



CITY OF INDIANOLA COUNCIL MEETING
December 16, 2019
6:00 p.m.
City Council Chambers
Agenda

1. Call to order
2. Pledge of allegiance
3. **Page 4** Administer the oath of office to Council members Heather Hulen, John Parker Jr., and Gwen Schroder by Judge Mark Schlenker.
4. Roll call
5. Public comment
6. Consent
 - A. Approval of agenda
 - B. **Page 8** December 2, 2019 Minutes
 - C. Applications
 1. **Page 12** A renewal Class C Liquor License, Outdoor Area and Sunday Sales Privilege for the Indianola Country Club.
 - D. **Page 13** Approval of an increase in refuse residential rates for TRM Disposal.
 - E. **Page 16** Approval of the Civil Service Commission list of applicants certified eligible for the position of Paramedic/Firefighter in the Fire Department, subject to passing all other requirements.
 - F. **Page 18** Approval of change order number two in an amount of \$366.00 for the West Third Avenue Sanitary Sewer Improvements — revised contract amount \$225,519.50.
 - G. **Page 21** Receive and file the EMS report for September and October 2019.
 - H. **Page 24** Resolution approving salaries.
 - I. **Page 26** Claims on the computer printout for December 16, 2019.

7. Council Reports
 - A. **Page 39** Resolution appointing Andrew Lent as City Clerk, effective January 1, 2020.
 - B. **Page 41** Administer the oath of office to Andrew Lent as City Clerk, effective January 1, 2020.
 - C. **Page 43** Consider re-nominations of Amy Duncan, Clark Ridlen and Taylor Litchkey to the Hometown Pride Committee for a two-year term, effective January 1, 2020, to December 31, 2022.
8. Mayor's Report - Kelly B. Shaw
 - A. **Page 56** Resolution recognizing the service of Shirley Clark as Indianola City Councilwoman.
 - B. **Page 58** Resolution recognizing the service of Joe Gezel as Indianola City Councilman.
 - C. **Page 60** Consider re-nomination of Joel Hoger to the Park and Recreation Commission for a term from January 1, 2020, through January 1, 2023.
 - D. Community Update
9. Public Consideration
 - A. Old Business
 1. **Page 65** 2019 Indianola Water Resource Recovery Facility Project.
 - a. **Page 66** Public hearing to review an application for a State Revolving Fund (SRF) Loan.
 - b. **Page 76** Public hearing on the matter of adoption of plans, specs, form of contract and estimate of costs.
 - c. **Page 77** Resolution adopting plans, specs, form of contract and estimate of costs.
 2. **Page 80** Public hearing and first consideration of 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.)
 3. **Page 98** Public hearing and first consideration of an amendment to Chapter 165 of zoning codes regarding breweries. (Planning & Zoning approved unanimously on November 12, 2019.)
 4. **Page 109** Public hearing and first consideration 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.)
 - B. New Business
 1. **Page 121** Kading LLC Site Plan

- a. **Page 127** Consider approval of request from Kading Properties, LLC for site plan approval of Cavitt Creek Condominiums I, a residential development on a lot exceeding one (1) acre, between 1404 and 1500 north 9th Street (P&Z approved with conditions).
- b. **Page 135** Consider approval of request from Kading Properties, LLC for site plan approval of Cavitt Creek Condominiums II, a residential development on a lot exceeding one (1) acre, west of 1500 North 9th Street (P&Z denied unanimously).

10. Other Business

1. Page 143 City Manager's Report -- Ryan Waller

- a. **Page 144** Discussion regarding the building code updates and timeline.
- b. **Page 145** Consideration of a request from local churches regarding a community clean up event.
- c. **Page 146** Discussion and direction regarding the City Council meeting schedule for 2020.
- d. **Page 147** Receive and file correspondence from November 27 and December 6, 2019, weekly updates from City Manager, Ryan Waller.

11. Adjourn

Meeting Date: 12/16/2019

Information

Subject

Administer the oath of office to Council members Heather Hulen, John Parker Jr., and Gwen Schroder by Judge Mark Schlenker.

Information

Judge Mark Schlenker will administer the oath of office to Council members Heather Hulen, John Parker Jr., and Gwen Schroder.

Fiscal Impact

Attachments

Oath Hulen
Oath Parker
Oath Schroder

**OATH OF OFFICE
AS PER CHAPTER 63.10
CODE OF IOWA**

I, **Heather Hulen** do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge all the duties of the office of **Council Member At Large** of the City of Indianola, Iowa, as now or hereafter required by law.

Heather Hulen

Date: _____

Attest:

Kelly B. Shaw, Mayor

**OATH OF OFFICE
AS PER CHAPTER 63.10
CODE OF IOWA**

I, **John Parker** do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge all the duties of the office of **Council Member First Ward** of the City of Indianola, Iowa, as now or hereafter required by law.

John Parker

Date: December 16, 2019

Attest:

Kelly B. Shaw, Mayor

**OATH OF OFFICE
AS PER CHAPTER 63.10
CODE OF IOWA**

I, **Gwen Schroder** do solemnly swear that I will support the Constitution of the United States and the Constitution of the State of Iowa, and that I will faithfully and impartially, to the best of my ability, discharge all the duties of the office of **Council Member Third Ward** of the City of Indianola, Iowa, as now or hereafter required by law.

Gwen Schroder

Date: December 16, 2019

Attest:

Kelly B. Shaw, Mayor

Information

Subject

December 2, 2019 Minutes

Information

Fiscal Impact

Attachments

Minutes

REGULAR SESSION – DECEMBER 2, 2019

The City Council met in regular session at 6:00 p.m. on December 2, 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, John Parker, Bob Kling and Greta Southall. Absent: Joe Gezel and Greg Marchant.

Mayor Shaw administered the Oath of Office to Paramedic/Firefighter Jeremy Cross.

Item 6F – Resolution rejecting bids received and authorizing the purchase of a water tender for the Fire Department from Sourcewell Cooperative Purchasing Group in an amount not exceeding the budgeted amount of \$300,000 was pulled from the consent agenda.

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

Approval of agenda.

November 18, 2019, Minutes.

Applications

- A renewal Class A Liquor License, Outdoor Area and Sunday Sales Privilege for the Benevolent and Protective Order of Elks, located at 110 W. Ashland
- A new Class B Wine, Class C Beer, Class E Liquor and Sunday Sales Privilege for I Towner Shop located at 403 W 2nd.

Acceptance of November 5, 2019, election certificate by Traci Vander Linden, Warren County Auditor and Commissioner of Election.

Resolution No. 2019-231 authorizing a professional service agreement for applying sealant and painting of the Aquatic Center Pool Surface – the complete resolution may be viewed at the City Clerk's Office.

Prior and final approval of applications for Urban Revitalization Designation.

Resolution No 2019-232 approving salaries – the complete resolution may be viewed at the City Clerk's Office.

Claims on the computer printout for December 2, 2019.

It was moved by Clark and seconded by Parker to approve the following resolution entitled “Resolution rejecting bids received and authorizing the purchase of a water tender for the Fire Department from Sourcewell Cooperative Purchasing Group in an amount not exceeding the budgeted amount of \$300,000.” On roll call the vote was AYES: Parker, Kling, Southall and Clark. NAYS: None. ABSENT: Gezel and Marchant

Resolution No 2019- 233

Resolution rejecting bids received and authorizing the purchase of a water tender for the Fire Department from Sourcewell Cooperative Purchasing Group in an amount not exceeding the budgeted amount of \$300,000.

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

Discussion and direction regarding the upcoming vacancy of the City Clerk position. The City Council directed staff to pursue option number three as outlined in the council packet, which is to appoint the current Finance Director as CFO/City Clerk and hire a Deputy Clerk and a part-time assistant, while keeping the accounts payable and accounts receivable positions per audit requirements.

Presentation of a request from Terry Pauling regarding the fence around the Square. Council requested Mr. Pauling bring a request for funds to the City Council if funds are needed and directed staff to see if funding is available.

