constructed by the developer. Right-of-way for crosswalks shall not be less than 30 feet, nor more than 45 feet.

170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed 2½ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.14 EASEMENTS.

1. Easement not less than 15 feet in width shall be provided along each side of the front yard lot lines of all lots, and in the case of corner lots, the side street yard, and along such other lot liens as may be required by public and private utility companies.
2. Easements of greater width may be required for trunk lines, pressure lines, open drainage courses or high voltage lines and shall be provided as determined by the utility or Council.
3. Utility easements shall convey to the City, its successors and assigns, the perpetual right within the areas shown on the plat and described in the easement, to construct, reconstruct, operate and maintain electric lines consisting of poles, wires, cables, conduits, fixtures, anchors and other similar equipment, including the right to trim or remove trees within such areas where necessary to secure a clearance of 4 feet from the wires or poles, together with the right to extend to any telephone, telegraph, electric or power company, the right to use separately or jointly with the City, the areas included in the easement for the purposes above enumerated.

170.15 PARKS, SCHOOL SITES AND PUBLIC AREAS.

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

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

170.17 EROSION CONTROL (DESIGN STANDARDS). Methods for controlling soil erosion shall be in accordance with current Iowa Department of Natural Resources Standards and requirements of NPDES permit.

170.18 PLANNED DEVELOPMENTS.

1. Purpose. The purpose of this provision is to permit and encourage subdivider's to utilize imaginative and innovative concepts in the design, layout and development of subdivisions.
2. Intent. It is not the intent of this provision to lessen the number, size, extent, or type of improvements required by this chapter, but to permit the reasonable and necessary modification of the requirements in order to allow development of subdivisions which do not utilize a conventional layout for blocks, lots, streets and other features. It is the intent of this provision that any such modification or change in requirements be in harmony with the spirit of this chapter.
3. Procedure. The procedure for the submission and approval of plats for planned developments shall be the same as for other plats as set forth elsewhere in this chapter.

170.19 SANITARY SEWERS. The subdivider shall at the subdivider's expense provide the subdivision with a complete sanitary sewer system including all necessary pumping stations, force mains, pumping equipment and other appurtenances, which shall connect with a sanitary sewer outlet or treatment facility approved by the Council. The

sewers shall extend to the subdivision boundaries as necessary to provide for the extension of the sewers by adjacent property. Where sewers in excess of fifteen (15) inches in diameter are required, the additional cost shall be borne by the City.

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

170.21 STORM DRAINS.

1. The subdivider shall, at the subdivider's expense, provide the subdivision with adequate drains, ditches, culverts, complete bridges, storm sewers, intakes and manholes to provide the collection and removal of all surface waters. These improvements shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties. Where oversize storm sewers or drainage structures are required to serve other areas of the watershed, the additional cost shall be borne by the developer.
2. The subdivider shall, at the subdivider's expense, provide the subdivision with a storm sewer system to adequately handle a five (5) year rain storm. The system shall include culverts, ditches, intakes, manholes, or any structure deemed necessary. All such structures shall meet the City of Indianola Standard Specifications. In addition, the subdivider shall, at the subdivider's expense, provide the subdivision with overland drainage courses and easements to adequately handle storm water in excess of a five (5) year rain storm and up to a 100-year rain storm. For any subdivision containing new streets, the system shall be designed by a licensed engineer registered to practice in the State of Iowa.
 - A. Each lot shall be provided with minimum six (6) inch diameter storm sewer service line that is a minimum of four (4) feet below ground level, stubbed to the property line, unless the Director of Community Development determines that sump lines can be taken to an existing overland drainage area. The sump pump line shall be a minimum of one and a half (1½) inches in diameter.
 - B. The storm sewer system line shall be made of reinforced concrete pipe or polyvinyl chloride (PVC) pipe. The sump pump lines shall be made of PVC, PVC Truss, or PVC corrugated pipe. All structures shall be built in accordance with City of Indianola Standard Construction Specifications for Subdivisions.
 - C. The storm sewer system shall be large enough to provide for anticipated extension of use to serve additional areas, as set out in Indianola Comprehensive Plan.
 - D. Storm sewer service lines shall be connected to the City storm sewer system at intakes, manholes, or directly into the City storm sewer pipe. Tapping storm sewer service lines into the City storm sewers shall be by using approved methods.

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

170.22 WATER. The subdivider shall at the subdivider's expense provide the subdivision with a complete water main supply system including hydrants, valves and other appurtenances which shall be extended into and through the subdivision to the boundary lines, and which shall provide a water connection for each lot and shall be connected to the City water system. Fire hydrants shall be uniform throughout the subdivision and shall meet the standards and design approved by the Utilities Board of Trustees. Where water mains in excess of eight (8) inches are required, the additional cost shall be borne by the City if the area is zoned R-2 or R-3. If at the time the main is to be installed the area in question is zoned R-4, any commercial or any industrial classification, the subdivider may be required to put in a water main in excess of eight (8) inches at the subdivider's own expense. Whether the City shall pay a portion of the additional cost shall be discretionary with the Board of Trustees. Water mains shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties.

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

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

1. Set in concrete three (3) feet deep at the intersection of all lines forming angles in the boundary of the subdivision, and at all street intersections.
2. At lot corners and changes in direction of block and lot boundaries.

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

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

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

170.28 SURFACING. The subdivider shall at the subdivider's expense surface all streets being dedicated for public use from curb to curb. Surfacing shall consist of not less than six (6) inches of Portland cement concrete over a prepared subgrade and shall be constructed in accordance with designs and specifications and at grades approved by the Council. Where a surface width in excess of thirty-one (31) feet is required, the cost of the additional surface width, which shall be assumed to be the center portion of the roadway surface, shall be paid by the City. On collector and thoroughfare streets where a higher standard than is herein required or a thickness of greater than eight (8) inches is deemed necessary by the Council, the additional cost shall be borne by the City. Where unimproved street right-of-way exists the owner or developer at the owner's or developer's own expense shall improve such right-of-way as required by this section for the entire width of the lot or lots (or for the entire width and the length of the lot or lots in the case of lot or lots bordered by more than one street) prior to or contemporaneous with the development of the lot or lots. The owner or developer shall also improve all other portions of unimproved street right of way serving such areas.

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

170.30 APPROVAL OF PLANS AND SPECIFICATIONS. The approval of plans and specifications relative to improvements required by this chapter shall be effective for a period of two (2) years after the approval. If the required improvements are not in place and accepted by the City within the times specified, the approval shall lapse, and construction shall not be started and construction under way shall cease until resubmitted plans and specifications have been approved. The City shall have the right, at the time of the new request for approval, to require the subdivider to use the type of construction, the materials, the methods and standard of subdivision improvements equal to the specifications of the City for like work which are in effect at that time. The City may also require that the subdivider comply with any amended ordinance or ordinances relative to improvements under this chapter or any successor chapter relative to subdivision improvements which have been adopted between the time of initial approval and the renewed approval as herein required. The reapproval as required by this section specifically applies only to the plans and specifications relative to subdivision improvements and has no application as to lot sizes, setbacks, lot boundaries, street location or other platting requirements which shall be final on Council approval unless changed by some other method permitted by law.

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

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

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

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

170.37 VARIANCES. Where the strict application of standards or requirements established by this chapter would cause substantial hardship or impose unreasonable restrictions on the development of a tract of land because of natural or physical conditions or limitations not created by the owner or developer, the Commission may recommend and the Council may grant such variances from these standards or requirements as may be necessary to permit the reasonable development of the land while preserving the intent of this chapter.

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

1. No plat of survey, plat or subdivision in the City or within two (2) miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat or subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.
2. No more than two (2) building permits for principal structures issued for each separate tract existing at the effective date of this chapter unless the tract shall have been platted in accordance with the provisions contained herein except planned multiple-family, commercial or industrial complexes under a common ownership and constructed in accordance with an overall site development plan.
3. No public improvements over which the Council has control shall be made with City funds, nor shall any City funds be expended for street maintenance, street improvements, or other services in any area that has been subdivided after the adoption of the regulations in this chapter unless such subdivision and streets have been approved in accordance with the provisions of this chapter and the street accepted by the Council as a public street.
4. Any persons who shall dispose of or offer for sale or lease any lots in the City, addition thereto, or within one mile thereof until the plat shall have been approved, acknowledged and recorded as provided by this chapter and Chapter 354, Code of Iowa, shall forfeit and pay fifty dollars (\$50.00) for each lot or part thereof sold, disposed of, leased, or offered for sale.
5. No occupancy compliance certificate required by the Zoning Ordinance shall be issued until and unless all improvements required by this chapter have been made in accordance with the City's plans and specifications and accepted by the Council or as may otherwise be provided for elsewhere in this chapter.

ANALYSIS

The preliminary plat submitted shows the 53 residential lots and an outlot that will contain a detention basin for this development. At its meeting on April 20, 2015, the Indianola City Council approved the preliminary plat of Summercrest Hills 5, which included the subject land. Section 170.06.1 states that a final plat shall be submitted within six (6) months of the approval of the preliminary plat, or such approval shall expire, and the preliminary plat shall be resubmitted for approval prior to the preparation of a final plat.

This development provides a density of about 1.85 units per acre. 8th Street, which is currently stubbed in on the north side of the existing Quail Meadows 2nd Addition, will be extended through this development. This development proposes to add 7th Street as well, which will be stubbed on both the north and south ends, awaiting a future connection between Hillcrest to the south, and a future extension of Willowcrest Avenue to the north. 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. This development also provides a connection to the Summerset Trail on the east side by providing access between Lots 26 and 27 and connecting to the trail through an existing access to lift station that will be relocated.

Staff has reviewed the plat as to its conformance to the regulations listed herein. Fox Engineering has also provided professional assistance to the Commission, and those comments are attached. One of the issues noted include Lots 1-11, 18-21, 27, 35 and 36 do not meet the maximum depth to width ratio of 2.5 to 1. In response, the applicant has requested a variance, per Section 170.37 to this requirement. The applicant has also requested two (2) additional variances to the 30' buffer park requirements. The first to not require a berm in the landscape buffer due to the drainage of the lots and the second to allow existing, mature trees that will remain to be credited in to the number of required trees in the buffer park.

Letters were mailed to property owners within 200 feet of this property on November 1, 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 preliminary plat be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the preliminary plat be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the preliminary plat be denied.
- 4) The City of Indianola Planning and Zoning Commission remands preliminary plat, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

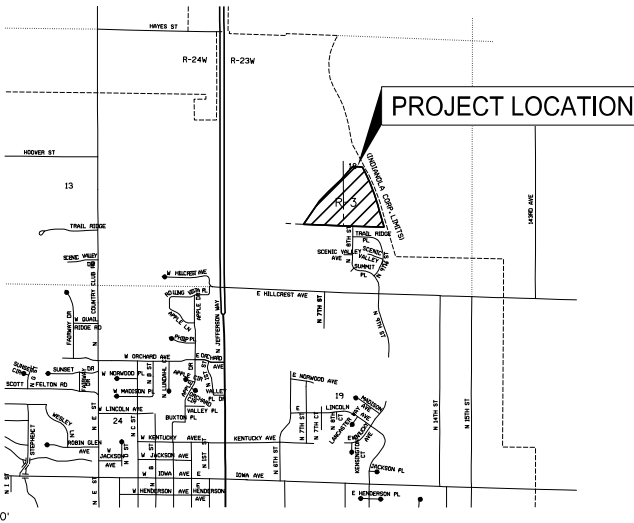
RECOMMENDATION

Staff recommends that the City of Indianola Planning and Zoning Commission move alternative 2, recommending the preliminary plat be approved, with the following conditions:

1. A variance to the maximum depth to width ratio, listed in Section 170.13.5, be approved for Lots 1-11, 18-21, 27, 35 and 36.
2. A variance to the 36" berming requirement of Section 170.43 be approved.

3. A variance to allow credit for existing trees, as determined by staff, be approved towards the buffer plant material requirements of Section 170.43.
4. Remaining items listed on the review of the preliminary plat by Fox Engineering be satisfied upon submittal of the public improvement plans.

QUAIL MEADOWS 3 & 4 PRELIMINARY PLAT-2019

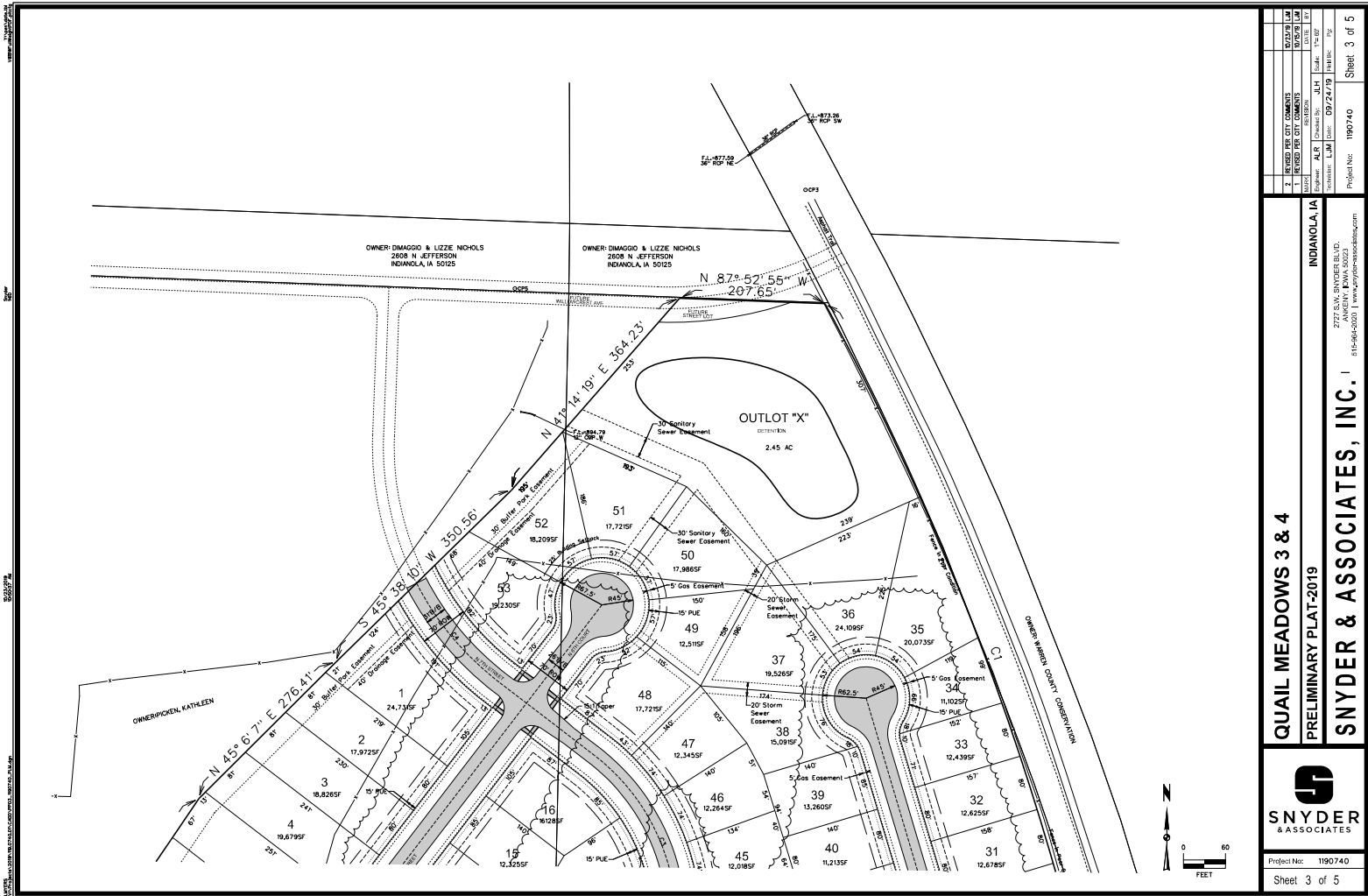


PROJECT LOCATION

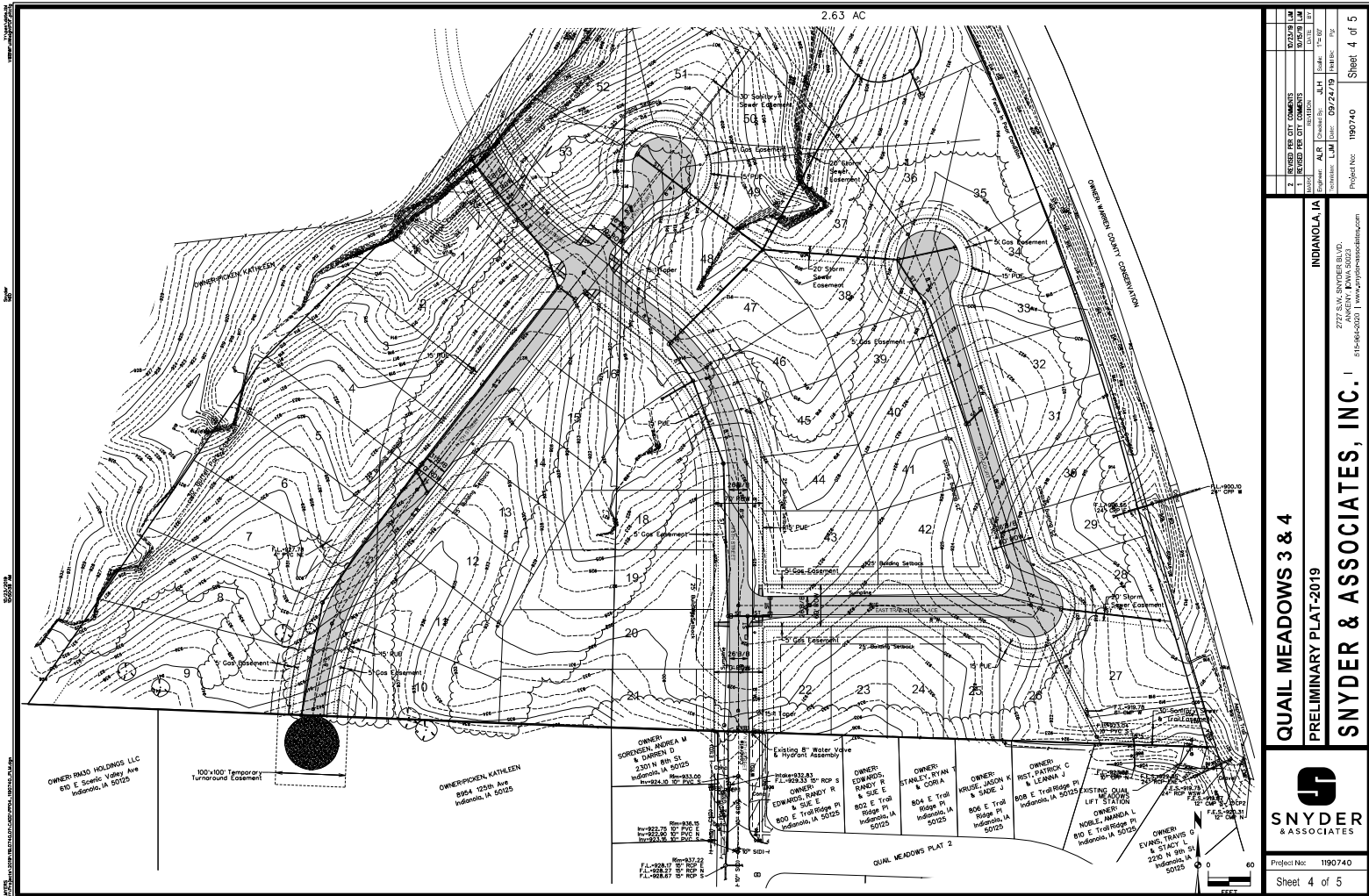
VICINITY MAP
INDIANOLA, IOWA

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 17° 19' 29" E 979.85'
C2	40° 37' 31" RT	450.00'	319.11'	166.60'	N 7° 11' 31" E 312.47'
C3	52° 26' 40" LT	300.00'	274.60'	147.76'	N 26° 16' 14" W 265.11'
C4	31° 55' 34" RT	425.00'	238.82'	121.57'	N 36° 31' 47" W 233.76'



QUAIL MEADOWS 3 & 4		INDIANOLA, IA	
PRELIMINARY PLAT-2019		2727 S.W. SNYDER BLVD.	
SNYDER & ASSOCIATES, INC.		515-364-2000 www.snyderassociates.com	
Project No: 1190740		Sheet 3 of 5	
1	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
2	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
3	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
4	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
5	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
6	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
7	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
8	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
9	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
10	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
11	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
12	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
13	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
14	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
15	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
16	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
17	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
18	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
19	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
20	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
21	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
22	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
23	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
24	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
25	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
26	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
27	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
28	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
29	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
30	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
31	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
32	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
33	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
34	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
35	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
36	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
37	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
38	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
39	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
40	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
41	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
42	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
43	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
44	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
45	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
46	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
47	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
48	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
49	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
50	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
51	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
52	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20
53	REVIEWED FOR CITY COMMENTS	5/27/20	5/27/20



Oct. 15, 2019

Honorable Mayor and Members of the City Council and Planning and Zoning Commission
City of Indianola
110 N. First Street
Indianola, Iowa 50125-0299

RE: VARIANCE REQUEST TO SUBDIVISION REGULATIONS
QUAIL MEADOWS PLATS 3&4
S&A Project No. 119.0740

Dear Honorable Mayor and Members of the City Council and Planning and Zoning Commission:

On behalf of Steger Construction Inc., as Applicant, we respectfully request a variance to 2 zoning code sections based on specific and unique aspects of the property.

1. *170.13.5. Lot depth shall not exceed 2.5 times the width.* We requests a variance to this requirement for Lots 1-11, 18-21, 27, 35 and 36. Based on the current location of 7th St. N to the south related to the westerly property line and given that the westerly property line follows along the center of a significant drainage way, these lots exceed this requirement. To meet the requirement, these lots would need to be shortened and create an unusable remnant parcel of land or North 7th St. could be shifted west causing it to be misaligned with North 7th St. to the south and causing a future hardship to the development of the adjacent property to the south. For these reasons we request the variance to this regulation.
2. *170.43. 30' wide buffer requirements.* The 30' wide buffer is required to include a 36" tall berm along its length provided that it does not impede natural drainage. The westerly boundary of this property is required to have this 30' buffer but is also a significant drainage way with mature tree canopy. To install a berm along this drainage way would impede natural drainage and since it is a naturally low area, would not provide functional screening to the adjacent property. For these reasons, we request a variance to the requirement to install berming as part of the buffer..
3. *170.43. 30' wide buffer requirements.* The 30' wide buffer regulation requires a prescribed number and type of trees and shrubs to be installed along its length. The length of the required buffer on this project is currently a drainage way with mature tree canopy. The developer wishes to preserve as much of this tree canopy as possible as it provides a substantial and established buffer in itself. We request that credit for existing trees and landscaping be given toward the buffer plant material requirement. The determination of the eligible trees would be done by a review of the site by City staff and the developer when the construction plans for the buffer are being created. As many of

these lots impacted by this buffer requirement exceed 150' in depth, we also request that existing trees beyond 150', as measured from the front lot line, be eligible to be counted toward the buffer landscaping requirement.

We look forward to your thoughtful consideration and approval of these variance requests. If you have any questions or comments, please contact me at your convenience. Thank you.

Sincerely,

SNYDER & ASSOCIATES, INC.



Jon L. Hanson, P.E.

Cc: Phil Steger, Steger Construction, Inc.
file

October 28, 2019

Att: Jon Hanson, P.E.

Snyder & Associates, Inc.
2727 SW Snyder Blvd
Ankeny, IA 50023

Quail Meadows – Preliminary Plat

FOX Ref No: 8691-19B.210

FOX Engineering has completed the second review for the Quail Meadows Subdivision Preliminary Plat dated October 23, 2019. Please address the following comments:

1. Please label the adjacent land zoning.
2. 170.09, Please provide the following information on the Preliminary Plat:
 - a. Please resubmit the preliminary plat with a scale of fifty (50) feet to one (1) inch to make it more readable. It is difficult to see all contours and site details with enough clarity to review/read the proposed plat with the current scale.
3. 170.11, 170.12, 170.13, 170.14 - FOX Engineering has reviewed the proposed Streets, Blocks, Lots & Easements within this development in relation to the Comprehensive Plan:
 - a. Please provide street cross sections for proposed streets as per 170.09, 2, L. Please show subgrade prep as per SUDAS. In addition, please clarify the longitudinal jointing of the roadway on the typical cross section. Joints shall match existing if connecting to an existing roadway.
 - b. There is concern regarding the extension of N 7th Street to the west and the grade at the end of the roadway. This roadway appears to end at steep gradient, which could be an erosion issue. The grading plan will help resolve this issue.
4. 170.21, FOX Engineering has reviewed the proposed storm sewer within this development in relation to the Comprehensive Plan and have no further comments. Further review of the storm sewer and storm water management plan shall be forthcoming after review of the construction drawings.
5. 170.25, FOX Engineering has reviewed the proposed grading within this development:
 - a. Please show proposed contours on Sheet 2. Further comments me be forthcoming after review of the proposed grading for the subdivision.
6. 170.19, FOX Engineering has reviewed the proposed sanitary sewer within this development in relation to the Comprehensive Plan:
 - a. Please clarify the grade of the existing sanitary sewers adjacent to the connection. If this will be provided as part of the CD submittal, please provide a statement concerning the location and approximate size or capacity of utilities proposed to be installed as per 170.09, 2, G of the Code.
7. 170.22, FOX Engineering has reviewed the proposed water main within this development in relation to the Comprehensive Plan:
 - a. Please show hydrant coverage radii.
 - b. Please dimension distance from back of curb to water main.