Council Member Clark moved to approve the reappointment of Don Sandy, Robert Greener and Donald Babcock to the Memorial Aquatic Center Commission for a term ending June 30, 2022 and Parker seconded. On roll call the vote was AYES: Parker, Kling, Southall and Clark. NAYS: None. ABSENT: Gezel and Marchant.

City Council provided direction regarding a request from Tim Wilson, Executive Director of Home Forward Iowa, to have the Mayor, on behalf of the City, execute a HUD EPA waiver.

The following resolution entitled "RESOLUTION AMENDING THE CITY COUNCIL POLICY REGARDING THE TIME A PROPERTY OWNER IS REQUIRED TO REMOVE SNOW, ICE OR ACCUMULATIONS FROM THE SIDEWALK" was approved on a motion by Southall and seconded by Kling. Policy would reduce the amount a property owner has for removing snow and ice from a sidewalk from 72 hours to 48 hours following a snowstorm. On roll call the vote was, AYES: Clark, Parker, Kling and Southall. NAYS: None. ABSENT: Gezel and Marchant. Whereupon the Mayor declared the motion carried unanimously.

RESOLUTION NO 2019-234

RESOLUTION AMENDING THE CITY COUNCIL POLICY REGARDING THE TIME A PROPERTY OWNER IS REQUIRED TO REMOVE SNOW, ICE OR ACCUMULATIONS FROM THE SIDEWALK

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

City Manager, Ryan Waller, presented a budget prioritization checklist for City Council. Council will provide input on a Google Docs survey form by December 9. Results will be presented to Council at the next Council study session.

A motion was made by Kling and seconded by Clark to receive and file correspondence of the weekly updates dated November 15 and 22, 2019, from Ryan Waller, City Manager. On roll call the vote was, AYES: Southall, Clark, Parker and Kling. NAYS: None. ABSENT: Gezel and Marchant. Whereupon the Mayor declared the motion carried unanimously.

City Manager, Ryan Waller, provided an update on Council Member Gezel.

Council Member Clark requested that City staff explore the options for better lighting, such as reflectors, around the curb and stop sign on Y Street.

Meeting adjourned at 7:03 p.m. on a motion by Clark and seconded by Parker.

Kelly B. Shaw, Mayor

Diana Bowlin, City Clerk

Meeting Date: 12/16/2019

Information

Subject

A renewal Class C Liquor License, Outdoor Area and Sunday Sales Privilege for the Indianola Country Club.

Information

A renewal Class C Liquor License, Outdoor Area and Sunday Sales Privilege for the Indianola Country Club, located at 1610 Country Club Road. All paperwork is in order and staff has approved. Owners are Robert Curtiss and Kevin Halterman.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 12/16/2019

Information

Subject

Approval of an increase in refuse residential rates for TRM Disposal.

Information

TRM Disposal has submitted a request (packet) to amend their residential rates for residents in Indianola. The tipping fee at the South Central Iowa Landfill in Winterset is increasing by 17%, effective January 1, 2020.

Fiscal Impact

Attachments

TRM Request

T.R.M. Disposal LLC

901 S Jefferson Way – Indianola IA 50125
515-962-2014 – www.trmdisposal.com

OFFICE OF THE CLERK

December 2, 2019

DEC 10 2019

City of Indianola
110 N 1st St
Indianola IA 50125

INDIANOLA, IOWA

Honorable Mayor Shaw, Manager Waller and Council Members,

Our company was notified on November 21, 2019 that the tipping fee at the South Central Iowa Landfill in Winterset is increasing by 17.0% effective January 1, 2020. T. R. M. Disposal is submitting the following request to amend our residential rates for residents within Indianola. This rate would take effect January 1, 2020.

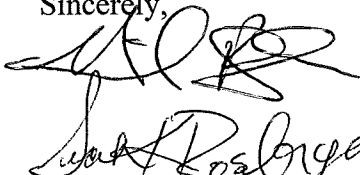
<u>Service</u>	<u>Rate</u>	<u>Senior</u>
35 gallon toter – curb	\$15.90	\$14.90
35 gallon toter – house	\$18.90	\$16.90
95 gallon toter – curb	\$19.20	\$18.20
95 gallon toter – house	\$22.20	\$20.20

According to City code Chapter 106 Section 6 “In the event that hauler’s costs accelerate appreciably more rapidly than reasonably anticipated, an amendment to the charges may be requested effective July 1 of each year. Any desired amendment shall be filed not less than seventy-five days preceding the date the proposed amendment is to become effective and shall in no event be effective until approved by the Council”.

In August we received a letter from the City of Indianola requesting our residential refuse hauling rates for the upcoming year 2020. The report was due by October 11. We returned a no change request via email to Diana Bowlin on October 11. Due to the recent rate increase from the landfill, we are requesting to change our original submission.

We appreciate your consideration in this matter and hope that you will be able to grant our request.

Sincerely,



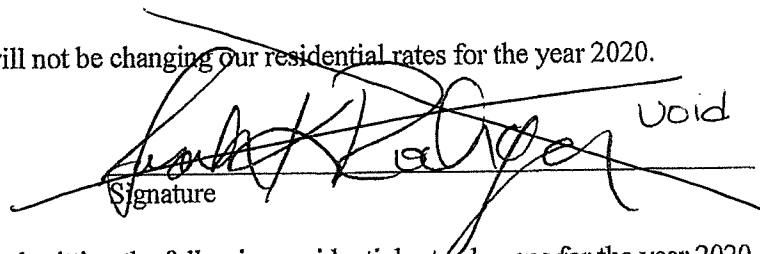
Mike & Sarah Rosenberger
Owners

“Your Hometown Choice for Garbage Disposal”

REFUSE HAULERS
RESIDENTIAL RATES FOR
THE CITY OF INDIANOLA

Name: TRM Disposal
901 S. Jefferson
Indianola, Iowa 50125

Our company **TRM Disposal** will not be changing our residential rates for the year 2020.


Signature Void

Our company TRM Disposal is submitting the following residential rate changes for the year 2020.

Service	Old Rate	New Rate
35 gallon tote Curb	15.40	15.90
35 gallon tote house	18.50	18.90
95 gallon tote Curb	18.80	19.20
95 gallon tote house	21.90	22.20
35 gallon tote curb Senior	14.40	14.90
35 gallon tote house Senior	16.40	16.90
95 gallon tote curb Senior	17.80	18.20
95 gallon tote house Senior	19.80	20.20


Signature Revised
12-2-19

Meeting Date: 12/16/2019

Information

Subject

Approval of the Civil Service Commission list of applicants certified eligible for the position of Paramedic/Firefighter in the Fire Department, subject to passing all other requirements.

Information

In your packet is the Fire Department Civil Service Commission qualifying list for paramedic/firefighter. This list will be valid from December 5, 2019, to December 5, 2020.

Fiscal Impact

Attachments

Civil Service List



FIRE DEPARTMENT

12-4-2019

Re: Firefighter/Paramedic Interviews

Fire Chief Gregory M. Chia,

Pursuant to the Civil Service Commission's interviews on December 4, 2019, in accordance with Iowa Chapter 400.11, the Civil Service Commission has certified one (1) ranked list of nine (9) candidates for potential appointment to the position of career Firefighter/Paramedic for the City of Indianola. The following alphabetical list shall be valid for one year, from December 5, 2019 to December 5, 2020.

<u>Career</u> <u>Firefighter</u> <u>Paramedic</u>	<u>Candidate Name</u>
---	-----------------------

	Kevin Christian
--	-----------------

	Cory Deaton
--	-------------

	Brian Finken
--	--------------

	Ryan Hutton
--	-------------

	Sean Lunde
--	------------

	Kyle Lux
--	----------

	Joseph McCurdy
--	----------------

	Tracy VanZante
--	----------------

	Benjamin Williams
--	-------------------

Sincerely,

Jason Trotter, Commissioner

City of Indianola Civil Service Commission

CC Commissioner Kerri Przybylski

Commissioner Stephen Stark

Meeting Date: 12/16/2019

Information**Subject**

Approval of change order number two in an amount of \$366.00 for the West Third Avenue Sanitary Sewer Improvements — revised contract amount \$225,519.50.