-
8. 170.15, 170.16, FOX Engineering has reviewed the proposed Parks & Public Areas, Natural Drainage Courses, within this development in relation to the Comprehensive Plan:
- a. The Comprehensive Plan shows no future parklands within this development. No parkland is being proposed for this development.
 - b. Per the Snyder resubmittal letter dated October 22, 2019, it is anticipated that the drainageway items (easement size, ability to maintain and make improvements, and any stabilization) will be addressed as part of the detailed construction drawings.

Please provide a letter addressing all comments on this comment letter and/or state what was modified on the site plan to address said comments.

PLANNING & ZONING: November 12, 2019 at 6:00 at the Indianola City Hall

COUNCIL MEETING: November 18, 2019 at 6:00 at the Indianola City Hall

If you have any questions or concerns, please contact John Gade or Mitch Holtz at (515) 233-0000. The City reserves the right to modify or add to these comments.

FOX ENGINEERING ASSOCIATES, INC.

Mitch Holtz

Mitch Holtz, P.E.

Copy to: Charlie Dissel, City of Indianola



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

RESOLUTION NO. 2019 - _____

**A RESOLUTION APPROVING THE PRELIMINARY
PLAT FOR QUAIL MEADOWS**

WHEREAS, on November 12, 2019 the Planning and Zoning Commission met to consider a request from Jon L. Hanson of Snyder & Associates, Inc. for approval of a Preliminary Plat for Quail Meadows Subdivision for the following described real property:

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;

and

WHEREAS, the Planning and Zoning Commission does recommend approval of the development with the conditions that

A variance to the maximum depth to width ratio, listed in Section 170.13.5, be approved for Lots 1-11, 18-21, 27, 35 and 36 and

A variance to the 36" berming requirement of Section 170.43 be approved and

A variance to allow credit for existing trees, as determined by staff, be approved towards the buffer plant material requirements of Section 170.43 and

Remaining items listed on the review of the preliminary plat by Fox Engineering be satisfied upon submittal of the public improvement plans;

and

WHEREAS, the City Council has reviewed the request and heard comments from the developer and the public; and

WHEREAS, the City Council has determined that the Preliminary Plat meets the requirements as set out in the Municipal Code and should be approved by it with the conditions that

A variance to the maximum depth to width ratio, listed in Section 170.13.5, be approved for Lots 1-11, 18-21, 27, 35 and 36 and

A variance to the 36" berming requirement of Section 170.43 be approved and

A variance to allow credit for existing trees, as determined by staff, be approved towards the buffer plant material requirements of Section 170.43 and

Remaining items listed on the review of the preliminary plat by Fox Engineering be satisfied upon submittal of the public improvement plans;

and

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Indianola, Iowa having considered the recommendations of the Planning and Zoning Commission, the requirements of the Municipal Code and the comments from the developer and the public, deems it appropriate to approve the Preliminary Plat for Quail Meadows.

PASSED AND APPROVED the ____ day of November, 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

Meeting Date: 11/18/2019

Information

Subject

Resolution approving a Plat of Survey for property at the northwest corner of Kennedy Street and County Highway S23, submitted by Thomas Land Surveying, LLC, on behalf of Marywood Farms, Inc. (Planning and Zoning unanimously approved on November 12, 2019.)

Information

Resolution approving a Plat of Survey (packet) for property at the northwest corner of Kennedy Street and County Highway S23, submitted by Thomas Land Surveying, LLC, on behalf of Marywood Farms, Inc. (Planning and Zoning approved unanimously on November 12, 2019.)

Fiscal Impact

Attachments

Marywood Plat

Resolution for Marywood Plat



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: November 12, 2019

Agenda Item: 7. D. Consider request from Thomas Land Surveying, LLC, on behalf of Marywood Farms, Inc. for approval of a Plat of Survey for property at the northwest corner of Kennedy Street and County Highway S23.

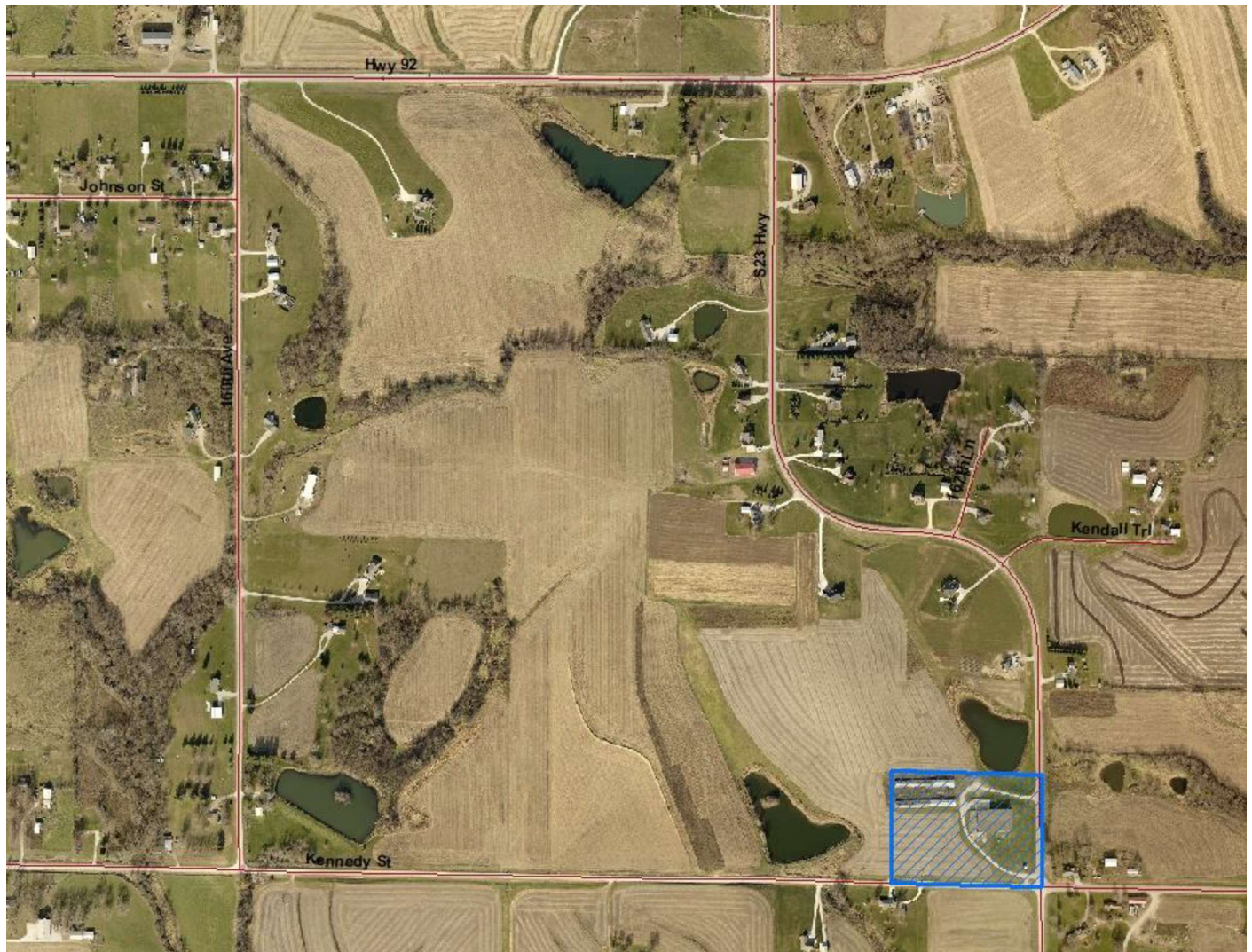
Application Type: Plat of Survey

Applicant: Matt Thomas of Thomas Land Surveying, LLC

Comprehensive Plan Designation: Low Density Residential

Application Summary: Request for plat of survey approval to split a current ~8.4-acre parcel into 2 parcels. This survey is located outside of the City of Indianola but is located within two (2) miles of the corporate limits.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.02 JURISDICTION. All plats of survey, plats, replats or subdivisions of land into three (3) or more parts for the purpose of laying out a portion of the City of Indianola, an addition thereto or suburban lots within two (2) miles of the corporate limits of the City for other than agricultural purposes shall be submitted to the Council and the Commission in accordance with the provisions of this chapter and shall be subject to the requirements established herein. This chapter shall regulate the subdividing of land within the City and all land within an area extending two miles beyond the corporate limits in accordance with the provisions of Section 354.9, Code of Iowa.

170.07 PLATS OUTSIDE CORPORATE LIMITS. The procedure for approval of plats of survey, preliminary plats and final plats of land within two (2) miles of the corporate limits shall be the same as set out in Sections 170.05 and 170.06 above, except that seven (7) copies of the plat shall be filed with the Clerk and the Clerk shall refer one (1) copy to the County Engineer and one (1) copy to the County Planning and Zoning Commission and request their recommendations to be submitted to the Commission. The Commission shall have forty-five (45) days to submit a recommendation to the Council and shall not take action on the plat prior to receiving the recommendations of the

County, provided that the County shall submit its recommendations within thirty (30) days after the referrals of the plat to the County Engineer and the County Planning and Zoning Commission.

170.13 DESIGN STANDARDS — LOTS.

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
5. Lot depth shall not exceed 2½ times the width.
6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.35 IMPROVEMENTS WITHIN THE TWO-MILE CONTROL AREA.

1. Improvements in the two-mile control area shall be the same as required above, provided they are not less than that required by the County subdivision policy, and provided further that all road and drainage construction plans shall be approved by the County Engineer, and completed roads shall be accepted by the Board of Supervisors for Public Maintenance. This subsection does not apply to plats of survey.
2. Where the subdivision contains sewers, sewage treatment plants, water supply systems, park areas, street trees or other physical facilities necessary or desirable for the welfare of the area and which are of common use or benefit and are not or cannot be satisfactorily maintained by an existing public agency, provision shall be made by trust agreements, made a part of the deed restrictions acceptable to any agency having jurisdiction over the location and improvement of such facilities, for the proper and continuous maintenance and supervision

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

1. No plat of survey, plat or subdivision in the City or within two (2) miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat or subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.

ANALYSIS

As the proposed lot split is being done by a Plat of Survey, no public improvements are being made with this split. However, design standards for lots still apply. The proposed Plat of Survey does meet all the design standards for lots. This proposed plat of survey would split an existing steel utility building off from two poultry houses. The applicant has indicated that this is so a commercial business can locate in the steel utility building. As this piece of ground is not located within the City, the City does not have zoning jurisdiction over the proposed use.

Letters were mailed to property owners within 200 feet of this property on November 1, 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 plat of survey request be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the plat of survey request be denied.

- 4) The City of Indianola Planning and Zoning Commission remands the plat of survey 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 plat of survey request.

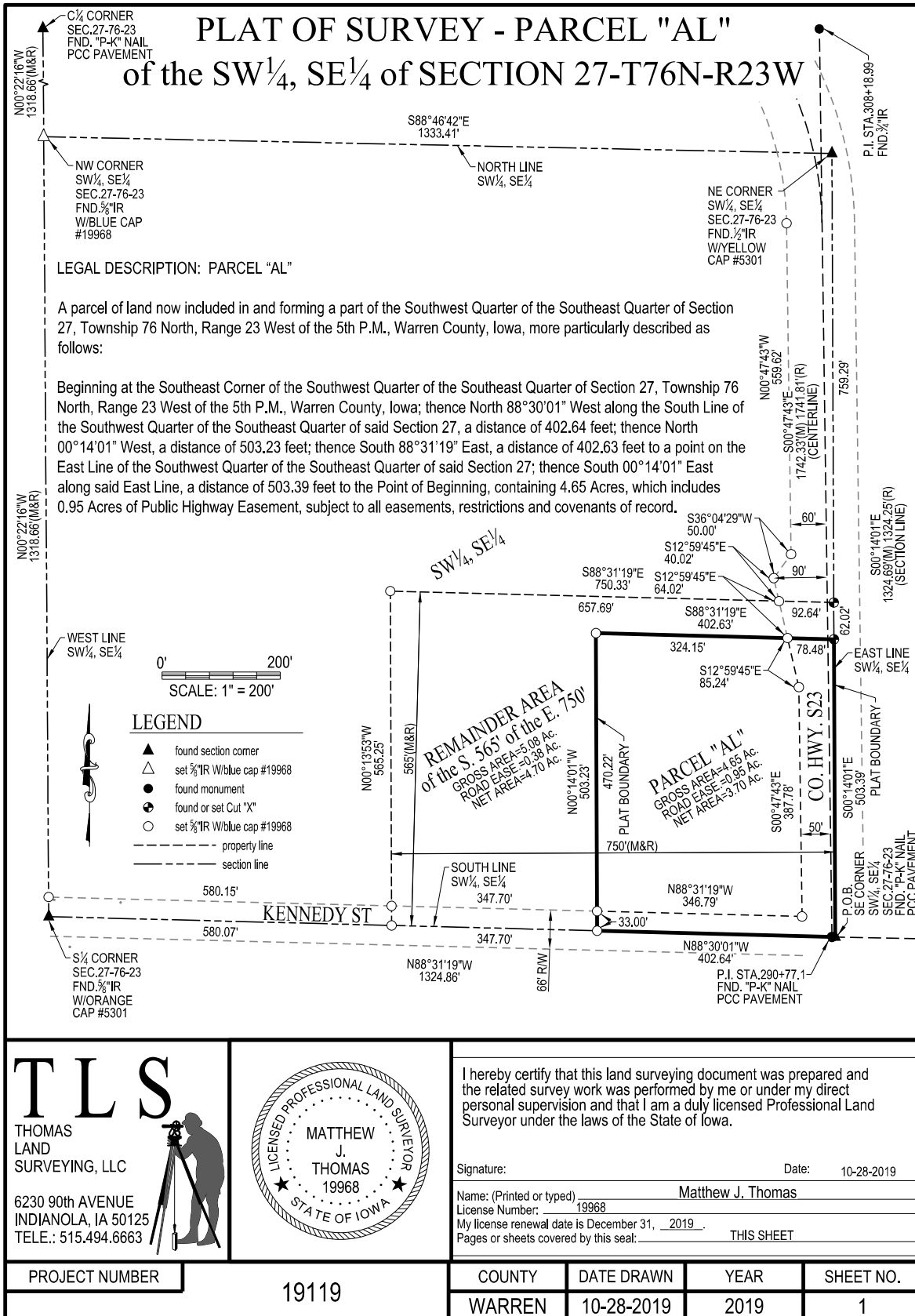
INDEX LEGEND

COUNTY: WARREN
LOCATION: PARCEL "AL" IN S. 565' of the E. 750' of the SW $\frac{1}{4}$, SE $\frac{1}{4}$ IN
SECTION 27, TOWNSHIP 76 NORTH, RANGE 23 WEST

SURVEY FOR PROPRIETOR: MARYWOOD FARMS, INC
16650 KENNEDY STREET, INDIANOLA, IOWA 50125

RETURN TO AND PREPARED BY:
THOMAS LAND SURVEYING, LLC
MATT THOMAS, 6230 90th AVENUE,
INDIANOLA, IOWA 50125
(515) 494-6663

DATE OF SURVEY: 10-21-2019



RESOLUTION NO. 2019 - _____

**A RESOLUTION APPROVING THE PLAT OF SURVEY FOR
PROPERTY AT THE NORTHWEST CORNER OF KENNEDY STREET
AND COUNTY HIGHWAY S23**

WHEREAS, on November 12, 2019 the Planning and Zoning Commission met to consider a request from Thomas Land Surveying, LLC for approval of Plat of Survey for property at the northwest corner of Kennedy Street and County Highway S23 for the following described real property:

A parcel of land now included in and forming a part of the Southwest Quarter of the Southeast Quarter of Section 27, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa, more particularly described as follows:

Beginning at the Southeast Corner of the Southwest Quarter of the Southeast Quarter of Section 27, Township 76 North, Range 23 West of the 5th P.M., Warren County, Iowa; thence North 88°30'01" West along the South Line of the Southwest Quarter of the Southeast Quarter of said Section 27, a distance of 402.64 feet; thence North 00°14'01" West, a distance of 503.23 feet; thence South 88°31'19" East, a distance of 402.63 feet to a point on the East Line of the Southwest Quarter of the Southeast Quarter of said Section 27; thence South 00°14'01" East along said East Line, a distance of 503.39 feet to the Point of Beginning, containing 4.65 Acres, which includes 0.95 Acres of Public Highway Easement, subject to all easements, restrictions and covenants of record.

and

WHEREAS, the Planning and Zoning Commission does recommend approval of the development; and

WHEREAS, the City Council has reviewed the request and heard comments from the developer and the public; and

WHEREAS, the City Council has determined that the Plat of Survey meets the requirements as set out in the Municipal Code and should be approved by it.

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Indianola, Iowa having considered the recommendations of the Planning and Zoning Commission, the requirements of the Municipal Code and the comments from the developer and the public, deems it appropriate to approve the Plat of Survey for property at the northwest corner of Kennedy Street and County Highway S23.

PASSED AND APPROVED the ____ day of November, 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

Meeting Date: 11/18/2019

Information

Subject

Approval of Urban Renewal Report.

Information

The FY2019 Urban Renewal Report for the City is included in your packet. The report was mandated by the state legislature in 2013 as a means of recapping the City's use of urban renewal areas during the previous fiscal year. As you review the report, you will see the listing of current TIF obligations along with details on these obligations and the FY2019 payments made to reduce them. A financial recap of the TIF fund is also included. The Council must approve the report by motion for the report to be submitted to the state.

Fiscal Impact

Attachments

Urban Renewal Report

Annual Urban Renewal Report, Fiscal Year 2018 - 2019

Levy Authority Summary

Local Government Name: INDIANOLA
Local Government Number: 91G873

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
INDIANOLA EAST HWY 92 URBAN RENEWAL	91008	6
INDIANOLA UNIFIED URBAN RENEWAL	91012	16

TIF Debt Outstanding: 10,560,919

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:		Amount of 07-01-2018 Cash Balance Restricted for LMI
	1,741,982	0
TIF Revenue:	2,336,322	
TIF Sp. Revenue Fund Interest:	0	
Property Tax Replacement Claims	0	
Asset Sales & Loan Repayments:	0	
Total Revenue:	2,336,322	
Rebate Expenditures:	315,596	
Non-Rebate Expenditures:	1,019,081	
Returned to County Treasurer:	0	
Total Expenditures:	1,334,677	

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:		Amount of 06-30-2019 Cash Balance Restricted for LMI
	2,743,627	0

**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** 6,482,615

Urban Renewal Area Data Collection

Local Government Name: INDIANOLA (91G873)
 Urban Renewal Area: INDIANOLA EAST HWY 92 URBAN RENEWAL
 UR Area Number: 91008
 UR Area Creation Date: 07/2004

This URA was developed to help local officials promote economic development in the city. The primary goal of the plan is to stimulate economic development and extend sewer and water services to a new business park.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
INDIANOLA CITY/INDIANOLA SCH/EAST HWY 92 UR TIF INCREM	91259	91260	0
INDIANOLA CITY AG/INDIANOLA SCH/EAST HWY92 UR TIF INCREM	91261	91262	0
INDIANOLA CIYT/INDIANOLA SCH/EAST HWY 92 UR TIF INCREM/CITY EXEMPT	91263	91264	0
INDIANOLA CITY AG/INDIANOLA SCH/EAST HWY 92 UR TIF INCREM/CITY EXEMPT	91265	91266	0
INDIANOLA CITY/INDIANOLA SCH/AMEND EAST HWY 92 UR TIF INCRE	91277	91278	0
INDIANOLA CITY AG/INDIANOLA SCH/AMEND EAST HWY 92 UR TIF INCREM	91279	91280	0

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018:

0

0

Amount of 07-01-2018 Cash Balance Restricted for LMI

TIF Revenue: 0
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 0

Rebate Expenditures: 0
 Non-Rebate Expenditures: 0
 Returned to County Treasurer: 0
Total Expenditures: 0

TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:

0

0

Amount of 06-30-2019 Cash Balance Restricted for LMI

TIF Taxing District Data Collection

Local Government Name: INDIANOLA (91G873)
 Urban Renewal Area: INDIANOLA EAST HWY 92 URBAN RENEWAL (91008)
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/EAST HWY 92 UR TIF INCREM
 TIF Taxing District Inc. Number: 91260
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2004

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	0	0	0	0	0

FY 2019 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: INDIANOLA (91G873)
 Urban Renewal Area: INDIANOLA EAST HWY 92 URBAN RENEWAL (91008)
 TIF Taxing District Name: INDIANOLA CITY AG/INDIANOLA SCH/EAST HWY92 UR TIF INCREM
 TIF Taxing District Inc. Number: 91262
 TIF Taxing District Base Year: 2003
 FY TIF Revenue First Received: 2006
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2026

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2004

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	32,200	0	0	0	0

FY 2019 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2018 - 2019

TIF Taxing District Data Collection

Local Government Name:	INDIANOLA (91G873)
Urban Renewal Area:	INDIANOLA EAST HWY 92 URBAN RENEWAL (91008)
TIF Taxing District Name:	INDIANOLA CIYT/INDIANOLA SCH/EAST HWY 92 UR TIF INCREM/CITY EXEMPT
TIF Taxing District Inc. Number:	91264
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	2006
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	07/2004

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	0	0	0	0	0

FY 2019 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	INDIANOLA (91G873)
Urban Renewal Area:	INDIANOLA EAST HWY 92 URBAN RENEWAL (91008)
TIF Taxing District Name:	INDIANOLA CITY AG/INDIANOLA SCH/EAST HWY 92 UR TIF INCREM/CITY EXEMPT
TIF Taxing District Inc. Number:	91266
TIF Taxing District Base Year:	1993
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2005

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	9,300	0	0	0	0

FY 2019 TIF Revenue Received: 0

♣ Annual Urban Renewal Report, Fiscal Year 2018 - 2019

TIF Taxing District Data Collection

Local Government Name: INDIANOLA (91G873)
 Urban Renewal Area: INDIANOLA EAST HWY 92 URBAN RENEWAL (91008)
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/AMEND EAST HWY 92 UR TIF INCRE
 TIF Taxing District Inc. Number: 91278
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2005

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	168,820	0	0	0	0

FY 2019 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: INDIANOLA (91G873)
 Urban Renewal Area: INDIANOLA EAST HWY 92 URBAN RENEWAL (91008)
 TIF Taxing District Name: INDIANOLA CITY AG/INDIANOLA SCH/AMEND EAST HWY 92 UR TIF INCREM
 TIF Taxing District Inc. Number: 91280
 TIF Taxing District Base Year: 2004
 FY TIF Revenue First Received: 2007
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2027

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2005

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	24,700	0	0	0	0

FY 2019 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: INDIANOLA (91G873)
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL
 UR Area Number: 91012
 UR Area Creation Date: 06/1994

This URA has been developed to help local officials promote economic development in the city. The primary goal of the plan is to stimulate, through public involvement and commitment, private investments and to create a sound economic base.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
INDIANOLA CITY/INDIANOLA SCH/HILLCREST UR TIF INCREM	91200	91201	8,580,510
INDIANOLA CITY/INDIANOLA SCH/HILLCREST 2 TIF INCREM	91202	91203	4,474,624
INDIANOLA CITY AG/INDIANOLA SCH/HILLCREST 2 UR TIF INCREM	91204	91205	75,574
INDIANOLA CITY/INDIANOLA SCH/DOWNTOWN UR TIF INCREM	91226	91227	7,454,394
INDIANAOLA CITY AG/INDIANOLA SCH/HILLCREST 3 UR TIF INCREM	91228	91229	700
INDIANOLA CITY/INDIANOLA SCH/HILLCREST 4 UR TIF INCREM	91269	91270	18,636,184
INDIANOLA CITY AG/INDIANOLA SCH/HILLCREST 4 TIF INCREM	91271	91272	53,358
INDIANOLA CITY/INDIANOLA SCH/AMEND DOWNTOWN UR TIF INCREM	91281	91282	3,443,180
INDIANOLA CITY/INDIANOLA SCH/AMEND DT2 W92 UR TIF INCRE	91297	91298	3,740,809
INDIANOLA CITY AG/INDIANOLA SCH/AMEND DT2 W92 UR TIF INCRE	91299	91300	115,400
W LINCOLN TWP/INDIANOLA SCH/AMEND DT2 W92 UR TIF INCREM	91301	91302	0
INDIANOLA CITY/INDIANOLA SCH/HILLCREST 3 UR TIF INCREM	91307	91308	1,414,530
INDIANOLA CITY/INDIANOLA SCH/HILLCREST 5 UR TIF INCREM	91311	91312	24,596,515
INDIANOLA CITY AG/INDIANOLA SCH/HILLCREST 5 UR TIF INCREM	91313	91314	15,900
INDIANOLA CITY/INDIANOLA SCH/AMEND DT2 W92 TIF INCREM	91323	91324	0
INDIANOLA CITY AG/INDIANOLA SCH/AMEND DT2 W92 TIF INCREM	91325	91326	0

Urban Renewal Area Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	662,600	56,858,100	108,819,741	17,160,700	0	-103,686	205,500,555	0	205,500,555
Taxable	360,772	31,625,006	97,937,767	15,444,630	0	-103,686	162,670,692	0	162,670,692
Homestead Credits									210

TIF Sp. Rev. Fund Cash Balance as of 07-01-2018: **1,741,982** **0** **Amount of 07-01-2018 Cash Balance Restricted for LMI**

TIF Revenue: 2,336,322
 TIF Sp. Revenue Fund Interest: 0
 Property Tax Replacement Claims: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 2,336,322

Rebate Expenditures: 315,596
 Non-Rebate Expenditures: 1,019,081
 Returned to County Treasurer: 0

Total Expenditures:	1,334,677		
TIF Sp. Rev. Fund Cash Balance as of 06-30-2019:	2,743,627	0	Amount of 06-30-2019 Cash Balance Restricted for LMI

Projects For INDIANOLA UNIFIED URBAN RENEWAL

Indianola Wellness Facility

Description:	Building of a 60,000 plus sq ft wellness facility
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Summercrest Hills Development Agreement Platts 4&5

Description:	Infrastructure Improvements for a minimum
Classification:	Commercial - hotels and conference centers
Physically Complete:	No
Payments Complete:	No

Legal/Consultant

Description:	Legal/Consultant advice on Urban Renewal Areas
Classification:	Administrative expenses
Physically Complete:	No
Payments Complete:	No

J&K Realignment

Description:	Realignment of J Street and K Street
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For INDIANOLA UNIFIED URBAN RENEWAL

Series 2011E G.O.