Information

In your packet is change order number two for the West 3rd Avenue Sanitary Sewer Improvements. This change order includes:

Increase sanitary sewer stub, PVC, 4" quantity from 60 LF to 72 LF	\$1,260.00
Increase for removal of sidewalk, PCC quantity from 34 SY to 38.60 SY	\$115.00
Increase for sidewalk, PCC, 6" quantity from 34 SY to 38.60 SY	\$575.00
Decrease filter sock quantity from 264 LF to 0 LF	(\$1,056.00)
Decrease silt fence quantity from 264 LF to 0 LF	(\$528.00)
Total	\$366.00

Fiscal Impact**Attachments**Change Order



▷ 5525 Merle Hay Road | Suite 200 | Johnston, IA 50131
Main 515.278.2913 + Fax 515.278.1846

▷ HRGREEN.COM

November 26, 2019

Mr. Rick Graves
City of Indianola WPC
P.O. Box 299
Indianola, IA 50125

Re: W. 3RD AVENUE SANITARY SEWER IMPROVEMENTS
Change Order No. 2
Contractor's Application for Payment No. 3

Dear Rick:

Attached is an electronic copy of Change Order (CO) #2 and Payment Application No. 3 from Vanderpool Construction Inc. for the W. 3rd Avenue Sanitary Sewer Improvements project. Hard Copies have been placed in the mail.

Change Order (CO) #2 includes the additional cost for all of the As-Constructed final quantity adjustments. The total for CO #2 is an increase of \$366.00.

Items included in Payment Application No. 3 include seeding and approved items from Change Order #1 and the Change Order #2 final quantity adjustments.

The total request for Payment Application No. 3 is \$3,186.78, or approximately 100% of the work completed minus retainage. Do not release retainage until directed by engineer. We have reviewed and recommend full partial payment of Payment Application No. 3 as submitted by Vanderpool. Please execute the pay application and distribute copies to all parties.

Sincerely,
HR Green, Inc.

A handwritten signature in blue ink, appearing to read 'BLM', with a long horizontal line extending to the right.

Brandon L. Mickelson, P.E.
Project Engineer

Cc: Diana Bowlin, City Clerk
File

Enclosures

J:\2019\190251\Construction\Pay Request\Pay Request 3\ltr-112619-Indianola W 3rd Avenue_Vanderpool_Pay Request 3 and CO2.docx



HRGreen

5525 Merle Hay Road, Suite 200
Johnston, IA 50131
(515) 278-2913 Fax (515) 278-1846

CO No. 2

Change Order

Distribution:			
Contractor	☒	Field	☒
Owner	☒	Other	☐
Engineer	☒	Other	☐

PROJECT: Indianola W 3 rd Avenue Sanitary Sewer Improvements	Date Issued	November 26, 2019
	Project No.	190251
To Contractor: Vanderpool Construction Inc. 1100 N. 14 th St Indianola, IA 50125	Contract Date	July 16, 2019
	Notice to Proceed Date	August 19, 2019

The contract is changed as summarized below. Quantity Adjustments:

- Increase Item #6 Sanitary Sewer Service Stub, PVC, 4" quantity from 60 LF to 72 LF. Increase due to As-Constructed quantities.
\$1,260.00
- Increase Item #12 Removal of Sidewalk, PCC quantity from 34 SY to 38.60 SY. Increase due to As-Constructed quantities.
\$115.00
- Increase Item #13 Sidewalk, PCC, 6" quantity from 34 SY to 38.60 SY. Increase due to As-Constructed quantities.
\$575.00
- Decrease Item #18 Filter Sock quantity from 264 LF to 0 LF. Decrease due to As-Constructed quantities.
(\$1,056.00)
- Decrease Item #19 Silt Fence quantity from 264 LF to 0 LF. Decrease due to As-Constructed quantities.
(\$528.00)

Total for Change Order #2: \$366.00

	Contract Price	Milestone Date	Substantial Completion	Final Completion
Original Contractual Limit	\$224,949.00	N/A	April 30, 2020	4/30/2020
Net Change by previously-authorized Change Order(s)	N/A	N/A	N/A	N/A
The Contractual limit prior to this Change Order	\$225,153.50	N/A	N/A	N/A
The Contract will be adjusted by this Change Order in the amount of	\$366.00	N/A	N/A	N/A
The new Contractual limit including this Change Order will be	\$225,519.50	N/A	April 30, 2020	4/30/2020

NOT VALID UNTIL SIGNED BY THE CONTRACTOR, OWNER'S REPRESENTATIVE, if applicable, AND OWNER

Contractor Vanderpool Construction, Inc.	Owner's Representative HR Green, Inc.	Owner City of Indianola
By	By	By
Date: 11/26/19	Date: 11/26/2019	Date:

Meeting Date: 12/16/2019

Information

Subject

Receive and file the EMS report for September and October 2019.

Information

Included in the packet is the EMS Report for September and October 2019. Typically, these reports are presented with the Treasurer's Report. There has been a delay in presenting the Treasurer's Report for these months because of issues with the accounting system due to IMU starting to use their own database and bank account in September. Staff from the City and IMU have been working to get these issues resolved. While not included with this packet, the September, October and November 2019 Treasurer's Reports should be in the Council packet next month.

Fiscal Impact

Attachments

Sept EMS Report

Oct EMS Report



FIRE DEPARTMENT

TO: Mayor Kelly Shaw and City Council Members
CC: City Manager Ryan Waller, Finance Director Andy Lent
FROM: Fire Chief Gregory M. Chia
DATE: 10/14/2019
RE: September 2019 EMS Billing Activity

September 2019 EMS billing activity from Intermedix (R1) Company is posted below in this document. R1 has posted its financial activity for Indianola Fire EMS. The information exhibited is the fire departments and R1's activity for the month of September 2019.

Details for the month of September 2019 EMS Billing activity.

For the period: 09/01/2019 to 09/30/2019

New Charges: \$108,897.00	All Accounts Collected Old / New: \$59,676.44
Billable Transports: \$107,097.00	Non-Transports Collected: \$1,800.00
Non-Transports Billable: \$1,800.00	Unidentified Payments Collected: \$0
Total Non-Billable: (\$14,949.00)	Refunds: (\$1,064.00)
ALS Tier: 0	
Total Accounts Created: \$93,948.00	Net Total Collected: \$58,612.44

With the above activity the TruBank Account Balance now stands at \$860,848.81 as reflected in this month's treasurer report.





FIRE DEPARTMENT

TO: Mayor Kelly Shaw and City Council Members
CC: City Manager Ryan Waller, Finance Director Andy Lent
FROM: Fire Chief Gregory M. Chia
DATE: 12/05/2019
RE: October 2019 EMS Billing Activity

October 2019 EMS billing activity from Intermedix (R1) Company is posted below in this document. R1 has posted its financial activity for Indianola Fire EMS. The information exhibited is the fire departments and R1's activity for the month of October 2019.

Details for the month of October 2019 EMS Billing activity.

For the period: 10/01/2019 to 10/31/2019

New Charges: \$12417.00	All Accounts Collected Old / New: \$60631.37
Billable Transports: \$12417.00.00	Non-Transports Collected: 0
Non-Transports Billable: 0	Unidentified Payments Collected: \$0
Total Non-Billable: (\$2934.00)	Refunds: (\$1,700.98)
ALS Tier: 0	
Total Accounts Created: \$9483.00.00	Net Total Collected: \$58,930.39

With the above activity the TruBank Account Balance now stands at \$922,425.89 as reflected on October 31, 2019.



Meeting Date: 12/16/2019

Information

Subject

Resolution approving salaries.

Information

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

- Seth Niccum, Snow Plow Attendant, Seasonal \$17.50/hour effective November 14, 2019.
- Chandler Dobbs, Water Pollution Treatment Apprentice, R19+ -2 \$46,031.50/year effective December 4, 2019.
- Christine Crawford, Police Clerical Assistant, R14-1 \$33,499.01/year effective December 3, 2019.
- Michelle Snyder, Police Clerical Assistant, from R2-2 \$15.999/hour to R2-3 \$16.794/hour, effective December 22, 2019.
- Erik Elwell, Light Equipment Operator, R19-2 \$44,991.50/hour, effective December 9, 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:

Seth Niccum, Snow Plow Attendant, Seasonal \$17.50/hour effective November 14, 2019.