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	1,910,000
Interest:	387,700
Total:	2,297,700
Annual Appropriation?:	No
Date Incurred:	12/28/2011
FY of Last Payment:	2031

Series 2012A G.O.

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,235,000
Interest:	436,875
Total:	3,671,875
Annual Appropriation?:	No
Date Incurred:	04/29/2012
FY of Last Payment:	2029

Series 2013B G.O.

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	3,720,000
Interest:	372,569
Total:	4,092,569
Annual Appropriation?:	No
Date Incurred:	01/07/2013
FY of Last Payment:	2028

Summercrest Hills

Debt/Obligation Type:	Rebates
Principal:	315,596
Interest:	0
Total:	315,596
Annual Appropriation?:	No
Date Incurred:	06/01/2016
FY of Last Payment:	2019

Legal

Debt/Obligation Type:	Other Debt
Principal:	4,558
Interest:	0
Total:	4,558
Annual Appropriation?:	No
Date Incurred:	06/30/2019
FY of Last Payment:	2019

Series 2011C

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	178,621
Interest:	0
Total:	178,621
Annual Appropriation?:	No
Date Incurred:	10/01/2011
FY of Last Payment:	2021

Non-Rebates For INDIANOLA UNIFIED URBAN RENEWAL

TIF Expenditure Amount:	149,300
Tied To Debt:	Series 2011E G.O.
Tied To Project:	Indianola Wellness Facility
TIF Expenditure Amount:	465,070
Tied To Debt:	Series 2012A G.O.
Tied To Project:	Indianola Wellness Facility
TIF Expenditure Amount:	400,153
Tied To Debt:	Series 2013B G.O.
Tied To Project:	Indianola Wellness Facility
TIF Expenditure Amount:	4,558
Tied To Debt:	Legal
Tied To Project:	Legal/Consultant

Rebates For INDIANOLA UNIFIED URBAN RENEWAL

Summercrest Hills Development

TIF Expenditure Amount:	315,596
Rebate Paid To:	Three Sixty Group
Tied To Debt:	Summercrest Hills
Tied To Project:	Summercrest Hills Development Agreement Platts 4&5
Projected Final FY of Rebate:	2019

TIF Taxing District Data Collection

Local Government Name: INDIANOLA (91G873)
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/HILLCREST UR TIF INCREM
 TIF Taxing District Inc. Number: 91201

TIF Taxing District Base Year:	1993		UR Designation
FY TIF Revenue First Received:	1996	Slum	No
Subject to a Statutory end date?	No	Blighted	No
		Economic Development	06/1994

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	531,200	9,002,700	0	0	9,533,900	0	9,533,900
Taxable	0	0	478,080	8,102,430	0	0	8,580,510	0	8,580,510
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	34,776	8,580,510	8,580,510	0	0

FY 2019 TIF Revenue Received: 298,863

TIF Taxing District Data Collection

Local Government Name: INDIANOLA (91G873)
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/HILLCREST 2 TIF INCREM
 TIF Taxing District Inc. Number: 91203

TIF Taxing District Base Year:	1997		UR Designation
FY TIF Revenue First Received:	1999	Slum	No
Subject to a Statutory end date?	Yes	Blighted	No
Fiscal year this TIF Taxing District statutorily ends:	2019	Economic Development	10/1998

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	4,958,800	7,026,700	0	0	11,985,500	0	11,985,500
Taxable	0	0	4,462,920	6,324,030	0	0	10,786,950	0	10,786,950
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	7,510,876	4,474,624	4,474,624	0	0

FY 2019 TIF Revenue Received: 142,123

TIF Taxing District Data Collection

Local Government Name:	INDIANOLA (91G873)
Urban Renewal Area:	INDIANOLA UNIFIED URBAN RENEWAL (91012)
TIF Taxing District Name:	INDIANOLA CITY AG/INDIANOLA SCH/HILLCREST 2 UR TIF INCREM
TIF Taxing District Inc. Number:	91205
TIF Taxing District Base Year:	1997
FY TIF Revenue First Received:	1999
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2019

UR Designation	
Slum	No
Blighted	No
Economic Development	10/1998

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	138,800	0	0	0	0	0	138,800	0	138,800
Taxable	75,574	0	0	0	0	0	75,574	0	75,574
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	50,975	75,574	75,574	0	0

FY 2019 TIF Revenue Received: 2,229

TIF Taxing District Data Collection

Local Government Name:	INDIANOLA (91G873)
Urban Renewal Area:	INDIANOLA UNIFIED URBAN RENEWAL (91012)
TIF Taxing District Name:	INDIANOLA CITY/INDIANOLA SCH/DOWNTOWN UR TIF INCREM
TIF Taxing District Inc. Number:	91227
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2003
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2023

UR Designation	
Slum	No
Blighted	No
Economic Development	08/2001

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,447,400	20,582,829	0	0	-12,964	27,958,465	0	27,958,465
Taxable	0	3,029,889	18,524,546	0	0	-12,964	23,070,172	0	23,070,172
Homestead Credits									24

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	20,517,035	7,454,394	7,454,394	0	0

FY 2019 TIF Revenue Received: 236,551

◆ Annual Urban Renewal Report, Fiscal Year 2018 - 2019

TIF Taxing District Data Collection

Local Government Name:	INDIANOLA (91G873)
Urban Renewal Area:	INDIANOLA UNIFIED URBAN RENEWAL (91012)
TIF Taxing District Name:	INDIANAOLA CITY AG/INDIANOLA SCH/HILLCREST 3 UR TIF INCREM
TIF Taxing District Inc. Number:	91229
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2002
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2022

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2001

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	13,700	0	0	0	0	0	13,700	0	13,700
Taxable	7,460	0	0	0	0	0	7,460	0	7,460
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	13,000	700	700	0	0

FY 2019 TIF Revenue Received: 16

TIF Taxing District Data Collection

Local Government Name:	INDIANOLA (91G873)
Urban Renewal Area:	INDIANOLA UNIFIED URBAN RENEWAL (91012)
TIF Taxing District Name:	INDIANOLA CITY/INDIANOLA SCH/HILLCREST 4 UR TIF INCREM
TIF Taxing District Inc. Number:	91270
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2006
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2005

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	15,606,200	11,080,600	0	0	-16,668	26,670,132	0	26,670,132
Taxable	0	8,680,312	9,972,540	0	0	-16,668	18,636,184	0	18,636,184
Homestead Credits									53

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	7,920,800	18,636,184	18,636,184	0	0

FY 2019 TIF Revenue Received: 595,634

◆ Annual Urban Renewal Report, Fiscal Year 2018 - 2019

TIF Taxing District Data Collection

Local Government Name:	INDIANOLA (91G873)
Urban Renewal Area:	INDIANOLA UNIFIED URBAN RENEWAL (91012)
TIF Taxing District Name:	INDIANOLA CITY AG/INDIANOLA SCH/HILLCREST 4 TIF INCREM
TIF Taxing District Inc. Number:	91272
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2006
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2026

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2005

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	98,000	0	0	0	0	0	98,000	0	98,000
Taxable	53,358	0	0	0	0	0	53,358	0	53,358
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	26,200	53,358	53,358	0	0

FY 2019 TIF Revenue Received: 1,233

TIF Taxing District Data Collection

Local Government Name:	INDIANOLA (91G873)
Urban Renewal Area:	INDIANOLA UNIFIED URBAN RENEWAL (91012)
TIF Taxing District Name:	INDIANOLA CITY/INDIANOLA SCH/AMEND DOWNTOWN UR TIF INCREM
TIF Taxing District Inc. Number:	91282
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2027

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2005

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	7,433,800	10,836,500	0	0	-9,260	19,296,840	0	19,296,840
Taxable	0	4,134,750	9,752,850	0	0	-9,260	14,694,033	0	14,694,033
Homestead Credits									35

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	15,862,920	3,443,180	3,443,180	0	0

FY 2019 TIF Revenue Received: 108,663

◆ Annual Urban Renewal Report, Fiscal Year 2018 - 2019

TIF Taxing District Data Collection

Local Government Name: INDIANOLA (91G873)
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/AMEND DT2 W92 UR TIF INCRE
 TIF Taxing District Inc. Number: 91298
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2007

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	23,053,100	12,187,812	0	0	-38,892	48,347,320	0	48,347,320
Taxable	0	12,822,358	10,969,031	0	0	-38,892	34,104,425	0	34,104,425
Homestead Credits									97

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	44,645,200	3,741,012	3,740,809	203	6

FY 2019 TIF Revenue Received: 118,506

TIF Taxing District Data Collection

Local Government Name: INDIANOLA (91G873)
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)
 TIF Taxing District Name: INDIANOLA CITY AG/INDIANOLA SCH/AMEND DT2 W92 UR TIF INCRE
 TIF Taxing District Inc. Number: 91300
 TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received: 2009
 Subject to a Statutory end date? Yes
 Fiscal year this TIF Taxing District statutorily ends: 2029

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2007

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	231,500	0	0	0	0	0	231,500	0	231,500
Taxable	126,047	0	0	0	0	0	126,047	0	126,047
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	116,100	115,400	115,400	0	0

FY 2019 TIF Revenue Received: 2,662

◆ Annual Urban Renewal Report, Fiscal Year 2018 - 2019

TIF Taxing District Data Collection

Local Government Name:	INDIANOLA (91G873)
Urban Renewal Area:	INDIANOLA UNIFIED URBAN RENEWAL (91012)
TIF Taxing District Name:	W LINCOLN TWP/INDIANOLA SCH/AMEND DT2 W92 UR TIF INCREM
TIF Taxing District Inc. Number:	91302
TIF Taxing District Base Year:	2006
FY TIF Revenue First Received:	2009
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2029

UR Designation	
Slum	No
Blighted	No
Economic Development	12/2007

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	48,200	0	0	0	0	0	48,200	0	48,200
Taxable	26,244	0	0	0	0	0	26,244	0	26,244
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	360,400	0	0	0	0

FY 2019 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	INDIANOLA (91G873)
Urban Renewal Area:	INDIANOLA UNIFIED URBAN RENEWAL (91012)
TIF Taxing District Name:	INDIANOLA CITY/INDIANOLA SCH/HILLCREST 3 UR TIF INCREM
TIF Taxing District Inc. Number:	91308
TIF Taxing District Base Year:	2000
FY TIF Revenue First Received:	2002
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2022

UR Designation	
Slum	No
Blighted	No
Economic Development	09/2001

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	440,400	1,131,300	0	0	1,571,700	0	1,571,700
Taxable	0	0	396,360	1,018,170	0	0	1,414,530	0	1,414,530
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	13,000	1,414,530	1,414,530	0	0

FY 2019 TIF Revenue Received: 49,062

◆ Annual Urban Renewal Report, Fiscal Year 2018 - 2019

TIF Taxing District Data Collection

Local Government Name:	INDIANOLA (91G873)
Urban Renewal Area:	INDIANOLA UNIFIED URBAN RENEWAL (91012)
TIF Taxing District Name:	INDIANOLA CITY/INDIANOLA SCH/HILLCREST 5 UR TIF INCREM
TIF Taxing District Inc. Number:	91312
TIF Taxing District Base Year:	2008
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2030

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2009

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	5,317,600	48,201,600	0	0	-25,902	59,474,098	0	59,474,098
Taxable	0	2,957,697	43,381,440	0	0	-25,902	51,023,116	0	51,023,116
Homestead Credits									1

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	34,901,700	24,598,300	24,596,515	1,785	57

FY 2019 TIF Revenue Received: 780,580

TIF Taxing District Data Collection

Local Government Name:	INDIANOLA (91G873)
Urban Renewal Area:	INDIANOLA UNIFIED URBAN RENEWAL (91012)
TIF Taxing District Name:	INDIANOLA CITY AG/INDIANOLA SCH/HILLCREST 5 UR TIF INCREM
TIF Taxing District Inc. Number:	91314
TIF Taxing District Base Year:	2008
FY TIF Revenue First Received:	2010
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2030

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2009

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	132,400	0	0	0	0	0	132,400	0	132,400
Taxable	72,089	0	0	0	0	0	72,089	0	72,089
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	116,500	15,900	15,900	0	0

FY 2019 TIF Revenue Received: 200

◆ Annual Urban Renewal Report, Fiscal Year 2018 - 2019

TIF Taxing District Data Collection

Local Government Name: INDIANOLA (91G873)
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)
 TIF Taxing District Name: INDIANOLA CITY/INDIANOLA SCH/AMEND DT2 W92 TIF INCREM
 TIF Taxing District Inc. Number: 91324

TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	344,900	0	0	0	0

FY 2019 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name: INDIANOLA (91G873)
 Urban Renewal Area: INDIANOLA UNIFIED URBAN RENEWAL (91012)
 TIF Taxing District Name: INDIANOLA CITY AG/INDIANOLA SCH/AMEND DT2 W92 TIF INCREM
 TIF Taxing District Inc. Number: 91326

TIF Taxing District Base Year: 2006
 FY TIF Revenue First Received:
 Subject to a Statutory end date? No

UR Designation	
Slum	No
Blighted	No
Economic Development	No

TIF Taxing District Value by Class - 1/1/2017 for FY 2019

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2019	15,500	0	0	0	0

FY 2019 TIF Revenue Received: 0

Meeting Date: 11/18/2019

Information

Subject

Resolution authorizing internal loan to fund urban renewal project costs in connection with Iowa Avenue extension project.

Information

Council will need to consider a resolution authorizing an internal loan to fund urban renewal project costs (packet) in connection with Iowa Avenue extension project.

By December 1 of each year, cities are required to file, with their respective county auditors, the amount of new Tax Increment Financing (TIF) obligation for which, the city will need the county to levy and forward to the city. This is known as certifying TIF obligations with the county. Prior to this step, the Council must approve the debt by resolution to authorize the reason for the obligation.

Fiscal Impact

Attachments

TIF Resolution 1



— FINANCE DEPARTMENT —

To: Mayor and Council
From: Andrew J. Lent, Director of Finance
CC: Ryan Waller, City Manager
Date: 18 November 2019
Re: TIF Obligation Resolution-Iowa Avenue Project

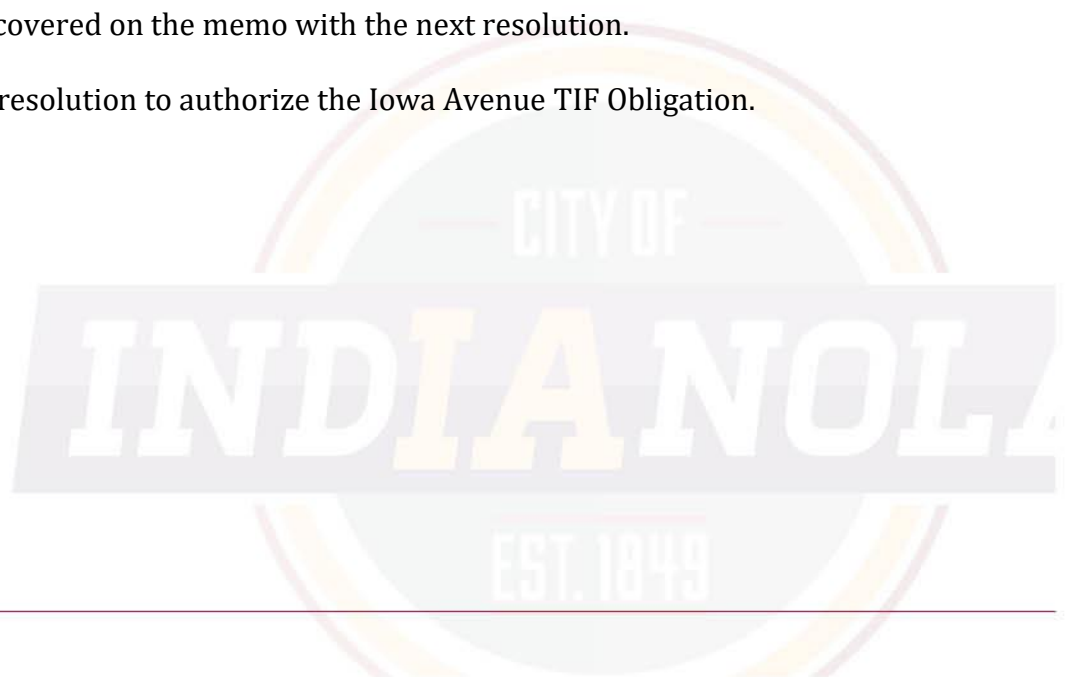
By December 1 of each year, cities are required to file, with their respective county auditors, the amount of new Tax Increment Financing (TIF) obligation for which, the city will need the county to levy and forward to the city. This is known as certifying TIF obligations with the county. Prior to this step, the Council must approve the debt by resolution to authorize the reason for the obligation.

Indianola has two new TIF obligations; the first one is the City's match for the Iowa Avenue Extension project, and the second one is to authorize a repayment of legal and consultant fees when the City needs assistance to take a TIF action, such as setting up a development agreement or renewing an individual TIF district.

For the Iowa Avenue project, TIF reserve funds will be transferred to Capital Projects Fund 321 to cover the match. As TIF revenue is collected for the project, this revenue will be receipted in the TIF fund to replace the transferred funds. We are asking the county to levy for this in FY2022 to avoid too much of the general fund valuation to be used for TIF levying as the City is still collecting a large amount of TIF revenue for the Wellness Center in FY2021, but the amount will be reduced in FY2022.

The second obligation will be covered on the memo with the next resolution.

I recommend approval of this resolution to authorize the Iowa Avenue TIF Obligation.



RESOLUTION NO. 2019-__

**AUTHORIZING INTERNAL LOAN TO FUND URBAN RENEWAL PROJECT COSTS IN
CONNECTION WITH IOWA AVENUE EXTENSION PROJECT**

WHEREAS, the City Council of City of Indianola, Iowa (the “City”), has established the City of Indianola Economic Development Urban Renewal Area (the “Urban Renewal Area”) and has established the City of Indianola Economic Development Urban Renewal Area Tax Increment Revenue Fund (the “Tax Increment Fund”) in connection therewith; and

WHEREAS, the City is undertaking an infrastructure project for the improved extension of Iowa Avenue from the intersection of 15th Street extending east approximately 1,200 feet as an urban renewal project (the “Project”) in the Urban Renewal Area in order to facilitate economic development in the Urban Renewal Area; and

WHEREAS, the City is anticipating the approval of an Economic Development Administration grant to help defray the cost of the Project with the City’s match in the amount of \$867,237; and

WHEREAS, it has been proposed that the City facilitate an internal loan of funds in the amount of \$827,000 (the “Loan”) in order to pay the costs of the Project, and the City desires to make the Loan eligible to be repaid from future incremental property tax revenues to be derived from the Urban Renewal Area;

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

Section 1. It is hereby directed that the Loan in the amount of Eight hundred sixty-seven thousand, two hundred thirty-seven dollars and zero cents (\$867,237) be loaned for the funding of the Project from Capital Projects Fund 321. The Loan shall be repaid to the Capital Projects Fund 321 without interest, out of future incremental property tax revenues received into the Tax Increment Fund.

It is intended that the Loan shall be repaid by Tax Increment Financing, provided however that repayment of the Loan is subject to the determination of the City Council that there are incremental property tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Fund relative to the Loan, and the City Council reserves the right to appropriate funds, or to withhold such appropriation, at its discretion.

Section 2. A copy of this Resolution shall be filed in the office of the Auditor of Warren County, Iowa to evidence the Loan. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify, no later than December 1, 2019, the original amount of the Loan plus projected accrued interest as provided for herein.

Section 3. All resolutions or parts thereof in conflict herewith, are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this 18th day of November, 2019.

Kelly B. Shaw, Mayor

Attest:

Diana Bowlin, City Clerk

Meeting Date: 11/18/2019

Information

Subject

Resolution authorizing an internal loan to fund legal fees in connection with urban renewal project costs in the amount of \$25,000.

Information

Council will need to consider a resolution authorizing an internal loan to fund legal fees in connection with urban renewal project costs in the amount of \$25,000 (packet).

Fiscal Impact

Attachments

TIF Resolution 2



— FINANCE DEPARTMENT —

To: Mayor and Council
From: Andrew J. Lent, Director of Finance
CC: Ryan Waller, City Manager
Date: 18 November 2019
Re: TIF Obligation Resolution-Legal and Consultant Fees

For the legal and consultant fees, TIF funds will be transferred into the General Fund at the end of the fiscal year for any legal and consultant fees paid out during the year. As it is collected, TIF revenue will replace these transferred funds. We will need to track the \$25,000 as it is transferred and renew the internal loan as it becomes fully spent.

I recommend approval of this resolution to authorize the Legal and Consultant TIF Obligation.



RESOLUTION NO. 2019-__

**AUTHORIZING INTERNAL LOAN TO FUND LEGAL FEES IN CONNECTION WITH
URBAN RENEWAL PROJECT COSTS**

WHEREAS, the City Council of City of Indianola, Iowa (the “City”), has established the City of Indianola Unified Urban Renewal Area (the “Urban Renewal Area”) and has established the City of Indianola Economic Development Urban Renewal Area Tax Increment Revenue Fund (the “Tax Increment Fund”) in connection therewith; and

WHEREAS, the City undertakes Urban Renewal projects and actions in the Urban Renewal Area in order to facilitate economic development in the Urban Renewal Area relying on various consultants to meet legal and other administrative requirements; and

WHEREAS, the City is anticipating legal and consultant fees in the amount of \$25,000 in connection with said projects and actions; and

WHEREAS, it has been proposed that the City facilitate an internal loan of funds in the amount of \$25,000 (the “Loan”) in order to pay the costs of the Legal and Consultant Fees, and the City desires to make the Loan eligible to be repaid from future incremental property tax revenues to be derived from the Urban Renewal Area;

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

Section 1. It is hereby directed that the Loan in the amount of Twenty-Five Thousand dollars and zero cents (\$25,000) be loaned for the funding of Legal and Consultant Fees to the General Fund. The Loan shall be repaid to the General Fund without interest, out of future incremental property tax revenues received into the Tax Increment Fund.

It is intended that the Loan shall be repaid by Tax Increment Financing, provided however that repayment of the Loan is subject to the determination of the City Council that there are incremental property tax revenues available for such purpose which have been allocated to or accrued in the Tax Increment Fund relative to the Loan, and the City Council reserves the right to appropriate funds, or to withhold such appropriation, at its discretion.

Section 2. A copy of this Resolution shall be filed in the office of the Auditor of Warren County, Iowa to evidence the Loan. Pursuant to Section 403.19 of the Code of Iowa, the City Clerk is hereby directed to certify, no later than December 1, 2019, the original amount of the Loan plus projected accrued interest as provided for herein.

Section 3. All resolutions or parts thereof in conflict herewith, are hereby repealed, to the extent of such conflict.

PASSED AND APPROVED this 18th day of November, 2019.

Kelly B. Shaw, Mayor

Attest:

Diana Bowlin, City Clerk

Meeting Date: 11/18/2019

Information

Subject

Resolution approving the certification of tax increment financing obligations.

Information

Council will need to consider a resolution approving the certification of tax increment financing obligations (packet) to the county auditor and to decertify any money coming into the TIF fund that will add to the TIF reserves and no longer needs to be levied by the county.

Fiscal Impact

Attachments

TIF Certification



— FINANCE DEPARTMENT —

To: Mayor and Council
From: Andrew J. Lent, Director of Finance
CC: Ryan Waller, City Manager
Date: 18 November 2019
Re: TIF Obligation Certification

The third resolution approves the certification of the authorized TIF obligations to the county auditor and to de-certify any money coming into the TIF fund that will add to the TIF reserves and no longer needs to be levied by the county.

Indianola has two de-certifications; one is for the interest savings from the refinancing of the 2011E and 2012A bond notes with a savings of \$159,800. The second is interest earned by the fund during FY2019 of \$68,423.

I recommend approval of this resolution.



RESOLUTION NO. 2019-_____

**A RESOLUTION APPROVING THE CERTIFICATION OF TAX INCREMENT
FINANCING OBLIGATIONS**

WHEREAS, the Finance Director has completed the process of compiling the TIF obligations that can be certified and/or decertified to Warren County; and

WHEREAS, the TIF Certification Report must be filed with Warren County by December 1 annually; and

WHEREAS, the Finance Director will certify the amounts, as listed on the attached certification pages, to Warren County;

NOW, THEREFORE, BE IT RESOLVED, by the City Council of Indianola, Iowa, that the attached TIF obligation certification is hereby approved.

PASSED AND APPROVED this 18th day of November, 2019.