Chandler Dobbs, Water Pollution Treatment Apprentice, R19+ -2 \$46,031.50/year effective December 4, 2019.

Christine Crawford, Police Clerical Assistant, R14-1 \$33,499.01/year effective December 3, 2019.

Michelle Snyder, Police Clerical Assistant, from R2-2 \$15.999/hour to R2-3 \$16.794/hour, effective December 22, 2019.

Erik Elwell, Light Equipment Operator, R19-2 \$44,991.50/hour, effective December 9, 2019.

Passed and approved on the 16 day of December 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

Meeting Date: 12/16/2019

Information

Subject

Claims on the computer printout for December 16, 2019.

Information

Fiscal Impact

Attachments

Vendor Report 12162019

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
2 THE TOP				
2 THE TOP	TRAINING	11/17/2019	330.00	POLICE FUND
Total 2 THE TOP:			330.00	
ACCURATE HYDRAULICS & MACHINE SERVICES				
ACCURATE HYDRAULICS & MA	REPAIR OF CYLINDER	11/19/2019	1,250.10	ROAD USE TAX FU
Total ACCURATE HYDRAULICS & MACHINE SERVICES:			1,250.10	
AHLERS & COONEY P.C.				
AHLERS & COONEY P.C.	URBAN RENEWAL LEGAL CONSULTATION	11/26/2019	180.00	GENERAL FUND
AHLERS & COONEY P.C.	EMPLOYMENT LAW SEMINAR	11/21/2019	70.00	GENERAL FUND
Total AHLERS & COONEY P.C.:			250.00	
AMAZON CAPITAL SERVICES				
AMAZON CAPITAL SERVICES	DEF PUMP	11/27/2019	259.99	FIRE FUND
AMAZON CAPITAL SERVICES	HALLOWEEN PARTY SUPPLIES	11/23/2019	47.05-	PARK & RECREATI
Total AMAZON CAPITAL SERVICES:			212.94	
AVESIS THIRD PARTY ADMINISTRATORS INC				
AVESIS THIRD PARTY ADMINIS	VISION	11/27/2019	21.94	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION	11/27/2019	25.94	LIBRARY FUND
AVESIS THIRD PARTY ADMINIS	VISION	11/27/2019	48.39	SEWER FUND
AVESIS THIRD PARTY ADMINIS	VISION	11/27/2019	399.00	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	11/27/2019	146.88	POLICE FUND
AVESIS THIRD PARTY ADMINIS	VISION	11/27/2019	7.66	FIRE FUND
AVESIS THIRD PARTY ADMINIS	VISION	11/27/2019	43.43	AMBULANCE FUN
AVESIS THIRD PARTY ADMINIS	VISION	11/27/2019	29.49	PARK & RECREATI
AVESIS THIRD PARTY ADMINIS	VISION	11/27/2019	9.98	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	11/27/2019	4.51	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	11/27/2019	19.96	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	11/27/2019	31.92	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	11/27/2019	26.09	GENERAL FUND
AVESIS THIRD PARTY ADMINIS	VISION	11/27/2019	49.90	ROAD USE TAX FU
Total AVESIS THIRD PARTY ADMINISTRATORS INC:			865.09	
BAKER & TAYLOR ENTERTAINMENT				
BAKER & TAYLOR ENTERTAINM	DVD	10/29/2019	18.11	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVD	10/29/2019	33.32	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVD	11/05/2019	83.33	LIBRARY FUND
BAKER & TAYLOR ENTERTAINM	DVD	11/12/2019	18.84	LIBRARY FUND
Total BAKER & TAYLOR ENTERTAINMENT:			153.60	
BAKER AND TAYLOR				
BAKER AND TAYLOR	BOOKS	10/24/2019	614.16	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	10/31/2019	239.46	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	11/07/2019	464.14	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	11/14/2019	311.92	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	11/15/2019	367.49	LIBRARY FUND
BAKER AND TAYLOR	BOOKS	11/21/2019	716.43	LIBRARY FUND
Total BAKER AND TAYLOR:			2,713.60	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
BAUER, JANET K				
BAUER, JANET K	OVERPAYMENT - EMS	11/26/2019	200.00	AMBULANCE FUN
Total BAUER, JANET K:			200.00	
BOB'S CUSTOM TROPHIES				
BOB'S CUSTOM TROPHIES	MEMORIAL PLAQUE	10/17/2019	465.00	PARK & RECREATI
Total BOB'S CUSTOM TROPHIES:			465.00	
BONNIE'S BARRICADES				
BONNIE'S BARRICADES	HWY 65/69 MEDIAN CLOSURE	11/21/2019	313.90	PARK & RECREATI
Total BONNIE'S BARRICADES:			313.90	
BOOT BARN				
BOOT BARN	CLOTHING	12/03/2019	266.00	ROAD USE TAX FU
BOOT BARN	CLOTHING	12/03/2019	67.00	ROAD USE TAX FU
Total BOOT BARN:			333.00	
BRAVO GREATER DES MOINES				
BRAVO GREATER DES MOINES	FIRST QTR FY20	12/09/2019	17,260.88	GENERAL FUND
Total BRAVO GREATER DES MOINES:			17,260.88	
BUCHANAN, ANGIE				
BUCHANAN, ANGIE	CLOTHING	12/02/2019	240.74	PARK & RECREATI
Total BUCHANAN, ANGIE:			240.74	
BUTTON, DAVID				
BUTTON, DAVID	WELLNESS - NOV & DEC	12/06/2019	30.00	POLICE FUND
Total BUTTON, DAVID:			30.00	
CASUAL RAGS				
CASUAL RAGS	WORK SHIRTS	11/21/2019	117.84	SEWER FUND
Total CASUAL RAGS:			117.84	
CENTRAL IA EMS DIRECTORS				
CENTRAL IA EMS DIRECTORS	EMS TRAINING	11/26/2019	150.00	AMBULANCE FUN
Total CENTRAL IA EMS DIRECTORS:			150.00	
CINTAS CORPORATION				
CINTAS CORPORATION	SAFETY ITEMS	09/06/2019	170.34	ROAD USE TAX FU
Total CINTAS CORPORATION:			170.34	
CIRCLE B CASHWAY				
CIRCLE B CASHWAY	TREATED PLYWOOD FOR ICE RINK WALKW	12/03/2019	107.60	PARK & RECREATI
CIRCLE B CASHWAY	BUILDING MATERIAL FOR SING SHOP RACK	12/04/2019	45.20	ROAD USE TAX FU
CIRCLE B CASHWAY	UNIT #35 BUILDING MATERIAL FOR BED	12/05/2019	52.36	ROAD USE TAX FU
CIRCLE B CASHWAY	WINTER GLOVES	12/10/2019	95.94	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total CIRCLE B CASHWAY:			301.10	
CITY OF INDIANOLA - UTILITY				
CITY OF INDIANOLA - UTILITY	UTILITIES - MEMORIAL	11/30/2019	53.55	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - PICKARD	11/30/2019	354.75	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - MCCORD	11/30/2019	42.48	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	ACTIVITY CENTER UTILITIES	11/30/2019	727.13	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - 206 N 1ST	11/30/2019	53.62	FIRE FUND
CITY OF INDIANOLA - UTILITY	UTILITIES	12/01/2019	3,317.11	GENERAL FUND
CITY OF INDIANOLA - UTILITY	RENEWABLE	12/01/2019	231.00	FIRE FUND
CITY OF INDIANOLA - UTILITY	STREETLIGHTS	12/01/2019	16,371.82	GENERAL FUND
CITY OF INDIANOLA - UTILITY	UTILITIES - SHOP	11/30/2019	278.40	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES	11/30/2019	329.83	ROAD USE TAX FU
CITY OF INDIANOLA - UTILITY	UTILITIES - TRAIL	11/30/2019	26.95	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES - 410 N JEFFERSON	11/30/2019	216.91	FIRE FUND
CITY OF INDIANOLA - UTILITY	UTILITIES - SOFTBALL	11/30/2019	309.04	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	AQUATIC CENTER UTILITIES	11/30/2019	396.29	POOL (MEMORIAL)
CITY OF INDIANOLA - UTILITY	UTILITIES - BUXTON	11/30/2019	114.42	PARK & RECREATI
CITY OF INDIANOLA - UTILITY	UTILITIES	11/30/2019	1,175.92	LIBRARY FUND
Total CITY OF INDIANOLA - UTILITY:			23,999.22	
CITY STATE BANK				
CITY STATE BANK	DOWNTOWN BIZ INTEREST - CASTLE DEV.L	12/04/2019	272.00	DOWNTOWN BIZ I
Total CITY STATE BANK:			272.00	
CNM OUTDOOR EQUIPMENT				
CNM OUTDOOR EQUIPMENT	POLE SAW AND OIL	12/10/2019	684.90	SEWER FUND
Total CNM OUTDOOR EQUIPMENT:			684.90	
CR SERVICES				
CR SERVICES	TOWELS AND SAFETY GLASSES	11/25/2019	64.26	SEWER FUND
CR SERVICES	JANITORIAL SUPPLIES	12/09/2019	41.59	ROAD USE TAX FU
Total CR SERVICES:			105.85	
DISSELL, CHARLES				
DISSELL, CHARLES	WELLNESS - OCT	12/02/2019	15.00	GENERAL FUND
Total DISSELL, CHARLES:			15.00	
DOWNEY TIRE PROS				
DOWNEY TIRE PROS	TIRE REPAIR UNIT #5	09/09/2019	167.94	ROAD USE TAX FU
Total DOWNEY TIRE PROS:			167.94	
ELECTRIC PUMP				
ELECTRIC PUMP	IMPELLOR FOR MCCORD PUMP	11/22/2019	3,301.00	SEWER FUND
Total ELECTRIC PUMP:			3,301.00	
EXTINGUISHER COMPANY, THE				
EXTINGUISHER COMPANY, THE	FIRE EXTINGUISHER	11/27/2019	20.00	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total EXTINGUISHER COMPANY, THE:			20.00	
FIRSTNET				
FIRSTNET	EMS PHONES	11/19/2019	222.03	AMBULANCE FUN
Total FIRSTNET:			222.03	
FORMATION GROUP				
FORMATION GROUP	FRONT OFFICE/BUNK AREA PAY #1	12/09/2019	18,036.70	VEHICLE RESERV
Total FORMATION GROUP:			18,036.70	
GALLS LLC				
GALLS LLC	UNIFORMS - STEWART	11/19/2019	697.01	POLICE FUND
GALLS LLC	UNIFORMS - MARSHALL	11/19/2019	693.47	POLICE FUND
GALLS LLC	UNIFORMS	11/25/2019	116.99	FIRE FUND
Total GALLS LLC:			1,507.47	
HALLETT MATERIALS				
HALLETT MATERIALS	ICE SAND	11/16/2019	2,291.25	ROAD USE TAX FU
HALLETT MATERIALS	ICE CONTROL SAND	11/23/2019	68.24	ROAD USE TAX FU
Total HALLETT MATERIALS:			2,359.49	
HR GREEN INC				
HR GREEN INC	NEW WPPT DESIGN ENG.	11/22/2019	168,000.00	WWTP FACILITY C
HR GREEN INC	ON CALL SERVICES	11/22/2019	10,373.57	SEWER CAPITAL P
HR GREEN INC	QUAIL MEADOWS 3 LIFE STATION ENG	12/02/2019	31,020.00	SEWER CAPITAL P
Total HR GREEN INC:			209,393.57	
HY-VEE				
HY-VEE	BIOMETRIC SCREENINGS	11/06/2019	90.00	GENERAL FUND
HY-VEE	BIOMETRIC SCREENINGS	11/06/2019	225.00	GENERAL FUND
HY-VEE	BIOMETRIC SCREENINGS	11/06/2019	45.00	AMBULANCE FUN
HY-VEE	BIOMETRIC SCREENINGS	11/06/2019	49.33	GENERAL FUND
HY-VEE	BIOMETRIC SCREENINGS	11/06/2019	45.00	GENERAL FUND
HY-VEE	BIOMETRIC SCREENINGS	11/06/2019	135.00	LIBRARY FUND
HY-VEE	BIOMETRIC SCREENINGS	11/06/2019	315.00	PARK & RECREATI
HY-VEE	BIOMETRIC SCREENINGS	11/06/2019	225.00	PARK & RECREATI
HY-VEE	BIOMETRIC SCREENINGS	11/06/2019	450.00	POLICE FUND
HY-VEE	BIOMETRIC SCREENINGS	11/06/2019	270.00	SEWER FUND
HY-VEE	BIOMETRIC SCREENINGS	11/06/2019	135.00	ROAD USE TAX FU
Total HY-VEE:			1,984.33	
IMWCA				
IMWCA	INSTALLMENT #6	12/01/2019	141.57	GENERAL FUND
IMWCA	INSTALLMENT #6	12/01/2019	20.42	GENERAL FUND
IMWCA	INSTALLMENT #6	12/01/2019	6.24	GENERAL FUND
IMWCA	INSTALLMENT #6	12/01/2019	425.90	SEWER FUND
IMWCA	INSTALLMENT #6	12/01/2019	12.05	GENERAL FUND
IMWCA	INSTALLMENT #6	12/01/2019	2,936.15	POLICE FUND
IMWCA	INSTALLMENT #6	12/01/2019	4,279.84	FIRE FUND
IMWCA	INSTALLMENT #6	12/01/2019	2,260.81	AMBULANCE FUN
IMWCA	INSTALLMENT #6	12/01/2019	31.63	LIBRARY FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
IMWCA	INSTALLMENT #6	12/01/2019	194.54	GENERAL FUND
IMWCA	INSTALLMENT #6	12/01/2019	27.96	GENERAL FUND
IMWCA	INSTALLMENT #6	12/01/2019	31.45	GENERAL FUND
IMWCA	INSTALLMENT #6	12/01/2019	428.03	PARK & RECREATI
IMWCA	INSTALLMENT #6	12/01/2019	150.87	POOL (MEMORIAL)
IMWCA	INSTALLMENT #6	12/01/2019	1,719.37	ROAD USE TAX FU
IMWCA	INSTALLMENT #6	12/01/2019	498.30	PARK & RECREATI
Total IMWCA:			13,165.13	
INDIANOLA MUNICIPAL UTILITIES				
INDIANOLA MUNICIPAL UTILITIE	PROFESSIONAL SERVICES US 2%	12/05/2019	698.67	STORMWATER UTI
INDIANOLA MUNICIPAL UTILITIE	PROFESSIONAL SERVICES US 11%	12/05/2019	3,842.67	SEWER FUND
INDIANOLA MUNICIPAL UTILITIE	PROFESSIONAL SERVICES US 2%	12/05/2019	698.67	RECYCLING FUND
Total INDIANOLA MUNICIPAL UTILITIES:			5,240.01	
IOWA POETRY ASSOCIATION				
IOWA POETRY ASSOCIATION	LYRICAL IOWA 2019	11/08/2019	9.00	LIBRARY FUND
Total IOWA POETRY ASSOCIATION:			9.00	
IOWA WATER MANAGEMENT CO.				
IOWA WATER MANAGEMENT C	WATER MGR LIBRARY	12/01/2019	40.00	LIBRARY FUND
IOWA WATER MANAGEMENT C	WATER MGR - MUN BLDG	12/01/2019	150.00	GENERAL FUND
Total IOWA WATER MANAGEMENT CO.:			190.00	
JAKES LAWN & LANDSCAPING LLC				
JAKES LAWN & LANDSCAPING	YMCA SNOW REMOVAL	11/30/2019	1,667.50	YMCA MAINTENAN
Total JAKES LAWN & LANDSCAPING LLC:			1,667.50	
KEYSTONE LABORATORIES INC				
KEYSTONE LABORATORIES IN	MONTHLY LAB TESTS	12/10/2019	1,095.20	SEWER FUND
Total KEYSTONE LABORATORIES INC:			1,095.20	
KOCH BROTHERS				
KOCH BROTHERS	ORD/MIN BOOK	12/01/2019	418.00	GENERAL FUND
Total KOCH BROTHERS:			418.00	
LENT, ANDREW				
LENT, ANDREW	LENT - MILEAGE TO/FROM LEAGUE BUDGE	12/05/2019	38.05	GENERAL FUND
Total LENT, ANDREW:			38.05	
MATERIAL HANDLING INNOVATIONS				
MATERIAL HANDLING INNOVATI	HOIST INSPECTIONS	11/20/2019	66.67	PARK & RECREATI
MATERIAL HANDLING INNOVATI	HOIST INSPECTIONS	11/20/2019	266.68	SEWER FUND
Total MATERIAL HANDLING INNOVATIONS:			333.35	
MATHESON TRI-GAS INC				
MATHESON TRI-GAS INC	OXYGEN	11/30/2019	97.75	AMBULANCE FUN