Kelly Shaw, Mayor

Attest:

Diana Bowlin, City Clerk

**CODE OF IOWA SECTION 403.19 TAX INCREMENT FINANCING (TIF) INDEBTEDNESS
CERTIFICATION TO COUNTY AUDITOR
Due To County Auditor By December 1 Prior To The Fiscal Year TIF Increment Tax Is Requested
Use One Certification Per Urban Renewal Area**

City: Indianola County: Warren

Urban Renewal Area Name: INDIANOLA UNIFIED URBAN RENEWAL

Urban Renewal Area Number: 91012 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above the City has outstanding loans, advances, indebtedness, or bonds, none of which have been previously certified, in the collective amount shown below, all of which qualify for repayment from the special fund referred to in paragraph 2 of Section 403.19 of the Code of Iowa.

Urban Renewal Area Indebtedness Not Previously Certified*: \$ **892,237**

*There must be attached a supporting itemized listing of the dates that individual loans, advances, indebtedness, or bonds were initially approved by the governing body. (Complete and attach 'CITY TIF FORM 1.1'.)

The County Auditor shall provide the available TIF increment tax in subsequent fiscal years without further certification until the above-stated amount of indebtedness is paid to the City. However, for any fiscal year a City may elect to receive less than the available TIF increment tax by certifying the requested amount to the County Auditor on or before the preceding December 1. (File 'CITY TIF FORM 2' with the County Auditor by the preceding December 1 for each of those fiscal years where all of the TIF increment tax is not requested.)

A City reducing certified TIF indebtedness by any reason other than application of TIF increment tax received from the County Treasurer shall certify such reduced amounts to the County Auditor no later than December 1 of the year of occurrence. (File 'CITY TIF FORM 3' with the County Auditor when TIF indebtedness has been reduced by any reason other than application of TIF increment tax received from the County Treasurer.)

Notes/Additional Information:

Dated this 19 day of November, 2019

Signature of Authorized Official

515-961-9410
Telephone

TIF INDEBTEDNESS NOT PREVIOUSLY CERTIFIED ELIGIBLE FOR TAX COLLECTIONS NEXT FISCAL YEARCity: Indianola County: WarrenUrban Renewal Area Name: INDIANOLA UNIFIED URBAN RENEWALUrban Renewal Area Number: 91012 (Use five-digit Area Number Assigned by the County Auditor)

Individual TIF Indebtedness Type/Description/Details:	Date Approved*:	Total Amount:
1. Iowa Avenue Extension and Improvement Project	11/18/2019	867,237
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
2. Legal and Consultant Fees	11/18/2019	25,000
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
3.		
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
4.		
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		
5.		
☐ 'X' this box if a rebate agreement. List administrative details on lines above.		

If more indebtedness entry lines are needed continue to Form 1.1 Page 2.

Total For City TIF Form 1.1 Page 1: 892,237

* "Date Approved" is the date that the local governing body initially approved the TIF indebtedness.

City: INDIANOLA County: WARREN

Urban Renewal Area Name: INDIANOLA UNIFIED URBAN RENEWAL

Urban Renewal Area Number: 91012 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the next fiscal year and for the Urban Renewal Area within the City and County named above, the City requests less than the maximum legally available TIF increment tax as detailed below.

Provide sufficient detail so that the County Auditor will know how to specifically administer your request. For example you may have multiple indebtedness certifications in an Urban Renewal Area, and want the maximum tax for rebate agreement property that the County has segregated into separate taxing districts, but only want a portion of the available increment tax from the remainder of the taxing districts in the Area.

[illegible]

Dated this 19 day of November, 2019

Signature of Authorized Official

515-961-9410
Telephone

Urban Renewal Area Name: INDIANOLA UNIFIED URBAN RENEWAL

Urban Renewal Area Number: 91012 (Use five-digit Area Number Assigned by the County Auditor)

I hereby certify to the County Auditor that for the Urban Renewal Area within the City and County named above, the City has reduced previously certified indebtedness, by reason other than application of TIF increment tax received from the County Treasurer, by the total amount as shown below.

Provide sufficient detail so that the County Auditor will know how to specially administer your request. For example, you could have multiple indebtedness certifications in the Urban Renewal Area, and the County Auditor would need to know which particular indebtedness certification(s) to reduce. If rebate agreements are involved with a reduction, and the County has segregated the rebate property into separate TIF Increment taxing districts, provide the five-digit county increment taxing district numbers for reference.

Individual TIF Indebtedness Type/Description/Details:	Amount Reduced:
FY2019 Interest Earned	68,423
Interest Savings from Refunding of 2011E and 2012A	159,800
Total Reduction In Indebtedness For This Urban Renewal Area:	228,223

Dated this 19 day of November, 2019

	515-961-9410
Signature of Authorized Official	Telephone

Meeting Date: 11/18/2019

Information

Subject

Change order number three for the Jerry Kelley Trail in an amount of \$1936.00, for a revised contract amount of \$485,713.56.

Information

Change order number three for the Jerry Kelley Trail in an amount of \$1936.00, for a revised contract amount of \$485,713.56 (packet). The change order is for stabilization seeding.

Fiscal Impact

Attachments

Change Order 3 Memo

Change Order 3



— Parks and Recreation —

TO: Mayor Shaw and City Council

FROM: Doug Bylund, Director of Parks and Recreation

CC: Ryan Waller, City Manager
Andy Lent, Director of Finance

DATE: November 13, 2019

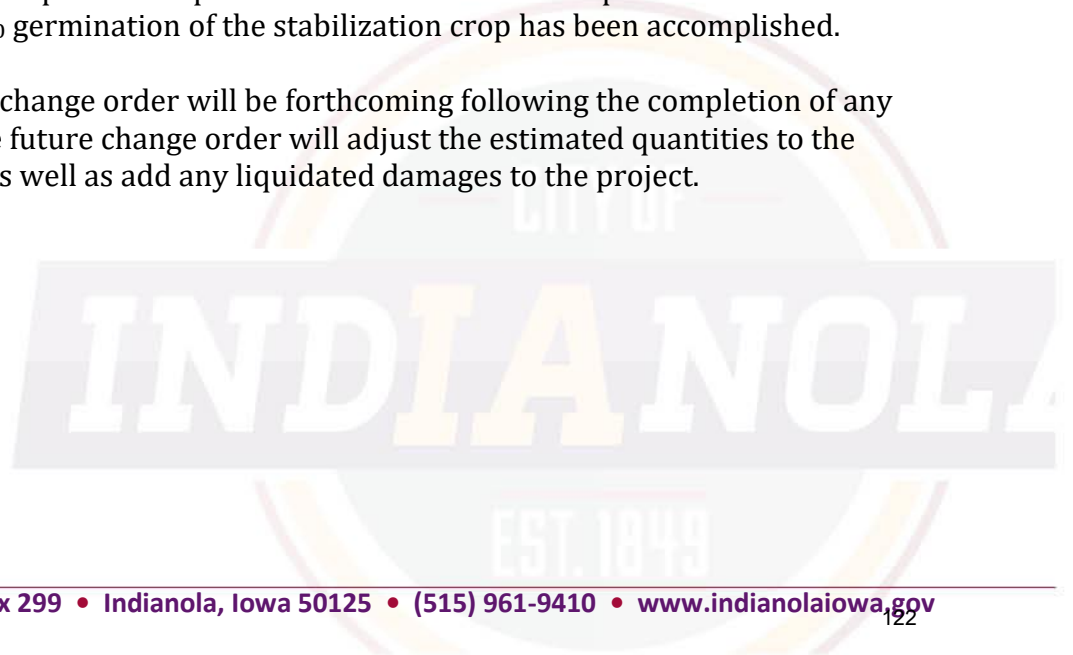
SUBJECT: Jerry Kelley Trail Phase II: Change Order Number 3

The purpose of this memo is to recommend approval of Change Order Number Three for the Jerry Kelley Trail Phase II.

This Change Order is for a change in material for seeding according to DOT specifications and to stabilize the site as required by NPDES General Permit #2 from Iowa DNR regarding storm water discharge during construction activity. The site had not been seeded prior to the permanent seeding date of September 30, 2019. The stabilization seeding was applied from October 10-18. Accordingly, the seed material used for stabilization had to be changed in accordance with DOT specifications. This Change Order represents an additional \$1,936.00 for the stabilization crop.

All major work has been completed and punch list items are to be completed. The contract will not be complete until 70% germination of the stabilization crop has been accomplished.

A final contract balancing change order will be forthcoming following the completion of any seeding in the spring. The future change order will adjust the estimated quantities to the project actual quantities as well as add any liquidated damages to the project.



CHANGE ORDER NO. 3

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 8003 - Stabilization Crop Seeding and Fertilizing - Installation of stabilization seed per DOT specification section 2601.

2. Reason for Change:

Line Item 8003 - Stabilization Crop Seeding and Fertilizing - Seeding after 9-30-2019 to be stabilization type per section 2601.

3. Settlement for the cost of making the change shall be as follows:

Item No.	Item Description	Quantity	Unit	Unit Price	Total Price
8003	Stabilization Crop Seeding and Fertilizing	1.76	TON	\$1,100.00	\$1,936.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
					\$0.00
				TOTAL	\$1,936.00

4. This change order will result in a net change in the contract completion time of 0 days and a net change in the cost of the project of \$1936.00 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 -)	\$1,936.00	0
Totals including this C.O.:	\$485,713.56	42

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: _____

Meeting Date: 11/18/2019

Information

Subject

Resolution authorizing a professional services agreement for the emergency repairs for the Norwalk Ready Mix storm sewer failure project.

Information

Council will need to consider a resolution authorizing a professional services agreement for emergency repairs for the Norwalk Ready Mix storm sewer failure project.

Bids are due on November 15, 2019. Council will receive updated information at the meeting.

Fiscal Impact

Attachments

Memo - NRM sinkhole
Agreement for Repairs
Resolution for repairs

October 30, 2019

Ryan Waller
City of Indianola
110 North 1st Street
PO Box 299
Indianola, IA 50125

RE: NORWALK READY MIX STORM SEWER FAILURE

Dear Mr. Waller:

On October 15, 2019, Norwalk Ready Mix notified City staff of an uncovered section of storm sewer and a large void on the west end of their property. The failure is located in a swale adjacent to the west wall of Norwalk Ready Mix's lot, with East Clinton Avenue to the south and the McVay Trail to the north. Snyder & Associates was requested to review the failure and recommend a course of action for repairs.

The 36" reinforced concrete pipe (RCP) connects to an area intake that drains to East Clinton Avenue and extends to the northeast through residential properties and the Norwalk Ready Mix site before outletting into the channel north of the McVay Trail. The pipe type changes from 36" RCP to a 48" corrugated metal pipe (CMP) west of the precast block wall along the Norwalk Ready Mix yard. The pipe type change is the beginning of the void and the CMP is sunken/collapsed. The void extends approximately 25 linear feet directly underneath a paved portion of Norwalk Ready Mix's lot where trucks frequent to wash out. From the outlet end north of the McVay Trail, the CMP is in good condition, leaving the extents of failed pipe unknown.

Without a continuous connection to an outlet, storm sewer system flooding and expansion of the void is imminent. In addition, a void of this size below Norwalk Ready Mix's paved lot threatens to cave in the existing wall situated above the void.

In light of the foregoing, Snyder & Associates certifies that the failure constitutes an emergency repair. The pipe size is large enough that City crews and equipment are not able to perform the repair. Permission is requested to solicit informal quotes to make the repair on a time and material basis. While the extent of the void and pipe replacement is not known, it is estimated that it will include a manhole and approximately 40 linear feet of pipe and surface restoration.

Until repairs are completed, the area where the void is suspected is coned off and is unusable for Norwalk Ready Mix.

Respectfully,

SNYDER & ASSOCIATES, INC.



David N. Moeller, P.E.
President

MLA

Enclosure

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT, made and entered this 18th day of November, 2019, by and between the **CITY OF INDIANOLA**, a municipal corporation of the State of Iowa, hereinafter referred to as "CITY," and _____ of _____ hereinafter referred to as "SERVICE PROVIDER" for the Emergency Repairs for The Norwalk Ready Mix Storm Sewer Failure Project.

WHEREAS, the CITY is in need of an Emergency Repairs for The Norwalk Ready Mix Storm Sewer Failure Project, hereinafter referred to as "Services"; and

WHEREAS, the CITY solicited proposals for said Services; and

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

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

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

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

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

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

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

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

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

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

"CITY":

CITY OF INDIANOLA

By: _____
Kelly B. Shaw, Mayor

Attest: _____
Diana Bowlin, City Clerk

"SERVICE PROVIDER":

By: _____
Name: _____
Title: _____

RESOLUTION NO. 2019-____

**RESOLUTION APPROVING A PROFESSIONAL SERVICES
AGREEMENT FOR THE EMERGENCY REPAIRS FOR
THE NORWALK READY MIX STORM SEWER FAILURE PROJECT**

WHEREAS, the City Indianola, Iowa, is in need of engaging a company to provide Emergency Repairs for The Norwalk Ready Mix Storm Sewer Failure Project for the City (hereinafter referred to as “Services”); 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 _____ of _____ 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 _____ 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 _____ in an amount of \$_____ 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 18th day of November, 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

Meeting Date: 11/18/2019

Information

Subject

Resolution approving salaries.

Information

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

KC Tuttle, EMS/Paramedic, \$19.32/hour, effective 11/1/2019.

Justin Keller, Police Sergeant, from R8.5-2 \$80,678.47/year (\$300 long) to R8.5-3 \$83,089.80/year (\$300 long), effective 11/24/2019.

Jeremy Cross, Career Firefighter/Paramedic, from FF Hire \$56,084.39 (\$250 long) to FF-1 \$59,022.55 (\$250 long) effective 12/08/2019.

Fiscal Impact

Attachments

Resolution Approving Salaries

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:

KC Tuttle, EMS/Paramedic, \$19.32/hour, effective 11/1/2019.

Justin Keller, Police Sergeant, from R8.5-2 \$80,678.47/year (\$300 long) to R8.5-3 \$83,089.80/year (\$300 long), effective 11/24/2019.

Jeremy Cross, Career Figherfighter/Paramedic, from FF Hire \$56,084.39 (\$250 long) to FF-1 \$59,022.55 (\$250 long), effective 12/08/2019.

Passed and approved on the 18h day of November 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

Meeting Date: 11/18/2019

Information

Subject

Claims on the computer printout for November 18, 2019.

Information

Fiscal Impact

Attachments

Vendor Report 11182019

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
AGRILAND FS INC				
AGRILAND FS INC	FILL 20 LB TANK	10/31/2019	18.69	SEWER FUND
AGRILAND FS INC	ICE MELT	11/12/2019	931.00	PARK & RECREATI
Total AGRILAND FS INC:			949.69	
AIR-CON MECHANICAL CORP.				
AIR-CON MECHANICAL CORP.	QUARTERLY AGREEMENT	10/25/2019	979.50	LIBRARY FUND
AIR-CON MECHANICAL CORP.	PILOT ASSEMBLY	10/25/2019	116.64	LIBRARY FUND
AIR-CON MECHANICAL CORP.	CHANGE SOLENOID VALVE ON CONDENSAT	10/25/2019	1,397.38	GENERAL FUND
AIR-CON MECHANICAL CORP.	QTR AGREEMENT	10/25/2019	1,252.75	GENERAL FUND
AIR-CON MECHANICAL CORP.	REPAIR WATER LEAK IN COUNCIL CHAMBE	11/07/2019	104.73	GENERAL FUND
Total AIR-CON MECHANICAL CORP.:			3,851.00	
ALLSUP, PAT				
ALLSUP, PAT	CELL PHONE - OCT	10/30/2019	50.00	POLICE FUND
Total ALLSUP, PAT:			50.00	
AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	THERMAL PAPER ROLL (PACK OF 36)	10/21/2019	129.95	POLICE FUND
AMAZON CAPITAL SERVICES	CARDSTOCK & OUTLET COVERS	10/28/2019	28.84	PARK & RECREATI
AMAZON CAPITAL SERVICES	HANGING AND MANILLA FOLDERS	11/08/2019	44.08	GENERAL FUND
Total AMAZON CAPITAL SERVICES:			202.87	
AMERICAN PLANNING ASSOCIATION				
AMERICAN PLANNING ASSOCI	MEMBERSHIP DUES	10/28/2019	624.00	GENERAL FUND
Total AMERICAN PLANNING ASSOCIATION:			624.00	
AUBERT'S TOWING				
AUBERT'S TOWING	VEHICLE REPAIR	10/14/2019	150.00	ROAD USE TAX FU
AUBERT'S TOWING	ABANDONED TOW	10/04/2019	195.00	POLICE FUND
Total AUBERT'S TOWING:			345.00	
AVESIS THIRD PARTY ADMINISTRATORS INC				
AVESIS THIRD PARTY ADMINIS	VISION	11/11/2019	29.49	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION	11/11/2019	21.94	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION	11/11/2019	48.39	SEWER FUND
AVESIS THIRD PARTY ADMINIS	VISION	11/11/2019	394.00	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	11/11/2019	49.90	ROAD USE TAX FU
AVESIS THIRD PARTY ADMINIS	VISION	11/11/2019	146.88	POLICE FUND
AVESIS THIRD PARTY ADMINIS	VISION	11/11/2019	11.76	FIRE FUND
AVESIS THIRD PARTY ADMINIS	VISION	11/11/2019	66.67	AMBULANCE FUN
AVESIS THIRD PARTY ADMINIS	VISION	11/11/2019	9.98	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	11/11/2019	4.51	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	11/11/2019	19.96	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	11/11/2019	31.92	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	11/11/2019	26.09	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	11/11/2019	25.94	LIBRARY FUND
Total AVESIS THIRD PARTY ADMINISTRATORS INC:			887.43	
BELIEU CONCRETE				
BELIEU CONCRETE	LARGE POOL SMALL CONCRETE REPAIR	11/04/2019	600.00	POOL (MEMORIAL)

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total BELIEU CONCRETE:			600.00	
BOB'S CUSTOM TROPHIES				
BOB'S CUSTOM TROPHIES	NAME PLATES	11/08/2019	21.00	GENERAL FUND
Total BOB'S CUSTOM TROPHIES:			21.00	
BOK FINANCIAL				
BOK FINANCIAL	REFINANCE FEE - 2011E/2012A	10/31/2019	300.00	DEBT SERVICE FU
Total BOK FINANCIAL:			300.00	
BOOT BARN				
BOOT BARN	WINTER GEAR	11/01/2019	266.00	ROAD USE TAX FU
BOOT BARN	WINTER GEAR	11/01/2019	67.00	ROAD USE TAX FU
Total BOOT BARN:			333.00	
BRICK GENTRY P.C.				
BRICK GENTRY P.C.	LEGAL FEES - PROP MAINTENANCE	10/25/2019	485.00	GENERAL FUND
BRICK GENTRY P.C.	LEGAL SERVICE FEES	10/25/2019	360.00	GENERAL FUND
BRICK GENTRY P.C.	PH1 - LOSS	10/25/2019	75.00	AMBULANCE FUN
BRICK GENTRY P.C.	LEGAL SERVICES	10/25/2019	3,900.50	GENERAL FUND
BRICK GENTRY P.C.	LEGAL SERVICES	10/25/2019	435.00	GENERAL FUND
BRICK GENTRY P.C.	LEGAL SERVICES	10/25/2019	255.00	ROAD USE TAX FU
BRICK GENTRY P.C.	LEGAL SERVICES	10/25/2019	315.00	POLICE FUND
BRICK GENTRY P.C.	WASTEWATER MATTERS	10/25/2019	13,418.05	SEWER FUND
BRICK GENTRY P.C.	KADING PROPERTIES	10/25/2019	480.00	GENERAL FUND
Total BRICK GENTRY P.C.:			19,723.55	
BROWNELLS INC				
BROWNELLS INC	EQUIPMENT	10/21/2019	2,031.42	POLICE FUND
BROWNELLS INC	EQUIPMENT	10/23/2019	23.58	POLICE FUND
Total BROWNELLS INC:			2,055.00	
BRUENING ROCK PRODUCTS				
BRUENING ROCK PRODUCTS	ROAD STONE FOR GRAVEL ROADS	10/14/2019	364.08	ROAD USE TAX FU
BRUENING ROCK PRODUCTS	ROAD STONE FOR GRAVEL ROADS	10/22/2019	183.46	ROAD USE TAX FU
BRUENING ROCK PRODUCTS	ROCK FOR GRAVEL ROADS	10/29/2019	1,304.19	ROAD USE TAX FU
Total BRUENING ROCK PRODUCTS:			1,851.73	
BSN SPORTS				
BSN SPORTS	FF SUPPLIES	09/16/2019	458.46	PARK & RECREATI
Total BSN SPORTS:			458.46	
BUHROW, LUKE				
BUHROW, LUKE	CELL PHONE 09/09/18 - 10/08/19	10/18/2019	50.00	POLICE FUND
Total BUHROW, LUKE:			50.00	
BURDESS, JUDY				
BURDESS, JUDY	REFUND OF PROGRAM FEE	11/01/2019	15.00	PARK & RECREATI
BURDESS, JUDY	REFUND FOR CANCELLED TRIP	11/06/2019	16.00	PARK & RECREATI