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total MATHESON TRI-GAS INC:			97.75	
MCCOY HARDWARE INC				
MCCOY HARDWARE INC	APPLIANCE LIGHT	11/08/2019	2.96	FIRE FUND
MCCOY HARDWARE INC	LIQUID NAILS	11/12/2019	1.78	PARK & RECREATI
MCCOY HARDWARE INC	GORILLA GLUE	12/03/2019	3.82	PARK & RECREATI
Total MCCOY HARDWARE INC:			8.56	
MENARDS				
MENARDS	BALLASTS FOR LIGHT @ ACTIVITY CENTER	12/05/2019	125.82	PARK & RECREATI
Total MENARDS:			125.82	
METCALF, BRAD				
METCALF, BRAD	CELL PHONE - OCT 2019	11/20/2019	50.00	POLICE FUND
METCALF, BRAD	CELL PHONE - SEPT 2019	11/21/2019	50.00	POLICE FUND
METCALF, BRAD	CELL PHONE - NOV 2019	11/20/2019	50.00	POLICE FUND
METCALF, BRAD	TRAINING	11/19/2019	35.94	POLICE FUND
METCALF, BRAD	WELLNESS - DEC	12/01/2019	16.66	POLICE FUND
Total METCALF, BRAD:			202.60	
METLIFE - GROUP BENEFITS				
METLIFE - GROUP BENEFITS	DENTAL	11/27/2019	86.42	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL	11/27/2019	20.57	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL	11/27/2019	172.84	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL	11/27/2019	85.89	FIRE FUND
METLIFE - GROUP BENEFITS	DENTAL	11/27/2019	422.61	AMBULANCE FUN
METLIFE - GROUP BENEFITS	DENTAL	11/27/2019	185.77	PARK & RECREATI
METLIFE - GROUP BENEFITS	DENTAL	11/27/2019	161.70	PARK & RECREATI
METLIFE - GROUP BENEFITS	DENTAL	11/27/2019	210.48	LIBRARY FUND
METLIFE - GROUP BENEFITS	DENTAL	11/27/2019	248.11	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL	11/27/2019	41.14	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL	11/27/2019	432.10	ROAD USE TAX FU
METLIFE - GROUP BENEFITS	DENTAL	11/27/2019	162.23	SEWER FUND
METLIFE - GROUP BENEFITS	DENTAL	11/27/2019	1,436.00	GENERAL FUND
METLIFE - GROUP BENEFITS	DENTAL	11/27/2019	1,041.69	POLICE FUND
Total METLIFE - GROUP BENEFITS:			4,707.55	
MEYVN GROUP, THE				
MEYVN GROUP, THE	TRAINING	11/25/2019	154.00	GENERAL FUND
MEYVN GROUP, THE	TRAINING	11/25/2019	154.00	GENERAL FUND
MEYVN GROUP, THE	TRAINING	11/25/2019	154.00	LIBRARY FUND
MEYVN GROUP, THE	TRAINING	11/25/2019	463.00	PARK & RECREATI
MEYVN GROUP, THE	TRAINING	11/25/2019	308.00	PARK & RECREATI
MEYVN GROUP, THE	TRAINING	11/25/2019	925.00	POLICE FUND
MEYVN GROUP, THE	TRAINING	11/25/2019	154.00	SEWER FUND
MEYVN GROUP, THE	TRAINING	11/25/2019	308.00	GENERAL FUND
MEYVN GROUP, THE	TRAINING	11/25/2019	154.00	FIRE FUND
MEYVN GROUP, THE	TRAINING	11/25/2019	154.00	AMBULANCE FUN
MEYVN GROUP, THE	TRAINING	11/25/2019	155.00	GENERAL FUND
MEYVN GROUP, THE	TRAINING	11/25/2019	463.00	ROAD USE TAX FU
MEYVN GROUP, THE	TRAINING	11/25/2019	154.00	GENERAL FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total MEYVN GROUP, THE:			3,700.00	
MID AMERICAN ENERGY CO.				
MID AMERICAN ENERGY CO.	ACTIVITY CENTER UTILITIES	11/15/2019	231.81	PARK & RECREATI
MID AMERICAN ENERGY CO.	HEAT - BUILDING	11/15/2019	41.28	POLICE FUND
MID AMERICAN ENERGY CO.	NATURAL GAS	11/15/2019	175.31	LIBRARY FUND
Total MID AMERICAN ENERGY CO.:			448.40	
MONSON, KEITH W				
MONSON, KEITH W	OVERPAYMENT - EMS	11/26/2019	108.98	AMBULANCE FUN
Total MONSON, KEITH W:			108.98	
MUTUAL OF OMAHA				
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/27/2019	49.63	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/27/2019	157.49	LIBRARY FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/27/2019	1,246.76	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/27/2019	861.29	POLICE FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/27/2019	90.95	FIRE FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/27/2019	515.36	AMBULANCE FUN
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/27/2019	198.22	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/27/2019	135.30	PARK & RECREATI
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/27/2019	45.04	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/27/2019	81.90	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/27/2019	174.64	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/27/2019	127.23	GENERAL FUND
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/27/2019	92.63	ROAD USE TAX FU
MUTUAL OF OMAHA	LIFE, AD&D, LTD, STD	11/27/2019	226.82	SEWER FUND
Total MUTUAL OF OMAHA:			4,003.26	
NORWALK READY-MIXED CONCRETE				
NORWALK READY-MIXED CON	2 MANHOLE REPAIRS	11/18/2019	291.25	SEWER FUND
Total NORWALK READY-MIXED CONCRETE:			291.25	
O'HALLORAN INTERNATIONAL				
O'HALLORAN INTERNATIONAL	UNIT #12 WIPER PARTS	11/27/2019	410.98	ROAD USE TAX FU
O'HALLORAN INTERNATIONAL	UNIT 12 REPAIR	10/14/2019	1,857.78	ROAD USE TAX FU
Total O'HALLORAN INTERNATIONAL:			2,268.76	
O'REILLY AUTO PARTS				
O'REILLY AUTO PARTS	ANTIFREEZE X2	11/08/2019	27.98	ROAD USE TAX FU
O'REILLY AUTO PARTS	#12 HYDRAULIC HOSE	11/26/2019	126.15	ROAD USE TAX FU
O'REILLY AUTO PARTS	OIL, HYDRAULIC & AIR FILTERS	12/02/2019	26.33	PARK & RECREATI
O'REILLY AUTO PARTS	LEADER HOSE FOR JETTER	12/10/2019	66.55	SEWER FUND
Total O'REILLY AUTO PARTS:			247.01	
PEOPLES BANK				
PEOPLES BANK	CROUSE CAFE LOAN INTEREST	12/04/2019	280.04	DOWNTOWN BIZ I
PEOPLES BANK	AVITT ENTERPRISES LOAN INTEREST	12/04/2019	526.28	DOWNTOWN BIZ I
PEOPLES BANK	INTEREST ON K&L PROPERTIES LOAN	12/04/2019	523.33	DOWNTOWN BIZ I