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total BURDESS, JUDY:			31.00	
BUTTON, DAVID				
BUTTON, DAVID	UNIFORM ALLOWANCE	10/25/2019	255.15	POLICE FUND
BUTTON, DAVID	WELLNESS SEPT & OCT	11/04/2019	30.00	POLICE FUND
Total BUTTON, DAVID:			285.15	
CASUAL RAGS				
CASUAL RAGS	WORK SHIRTS	11/05/2019	506.00	SEWER FUND
Total CASUAL RAGS:			506.00	
CENGAGE LEARNING				
CENGAGE LEARNING	BOOKS	09/26/2019	23.99	LIBRARY FUND
CENGAGE LEARNING	BOOKS	10/03/2019	120.76	LIBRARY FUND
CENGAGE LEARNING	BOOKS	10/04/2019	79.97	LIBRARY FUND
CENGAGE LEARNING	BOOKS	10/09/2019	58.39	LIBRARY FUND
CENGAGE LEARNING	BOOKS	10/16/2019	27.19	LIBRARY FUND
CENGAGE LEARNING	BOOKS	10/18/2019	22.40	LIBRARY FUND
Total CENGAGE LEARNING:			332.70	
CENTRAL PUMP & MOTOR LLC				
CENTRAL PUMP & MOTOR LLC	REPAIR PUMP 2 @ 65/69 LIFT	11/05/2019	3,153.96	SEWER FUND
Total CENTRAL PUMP & MOTOR LLC:			3,153.96	
CENTRAL STATES ROOFING				
CENTRAL STATES ROOFING	REPAIR HOLES IN WELLNESS CENTER ROO	11/07/2019	327.65	YMCA MAINTENAN
Total CENTRAL STATES ROOFING:			327.65	
CENTURYLINK				
CENTURYLINK	PHONE	10/22/2019	54.50	GENERAL FUND
Total CENTURYLINK:			54.50	
CINTAS CORPORATION				
CINTAS CORPORATION	FIRST AID ITEMS	10/28/2019	64.05	ROAD USE TAX FU
CINTAS CORPORATION	FIRST AID ITEMS	10/28/2019	81.77	PARK & RECREATI
CINTAS CORPORATION	RESTOCK MEDICINE CABINET	11/05/2019	19.51	SEWER FUND
Total CINTAS CORPORATION:			165.33	
CITY OF INDIANOLA - UTILITY				
CITY OF INDIANOLA - UTILITY	UTILITIES - MEMORIAL	10/31/2019	106.32	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - BARKER	10/31/2019	35.76	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - PICKARD	10/31/2019	370.71	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - MCCORD	10/31/2019	44.38	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	ACTIVITY CENTER UTILITIES	10/31/2019	584.53	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - DOWNEY	10/31/2019	28.61	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES	10/31/2019	58.30	FIRE FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	10/31/2019	3,541.39	GENERAL FUND
CITY OF INDIANOLA - UTILITY	RENEWABLE	10/31/2019	231.00	FIRE FUND
CITY OF INDIANOLA - UTILITY	STREETLIGHTS	10/31/2019	14,984.64	GENERAL FUND
CITY OF INDIANOLA - UTILITY	UTILITIES, TOTAL N SEWER PLANT, DEMAN	10/31/2019	11,850.65	SEWER FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	10/31/2019	4,850.43	SEWER FUND
CITY OF INDIANOLA - UTILITY	PAST DUE	10/31/2019	8.65	SEWER FUND
CITY OF INDIANOLA - UTILITY	UTILITIES - SHOP	10/31/2019	161.04	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - TRAIL	10/31/2019	30.17	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - 410 N JEFFERSON	10/31/2019	119.77	FIRE FUND
CITY OF INDIANOLA - UTILITY	UTILITIES - YOUTH SOFTBALL	10/31/2019	367.00	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - PICKARD	10/31/2019	1,034.30	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - MOATS	10/31/2019	39.88	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	VMAC UTILITIES	10/31/2019	338.19	POOL (MEMORIAL)
CITY OF INDIANOLA - UTILITY	UTILITIES - BUXTON	10/31/2019	203.33	PARK & RECREATI
Total CITY OF INDIANOLA - UTILITY:			38,989.05	
CLEAN AIR CONCEPTS				
CLEAN AIR CONCEPTS	TAILPIPE ASSEMBLE 248	10/28/2019	393.52	AMBULANCE FUN
Total CLEAN AIR CONCEPTS:			393.52	
COVER ONE				
COVER ONE	BOOK REPAIR MACHINE	10/09/2019	1,309.00	LIBRARY SPECIAL
Total COVER ONE:			1,309.00	
CR SERVICES				
CR SERVICES	NITRILE GLOVES	11/04/2019	21.04	PARK & RECREATI
Total CR SERVICES:			21.04	
CRAIG'S AUTOMOTIVE				
CRAIG'S AUTOMOTIVE	REPAIR VEHICLE	10/22/2019	179.95	POLICE FUND
CRAIG'S AUTOMOTIVE	REPAIR 161	10/22/2019	2,621.90	POLICE FUND
CRAIG'S AUTOMOTIVE	SERVICE VEHICLES	10/17/2019	195.00	POLICE FUND
CRAIG'S AUTOMOTIVE	SERVICE	09/23/2019	39.00	POLICE FUND
CRAIG'S AUTOMOTIVE	SERVICE/REPAIR	10/24/2019	60.00	POLICE FUND
Total CRAIG'S AUTOMOTIVE:			3,095.85	
DASH MEDICAL GLOVES				
DASH MEDICAL GLOVES	SUPPLIES	10/22/2019	71.90	POLICE FUND
Total DASH MEDICAL GLOVES:			71.90	
DES MOINES AREA COMM COLLEGE				
DES MOINES AREA COMM COL	CEH'S	10/30/2019	15.00	AMBULANCE FUN
DES MOINES AREA COMM COL	EDUCATION	11/04/2019	15.00	AMBULANCE FUN
DES MOINES AREA COMM COL	EDUCATION	11/08/2019	15.00	AMBULANCE FUN
Total DES MOINES AREA COMM COLLEGE:			45.00	
DES MOINES REGISTER MEDIA				
DES MOINES REGISTER MEDIA	ORD 1622	10/30/2019	43.32	GENERAL FUND
DES MOINES REGISTER MEDIA	ORD 1621	10/30/2019	166.86	GENERAL FUND
DES MOINES REGISTER MEDIA	CC MIN 102119	10/30/2019	329.86	GENERAL FUND
DES MOINES REGISTER MEDIA	PH	10/30/2019	140.29	GENERAL FUND
DES MOINES REGISTER MEDIA	ORD 1619	10/30/2019	37.67	GENERAL FUND
DES MOINES REGISTER MEDIA	ORD 1620	10/30/2019	46.89	GENERAL FUND
DES MOINES REGISTER MEDIA	CC MIN 100719	10/30/2019	500.05	GENERAL FUND
DES MOINES REGISTER MEDIA	PH SIGN EXEMPTION	10/30/2019	31.53	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
DES MOINES REGISTER MEDIA	CC MIN 091619	10/30/2019	499.34	GENERAL FUND
DES MOINES REGISTER MEDIA	CC MIN 093019	10/30/2019	67.90	GENERAL FUND
DES MOINES REGISTER MEDIA	NUISSANCE ABATEMENT NOTICE	10/30/2019	58.06	STORMWATER UTI
DES MOINES REGISTER MEDIA	ORD 1618	10/30/2019	38.69	GENERAL FUND
DES MOINES REGISTER MEDIA	ORD 1617	10/30/2019	38.69	GENERAL FUND
DES MOINES REGISTER MEDIA	PH EAST 2ND PROPERTY	10/30/2019	34.08	GENERAL FUND
Total DES MOINES REGISTER MEDIA:			2,033.23	
DES MOINES STAMP MFG				
DES MOINES STAMP MFG	LENT - NOTARY STAMP	11/04/2019	28.30	GENERAL FUND
Total DES MOINES STAMP MFG:			28.30	
DESTINY SOFTWARE INC				
DESTINY SOFTWARE INC	AGENDAQUICK HOSTED SERVICES 09/01/1	08/01/2019	4,400.00	GENERAL FUND
Total DESTINY SOFTWARE INC:			4,400.00	
DIVERSIFIED INSPECTIONS INC				
DIVERSIFIED INSPECTIONS IN	LADDER TESTING	10/31/2019	1,025.00	FIRE FUND
Total DIVERSIFIED INSPECTIONS INC:			1,025.00	
DOWNEY TIRE PROS				
DOWNEY TIRE PROS	TIRE REPAIR RR '15 F250	11/01/2019	23.45	SEWER FUND
Total DOWNEY TIRE PROS:			23.45	
DUST PROS JANITORIAL				
DUST PROS JANITORIAL	SERVICE	10/01/2019	1,070.00	LIBRARY FUND
DUST PROS JANITORIAL	SUPPLIES	10/01/2019	56.00	LIBRARY FUND
Total DUST PROS JANITORIAL:			1,126.00	
EASTERN IOWA TIRE - DES MOINES				
EASTERN IOWA TIRE - DES MOI	TRACKS FOR SKID LOADER	10/30/2019	2,658.44	ROAD USE TAX FU
Total EASTERN IOWA TIRE - DES MOINES:			2,658.44	
EMERGENCY REPORTING				
EMERGENCY REPORTING	RMS - SFOTWARE	11/01/2019	3,386.60	FIRE FUND
Total EMERGENCY REPORTING:			3,386.60	
FIRE SERVICE TRAINING BUREAU				
FIRE SERVICE TRAINING BURE	HAZMAT TRAINING	11/01/2019	150.00	FIRE FUND
Total FIRE SERVICE TRAINING BUREAU:			150.00	
FIRSTNET				
FIRSTNET	TELEPHONE LINES	10/19/2019	180.76	AMBULANCE FUN
Total FIRSTNET:			180.76	
FUNARO'S				
FUNARO'S	EMPLOYEE LUNCH	10/31/2019	550.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total FUNARO'S:			550.00	
GALLS LLC				
GALLS LLC	UNIFORMS	10/24/2019	299.68	FIRE FUND
GALLS LLC	EQUIPMENT	10/25/2019	454.96	POLICE FUND
GALLS LLC	UNIFORMS	10/28/2019	169.05	FIRE FUND
GALLS LLC	UNIFORMS	11/04/2019	44.99	FIRE FUND
GALLS LLC	UNIFORMS	11/05/2019	1,352.96	FIRE FUND
GALLS LLC	UNIFORMS	11/06/2019	451.50	FIRE FUND
Total GALLS LLC:			2,773.14	
GARNER, PEGGY				
GARNER, PEGGY	REFUND FOR CANCELLED TRIP	11/06/2019	16.00	PARK & RECREATI
Total GARNER, PEGGY:			16.00	
GLAXO SMITH KLINE PHARM.				
GLAXO SMITH KLINE PHARM.	FLU VACCINE	10/22/2019	490.14	AMBULANCE FUN
Total GLAXO SMITH KLINE PHARM.:			490.14	
GREATER DM CONVENTION & VISITORS BUREAU				
GREATER DM CONVENTION &	28E 4TH QTR	09/04/2019	13,882.76	GENERAL FUND
Total GREATER DM CONVENTION & VISITORS BUREAU:			13,882.76	
HACH COMPANY				
HACH COMPANY	PH ELECTRODE	11/01/2019	563.63	SEWER FUND
Total HACH COMPANY:			563.63	
HAWKINS, ROB				
HAWKINS, ROB	CELL PHONE 08/26/19 - 09/25/19	10/24/2019	50.00	POLICE FUND
Total HAWKINS, ROB:			50.00	
HENDERSON TRUCK EQUIPMENT				
HENDERSON TRUCK EQUIPME	UNIT 01 SANDER PARTS	10/23/2019	31.29	ROAD USE TAX FU
Total HENDERSON TRUCK EQUIPMENT:			31.29	
HINING, NATALIE				
HINING, NATALIE	DUPLICATE PAYMENT	11/04/2019	20.00	POLICE FUND
Total HINING, NATALIE:			20.00	
HOWREY CONSTRUCTION LLC				
HOWREY CONSTRUCTION LLC	PAY APP #4 - JK TRAIL	11/11/2019	64,699.31	CAPITAL PROJECT
Total HOWREY CONSTRUCTION LLC:			64,699.31	
HR GREEN INC				
HR GREEN INC	W 3RD AVE SEWER ENG	10/25/2019	4,060.00	SEWER CAPITAL P
HR GREEN INC	QUAIL MEADOWS 3 LIFE STATION ENG	10/25/2019	14,100.00	SEWER CAPITAL P
HR GREEN INC	WTTP DESIGN ENGINEERING	10/25/2019	504,000.00	WWTP FACILITY C

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total HR GREEN INC:			522,160.00	
HY-VEE				
HY-VEE	TUNES & TREATS COOKIES	10/29/2019	19.98	PARK & RECREATI
HY-VEE	BIOMETRIC SCREENING	11/01/2019	6.75	FIRE FUND
HY-VEE	BIOMETRIC SCREENING	11/01/2019	38.25	AMBULANCE FUN
HY-VEE	BIOMETRIC SCREENINGS	11/01/2019	90.00	ROAD USE TAX FU
HY-VEE	BIOMETRIC SCREENINGS	11/01/2019	90.00	SEWER FUND
HY-VEE	BIOMETRIC SCREENING	11/01/2019	45.00	PARK & RECREATI
Total HY-VEE:			289.98	
IAPFC				
IAPFC	EMERGENCY REPORTING TRAINING	11/07/2019	840.00	FIRE FUND
Total IAPFC:			840.00	
IMWCA				
IMWCA	INSTALLMENT #5	11/01/2019	141.57	GENERAL FUND
IMWCA	INSTALLMENT #5	11/01/2019	20.42	GENERAL FUND
IMWCA	INSTALLMENT #5	11/01/2019	6.24	GENERAL FUND
IMWCA	INSTALLMENT #5	11/01/2019	194.54	GENERAL FUND
IMWCA	INSTALLMENT #5	11/01/2019	12.05	GENERAL FUND
IMWCA	INSTALLMENT #5	11/01/2019	2,936.15	POLICE FUND
IMWCA	INSTALLMENT #5	11/01/2019	4,279.84	FIRE FUND
IMWCA	INSTALLMENT #5	11/01/2019	2,260.81	AMBULANCE FUN
IMWCA	INSTALLMENT #5	11/01/2019	31.63	LIBRARY FUND
IMWCA	INSTALLMENT #5	11/01/2019	498.30	PARK & RECREATI
IMWCA	INSTALLMENT #5	11/01/2019	27.96	GENERAL FUND
IMWCA	INSTALLMENT #5	11/01/2019	31.45	GENERAL FUND
IMWCA	INSTALLMENT #5	11/01/2019	428.03	PARK & RECREATI
IMWCA	INSTALLMENT #5	11/01/2019	150.87	POOL (MEMORIAL)
IMWCA	INSTALLMENT #5	11/01/2019	1,719.37	ROAD USE TAX FU
IMWCA	INSTALLMENT #5	11/01/2019	425.90	SEWER FUND
Total IMWCA:			13,165.13	
INDIANOLA MUNICIPAL UTILITIES				
INDIANOLA MUNICIPAL UTILITIE	PROFESSIONAL SERVICES US 2%	11/11/2019	698.67	STORMWATER UTI
INDIANOLA MUNICIPAL UTILITIE	PROFESSIONAL SERVICES US 11%	11/11/2019	3,842.67	SEWER FUND
INDIANOLA MUNICIPAL UTILITIE	PROFESSIONAL SERVICES US 2%	11/11/2019	698.67	RECYCLING FUND
INDIANOLA MUNICIPAL UTILITIE	REIMB. FOR PSN PYMNT 11/12/19 - NEUMAN	11/12/2019	50.00	GENERAL FUND
Total INDIANOLA MUNICIPAL UTILITIES:			5,290.01	
INDOFF INCORPORATED				
INDOFF INCORPORATED	SUPPLIES	09/18/2019	19.56	GENERAL FUND
INDOFF INCORPORATED	SUPPLIES	09/30/2019	12.99	GENERAL FUND
INDOFF INCORPORATED	SUPPLIES	10/31/2019	60.16	GENERAL FUND
Total INDOFF INCORPORATED:			92.71	
INTERSTATE POWER SYSTEMS				
INTERSTATE POWER SYSTEMS	335 BRAKES	10/28/2019	795.65	FIRE FUND
Total INTERSTATE POWER SYSTEMS:			795.65	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
IOWA DEPT OF PUBLIC SAFETY				
IOWA DEPT OF PUBLIC SAFETY	CONTRACT 7/19 - 9/19	09/30/2019	555.00	POLICE FUND
Total IOWA DEPT OF PUBLIC SAFETY:			555.00	
IOWA WATER MANAGEMENT CO.				
IOWA WATER MANAGEMENT C	WATER MGR LIBRARY	11/01/2019	40.00	LIBRARY FUND
IOWA WATER MANAGEMENT C	WATER MGR - MUN BLDG	11/01/2019	150.00	GENERAL FUND
Total IOWA WATER MANAGEMENT CO.:			190.00	
JESS' LOCK AND KEY				
JESS' LOCK AND KEY	LOCK REPAIR - ACTIVITY CENTER	10/18/2019	85.00	PARK & RECREATI
Total JESS' LOCK AND KEY:			85.00	
JV TRUCKING LLC				
JV TRUCKING LLC	HAULING ROAD STONE GRAVEL ROADS	10/29/2019	1,585.64	ROAD USE TAX FU
Total JV TRUCKING LLC:			1,585.64	
KAWAMURA PLC, MK				
KAWAMURA PLC, MK	MEDICAL DIRECTOR FEE	10/03/2019	1,590.00	AMBULANCE FUN
Total KAWAMURA PLC, MK:			1,590.00	
KIESLER POLICE SUPPLY INC				
KIESLER POLICE SUPPLY INC	MAG POUCH X3	10/10/2019	80.70	POLICE FUND
KIESLER POLICE SUPPLY INC	AMMUNITION	10/15/2019	1,068.00	POLICE FUND
KIESLER POLICE SUPPLY INC	AMMUNITION	10/08/2019	143.00	POLICE FUND
Total KIESLER POLICE SUPPLY INC:			1,291.70	
KNOTTMAN, CHRIS				
KNOTTMAN, CHRIS	REFUND OF SHULL ROOM DEPOSIT	10/30/2019	50.00	PARK & RECREATI
Total KNOTTMAN, CHRIS:			50.00	
LOGAN CONTRACTORS SUPPLY INC.				
LOGAN CONTRACTORS SUPPL	KNEE PADS	09/25/2019	131.43	ROAD USE TAX FU
Total LOGAN CONTRACTORS SUPPLY INC.:			131.43	
MACQUEEN EQUIPMENT				
MACQUEEN EQUIPMENT	EXPANSION PLUGS FOR JETTER	11/04/2019	45.39	SEWER FUND
Total MACQUEEN EQUIPMENT:			45.39	
MATHESON TRI-GAS INC				
MATHESON TRI-GAS INC	OXYGEN - EMS	10/30/2019	90.99	AMBULANCE FUN
MATHESON TRI-GAS INC	OXYGEN - EMS	10/30/2019	150.41	AMBULANCE FUN
MATHESON TRI-GAS INC	OXYGEN - EMS	10/31/2019	100.61	AMBULANCE FUN
Total MATHESON TRI-GAS INC:			342.01	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	LIGHT BULBS	10/03/2019	2.33	FIRE FUND
MCCOY HARDWARE INC	PARTS FOR #29 FUEL TANK	10/11/2019	39.12	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
MCCOY HARDWARE INC	ELECTRICAL TAPE	11/07/2019	21.56	PARK & RECREATI
MCCOY HARDWARE INC	PAINT	11/07/2019	15.26	PARK & RECREATI
MCCOY HARDWARE INC	SUPPLIES	11/07/2019	7.72	POLICE FUND
Total MCCOY HARDWARE INC:			85.99	
MCCOY, MELISSA				
MCCOY, MELISSA	WELLNESS - OCT	11/05/2019	21.10	GENERAL FUND
Total MCCOY, MELISSA:			21.10	
MCCUNE, MARY				
MCCUNE, MARY	SUPPLY REIMBURSEMENT	10/29/2019	54.78	POLICE FUND
Total MCCUNE, MARY:			54.78	
MEDPRO DISPOSAL LLC				
MEDPRO DISPOSAL LLC	EMS WASTE DISPOSAL	11/01/2019	137.81	AMBULANCE FUN
Total MEDPRO DISPOSAL LLC:			137.81	
MEDTRAK SERVICES				
MEDTRAK SERVICES	411 RX	10/31/2019	102.17	POLICE FUND
Total MEDTRAK SERVICES:			102.17	
MENARDS				
MENARDS	HALLOWEEN SUPPLIES: CHILDREN'S COST	11/01/2019	238.81	PARK & RECREATI
Total MENARDS:			238.81	
METCALF, BRAD				
METCALF, BRAD	WELLNESS - NOV	11/01/2019	16.66	POLICE FUND
Total METCALF, BRAD:			16.66	
METLIFE - GROUP BENEFITS				
METLIFE - GROUP BENEFITS	DENTAL	11/11/2019	161.70	PARK & RECREATI
METLIFE - GROUP BENEFITS	DENTAL	11/11/2019	210.48	LIBRARY FUND
METLIFE - GROUP BENEFITS	DENTAL	11/11/2019	219.87	SEWER FUND
METLIFE - GROUP BENEFITS	DENTAL	11/11/2019	1,436.00	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL	11/11/2019	1,041.69	POLICE FUND
METLIFE - GROUP BENEFITS	DENTAL	11/11/2019	85.89	FIRE FUND
METLIFE - GROUP BENEFITS	DENTAL	11/11/2019	486.70	AMBULANCE FUN
METLIFE - GROUP BENEFITS	DENTAL	11/11/2019	185.77	PARK & RECREATI
METLIFE - GROUP BENEFITS	DENTAL	11/11/2019	86.42	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL	11/11/2019	20.57	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL	11/11/2019	172.84	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL	11/11/2019	248.11	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL	11/11/2019	41.14	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL	11/11/2019	432.10	ROAD USE TAX FU
Total METLIFE - GROUP BENEFITS:			4,829.28	
METRO WASTE AUTHORITY				
METRO WASTE AUTHORITY	HAULING & DUMPING YARD WASTE	10/29/2019	114.55	ROAD USE TAX FU
METRO WASTE AUTHORITY	HAULING & DUMPING YARD WASTE	10/29/2019	151.38	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total METRO WASTE AUTHORITY:			265.93	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	GAS - SHOP	10/17/2019	23.21	PARK & RECREATI
MID AMERICAN ENERGY CO.	GAS - SHOP	10/17/2019	15.27	ROAD USE TAX FU
MID AMERICAN ENERGY CO.	NATURAL GAS	10/17/2019	20.57	LIBRARY FUND
Total MID AMERICAN ENERGY CO.:			59.05	
MILLER ELECTRIC SERVICES				
MILLER ELECTRIC SERVICES	INSTALLED OUTLET	10/31/2019	400.00	GENERAL FUND
Total MILLER ELECTRIC SERVICES:			400.00	
MUTUAL OF OMAHA				
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/12/2019	49.63	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/12/2019	45.04	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/12/2019	81.90	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/12/2019	174.64	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/12/2019	157.49	LIBRARY FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/12/2019	135.30	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/12/2019	500.82	AMBULANCE FUN
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/12/2019	198.22	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/12/2019	90.74	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/12/2019	248.48	ROAD USE TAX FU
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/12/2019	226.82	SEWER FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/12/2019	1,243.76	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/12/2019	861.29	POLICE FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/12/2019	88.38	FIRE FUND
Total MUTUAL OF OMAHA:			4,102.51	
NAPA AUTO PARTS				
NAPA AUTO PARTS	SHOP SUPPLIES	11/04/2019	32.94	ROAD USE TAX FU
Total NAPA AUTO PARTS:			32.94	
NOLASOFT DEVELOPMENT				
NOLASOFT DEVELOPMENT	WEBSITE FORWARDING CITYOFINDIANOLA.	11/01/2019	45.00	GENERAL FUND
Total NOLASOFT DEVELOPMENT:			45.00	
NORWALK READY-MIXED CONCRETE				
NORWALK READY-MIXED CON	STREET REPAIRS	10/14/2019	250.75	ROAD USE TAX FU
NORWALK READY-MIXED CON	STREET REPAIRS	10/15/2019	412.75	ROAD USE TAX FU
NORWALK READY-MIXED CON	STREET REPAIRS	10/15/2019	2,722.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	STREET REPAIRS	10/16/2019	1,912.50	ROAD USE TAX FU
NORWALK READY-MIXED CON	STREET REPAIRS	10/17/2019	1,815.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	STREET REPAIRS	10/23/2019	1,056.00	ROAD USE TAX FU
NORWALK READY-MIXED CON	STREET REPAIRS	10/29/2019	1,575.50	ROAD USE TAX FU
Total NORWALK READY-MIXED CONCRETE:			9,745.00	
O'HALLORAN INTERNATIONAL				
O'HALLORAN INTERNATIONAL	UNIT 28 DUMP TRUCK	10/31/2019	123.12	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total O'HALLORAN INTERNATIONAL:			123.12	
OPENING THE BOOK NORTH AMERICA				
OPENING THE BOOK NORTH A	DISPLAY SHELVES	10/01/2019	282.00	LIBRARY FUND
Total OPENING THE BOOK NORTH AMERICA:			282.00	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	SHOP SUPPLIES	10/21/2019	41.94	ROAD USE TAX FU
O'REILLY AUTO PARTS	UNIT 35 LIGHTING PARTS	10/22/2019	20.68	ROAD USE TAX FU
O'REILLY AUTO PARTS	21 - DUMP TRUCK	10/22/2019	2.95	ROAD USE TAX FU
O'REILLY AUTO PARTS	UNIT 35 FLASHER LIGHT	10/22/2019	13.36	ROAD USE TAX FU
O'REILLY AUTO PARTS	SHOP SUPPLIES	10/29/2019	9.54	ROAD USE TAX FU
O'REILLY AUTO PARTS	HOOK & LOOP, RETAINER - ATTACHMENT S	10/29/2019	6.48	PARK & RECREATI
O'REILLY AUTO PARTS	RETAINER	10/29/2019	3.49	PARK & RECREATI
O'REILLY AUTO PARTS	BELT FOR STEINER	11/04/2019	18.25	PARK & RECREATI
O'REILLY AUTO PARTS	OIL FOR DIGESTER MIXER	11/04/2019	35.98	SEWER FUND
O'REILLY AUTO PARTS	REPAIR VEHICLE	11/11/2019	52.23	POLICE FUND
O'REILLY AUTO PARTS	WIPER BLADES	11/12/2019	113.96	PARK & RECREATI
Total O'REILLY AUTO PARTS:			318.86	
PAINT PUMP PROS				
PAINT PUMP PROS	PARTS FOR PAINT MACHINE	10/29/2019	221.00	ROAD USE TAX FU
Total PAINT PUMP PROS:			221.00	
PATRICK, MICHELE				
PATRICK, MICHELE	MILEAGE	11/12/2019	80.04	LIBRARY FUND
Total PATRICK, MICHELE:			80.04	
PAYETTE, AARON				
PAYETTE, AARON	WELLNESS - NOV	11/06/2019	15.00	FIRE FUND
Total PAYETTE, AARON:			15.00	
PELLA PRINTING				
PELLA PRINTING	VENDOR POST IT NOTES	10/02/2019	125.61	GENERAL FUND
PELLA PRINTING	PRINTING	10/24/2019	120.00	POLICE FUND
Total PELLA PRINTING:			245.61	
PIERCE BROTHERS REPAIR				
PIERCE BROTHERS REPAIR	WELD & REINFORCE BROOM BRACKET BAL	11/06/2019	38.00	PARK & RECREATI
PIERCE BROTHERS REPAIR	RECONSTRUCT CLARIFIER TROUGH	10/30/2019	542.00	SEWER FUND
PIERCE BROTHERS REPAIR	UNIT 28 REPAIR PLOW MOUNT	10/22/2019	258.00	ROAD USE TAX FU
PIERCE BROTHERS REPAIR	AIR COMPRESSOR TRAILER	10/22/2019	52.00	ROAD USE TAX FU
PIERCE BROTHERS REPAIR	UNIT 21 DUMP BOX REPAIR	10/22/2019	188.00	ROAD USE TAX FU
Total PIERCE BROTHERS REPAIR:			1,078.00	
PROSCREENING LLC				
PROSCREENING LLC	DRIVING RECORDS	11/01/2019	48.50	AMBULANCE FUN
Total PROSCREENING LLC:			48.50	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
PROTECT YOUTH SPORTS				
PROTECT YOUTH SPORTS	ZONE VOLUNTEERS	11/01/2019	35.60	PARK & RECREATI
Total PROTECT YOUTH SPORTS:			35.60	
PURCHASE POWER				
PURCHASE POWER	POSTAGE	11/07/2019	500.00	GENERAL FUND
Total PURCHASE POWER:			500.00	
R1 ADVANCED DATA PROCESSING INC				
R1 ADVANCED DATA PROCESSI	EMS BILLING FEE	09/30/2019	2,491.03	AMBULANCE FUN
Total R1 ADVANCED DATA PROCESSING INC:			2,491.03	
ROTO-ROOTER PLUMBING & DRAIN SRVC				
ROTO-ROOTER PLUMBING & D	PREVENTATIVE MAINTENANCE	11/06/2018	102.00	GENERAL FUND
Total ROTO-ROOTER PLUMBING & DRAIN SRVC:			102.00	
RUBBER DUMMIES				
RUBBER DUMMIES	EQUIPMENT	10/23/2019	412.24	POLICE FUND
Total RUBBER DUMMIES:			412.24	
SANDRY FIRE SUPPLY LLC				
SANDRY FIRE SUPPLY LLC	PPE - FIREFIGHTERS X4	11/04/2019	12,920.60	FIRE FUND
SANDRY FIRE SUPPLY LLC	SHIPPING	11/06/2019	5.50	FIRE FUND
Total SANDRY FIRE SUPPLY LLC:			12,926.10	
SCHIMBERG CO				
SCHIMBERG CO	CRETEX PRO RINGS	10/17/2019	739.30	SEWER FUND
SCHIMBERG CO	CRETEX PRO RINGS	10/29/2019	47.75	SEWER FUND
SCHIMBERG CO	CRETEX PRO RINGS	11/05/2019	92.73-	SEWER FUND
SCHIMBERG CO	CRETEX PRO RINGS	10/30/2019	43.65-	SEWER FUND
Total SCHIMBERG CO:			650.67	
SECURE SHRED SOLUTIONS LLC				
SECURE SHRED SOLUTIONS L	SHRED/RECYCLE	09/05/2019	55.00	GENERAL FUND
Total SECURE SHRED SOLUTIONS LLC:			55.00	
SHER, BRIAN				
SHER, BRIAN	CELL PHONE 09/23/19 - 10/22/19	11/11/2019	50.00	POLICE FUND
Total SHER, BRIAN:			50.00	
SHOTTENKIRK FORD OF INDIANOLA				
SHOTTENKIRK FORD OF INDIA	REPAIR	09/30/2019	238.82	POLICE FUND
SHOTTENKIRK FORD OF INDIA	OIL CHANGE COM DEV TRUCK	11/11/2019	72.40	GENERAL FUND
Total SHOTTENKIRK FORD OF INDIANOLA:			311.22	
SNYDER & ASSOCIATES INC				
SNYDER & ASSOCIATES INC	STREET MASTER PLAN	10/25/2019	1,200.00	STREET CAPITAL
SNYDER & ASSOCIATES INC	JERRY KELLEY TRAIL	10/25/2019	6,006.60	CAPITAL PROJECT