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total PEOPLES BANK:			1,329.65	
PER MAR SECURITY				
PER MAR SECURITY	ACTIVITY CENTER FIRE ALARM MONITORIN	12/08/2019	143.70	PARK & RECREATI
Total PER MAR SECURITY:			143.70	
PIERCE BROTHERS REPAIR				
PIERCE BROTHERS REPAIR	UNIT 2 - WELD D-RINGS ON BOX FOR SAND	11/18/2019	62.00	ROAD USE TAX FU
PIERCE BROTHERS REPAIR	UNIT 41 WELD REDUCER INOT RECEIVER H	11/15/2019	44.00	ROAD USE TAX FU
Total PIERCE BROTHERS REPAIR:			106.00	
PROSCREENING LLC				
PROSCREENING LLC	PRE-EMPLOYMENT CHECK	12/01/2019	45.00	POLICE FUND
PROSCREENING LLC	DRIVING RECORDS	12/01/2019	48.50	ROAD USE TAX FU
PROSCREENING LLC	DRIVING RECORDS	12/01/2019	52.00	SEWER FUND
Total PROSCREENING LLC:			145.50	
RAY'S WINDOW CLEANING				
RAY'S WINDOW CLEANING	WINDOW CLEANING	12/09/2019	140.00	GENERAL FUND
Total RAY'S WINDOW CLEANING:			140.00	
RECORDED BOOKS INC				
RECORDED BOOKS INC	REBATE CREDIT	10/24/2019	111.89-	LIBRARY FUND
RECORDED BOOKS INC	E-AUDIO	10/10/2019	82.80	LIBRARY FUND
RECORDED BOOKS INC	BOOK ON CD	11/05/2019	40.50	LIBRARY FUND
RECORDED BOOKS INC	BOOK ON CD	11/12/2019	40.50	LIBRARY FUND
RECORDED BOOKS INC	E-AUDIO	11/12/2019	95.00	LIBRARY FUND
RECORDED BOOKS INC	E-BOOK	11/12/2019	106.99	LIBRARY FUND
RECORDED BOOKS INC	E-BOOK	11/13/2019	55.00	LIBRARY FUND
RECORDED BOOKS INC	E-AUDIO	11/18/2019	57.00	LIBRARY FUND
RECORDED BOOKS INC	E-AUDIO	11/19/2019	28.80	LIBRARY FUND
RECORDED BOOKS INC	E-BOOK	11/20/2019	65.00	LIBRARY FUND
RECORDED BOOKS INC	BOOK ON CD	11/20/2019	54.00	LIBRARY FUND
RECORDED BOOKS INC	BOOK ON CD	11/21/2019	45.00	LIBRARY FUND
Total RECORDED BOOKS INC:			558.70	
RELIABLE MAINTENANCE CO.				
RELIABLE MAINTENANCE CO.	MONTHLY CLEANING	12/04/2019	3,700.00	GENERAL FUND
RELIABLE MAINTENANCE CO.	MONTHLY SUPPLIES	12/04/2019	295.00	GENERAL FUND
Total RELIABLE MAINTENANCE CO.:			3,995.00	
SCHIMBERG CO				
SCHIMBERG CO	PRO RINGS	12/04/2019	246.25	SEWER FUND
SCHIMBERG CO	PRO RINGS	12/04/2019	36.00	SEWER FUND
Total SCHIMBERG CO:			282.25	
SHER, BRIAN				
SHER, BRIAN	CELL PHONE 10/23/19 - 11/22/19	11/27/2019	50.00	POLICE FUND

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total SHER, BRIAN:			50.00	
SNYDER & ASSOCIATES INC				
SNYDER & ASSOCIATES INC	JERRY KELLEY TRAIL	11/20/2019	5,293.28	CAPITAL PROJECT
SNYDER & ASSOCIATES INC	2018 (FY2019) DRAINAGE REPAIRS	11/20/2019	1,800.00	STORMWATER UTI
SNYDER & ASSOCIATES INC	MISC. SERVICES	11/20/2019	1,222.25	GENERAL FUND
SNYDER & ASSOCIATES INC	STREET ISSUES	11/20/2019	930.00	ROAD USE TAX FU
SNYDER & ASSOCIATES INC	DRAINAGE ISSUES	11/20/2019	2,840.35	STORMWATER UTI
SNYDER & ASSOCIATES INC	SITE PLAN REVIEW	11/20/2019	1,376.50	GENERAL FUND
SNYDER & ASSOCIATES INC	NEW HEIGHTS CHURCH (REIMBURSABLE)	11/20/2019	276.00	GENERAL FUND
SNYDER & ASSOCIATES INC	HERITAGE HILLS (REIMBURSABLE)	11/20/2019	621.00	GENERAL FUND
SNYDER & ASSOCIATES INC	SCOOTERS COFFEE (RIEMBURSABLE)	11/20/2019	207.00	GENERAL FUND
SNYDER & ASSOCIATES INC	COMPREHENSIVE PLAN	11/20/2019	3,029.50	GENERAL FUND
SNYDER & ASSOCIATES INC	ICAAP TRAFFIC SIGNAL TIMING PROJECT	11/20/2019	14,346.00	STREET CAPITAL
SNYDER & ASSOCIATES INC	BOSTON & DRAINAGE	11/20/2019	5,150.00	STORMWATER UTI
Total SNYDER & ASSOCIATES INC:			37,091.88	
SPRINGER PEST SOLUTIONS DSM				
SPRINGER PEST SOLUTIONS D	ACTIVITY CENTER - PEST CONTROL	12/04/2019	61.00	PARK & RECREATI
Total SPRINGER PEST SOLUTIONS DSM:			61.00	
STETSON BUILDING PRODUCTS INC				
STETSON BUILDING PRODUCT	HAMMER DRILL BITS (2)	11/20/2019	166.76	ROAD USE TAX FU
STETSON BUILDING PRODUCT	HAMMER DRILL BITS (2)	11/21/2019	166.76	ROAD USE TAX FU
Total STETSON BUILDING PRODUCTS INC:			333.52	
T & R AUTOMOTIVE				
T & R AUTOMOTIVE	REPLACE INSTRUMENT CLUSTER - MODUL	11/25/2019	609.99	PARK & RECREATI
Total T & R AUTOMOTIVE:			609.99	
T.R.M. DISPOSAL LLC				
T.R.M. DISPOSAL LLC	GARBAGE - BUILDING ACCT #159	11/24/2019	17.00	POLICE FUND
T.R.M. DISPOSAL LLC	ACCT #583 - TRASH - NORTH PLANT	11/24/2019	82.00	SEWER FUND
T.R.M. DISPOSAL LLC	ACCT #583 - TRASH - SOUTH PLANT	11/24/2019	54.00	SEWER FUND
Total T.R.M. DISPOSAL LLC:			153.00	
THEISEN'S				
THEISEN'S	16OZ CHEMICAL MEASURE CUPS	11/27/2019	41.93	PARK & RECREATI
THEISEN'S	UNIT #12 PARTS - WIPERS	11/27/2019	2.79	ROAD USE TAX FU
THEISEN'S	SHOP SUPPLIES	12/03/2019	136.97	ROAD USE TAX FU
THEISEN'S	CABLE TIES	12/05/2019	49.97	PARK & RECREATI
THEISEN'S	#35 CONCRETE FORM TRUCK	12/10/2019	77.69	ROAD USE TAX FU
THEISEN'S	BUNGEE CORD FOR UNIT #35	12/10/2019	3.49	ROAD USE TAX FU
Total THEISEN'S:			312.84	
THOMAS, D. DEAN & PAMELA J.				
THOMAS, D. DEAN & PAMELA J.	OVERPAYMENT - EMS	11/26/2019	108.98	AMBULANCE FUN
Total THOMAS, D. DEAN & PAMELA J.:			108.98	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
TITAN MACHINERY				
TITAN MACHINERY	REPAIR UNIT 27	11/05/2019	735.47	ROAD USE TAX FU
Total TITAN MACHINERY:			735.47	
TRUBANK				
TRUBANK	DOWNTOWN BIZ INTEREST - DANLEE	11/29/2019	208.75	DOWNTOWN BIZ I
Total TRUBANK:			208.75	
TRUCK EQUIPMENT INC				
TRUCK EQUIPMENT INC	UNIT 35 PARTS	12/03/2019	141.00	ROAD USE TAX FU
TRUCK EQUIPMENT INC	UNIT 35 INVERTER	11/26/2019	1,510.00	ROAD USE TAX FU
Total TRUCK EQUIPMENT INC:			1,651.00	
TRUENORTH COMPANIES LC				
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING: NOVEMBER	11/27/2019	25.00	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING: NOVEMBER	11/27/2019	25.00	GENERAL FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING: NOVEMBER	11/27/2019	25.00	ROAD USE TAX FU
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING: NOVEMBER	11/27/2019	25.00	SEWER FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING: NOVEMBER	11/27/2019	25.00	POLICE FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING: NOVEMBER	11/27/2019	25.00	FIRE FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING: NOVEMBER	11/27/2019	25.00	LIBRARY FUND
TRUENORTH COMPANIES LC	SAFETY COMMITTEE MEETING: NOVEMBER	11/27/2019	25.00	PARK & RECREATI
Total TRUENORTH COMPANIES LC:			200.00	
U.S. CELLULAR				
U.S. CELLULAR	CELL PHONES -3	11/12/2019	106.44	ROAD USE TAX FU
U.S. CELLULAR	CELL PHONE	11/12/2019	47.01	PARK & RECREATI
U.S. CELLULAR	CELL PHONES - 2	11/12/2019	93.75	SEWER FUND
Total U.S. CELLULAR:			247.20	
UNIQUE MANAGEMENT SERVICES				
UNIQUE MANAGEMENT SERVI	COLLECTION SERVICES	11/01/2019	50.00	LIBRARY FUND
Total UNIQUE MANAGEMENT SERVICES:			50.00	
UNITED HEALTHCARE				
UNITED HEALTHCARE	OVERPAYMENT - EMS ACCT #53010252	11/26/2019	439.04	AMBULANCE FUN
UNITED HEALTHCARE	OVERPAYMENT - EMS ACCT #53194725	11/26/2019	433.13	AMBULANCE FUN
Total UNITED HEALTHCARE:			872.17	
UPHDM OCCUPATIONAL MEDICINE				
UPHDM OCCUPATIONAL MEDIC	PRE-EMPLOYMENT PHYSICAL	11/27/2019	1,790.00	POLICE FUND
UPHDM OCCUPATIONAL MEDIC	PRE-EMPLOYMENT PHYSICAL	11/27/2019	88.00	ROAD USE TAX FU
Total UPHDM OCCUPATIONAL MEDICINE:			1,878.00	
VAN FLEET, JOYCE				
VAN FLEET, JOYCE	OVERPAYMENT - EMS	11/26/2019	100.36	AMBULANCE FUN
Total VAN FLEET, JOYCE:			100.36	