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
SNYDER & ASSOCIATES INC	2018 (FY2019) DRAINAGE REPAIRS	10/25/2019	1,800.00	STORMWATER UTI
SNYDER & ASSOCIATES INC	COMPREHENSIVE PLAN	10/25/2019	2,950.00	GENERAL FUND
SNYDER & ASSOCIATES INC	BOSTON & J DRAINAGE	10/25/2019	5,150.00	STORMWATER UTI
SNYDER & ASSOCIATES INC	MISC SERVICES	10/25/2019	425.38	GENERAL FUND
SNYDER & ASSOCIATES INC	STREET ISSUES	10/25/2019	3,675.50	ROAD USE TAX FU
SNYDER & ASSOCIATES INC	DRAINAGE ISSUES	10/25/2019	3,250.24	STORMWATER UTI
SNYDER & ASSOCIATES INC	SITE PLAN REVIEW	10/25/2019	2,251.50	GENERAL FUND
SNYDER & ASSOCIATES INC	TRAIL CIP UPDATE	10/25/2019	4,900.00	CAPITAL PROJECT
Total SNYDER & ASSOCIATES INC:			31,609.22	
SOUKUP, BOB				
SOUKUP, BOB	TUITION REIMBURSEMENT	09/05/2019	60.52	FIRE FUND
SOUKUP, BOB	TUITION REIMBURSEMENT	09/05/2019	342.98	AMBULANCE FUN
Total SOUKUP, BOB:			403.50	
STAT PADS LLC				
STAT PADS LLC	ANNUAL AED RENEWAL	11/01/2019	125.00	SEWER FUND
Total STAT PADS LLC:			125.00	
STATE LIBRARY OF IOWA				
STATE LIBRARY OF IOWA	PLS CERTIFICATION CLASS	10/11/2019	20.00	LIBRARY FUND
Total STATE LIBRARY OF IOWA:			20.00	
STEW HANSEN DODGE				
STEW HANSEN DODGE	02-DODGE 3500 EXHAUST REPAIR	10/31/2019	2,651.10	ROAD USE TAX FU
Total STEW HANSEN DODGE:			2,651.10	
STUDIO FUSCO				
STUDIO FUSCO	BUSINESS CARDS	07/26/2019	135.00	FIRE FUND
Total STUDIO FUSCO:			135.00	
SUNDOWN EQUIPMENT				
SUNDOWN EQUIPMENT	BUSHINGS, COLLAR, CLIP FOR KUBOTA MO	10/30/2019	25.23	PARK & RECREATI
Total SUNDOWN EQUIPMENT:			25.23	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	GARBAGE - BUILDING ACCT #159	10/24/2019	17.00	POLICE FUND
Total T.R.M. DISPOSAL LLC:			17.00	
THOMAS BUS SALES INC				
THOMAS BUS SALES INC	18 TON TRAILER REPAIR	11/04/2019	45.00	ROAD USE TAX FU
Total THOMAS BUS SALES INC:			45.00	
TITAN MACHINERY				
TITAN MACHINERY	ROAD GRADER PARTS	10/29/2019	256.43	ROAD USE TAX FU
Total TITAN MACHINERY:			256.43	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
TOYNE INC				
TOYNE INC	SEATBELT 331	11/05/2019	188.57	FIRE FUND
Total TOYNE INC:			188.57	
TRANSUNION RISK AND ALTERNATIVE				
TRANSUNION RISK AND ALTER	CONTRACT	11/01/2019	102.00	POLICE FUND
Total TRANSUNION RISK AND ALTERNATIVE:			102.00	
TRUCK EQUIPMENT INC				
TRUCK EQUIPMENT INC	BACKUP ALARMS	11/07/2019	30.02	PARK & RECREATI
TRUCK EQUIPMENT INC	CUTTING EDGES, CURB GUARDS, PINS FO	11/07/2019	585.64	PARK & RECREATI
Total TRUCK EQUIPMENT INC:			615.66	
TRUENORTH COMPANIES LC				
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING: OCTOBER 2	10/29/2019	29.16	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING: OCTOBER 2	10/29/2019	29.16	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING: OCTOBER 2	10/29/2019	29.16	ROAD USE TAX FU
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING: OCTOBER 2	10/29/2019	29.16	SEWER FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING: OCTOBER 2	10/29/2019	29.17	POLICE FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING: OCTOBER 2	10/29/2019	29.17	FIRE FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING: OCTOBER 2	10/29/2019	29.17	LIBRARY FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING: OCTOBER 2	10/29/2019	29.17	PARK & RECREATI
TRUENORTH COMPANIES LC	MOCK OSHA WALK THROUGH, SEWER	10/29/2019	100.00	SEWER FUND
Total TRUENORTH COMPANIES LC:			333.32	
U.S. POSTMASTER				
U.S. POSTMASTER	POSTAGE	11/04/2019	2,500.00	GENERAL FUND
Total U.S. POSTMASTER:			2,500.00	
UNIQUE MANAGEMENT SERVICES				
UNIQUE MANAGEMENT SERVI	COLLECTION SERVICES	10/01/2019	50.00	LIBRARY FUND
Total UNIQUE MANAGEMENT SERVICES:			50.00	
UPHDM OCCUPATIONAL MEDICINE				
UPHDM OCCUPATIONAL MEDIC	PHYSICAL	10/31/2019	39.95	AMBULANCE FUN
UPHDM OCCUPATIONAL MEDIC	PHYSICAL	10/31/2019	7.05	FIRE FUND
UPHDM OCCUPATIONAL MEDIC	PHYSICAL	10/31/2019	895.00	POLICE FUND
UPHDM OCCUPATIONAL MEDIC	PHYSICAL	10/31/2019	32.55	FIRE FUND
UPHDM OCCUPATIONAL MEDIC	PHYSICAL	10/31/2019	184.45	AMBULANCE FUN
UPHDM OCCUPATIONAL MEDIC	PHYSICAL	10/31/2019	519.00	AMBULANCE FUN
UPHDM OCCUPATIONAL MEDIC	PHYSICAL	10/31/2019	272.00	ROAD USE TAX FU
Total UPHDM OCCUPATIONAL MEDICINE:			1,950.00	
VERIZON WIRELESS				
VERIZON WIRELESS	CARDIAC MONITORS	10/22/2019	21.06	AMBULANCE FUN
VERIZON WIRELESS	CELL PHONE	10/26/2019	42.88	GENERAL FUND
VERIZON WIRELESS	EMS CELL PHONE	10/26/2019	19.87	AMBULANCE FUN
VERIZON WIRELESS	WIRELESS FOR LAPTOP	10/26/2019	40.01	SEWER FUND
Total VERIZON WIRELESS:			123.82	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
WARREN COUNTY OIL				
WARREN COUNTY OIL	DIESEL FREEZE GUARD	11/08/2019	192.00	ROAD USE TAX FU
Total WARREN COUNTY OIL:			192.00	
WARREN COUNTY SHERIFF				
WARREN COUNTY SHERIFF	PRISONER FEES OCT 2019	11/01/2019	1,890.00	POLICE FUND
Total WARREN COUNTY SHERIFF:			1,890.00	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	RECYCLING RES 10-13011-73004	11/01/2019	18,824.13	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING APT 10-13031-73000	11/01/2019	3,187.41	RECYCLING FUND
WASTE MANAGEMENT OF IOW	TRASH SERVICE	10/29/2019	39.24	ROAD USE TAX FU
WASTE MANAGEMENT OF IOW	RECYCLING TOTES 10-13076-93002	11/01/2019	55.00	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES 10-13079-23004	11/01/2019	6.41	RECYCLING FUND
WASTE MANAGEMENT OF IOW	PULL/RETURN	11/01/2019	2,859.35	GENERAL FUND
Total WASTE MANAGEMENT OF IOWA:			24,971.54	
WASTE SOLUTIONS OF IA				
WASTE SOLUTIONS OF IA	BRUSH FACILITY KYBO 11/6/19 - 12/5/19	11/06/2019	85.00	GENERAL FUND
Total WASTE SOLUTIONS OF IA:			85.00	
WEEKS, TIM				
WEEKS, TIM	ROCK FOR GRAVEL PARKING LOTS DOWNE	11/05/2019	392.88	PARK & RECREATI
WEEKS, TIM	ROCK FOR GRAVEL PARKING LOTS DOWNE	11/05/2019	396.93	PARK & RECREATI
WEEKS, TIM	ROCK FOR GRAVEL PARKING LOTS DOWNE	11/05/2019	399.64	PARK & RECREATI
WEEKS, TIM	ROCK FOR GRAVEL PARKING LOTS DOWNE	11/05/2019	398.74	PARK & RECREATI
Total WEEKS, TIM:			1,588.19	
WELLER, BART				
WELLER, BART	MILEAGE	11/14/2019	156.60	ROAD USE TAX FU
Total WELLER, BART:			156.60	
WESTSIDE MUFFLER & REPAIR				
WESTSIDE MUFFLER & REPAIR	EXHAUST WORK ON 2006 -F250 4X4	11/07/2019	617.64	PARK & RECREATI
Total WESTSIDE MUFFLER & REPAIR:			617.64	
WIEGERT DISPOSAL CO.				
WIEGERT DISPOSAL CO.	DUMPSTER - PARKS	11/01/2019	195.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	DUMPSTER - ACT. CENTER	11/01/2019	35.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	DUMPSTER - MAC	11/01/2019	45.00	POOL (MEMORIAL)
WIEGERT DISPOSAL CO.	DUMPSTER - SOFTBALL	11/01/2019	140.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	6 KYBOS	11/01/2019	390.00	PARK & RECREATI
Total WIEGERT DISPOSAL CO.:			805.00	
WOOSLEY LANDSCAPING & MOWING				
WOOSLEY LANDSCAPING & M	MOWING - PLANT	11/01/2019	750.00	SEWER FUND
WOOSLEY LANDSCAPING & M	MOWING - LIFTS	11/01/2019	415.00	SEWER FUND
WOOSLEY LANDSCAPING & M	PARKS MOW CONTRACT	11/06/2019	2,095.00	PARK & RECREATI
WOOSLEY LANDSCAPING & M	MAC MOW CONTRACT	11/06/2019	160.00	POOL (MEMORIAL)
WOOSLEY LANDSCAPING & M	LIBRARY MOW CONTRACT	11/06/2019	70.00	LIBRARY FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total WOOSLEY LANDSCAPING & MOWING:			3,490.00	
ZONES LLC				
ZONES LLC	4- SURFACE TYPECOVERS (MISSED ON PR	08/20/2019	389.40	VEHICLE RESERV
ZONES LLC	15 - DELL 22" MONITORS	10/25/2019	2,228.55	VEHICLE RESERV
ZONES LLC	10 - WIN 10 OPTIPLEX	10/25/2019	6,674.50	VEHICLE RESERV
ZONES LLC	24 PORT D-LINK SWITCH	10/31/2019	402.93	VEHICLE RESERV
ZONES LLC	2 52 PORT D-LINK SWITCHES	10/31/2019	1,351.90	VEHICLE RESERV
Total ZONES LLC:			11,047.28	
Grand Totals:			853,749.20	

City Council: _____

Meeting Date: 11/18/2019

Information

Subject

City Manager's Report - Ryan Waller

Information

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 11/18/2019

Information

Subject

Receive and file correspondence from November 1 and 8, 2019, weekly updates from City Manager, Ryan Waller.

Information

In your packet are the November 1 and 8, 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 11/1/19
Code Enforcement 110119
Current Project 1101
Bldg Permits 1101
Shout Out
Thank You Emails
IDCA Letter
Carlisle Resolution
Norwalk
Indianola
Shout Out P&R
Draft Agenda Nov 18
Draft Agenda Dec 2
FG 19-013 Update
Lent Leaflet
Customer Appreciation
Draft Agenda Nov 18
Draft Agenda Dec 2
Timeline
191107 Stormwater Update
Current Project 1108
Bldg Permits 1108
Code Enforcement 1108
FG Update 1108

Diana Bowlin

From: Ryan Waller
Sent: Friday, November 1, 2019 4:13 PM
To: Ryan Waller
Subject: FW: Waller's Weekly 11.1.19
Attachments: Code Enforcement- Nov 1.pdf; Curent Projects Update-Nov 1.pdf; 2019 Building Permits- Nov 1.pdf; Shout Out.pdf; Thank you emails.pdf; IDCA Letter.pdf; Carlisle Resolution.pdf; Norwalk.pdf; 20191101100158900.pdf; Shout Out - Parks n Rec.pdf; Draft November 18, 2019 Agenda.pdf; Draft December 2, 2019 Agenda.pdf; FG19-013 Update 11.1.19.pdf

Good afternoon, all.

I hope everyone had a great week. Below, please find this week's update email. Please feel free to share this information with others. As a reminder, previous editions of the weekly update emails may be found on the City's website at <http://indianolaiaowa.gov/790/Wallers-Weekly-Update-2019>, as well as in the City Council packets found at <http://indianolaiaowa.gov/AgendaCenter>. If there are any questions on these or other matters, please let me know.

Have a great weekend!

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiaowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

City Hall/Public Safety Building Assessment – Attached, please find a project update regarding the building assessment project.

9th Street No Parking Zone – At its last meeting, the City Council approved an ordinance establishing a No Parking Zone on North 9th Street. The ordinance went into effect upon publication on October 30th, as required by law, and the no parking signs were erected on the morning of October 31st.

Hillcrest Trail – Attached, please find copies of correspondence received thanking the City for completing the Hillcrest Trail.

Shout Outs – What a great job by our teammates at the Library for organizing another tremendous community event on Beggars' Night! Thank you to all involved in the event. Also,

attached, please find two separate “shout outs” submitted for the Parks and Recreation Department, as well as the Streets Department.

Iowa Department of Cultural Affairs – Attached is a letter from the Museum Director of the State Historical Museum of Iowa thanking the City for its participation with BRAVO.

Justice Center Resolutions – Attached, please find copies of the resolutions passed by the Cities of Carlisle and Norwalk supporting the additional bond referendum for the Warren County Justice Center. Each of the cities has been asked to share copies of the adopted resolutions via their various communication outlets. Both Carlisle and Norwalk have already shared their resolutions via social media. A copy of Indianola’s resolution is also attached.

Comprehensive Plan Open House - In an effort to make sure we get as much feedback as possible, we are keeping the public comment period open until Friday, November 22nd. Anyone can visit www.elevateindianola.com to review the draft comprehensive plan, the draft implementation plan, the posters that were used at the open house, the results of the community survey, as well as other documents related to the update of the Comprehensive Plan. Please remember that these are not final documents. The goal of the open house was to present what has been prepared to date and seek feedback on how we are progressing with crafting the vision. A copy of the draft plan and all of the display posters used at the open house may also be viewed at City Hall. Staff continues to work with our consultants on reviewing and incorporating comments, as well as planning for our next steps in the project. Information on this important project will be forthcoming via the weekly emails and other city communication tools.

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

Upcoming City Council Agenda – Attached, please find the draft agendas 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).



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	9/17/2019	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.	11/7/2019	
Open	10/22/2019	Tall grass/Weeds	1603 West Detroit	10/23/2019	10/24/2019	Sent Letter 10/24/2019. Contact for abatement.	11/7/2019	
Open		Junk/Junk Vehicles	1105 E Salem	4/22/2019	4/26/2019	Spoke with Kevin King. He said he will remove manhole and keep us updated.	11/7/2019	
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.	11/7/2019	
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.	11/7/2019	
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. Substantial progress made. Still needs to finish roof and siding.	11/7/2019	



Community Development

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

Code Enforcement Tracking Report

Open		Abandon/Unsafe Building	911 N C Street	3/28/2019	4/5/2019	Notice of unsafe building issued. Property owner has applied for a building permit. Property owner met with staff to discuss timeline. Now has trash all over yard. Notice served. Municipal infraction served on 10/21/2019. Will check regularly.	11/7/2019	
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. Will check regularly.	11/7/2019	
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. Spoke with Chad on 10/31. Said he is waiting for Mid-American to disconnect the gas service before demo. As soon as gas is disconnected, he will come in and pull demo permit.	11/7/2019	
Open		Unsafe Building	206 N Jefferson	4/17/2018		D&D lot has closed. Property owner has indicated demo will take place before November. Spoke with Chad on 10/31. Said he is waiting for Mid-American to disconnect the gas service before demo. As soon as gas is disconnected, he will come in and pull demo permit.	11/7/2019	



Community Development

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

Code Enforcement Tracking Report

Open		Unsafe Building	210 N Jefferson	7/29/2019	7/31/2019	Relative of the property owner claimed the home would be rehabbed. Notice of unsafe building issued. Work being done on building. Spoke with contractor on 10/17/19 about structural portion of front porch. Contractor will be pulling building permit sometime within the next week. Spoke with property owner on 10/30. She asked for a 30 day extension to finish the exterior. 30 day extension was granted.	11/27/2019	
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. Work has commenced on west side of house. Will check regularly.	12/1/2019	
Closed	10/21/2019	Junk vehicle parts all over yard	105 West 8th	10/23/2019	10/23/2019	Junk vehicle parts stacked up alonside garage and in front yard.		10/31/2019
Closed	9/24/2019	Trash	801 E 1st	9/24/2019		Trash along side driveway. Sent letter 10/03/2019. Grass is now over 6" tall. Send letter for grass. Abated 10/24/2019		10/24/2019
Closed	9/30/2019	Tall grass/Weeds	1210 E Euclid	10/3/2019	10/3/2019	Grass is well over 6 inches. Brush overtaking west side of house. Sent letter on 10/3/19. Abated 10/24/2019		10/24/2019
Closed	9/17/2019	Tall grass/ weeds	215 N Buxton	9/18/2019	9/18/2019	Weeds removed.		10/10/2019
Closed	8/21/2019	Over Grown Vegetation and Junked Vehicles	1701 Country Club Rd	8/21/2019	8/22/2019	Vehicles removed, brush cleared		10/9/2019
Closed	8/22/2019	Sidewalks	606 and 806 Trail Ridge	8/23/2019	9/6/2019	Sidewakes fixed		10/9/2019
Closed	9/20/2019	Tall Grass/Weeds	909 N J Street	9/30/2019	10/3/2019	Lawn mowed		10/9/2019



Community Development

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

Code Enforcement Tracking Report

Closed	10/3/2019	Tree Down	313 S D	10/3/2019		Tree taken care of, lawn mowed		10/9/2019
Closed	8/20/2019	Brush	207 South H Street	8/21/2019	8/29/2019	Done		10/3/2019
Closed	8/20/2019	Tall Grass/Weeds and Junk/Debris	209 South H Street	8/21/2019	8/29/2019	Topper moved		10/3/2019
Closed	9/9/2019	Abandoned vehicles, trash	208 W Ashland	9/9/2019	9/12/2019	Done		10/3/2019
Closed	9/16/2019	Tall Grass/Weeds	906 W Detroit	9/16/2019	9/18/2019	Done		10/3/2019
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
Closed	9/12/2019	Tall Grass/Weeds and Junk/Debris	1009 E Salem	9/12/2019	9/12/2019			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	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	9/6/2019	Tree	400 W Orchard Ave	9/6/2019		Tree branches cut back so stop sign is visible.		9/12/2019
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	8/4/2019	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	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	8/7/2019	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



Community Development

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

Code Enforcement Tracking Report

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	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	8/7/2019	Tall Grass/Weeds	3007 North Jefferson	8/9/2019		Relator was contacted. Issue has been resolved.		8/12/2019
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	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	7/29/2019	Overgrown tree/bushes on Sidewalk	306 W 1st Street	7/30/2019		Property owner called on 7/30 and said it would be corrected within 24 hours.		8/1/2019
Closed	7/30/2019	Tree	110 N 1st St	7/30/2019		Tree branches low on Salem Avenue side.		7/31/2019
Closed	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



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: November 1, 2019
Subject: Current Projects Update

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

- **Proposed Campground (Northwest Corner of South Jefferson Way and East 17th Avenue)**
 - Staff held a preapplication meeting on a proposed campground on October 3
 - A rezoning petition was submitted on October 25 for a proposed campground
 - The Planning and Zoning Commission will review this rezoning at its November 12 meeting.
- **Cabin Coffee (910 East 2nd Avenue)**
 - Sale of D&D lot and development agreement was approved by Council on October 21.
 - Staff hosted a preapplication meeting with the developers on October 22.
- **Scooters Coffee (1112 North Jefferson Way)**
 - Site plan and building permit were submitted on October 9.
- **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.
- New and Revised site plans have been submitted.
- Site plan comments returned to applicant on October 29.
- **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.
- **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.
- **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.
- **Ace Hardware (506 North Jefferson Way)**
 - City staff held a pre-development meeting on this project on February 22.
 - The old car wash was demolished the week of July 15.
 - The existing Mudslingers Coffee Shop would remain.
 - A code review was submitted to the City for review by the architect on July 29.
 - The City returned comments on that code review on July 31.
 - Engineer inquired about site plan approval process on August 23.
 - Site plan submitted on September 5.
 - Initial comments on the site plan were returned on September 19.
 - Variance application for parking submitted on September 24. Will be placed on November 6 agenda.
 - Revised site plan submitted on October 4.
 - Building Permit application and plans submitted on October 14.
 - 2nd review comments on the site plan were returned on October 17.
 - Building permit comments returned on October 18.
 - Revised building permit plans received on October 23.
 - Revised site plan submitted on October 25.
 - Variance request for parking to be reviewed by the Board of Adjustment on November 6.
- **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.

- **New Heights Church (309 East Hillcrest Avenue)**
 - The project engineer contacted the City on February 7 to clarify plan review comments.
 - Updated site plan was received on March 7.
 - Updated comments returned to applicant on March 20.
 - The project engineer contacted the City on July 11 to clarify plan review comments.
 - Staff responded to those questions on July 12.
 - An updated site plan was submitted on July 29.
 - Staff responded to fire code requirements on August 21.
 - An updated site plan was submitted on August 30.
 - Site plan comments were returned on September 2.
 - Revised site plan submitted on September 20.
 - Site plan comments returned on October 18.
- **Warren County Justice Center (115 North Howard Street)**
 - Staff has continued to meet with the General Contractor on this project to discuss site layout, utilities, closures, haul routes, etc.
 - Staff compiled a comment and questions to the County's contractor and design team on March 27. Staff received a response to this letter on April 12.
 - City is working to review stormwater improvements that were installed.
- **Quail Meadows 3**
 - Located north of North 8th Street and East Trail Ridge Place.
 - Staff has been notified that about 30 acres of land in the Summercrest Hills development was sold to a developer who intends to develop single family lots.
 - A rezoning application was submitted on July 1 to change a portion on this land from C-2 to R-3. The Planning and Zoning Commission recommended approval of this request at its August 13 meeting.
 - The City Council held a public hearing and first consideration at its September 16 meeting.
 - This development will require the City to relocate the current lift station north of the Quail Meadows Subdivision to the north of the Summercrest Hills development. The tentative schedule it to have the new lift station designed by this fall, bid of by next spring, and completion by fall of 2020.
 - Staff meet with HR Green and Developer engineer to discuss timing of improvements and new lift station on September 9.
 - The developer submitted a preliminary plat to the City on September 24.
 - Comments on preliminary plat returned on October 4.
 - Preliminary plat to be reviewed by Planning and Zoning Commission on November 12.

- **Heritage Hills Plat 10**
 - Located at the west end of Trailridge Road.
 - Preliminary plat for a 10-lot residential subdivision was submitted to the City on July 12.
 - The Planning and Zoning Commission recommended approval of this plat at its August 13 meeting.
 - The City Council approved the preliminary plat at its August 19 meeting.
 - Construction Plans were submitted on August 27.
 - Comments on construction plans returned on September 11.
 - Revised construction plans were submitted on September 18
 - Construction plans were approved on October 8.
- **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.
- **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.
- **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.
- **Autumn Ridge Subdivision Plat 3**
 - Located north of North O Street and West Kentucky Avenue.
 - City Council approved a Development Agreement on June 17.



Community Development

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

2019 Building Permit Report

<u>Permit</u>	<u>DATE Permit Issued</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>CONTRACTOR</u>	<u>CONSTRUCTION</u>	<u>SQUARE FEET</u> *new residential only	<u>Finaled Date</u>	<u>VALUE</u>
1	1/3/2019	Brandon Fredricks	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 Journey Homes	602 N 17th Street	Wade Journey Homes	Single Family Dwelling			\$65,786
12	2/28/2019	Wade Journey Homes	1500 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$74,145
13	2/28/2019	Wade Journey Homes	1502 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$85,594
14	2/28/2019	Wade Journey Homes	1504 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$78,176
15	2/28/2019	Wade Journey Homes	1506 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$74,145
16	2/28/2019	Wade Journey Homes	1508 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$88,083
17	2/28/2019	Wade Journey Homes	1600 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$85,594



Community Development

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

2019 Building Permit Report

18	2/28/2019	Wade Journey Homes	1602 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$74,145
19	2/28/2019	Wade Journey Homes	1604 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$65,786
20	2/28/2019	Wade Journey Homes	1606 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$74,145
21	2/28/2019	Wade Journey Homes	1700 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$78,176
22	2/28/2019	Wade Journey Homes	1704 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$65,786
23	2/28/2019	Wade Journey Homes	1706 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$85,594
24	2/28/2019	Wade Journey Homes	1708 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$88,083
25	2/28/2019	Wade Journey Homes	1710 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$74,145
26	2/28/2019	Wade Journey Homes	1800 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$85,594
27	3/4/2019	Johnnie LoVan Taylor Builders	405 W Salem Ave	Taylor Builders	Residential Repair - Storm Damaged			\$78,174
28	3/8/2019	West Hills Brewing Company, LLC	219 W Salem Ave	James Nelson	Commercial Alteration			\$10,294
29	3/21/2019	Happe Homes	1303 South L Court	Happe Homes	Single Family Dwelling		TEMP CO	\$262,900
30	3/21/2019	Cheryl & Brad Ebert	1514 W Euclid Ave	Kintz Construction	Deck			\$7,000
31	3/21/2019	Lynden West Apartments Tulip Apartment Group Inc	1203 W 2nd Ave #A (NW Building)	Selby Construction	Deck Repair/Replacement			\$6,000
32	3/21/2019	Lynden West Apartments Tulip Apartment Group Inc	1205 W 2nd Ave #B (NE Building)	Selby Construction	Deck Repair/Replacement		5/29/2019	\$6,000
33	3/22/2019	Autumn Ridge Development	400 S 8th St. Unit 46	Autumn Ridge Development	Basement Finish		4/2/2019	\$20,000
34	3/26/2019	John Rennenger	1900 S E Drive		Garage		5/8/2019	\$7,700
35	3/28/2019	Cody Kauzlarich	106 N H Street		Residential Alteration			\$23,400
36	4/1/2019	Larry Champlin	209 South G Street		Demolition - Garage		7/26/2019	\$0
37	4/1/2019	Sun Dance Homes	908 & 910 South Y Street	Sundance Homes	Duplex			\$492,000
38	4/1/2019	Tom Gorgas - State of Iowa	1812 N 7th Street	Bergstrom Construction	Commercial Alteration		6/4/2019	\$38,966



Community Development

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

2019 Building Permit Report

39	4/2/2019	Horton Robinson Construction	1220 Wesley Lane	Horton Robinson Const.	Basement Finish		5/2/2019	\$29,700
40	4/8/2019	Sage Homes/ Eric & Diane Lane	640 North N St	Sage Homes	Single Family Dwelling		9/19/2019	\$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



Community Development

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

2019 Building Permit Report

59	5/8/2019	Bill Hellmann	1207 N Jefferson Way	Davaco, LP	Commercial Remodel			\$50,000
60	5/13/2019	Elizabeth Barrian	404 N 17th Street	Fred Elsinga	Residential Deck Addition		6/10/2019	\$4,000
61	5/15/2019	R & L Construction	705 W 4th Ave		Residential Restoration			\$6,000
62	5/20/2019	Carla Weed	402 W 2nd Ave		Demolition - Garage		7/17/2019	\$0
63	5/23/2019	Doering Properties, LLC	902 Summerset Place	Rodney Curtis	Single Family Dwelling			\$121,500
64	5/23/2019	Doering Properties, LLC	904 Summerset Place	Rodney Curtis	Single Family Dwelling			\$121,500
65	5/23/2019	Doering Properties, LLC	906 Summerset Place	Rodney Curtis	Single Family Dwelling			\$121,500
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		10/29/2019	\$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



Community Development

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

2019 Building Permit Report

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		10/31/2019	\$170,000
83	6/10/2019	Jerry's Homes	306 N 18th Street	Jerry's Homes - Adam	Single Family Dwelling		10/31/2019	\$170,000
84	6/10/2019	Jerry's Homes	1709 E Clinton Ave	Jerry's Homes - Adam	Single Family Dwelling		10/31/2019	\$170,000
85	6/10/2019	Jerry's Homes	1710 E Clinton Ave	Jerry's Homes - Adam	Single Family Dwelling			\$170,000
86	6/14/2019	Cody Kauzlarich	105 N G Street	Wood Resuscitation	Residential Alteration			\$12,100
87	6/17/2019	Eric Mudge	601 N 12th Street		Detached Garage			\$15,500
88	6/24/2019	Smith Home Restoration	500 North N Street	Troy Smith	Demo - Underground Pool		6/28/2019	\$0
89	6/24/2019	Kimberly Development	2207 W 10th Ave		Single Family Dwelling			\$459,000
90	6/24/2019	Kimberly Development	2207 W 10th Ave		Garden Shed			\$16,000
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 S 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



Community Development

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

2019 Building Permit Report

102	7/19/2019	North American MHC LLC	5 John St		Single Family Dwelling Trailer			\$37,809
103	7/19/2019	North American MHC LLC	4 John St		Single Family Dwelling Trailer			\$37,809
104	7/19/2019	North American MHC LLC	3 John St		Single Family Dwelling Trailer			\$37,809
105	8/6/2019	North American MHC LLC	6 John St		Maintenance Garage and Storage			\$43,100
106	7/22/2019	Ground Breaker Homes	1106 S O St	Ground Breaker Homes	Single Family Dwelling			\$215,000
107	7/22/2019	Smith Home Restoration	500 North N St		Demo - Garage		7/25/2019	\$0
108	7/22/2019	Knuth Construction	801 South O Street		Deck			\$2,700
109	7/22/2019	Jerry's Homes	506 N 17th St	Jerrys Homes	Single Family Dwelling			\$165,000
110	7/25/2019	Midwest Builders	1010 W Euclid	Midwest Builders	Porch			\$25,000
111	7/25/2019	Midwest Builders	1201 N O St	Midwest Builders	Porch			\$25,000
112	7/29/2019	Allen and Monica Goode	201 W 7th Ave	Mike Rosewalls Remodeling	Detached Garage			\$26,000
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	IR	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



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov

515-961-9430 • comdev@indianolaiowa.gov

2019 Building Permit Report

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
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	Residential 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	Residential Garage(demo)			\$21,000
132	9/12/2019	LouAnn Corrigan	507 N 17th	JS Solutions	Alteration(basement remodel)			\$24,800
133	9/24/2019	Dental Professionals	200 N B	Downing Construction	Alteration(remodel)			\$250,000
134	10/3/2019	Chad Amos	1204 S O	Artisian Crest Homes	Single Family Dwelling	1946		\$568,000
135	9/24/2019	Dan Carlson	807 W Orchard Ave	Carlson Homes LLC	Single Family Dwelling	2338		\$300,000
136	10/16/2019	Phil Steger	612 S Y	Steger Construction	Two Family	1,400		\$200,000
137	10/7/2019	Ryan Bosell	910 Scott Felton	Mike McClintock	Addition			\$120,000
138	9/30/2019	Johnathan Cross	2411 W 10th	Crossover Construction	Addition - deck			\$30,000
139	10/4/2019	Brent Chappell	502 N K	Brent Chappell	Addition- garage			\$12,000
140	9/27/2019	Tarleton Properties	208 W Ashland Ave.	Ed Ferrier Construction	Handicap ramp			\$3,600
141	10/22/2019	Spencer Properties	800 E Iowa Lot #8	John Millwood/Mark Trout	Mobile Home			
142	10/14/2019	Dan Grabill	308 S Freeman	LMK Construction	Addition-shed	250		\$11,500
143	IR	Ace Hardware	506 N Jefferson Way	Primus Companies INC	Commercial			\$1,012,000
144	IR	Brew Enterprises (Scooters)	1112 N Jefferson Way	TBD	Commercial			\$75,000
145	10/16/2019	Phil Steger	614 S Y	Steger Construction	Two Family	1,400		\$200,000



Community Development

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

2019 Building Permit Report

146	10/21/2019	Phil Delong	1110 S R	GWA Intl	Alteration - Solar Array			
147	10/21/2019	Betty Curtis	210 N Jefferson	Rick Gwinn	Alteration - repair front porch			
148	10/21/2019	Rick Gwinn	909 N J	Rick Gwinn	Addition - Shed			
149	10/22/2019	Kyle Overton	1109 E Iowa	Beardmore Construction	Repair - Deck			
150	10/22/2019	Mandy Lundberg	1407 E Clinton	John Peters	Alteration Covering stoop with wood decking			
151	10/22/2019	Katherine Schrum	400 N 17th	Adam Middleswart	Alteration - Basement finish			
152	10/28/2019	GroundBreaker Homes	1503 11th Way	Ground Breaker Homes	Single Family Dwelling			
153	10/28/2019	Shelly(Bevard)Spooner	509 S Freeman	John Gideon	Replacement - shed			
154	IR	Wal Mart	1500 N Jefferson Way	TBD	Remodel - commerical	188,804		

Ryan Waller

From: Melissa McCoy
Sent: Thursday, October 31, 2019 4:24 PM
Subject: Street Department Shout Out

From residents:

I'd like to thank you for repairing our street so quickly after my husband contacted the City. Thank you also for the letter when the original date needed to be changed. Our cul-de-sac looks wonderful!



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

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



"Avoid the worst, put safety first!"

October 25, 2019

Indianola City Hall
Attn: Ryan Waller
110 North 1st Street
Indianola, IA 50125

Dear Mr. Waller,

I am writing to express my thanks to you, the City and everyone else involved in the continuation of the bike trail along Hillcrest Avenue.

We moved from Davenport into a townhome on East Scenic Valley Avenue in June 2018. We have grandchildren in Des Moines and wanted to downsize from our house and be closer to family. We chose Indianola because we thought it would be easier to get acquainted with people and get involved in the community. In addition, I am a daily utilizer of YMCA facilities and purchased a new bicycle just before we moved. This location seemed ideal for us but I was saddened to find that the bike trail was not connected. I am a novice bicyclist and do not ride on the streets. I had to load the bicycle in my SUV and take it to a trailhead in order to use the bike trails.

I am delighted now that I am able to access the bike trails safely and I have been enjoying frequent bicycle rides.

Sincerely,

A handwritten signature in cursive script that reads "Carlisle Charlton".

Carlisle Charlton

Ryan Waller

From: Wilson, Danyel J <dwilso19@fairview.org>
Sent: Thursday, October 31, 2019 8:22 AM
To: Ryan Waller
Subject: Vintage Hills of Indianola

Hello Ryan,

I wanted to reach out on behalf of the residents and families at Vintage Hills to say thank you for the side walk that connects the trail to our community, they are very excited to utilize it next summer! We appreciate it more than I can say as it is so important to keep our seniors active and safe!!

Best Regards,

Danyel Wilson

Vintage Hills of Indianola Assisted Living

Sales and Outreach Director

office: 515-442-8102

Cell: 515-601-0299

Fax: 515-961-1956

IOWA DEPARTMENT OF CULTURAL AFFAIRS

KIM REYNOLDS, GOVERNOR
ADAM GREGG, LT. GOVERNOR

CHRIS KRAMER, DIRECTOR

IOWA
ARTS
COUNCIL

PRODUCE
IOWA

STATE HISTORICAL
SOCIETY OF IOWA

STATE HISTORICAL
MUSEUM OF IOWA

STATE HISTORICAL
LIBRARY & ARCHIVES

STATE
HISTORIC
SITES

STATE HISTORIC
PRESERVATION
OFFICE OF IOWA

IOWA
HISTORICAL
FOUNDATION

October 23, 2019

Ryan Waller
City Manager
City of Indianola
110 North First Street
Indianola, IA 50125

Dear Mr. Waller and City of Indianola Officials:

Thank you for your support through the GC19 Bravo Greater Des Moines Cultural Enrichment Grant (CEG) program, which is funded by a portion of the hotel-motel taxes from your city. The State Historical Museum of Iowa is utilizing the Bravo CEG grant funds for the development and implementation of new exhibits, educational offerings and programs at the State Historical Museum of Iowa that provide new, interactive and engaging experiences for nearly 90,000 residents and tourists annually.

The mission of the State Historical Museum of Iowa is to exhibit and care for a rich collection of historic artifacts while also providing history education programs for children, families and individuals. As the state's flagship museum, the museum offers a distinctive experience with a comprehensive collection of historical artifacts and documents that are highlighted through its 50,000 square feet of exhibition space along with onsite and outreach educational programs. Admission to the State Historical Museum continues to be offered free to the public, free covered parking is available across the street, and a city bus stop is located adjacent to the building, making the museum highly accessible to the community. The museum's programs, educational offerings and exhibits not only reach residents of Bravo communities, but further serve as a draw for tourists from the state of Iowa and beyond Iowa's borders.

We appreciate your city's support of the State Historical Museum of Iowa, one of Iowa's greatest historical resources. This funding allows the museum to provide new experiences for visitors that would not be possible without the benefit of the Bravo CEG program. If you or other city staff or city council members would like a tour of the museum and/or collections vault, please let us know as we would be happy to provide it.

Sincerely,



Susan Kloewer
Museum Director
State Historical Museum of Iowa

RESOLUTION 2019101401

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,

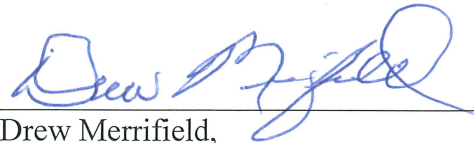
WHEREAS, there has been several planning meetings where research was conducted, financials analyzed and project design reviewed; and,

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, 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 Carlisle, Iowa, expresses its support for the additional bond issue for a new County Courthouse and Jail.

PASSED AND APPROVED this 14th day of October, 2019.



Drew Merrifield,
Mayor

ATTEST:



Martha Becker,
City Clerk

RESOLUTION NO. 19193

Resolution Supporting the Additional Bond Issuance on November 5, 2019 for the Warren County Justice Center 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, the City Council of the City of Norwalk 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 Norwalk, Iowa, as follows:

Section 1. The City Council expresses its support for the additional bond issue for a new County Courthouse and Jail.

Passed and approved this 17th day of October, 2019.

RESOLUTION NO. 2019-200

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,

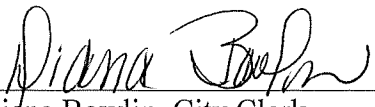
WHEREAS, Warren County has authorized a referendum to seek additional bonding authority to cover the increased costs for a new courthouse/jail facility on the Indianola Downtown Square.

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 7th day of October 2019.

Kelly B. Shaw, Mayor

ATTEST:



Diana Bowlin, City Clerk

Ryan Waller

From: Melissa McCoy
Sent: Friday, November 1, 2019 11:18 AM
Subject: Parks & Rec Shout Out

Comments following the Halloween party on the square:

I'm not sure who planned the event but I was very impressed with the Halloween event on Saturday on the square. Much better than previous years. It was great not having to stand in line forever while costumes got judged and my grandchildren loved the bouncy houses, mini golf, etc. Many more things for the kids to do than stand around waiting to be judged. Hope they keep this format for other years!

I agree! We didn't participate in the costume judging but everything else was great! My kiddos also enjoyed it!

I agree! The pop up golf was super fun! This is the first year we spent the entire 2 hours there! All the misc games and things just overall went smoother...hardly waited in lines. Kudos parks and rec for being one of my traditions with my family.

Well Done!

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

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



"Avoid the worst, put safety first!"

November 18, 2019
Draft Council Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Approval of Urban Renewal Report
- Resolution for Certification of Urban Renewal Debt
- Treasurer Report & EMS Activity Report (September and October)
- Resolution accepting a professional service agreement for applying sealant and painting of the Aquatic Center pool surface
- Set public hearing (December 16) for zoning regulation amendment to Chapter 165, regarding Bed and Breakfast, Boardinghouse and Short-term Rental regulations.
- Resolution setting a public hearing (December 16) for zoning regulation amendment to Chapter 165, regarding breweries.
- Resolution setting a public hearing (December 16) for request from Stacy Crow on behalf of Lyelca Of Warren Co Et Al to rezone property located in the North Half of the Southeast Quarter and the South Half of the Northeast Quarter of Section 36, Township 76 North, Range 24 West from A-1, Agricultural Zoning District to A-2 Mixed Agricultural Zoning District.
- Resolution approving a request from Jon L. Hanson of Snyder & Associates, Inc. for approval of a Preliminary Plat for Quail Meadows Subdivision.
- Resolution approving a request from Thomas Land Surveying, LLC, on behalf of Maywood Farms, Inc. for approval of a Plat of Survey for property at the northwest corner of Kennedy Street and County Highway S23.
- Closed session - litigation

November 18, 2019
Council Study Meeting

- Budget update

December 2, 2019
Draft Council Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Resolution appointing representation to the Central Iowa Regional Transportation Alliance (CIRTPA)
- Resolution appointing representation to the Des Moines Area Metropolitan Planning Organization (MPO)
- Oath of office to Paramedic/Firefighter Jeremy Cross



November 1, 2019

Ryan Waller
City of Indianola Public Safety
110 North 1st Street
Indianola, Iowa 50125

Ryan,

We are making great progress on the office space and the wayfinding. Our progress update:

- i. Allied Construction began selective demolition (base, window shades and sills) on Tuesday and then proceeded to complete wall patch and painting in the Office Suite on Wednesday and Thursday.
- ii. Poindexter Flooring will arrive on Monday, November 4th, to remove the old carpet and install the new carpet in the Office Suite.
- iii. Waldinger met with Alex Fowler on Thursday to review current conditions for electrical and data cabling in the Office Suite.
 - a. Formation Group will visit the site today to pinpoint locations for where the existing electrical and data cabling comes through the floor to coordinate with furniture.
 - b. MOD Studio will update the drawings with the electrical and data cabling locations on the plan and then we can follow up with Waldinger on their scope.
- iv. Heartland Finishes ordered the Roller Shades for the Office Suite and plan to install on Friday, November 15th.
- v. Heartland Finishes is looking into options for new windowsills. Formation Group and MOD Studio will review.
- vi. MOD Studio met with Storey Kenworthy this morning and furniture delivery updates are as follows:
 - a. Office furniture anticipated arrival: November 27th. Anticipate 3 days for install
 - b. Bunk furniture delivery date: No confirmation yet. Cory Borcharding will follow up today.
 - c. Existing furniture: Letter with recommendation is attached.
- vii. MOD Studio has refined the wayfinding concept based on access control changes and requested proposals from two signage companies. We expect to have proposals to review in 2 weeks.

If you have any questions or want more information, please let us know.

Thank you.

Matt Brown, AIA
President

Jackie Raffety

From: Andy Lent
Sent: Friday, November 8, 2019 4:35 PM
To: Andy Lent
Subject: FW: Lent Leaflet, 8 November 2019
Attachments: 2019 Customer Appreciation Flyer.pdf; Draft November 18, 2019 Agenda.pdf; Draft December 2, 2019 Agenda.pdf; Timeline_Indianola_Clean_Water_SRF_11-07-19.pdf; 19.11.07 Stormwater Update.pdf; Curent Projects Update-Nov8.pdf; 2019 Building Permits_Nov8.pdf; Code Enforcement_Nov8.pdf; FG19-013 Update 11.8.19.pdf

From: Andy Lent
Sent: Friday, November 8, 2019 4:31 PM
Subject: Lent Leaflet, 8 November 2019

Here is the weekly email as Ryan is recuperating from his shoulder surgery. Let me know of any questions.

Have a great weekend everyone!

Andy

- **Comprehensive Plan Comments** - Thank you for the tremendous input received thus far! As you are aware, we are keeping the public comment phase open until Friday, November 22, 2019. Please visit www.elevateindianola.com to review the draft comprehensive plan, the draft implementation plan, the posters that were used at the open house, the results of the community survey, as well as other documents related to the update of the Comprehensive Plan. Please note that these are not final documents, and the goal of the open house and public comments is to present what has been prepared to date and seek feedback on how we are progressing with crafting the vision. A copy of the draft plan and all of the display posters used at the open house may also be viewed at City Hall. Staff is currently and will continue to work with our consultants to go through comments and begin implementation of our next steps in the project. Information will be forthcoming via the weekly emails and other city communication tools.
- **Emergency Storm Sewer Repairs-** With Council's approval of emergency repairs to the City's damaged storm sewer on the Norwalk Ready Mix lot this past Monday, Snyder and Associates have worked with staff to finalize the schedule. Construction documents and specifications will be finished and ready for prospective bidders by the end of Monday, November 11th. Quotes will be due on Friday, November 15th, with the

selection and contract on Council's next agenda on Monday, November 18th. Snyder and Associates and Staff will also be working to obtain an easement for the new storm sewer line from Norwalk Ready Mix, approval of which will be on a future Council agenda.

- **WRRF Timeline** -- Attached is a construction and financing timeline for the start of the Water Resource Recovery Facility (WRRF), the new sanitary sewer facility.
- **2019 Ash Tree Removal Project** – Forty-six Ash Trees are scheduled to be removed in 8 park areas and along trails, another 13 street trees will be removed as well. The abutting property owners have all been notified of the removal of the street trees which is the responsibility of the city. The Ash Tree Project will be complete by December 31.
- **HWY65/69 Median Maintenance** -- Fall Maintenance of the Medians on North Hwy 65/69 will be performed Tuesday, November 12. The inside lanes of the highway will be closed at 6 a.m. and re-opened in the afternoon prior to the evening commute. The plants and flowers will be trimmed and removed according to IDOT height requirements.
- **Holiday Decorations** -- Park Staff has tested and replaced non-working lights on the holiday decorations. These will be installed with IMU assistance the week of November 25.
- **Hillcrest and Jerry Kelley Trail Projects** – Both trail project areas have been opened to the public. The final Hillcrest Trail pay application was approved by Council on November 4 and the Final Pay App for the Jerry Kelley Trail will be presented in the coming weeks.
- **IMU Event** – Attached, please find a flier announcing an event at IMU's new electric line shop/building.
- **Front Office/EMS Bunk Space Remodel** – A project update from Formation Group is attached. The update mentions a cable drawing attachment. I did not include with this email, but have it, if anyone wants to see it.
- **Capital Crossroads, Stormwater Project** – An update on the metro collaboration effort to address stormwater needs is attached.
- **Community Development Updates** – Attached, please find various updates provided by the Community Development Department.

- **Upcoming City Council Agenda** – Attached, please find the draft agendas 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).

Andrew Lent
Director of Finance
City of Indianola, Iowa
110 N 1st Street
Indianola, IA 50125
Population (2017 Est.) 15,489
P: 515-962-5246
E: alent@indianolaiowa.gov





CUSTOMER

Appreciation Day

1300 East Iowa Ave

Electric Line Shop

**NOV
14TH**



Lunch Served

11:30 AM to 1:00 PM

Building Tours

1:00 PM to 6:00 PM



November 18, 2019
Draft Council Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Approval of Urban Renewal Report
- Resolution for Certification of Urban Renewal Debt
- Treasurer Report & EMS Activity Report (September and October)
- Resolution accepting a professional service agreement for applying sealant and painting of the Aquatic Center pool surface
- Set public hearing (December 16) for zoning regulation amendment to Chapter 165, regarding Bed and Breakfast, Boardinghouse and Short-term Rental regulations.
- Resolution setting a public hearing (December 16) for zoning regulation amendment to Chapter 165, regarding breweries.
- Resolution setting a public hearing (December 16) for request from Stacy Crow on behalf of Lyelca Of Warren Co Et Al to rezone property located in the North Half of the Southeast Quarter and the South Half of the Northeast Quarter of Section 36, Township 76 North, Range 24 West from A-1, Agricultural Zoning District to A-2 Mixed Agricultural Zoning District.
- Resolution approving a request from Jon L. Hanson of Snyder & Associates, Inc. for approval of a Preliminary Plat for Quail Meadows Subdivision.
- Resolution approving a request from Thomas Land Surveying, LLC, on behalf of Maywood Farms, Inc. for approval of a Plat of Survey for property at the northwest corner of Kennedy Street and County Highway S23.
- Closed session - litigation

November 18, 2019
Council Study Meeting

- Budget update

December 2, 2019
Draft Council Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Resolution appointing representation to the Central Iowa Regional Transportation Alliance (CIRTPA)
- Resolution appointing representation to the Des Moines Area Metropolitan Planning Organization (MPO)
- Oath of office to Paramedic/Firefighter Jeremy Cross

CITY OF INDIANOLA, IOWA

SRF Clean Water Revenue Capital Loan Notes, Series 2020/2021 SRF Clean Water General Obligation (Sales Tax) Capital Loan Notes, Series 2021

Funding for: Wastewater Treatment Plan Project

Updated: November 7, 2019

	Construction Bid Steps	Financing Action Items
Monday, November 4th Council Meeting:	• Resolution accepting plans, specifications and contract • Council sets the December 16th Council Meeting Date as public hearing on plans and specifications	
Thursday, November 21st : (no meeting required)	• Pre-bid Meeting	
Thursday, December 5th : (no meeting required)	• Notice of public hearings published in paper	
Monday, December 16th Council Meeting:	• Council holds public hearing on plans and specifications	
Thursday, January 16th :	• Bid Opening (receipt of bids)	
Monday, January 20th Council Meeting:	• Designation of Apparent Low Bidder	• Council sets Monday, February 3rd as public hearing on Clean Water SRF Loan Agreements
Wednesday, January 22nd : (no meeting required)		• Complete and submit construction loan application to Iowa Finance Authority
Thursday, January 23rd : (no meeting required)		• Notice of public hearing(s) published in paper
Monday, February 3rd Council Meeting:	• Council considers awarding of contract to winning bidder(s) • Notice to Proceed	• Council holds public hearing on Clean Water SRF Loan Agreements
Tuesday, February 18th Council Meeting: (Due to President's Day)		• Council authorizes issuance / legal documents relating to 1st financing
Friday, March 6th : (no meeting required)		• Closing / first draw of funds by City

To: Metro Area Mayors, Council Members and City Managers

From: Capital Crossroads Governance Tri-Chairs:
Hon. Mayor Robert Andeweg, City of Urbandale
Hon. Mayor Sara Kurovski, City of Pleasant Hill
Art Wittmack, Taxpayers Association of Central Iowa

Re: Capital Crossroads Stormwater Project 10.28.19 Meeting

The Capital Crossroads Local Government Collaborative Stormwater Project continued its work on stormwater management on October 28, 2019. Below is a summary of the meeting which had 27 in attendance. A list of represented organizations is included at the bottom of this summary.

The meeting opened with presentations highlighting two projects in the metro area that have, or are doing, stormwater using the standards and techniques that have been discussed thus far.

Joe Pietruszynski from Hubbell and Dan Pritchard from the City of Des Moines gave a presentation on the Gray's Station development showcasing the major amenities that the developer and city have been able to create by making use of stormwater and treating it differently vs a standard pond. As evidence of the value of this approach, Joe discussed the rapid sales for homes taking place in the development as well as strong interest in securing homes and apartments that have not even been built yet.

Greg Pierce from RDG then presented on Prairie Trail development in Ankeny and the various stormwater approaches that had been taken throughout. In the case of this development, there was one master developer for over 1,000 acres and so the design team was able to view stormwater from a regional perspective and have different practices accomplishing different things throughout the watershed area of the development since they had control throughout.

Questions were raised about maintenance on the projects and for the most part maintenance is being done by the cities.

The next segment of the meeting featured Jennifer Welch from SWCD revisiting the Iowa Stormwater Management Manual Local Ordinance and Policy Guide highlighting the elements that perhaps should be consistent throughout the metro. From the Guide, on Pages 36 and 37, these elements are 1, 2, 3, 7, 8, 10, 11, 13 and 14 and will form the basis of work going forward. The other elements listed will likely be individual to each city. The document being referenced is available at

<https://drive.google.com/open?id=1zY49jfH6GiHz30Z9DN3SPYHMystG8Hz4>

Next, a series of small group discussions ensued focused on Element 1.

1. Use of TR-55 vs Modified Rational Method

Josh DeBower from Foth Engineering gave an overview of why use of TR-55 is preferred to the Modified Rational Method (MRM).

Ryan Hardisty from CDA Engineering stated the MRM is not accurate enough with many storms and consistency with software will make design and review easier. Many designers have been using TR-55 for a while and many cities have as well. It was felt this is a good time to bring consistency to the metro.

2. Defining the condition to design to – Pre-Settlement vs Pre-Development

Rachel Conrad from Clive spoke to the group comparing Pre-settlement (Meadow Good Condition) vs Pre-development as the design criteria. Most of the group felt that use of Meadow Good Condition was an appropriate baseline standard, but this was not unanimous. There remains some discussion to be had over whether it should be the standard, or rather a goal to shoot for, and if not achieved “how close” is good enough? There is also discussion over Meadow Good Condition vs using the local soil type from soil borings to determine the required release rate. Further discussion with more details will be needed to come to consensus on this definition.

3. Large Storm Release Rates – 100-Year Meadow vs 5-year Existing Condition

Kyle Riley from Polk County compared setting allowable release rates for larger storms (100 Year) using modeling from a 100 Year Meadow Good Condition or a 5 Year Existing Condition standard. Consulting engineers from CDA and Larson mentioned it is best to mimic nature in release rates and that volume standards for each aren’t that different. There was a request to have calculations provided showing the impacts of different assumptions for the same development as to what choosing different methods means in terms of volume required, release rates and other impacts before decisions can be made by the full group. This will be part of the next meeting to resolve this question.

At the next meeting on November 12th we intend to provide calculations and examples to resolve items 2 and 3 above and then move on to consensus surrounding elements 2, 3 and 14 from the Guide.

Thank you for your continued support of the Capital Crossroads Local Government Collaborative.

The slides for this session are available on the Google Drive at

https://drive.google.com/open?id=16WMjSHZ2EDFAB0QcnD_m682M6ltsXg1c

Links to videos of this session are available at

<https://drive.google.com/open?id=16C4KdWOqt2IynZDjUfjCTc7PNCw0dPNZr0jWx9yXZrg>

The meeting contained representation from:

Home Builder’s Association
CDA Engineering
Larson Engineering
Foth Engineering
Altoona
Des Moines
West Des Moines
Waukee
Windsor Heights
Ankeny
Johnston

Norwalk
Pleasant Hill
Polk County
Hubbell Realty
Urbandale
RDG
IDALS
Altoona
Polk SWCD
DMAMPO
ISWEP



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: November 8, 2019
Subject: Current Projects Update

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

- **Wal-Mart (1500 North Jefferson Way)**
 - Building Permit application and plans submitted on October 29 for a remodel of this building.
- **Proposed Campground (Northwest Corner of South Jefferson Way and East 17th Avenue)**
 - Staff held a preapplication meeting on a proposed campground on October 3
 - A rezoning petition was submitted on October 25 for a proposed campground
 - The Planning and Zoning Commission will review this rezoning at its November 12 meeting.
- **Cabin Coffee (910 East 2nd Avenue)**
 - Sale of D&D lot and development agreement was approved by Council on October 21.
 - Staff hosted a preapplication meeting with the developers on October 22.
- **Scooters Coffee (1112 North Jefferson Way)**
 - Site plan and building permit were submitted on October 9.
 - Site plan comments returned to applicant on November 4.
- **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.
- New and Revised site plans have been submitted.
- Site plan comments returned to applicant on October 29.
- **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.
- **Missouri Valley JATC Training Facility (1600 East Iowa Avenue)**
 - Site Plan for this project was submitted on April 3 to the City and comments were returned on April 22.
 - City Staff has also held internal meetings regarding new road alignment within the industrial park expansion.
 - City staff met with the Missouri Valley on May 1 to discuss access to this site and possible road upgrades/funding.
 - A revised site plan was submitted on May 20.
 - Revised comments were returned on June 4.
 - A second revised site plan was submitted on June 11.
 - Site Plan was approved on June 11.
 - Building permit application was submitted on June 14.
 - Building permit comments were returned on July 2.
 - Staff has meet with Missouri Valley on a development agreement related to future infrastructure improvements.
 - Building permit application submitted on August 2
 - Staff meet with the contractor on August 23 to discuss building/inspection process.
 - Fire review comments returned to applicant on September 23.
 - Response to fire review comments received on October 29.

- **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.
- **Ace Hardware (506 North Jefferson Way)**
 - City staff held a pre-development meeting on this project on February 22.
 - The old car wash was demolished the week of July 15.
 - The existing Mudslingers Coffee Shop would remain.
 - A code review was submitted to the City for review by the architect on July 29.
 - The City returned comments on that code review on July 31.
 - Engineer inquired about site plan approval process on August 23.
 - Site plan submitted on September 5.
 - Initial comments on the site plan were returned on September 19.
 - Variance application for parking submitted on September 24. Will be placed on November 6 agenda.
 - Revised site plan submitted on October 4.
 - Building Permit application and plans submitted on October 14.
 - 2nd review comments on the site plan were returned on October 17.
 - Building permit comments returned on October 18.
 - Revised building permit plans received on October 23.
 - Revised site plan submitted on October 25.
 - Variance request for parking was approved by the Board of Adjustment on November 6.
 - Site plan approved and building permit issued on November 7.
- **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.
- **New Heights Church (309 East Hillcrest Avenue)**
 - The project engineer contacted the City on February 7 to clarify plan review comments.
 - Updated site plan was received on March 7.
 - Updated comments returned to applicant on March 20.
 - The project engineer contacted the City on July 11 to clarify plan review comments.
 - Staff responded to those questions on July 12.
 - An updated site plan was submitted on July 29.
 - Staff responded to fire code requirements on August 21.
 - An updated site plan was submitted on August 30.
 - Site plan comments were returned on September 2.
 - Revised site plan submitted on September 20.
 - Site plan comments returned on October 18.
- **Warren County Justice Center (115 North Howard Street)**
 - Staff has continued to meet with the General Contractor on this project to discuss site layout, utilities, closures, haul routes, etc.
 - Staff compiled a comment and questions to the County's contractor and design team on March 27. Staff received a response to this letter on April 12.
 - City is working to review stormwater improvements that were installed.
- **Quail Meadows 3**
 - Located north of North 8th Street and East Trail Ridge Place.
 - Staff has been notified that about 30 acres of land in the Summercrest Hills development was sold to a developer who intends to develop single family lots.
 - A rezoning application was submitted on July 1 to change a portion on this land from C-2 to R-3. The Planning and Zoning Commission recommended approval of this request at its August 13 meeting.
 - The City Council held a public hearing and first consideration at its September 16 meeting.
 - This development will require the City to relocate the current lift station north of the Quail Meadows Subdivision to the north of the Summercrest Hills development. The tentative schedule it to have the new lift station designed by this fall, bid of by next spring, and completion by fall of 2020.
 - Staff meet with HR Green and Developer engineer to discuss timing of improvements and new lift station on September 9.
 - The developer submitted a preliminary plat to the City on September 24.
 - Comments on preliminary plat returned on October 4.
 - Preliminary plat to be reviewed by Planning and Zoning Commission on November 12.

- **Heritage Hills Plat 10**
 - Located at the west end of Trailridge Road.
 - Preliminary plat for a 10-lot residential subdivision was submitted to the City on July 12.
 - The Planning and Zoning Commission recommended approval of this plat at its August 13 meeting.
 - The City Council approved the preliminary plat at its August 19 meeting.
 - Construction Plans were submitted on August 27.
 - Comments on construction plans returned on September 11.
 - Revised construction plans were submitted on September 18
 - Construction plans were approved on October 8.
- **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.
- **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.
- **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.
- **Autumn Ridge Subdivision Plat 3**
 - Located north of North O Street and West Kentucky Avenue.
 - City Council approved a Development Agreement on June 17.



Community Development

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

2019 Building Permit Report

<u>Permit</u>	<u>DATE Permit Issued</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>CONTRACTOR</u>	<u>CONSTRUCTION</u>	<u>SQUARE FEET</u> *new residential only	<u>Finaled Date</u>	<u>VALUE</u>
1	1/3/2019	Brandon Fredricks	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 Journey Homes	602 N 17th Street	Wade Journey Homes	Single Family Dwelling			\$65,786
12	2/28/2019	Wade Journey Homes	1500 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$74,145
13	2/28/2019	Wade Journey Homes	1502 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$85,594
14	2/28/2019	Wade Journey Homes	1504 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$78,176
15	2/28/2019	Wade Journey Homes	1506 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$74,145
16	2/28/2019	Wade Journey Homes	1508 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$88,083
17	2/28/2019	Wade Journey Homes	1600 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$85,594
18	2/28/2019	Wade Journey Homes	1602 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$74,145



Community Development

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

2019 Building Permit Report

19	2/28/2019	Wade Journey Homes	1604 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$65,786
20	2/28/2019	Wade Journey Homes	1606 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$74,145
21	2/28/2019	Wade Journey Homes	1700 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$78,176
22	2/28/2019	Wade Journey Homes	1704 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$65,786
23	2/28/2019	Wade Journey Homes	1706 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$85,594
24	2/28/2019	Wade Journey Homes	1708 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$88,083
25	2/28/2019	Wade Journey Homes	1710 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$74,145
26	2/28/2019	Wade Journey Homes	1800 E Euclid Ave	Wade Journey Homes	Single Family Dwelling			\$85,594
27	3/4/2019	Johnnie LoVan Taylor Builders	405 W Salem Ave	Taylor Builders	Residential Repair - Storm Damaged			\$78,174
28	3/8/2019	West Hills Brewing Company, LLC	219 W Salem Ave	James Nelson	Commercial Alteration			\$10,294
29	3/21/2019	Happe Homes	1303 South L Court	Happe Homes	Single Family Dwelling		TEMP CO	\$262,900
30	3/21/2019	Cheryl & Brad Ebert	1514 W Euclid Ave	Kintz Construction	Deck			\$7,000
31	3/21/2019	Lynden West Apartments Tulip Apartment Group Inc	1203 W 2nd Ave #A (NW Building)	Selby Construction	Deck Repair/Replacement			\$6,000
32	3/21/2019	Lynden West Apartments Tulip Apartment Group Inc	1205 W 2nd Ave #B (NE Building)	Selby Construction	Deck Repair/Replacement		5/29/2019	\$6,000
33	3/22/2019	Autumn Ridge Development	400 S 8th St. Unit 46	Autumn Ridge Development	Basement Finish		4/2/2019	\$20,000
34	3/26/2019	John Rennenger	1900 S E Drive		Garage		5/8/2019	\$7,700
35	3/28/2019	Cody Kauzlarich	106 N H Street		Residential Alteration			\$23,400
36	4/1/2019	Larry Champlin	209 South G Street		Demolition - Garage		7/26/2019	\$0
37	4/1/2019	Sun Dance Homes	908 & 910 South Y Street	Sundance Homes	Duplex			\$492,000
38	4/1/2019	Tom Gorgas - State of Iowa	1812 N 7th Street	Bergstrom Construction	Commercial Alteration		6/4/2019	\$38,966
39	4/2/2019	Horton Robinson Construction	1220 Wesley Lane	Horton Robinson Const.	Basement Finish		5/2/2019	\$29,700
40	4/8/2019	Sage Homes/ Eric & Diane Lane	640 North N St	Sage Homes	Single Family Dwelling		9/19/2019	\$274,000



Community Development

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

2019 Building Permit Report

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



Community Development

110 N. First St., Indianola, IA 50125-0299 • www.indianolaiowa.gov

515-961-9430 • comdev@indianolaiowa.gov

2019 Building Permit Report

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		10/29/2019	\$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	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		10/31/2019	\$170,000
83	6/10/2019	Jerry's Homes	306 N 18th Street	Jerry's Homes - Adam	Single Family Dwelling		10/31/2019	\$170,000
84	6/10/2019	Jerry's Homes	1709 E Clinton Ave	Jerry's Homes - Adam	Single Family Dwelling		10/31/2019	\$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



Community Development

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

2019 Building Permit Report

87	6/17/2019	Eric Mudge	601 N 12th Street		Detached Garage			\$15,500
88	6/24/2019	Smith Home Restoration	500 North N Street	Troy Smith	Demo - Underground Pool		6/28/2019	\$0
89	6/24/2019	Kimberly Development	2207 W 10th Ave		Single Family Dwelling			\$459,000
90	6/24/2019	Kimberly Development	2207 W 10th Ave		Garden Shed			\$16,000
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 S O Street	Allegiant Homes	Single Family Dwelling			\$345,000
94	7/2/2019	Richard Fетters	401 W Salem Ave		Residential Alteration			\$300
95	7/8/2019	Marvin Gribbins	116 W Ashland Ave		Commercial Remodel/Alteration			\$1,000
96	7/8/2019	William Sackett	111 S J Street	OFS Enterprises	Deck			\$700
97	7/15/2019	Indianola Pediatric Clinic	2001 North 6th St	Downing Construction	Commercial Dwelling			\$1,056,440
98	7/16/2019	Warren Co Habitat for Humanity	408 W 18th Place	Warren Co Habitat	Single Family Dwelling			\$90,000
99	7/17/2019	Chumbleys Auto - Tim Davison	308 E 1st Ave	Construction by Cambron	Commercial Dwelling			\$168,000
100	7/18/2019	Horton Robinson Const	2412 W 10th Ave	Horton Robinson Const.	Deck			\$4,500
101	7/18/2019	KC Inc Mimi Kelly	404 N Jefferson Way		Demo			\$0
102	7/19/2019	North American MHC LLC	5 John St		Single Family Dwelling Trailer			\$37,809
103	7/19/2019	North American MHC LLC	4 John St		Single Family Dwelling Trailer			\$37,809
104	7/19/2019	North American MHC LLC	3 John St		Single Family Dwelling Trailer			\$37,809
105	8/6/2019	North American MHC LLC	6 John St		Maintenance Garage and Storage			\$43,100
106	7/22/2019	Ground Breaker Homes	1106 S O St	Ground Breaker Homes	Single Family Dwelling			\$215,000
107	7/22/2019	Smith Home Restoration	500 North N St		Demo - Garage		7/25/2019	\$0
108	7/22/2019	Knuth Construction	801 South O Street		Deck			\$2,700
109	7/22/2019	Jerry's Homes	506 N 17th St	Jerrys Homes	Single Family Dwelling			\$165,000
110	7/25/2019	Midwest Builders	1010 W Euclid	Midwest Builders	Porch			\$25,000
111	7/25/2019	Midwest Builders	1201 N O St	Midwest Builders	Porch			\$25,000



Community Development

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

2019 Building Permit Report

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	IR	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
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	Residential 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	Residential Garage(demo)			\$21,000
132	9/12/2019	LouAnn Corrigan	507 N 17th	JS Solutions	Alteration(basement remodel)			\$24,800
133	9/24/2019	Dental Professionals	200 N B	Downing Construction	Alteration(remodel)			\$250,000
134	10/3/2019	Chad Amos	1204 S O	Artisian Crest Homes	Single Family Dwelling	1946		\$568,000
135	9/24/2019	Dan Carlson	807 W Orchard Ave	Carlson Homes LLC	Single Family Dwelling	2338		\$300,000
136	10/16/2019	Phil Steger	612 S Y	Steger Construction	Two Family	1,400		\$200,000



Community Development

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

2019 Building Permit Report

137	10/7/2019	Ryan Bosell	910 Scott Felton	Mike McClintock	Addition			\$120,000
138	9/30/2019	Johnathan Cross	2411 W 10th	Crossover Construction	Addition - deck			\$30,000
139	10/4/2019	Brent Chappell	502 N K	Brent Chappell	Addition- garage			\$12,000
140	9/27/2019	Tarleton Properties	208 W Ashland Ave.	Ed Ferrier Construction	Handicap ramp			\$3,600
141	10/22/2019	Spencer Properties	800 E Iowa Lot #8	John Millwood/Mark Trout	Mobile Home			
142	10/14/2019	Dan Grabill	308 S Freeman	LMK Construction	Addition-shed	250		\$11,500
143	11/7/2019	Ace Hardware	506 N Jefferson Way	Primus Companies INC	Commercial			\$1,012,000
144	IR	Brew Enterprises (Scooters)	1112 N Jefferson Way	TBD	Commercial			\$75,000
145	10/16/2019	Phil Steger	614 S Y	Steger Construction	Two Family	1,400		\$200,000
146	10/21/2019	Phil Delong	1110 S R	GWA Intl	Alteration - Solar Array			
147	10/21/2019	Betty Curtis	210 N Jefferson	Rick Gwinn	Alteration - repair front porch			
148	10/21/2019	Rick Gwinn	909 N J	Rick Gwinn	Addition - Shed			
149	10/22/2019	Kyle Overton	1109 E Iowa	Beardmore Construction	Repair - Deck			
150	10/22/2019	Mandy Lundberg	1407 E Clinton	John Peters	Alteration Covering stoop with wood decking			
151	10/22/2019	Katherine Schrum	400 N 17th	Adam Middleswart	Alteration - Basement finish			
152	10/28/2019	GroundBreaker Homes	1503 11th Way	Ground Breaker Homes	Single Family Dwelling			
153	10/28/2019	Shelly(Bevard)Spooner	509 S Freeman	John Gideon	Replacement - shed			
154	IR	Wal Mart	1500 N Jefferson Way	TBD	Remodel - commerical	188,804		TBD
155	11/5/2019	Dan Grabil	308 S Freeman	John Peters	Addition-Front porch			\$3,000
156	IR	Erin Freeberg	103 N Buxton	Ryan Cambron	Remodel - commerical			



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	11/4/2019	Mattress on curb	806 North J	11/5/2019	11/5/2019	Owner called and said she purchased tags for it to be picked up by trash company and it will be gone by Monday 11/11/19	11/12/2019	
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.	11/14/2019	
Open	10/22/2019	Tall grass/Weeds	1603 West Detroit	10/23/2019	10/24/2019	Sent Letter 10/24/2019. Contact for abatement.	11/14/2019	
Open		Junk/Junk Vehicles	1105 E Salem	4/22/2019	4/26/2019	Spoke with Kevin King. He said he will remove manhole and keep us updated.	11/14/2019	
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.	11/14/2019	
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.	11/14/2019	
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. Substantial progress made. Still needs to finish roof and siding.	11/14/2019	
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. Now has trash all over yard. Notice served. Municipal infraction served on 10/21/2019. Will check regularly.	11/14/2019	



Community Development

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

Code Enforcement Tracking Report

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. Will check regularly.	11/14/2019	
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. Spoke with Chad on 10/31. Said he is waiting for Mid-American to disconnect the gas service before demo. As soon as gas is disconnected, he will come in and pull demo permit.	11/14/2019	
Open		Unsafe Building	206 N Jefferson	4/17/2018		D&D lot has closed. Property owner has indicated demo will take place before November. Spoke with Chad on 10/31. Said he is waiting for Mid-American to disconnect the gas service before demo. As soon as gas is disconnected, he will come in and pull demo permit.	11/14/2019	
Open		Unsafe Building	210 N Jefferson	7/29/2019	7/31/2019	Relative of the property owner claimed the home would be rehabbed. Notice of unsafe building issued. Work being done on building. Spoke with contractor on 10/17/19 about structural portion of front porch. Contractor will be pulling building permit sometime within the next week. Spoke with property owner on 10/30. She asked for a 30 day extension to finish the exterior. 30 day extension was granted.	11/27/2019	
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. Work has commenced on west side of house. Will check regularly.	12/1/2019	



Community Development

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

Code Enforcement Tracking Report

Closed	10/21/2019	Junk vehicle parts all over yard	105 West 8th	10/23/2019	10/23/2019	Junk vehicle parts stacked up alonside garage and in front yard.		10/31/2019
Closed	9/24/2019	Trash	801 E 1st	9/24/2019		Trash along side driveway. Sent letter 10/03/2019. Grass is now over 6" tall. Send letter for grass. Abated 10/24/2019		10/24/2019
Closed	9/30/2019	Tall grass/Weeds	1210 E Euclid	10/3/2019	10/3/2019	Grass is well over 6 inches. Brush overtaking west side of house. Sent letter on 10/3/19. Abated 10/24/2019		10/24/2019
Closed	9/17/2019	Tall grass/ weeds	215 N Buxton	9/18/2019	9/18/2019	Weeds removed.		10/10/2019
Closed	8/21/2019	Over Grown Vegetation and Junked Vehicles	1701 Country Club Rd	8/21/2019	8/22/2019	Vehicles removed, brush cleared		10/9/2019
Closed	8/22/2019	Sidewalks	606 and 806 Trail Ridge	8/23/2019	9/6/2019	Sidewakes fixed		10/9/2019
Closed	9/20/2019	Tall Grass/Weeds	909 N J Street	9/30/2019	10/3/2019	Lawn mowed		10/9/2019
Closed	10/3/2019	Tree Down	313 S D	10/3/2019		Tree taken care of, lawn mowed		10/9/2019



November 8, 2019

Ryan Waller
City of Indianola Public Safety
110 North 1st Street
Indianola, Iowa 50125

Ryan,

Here is the update for this week:

- i. Painting was completed last week.
- ii. Poindexter Flooring arrived on Monday, November 4th to remove the old carpet in the office and install the new carpet in the Office Suite. They finished this work on Tuesday, November 8th.
- iii. Mike Leach (Waldinger) and Ben met with Alex and MyLisa again this morning to review current conditions for electrical and data cabling in the Office Suite. The attached drawing shows our plan for utilizing the existing data and power locations with the new furniture layout. Waldinger will add new power and data lines as required, although we will be able to re-use a majority of the existing data and power so only a small amount of new data & power will be needed. Mike Leach will get us a proposal for both power and data work early next week with intentions to complete such work prior to furniture arriving.
- iv. Heartland Finishes is still on track to install roller shades on Friday, November 15th.
- v. Heartland Finishes is also looking into options for the new windowsills. Ben will pick up samples from Heartland today and will review them with Anna (Modern Studio).
- vi. The Office Furniture will arrive the week of November 18th.

If you have any questions or want more information, please let us know.

Thank you.

A handwritten signature in black ink, appearing to read 'Matt Brown', with a long horizontal line extending to the right.

Matt Brown, AIA
President

Meeting Date: 11/18/2019

Information

Subject

Enter into closed session pursuant to Iowa Code section 20.17(3) to discuss labor negotiations.

Information

Roll call to go into closed session is in order.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 11/18/2019

Information

Subject

Enter into closed session pursuant to 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.