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
VANDERPOOL CONSTRUCTION				
VANDERPOOL CONSTRUCTION	3RD AVE SEWER PAY APP #3	12/10/2019	3,186.78	SEWER CAPITAL P
Total VANDERPOOL CONSTRUCTION:			3,186.78	
VERIZON WIRELESS				
VERIZON WIRELESS	DATA	11/15/2019	358.60	POLICE FUND
VERIZON WIRELESS	CARDIAC MONITOR PHONE	11/22/2019	21.06	AMBULANCE FUN
VERIZON WIRELESS	EMS CELL PHONE	11/26/2019	78.53	AMBULANCE FUN
VERIZON WIRELESS	WIRELESS FOR LAPTOP	11/26/2019	40.01	SEWER FUND
VERIZON WIRELESS	CELL PHONE	11/26/2019	42.88	GENERAL FUND
Total VERIZON WIRELESS:			541.08	
WALLER, RYAN				
WALLER, RYAN	CELL PHONE 11/9/19 - 12/8/19	12/09/2019	75.00	GENERAL FUND
Total WALLER, RYAN:			75.00	
WARREN CO ECONOMIC DEV CORP				
WARREN CO ECONOMIC DEV	THAD WHITE - WCLI ATTENDANCE	12/11/2019	350.00	FIRE FUND
WARREN CO ECONOMIC DEV	WCEDC DUES (HALF OF FY20)	12/12/2019	12,500.00	GENERAL FUND
WARREN CO ECONOMIC DEV	HOMETOWN PRIDE CONTRIBUTION (3 OF 5)	12/12/2019	4,000.00	PARK & REC SPEC
Total WARREN CO ECONOMIC DEV CORP:			16,850.00	
WARREN COUNTY OIL				
WARREN COUNTY OIL	OIL	11/26/2019	624.60	ROAD USE TAX FU
Total WARREN COUNTY OIL:			624.60	
WARREN COUNTY RECORDER				
WARREN COUNTY RECORDER	REC FEES - NOVEMBER	11/30/2019	43.00	GENERAL FUND
Total WARREN COUNTY RECORDER:			43.00	
WASTE MANAGEMENT OF IOWA				
WASTE MANAGEMENT OF IOW	RECYCLING RES 10-13011-73004	12/01/2019	19,078.02	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING APT 10-13031-73000	12/01/2019	32.50	RECYCLING FUND
WASTE MANAGEMENT OF IOW	SHOP TRASH	11/25/2019	39.24	ROAD USE TAX FU
WASTE MANAGEMENT OF IOW	RECYCLING TOTES 10-13076-93002	12/01/2019	55.00	RECYCLING FUND
WASTE MANAGEMENT OF IOW	RECYCLING TOTES 10-13079-23004	12/01/2019	6.41	RECYCLING FUND
WASTE MANAGEMENT OF IOW	PULL/RETURN	12/01/2019	3,864.60	GENERAL FUND
Total WASTE MANAGEMENT OF IOWA:			23,075.77	
WATERS, MICHAEL D.				
WATERS, MICHAEL D.	OVERPAYMENT - EMS	11/26/2019	200.00	AMBULANCE FUN
Total WATERS, MICHAEL D.:			200.00	
WELLER, BART				
WELLER, BART	MILEAGE 11/11/19 - 11/15/19	11/26/2019	164.72	ROAD USE TAX FU
WELLER, BART	MILEAGE 11/18/19 - 11/22/19	11/26/2019	205.90	ROAD USE TAX FU
WELLER, BART	MILEAGE 12/02/19 - 12/06/19	12/05/2019	205.90	ROAD USE TAX FU
WELLER, BART	MILEAGE 11/25/19 - 11/27/19	12/05/2019	123.54	ROAD USE TAX FU

Vendor Name	Description	Invoice Date	Net Invoice Amount	FUND
Total WELLER, BART:			700.06	
WIEGERT DISPOSAL CO.				
WIEGERT DISPOSAL CO.	KYBO & DUMPSTER	12/01/2019	110.00	PARK & RECREATI
WIEGERT DISPOSAL CO.	KYBO	12/01/2019	65.00	PARK & RECREATI
Total WIEGERT DISPOSAL CO.:			175.00	
WOOD TRUSTEE, JANET				
WOOD TRUSTEE, JANET	OVERPAYMENT - EMS	11/26/2019	110.49	AMBULANCE FUN
Total WOOD TRUSTEE, JANET:			110.49	
Grand Totals:			422,740.55	

City Council: _____

Meeting Date: 12/16/2019

Information

Subject

Resolution appointing Andrew Lent as City Clerk, effective January 1, 2020.

Information

In your packet is the resolution appointing Andrew Lent as City Clerk effective January 1, 2010.

Roll call is in order.

Fiscal Impact

Attachments

Resolution appointing City Clerk

Resolution No 2019-

RESOLUTION APPOINTING THE CITY FINANCIAL OFFICER AS CITY CLERK

WHEREAS the current City Clerk, Diana Bowlin, is retiring after 41 years of service; and

WHEREAS the City Code provides that the City Council appoints a City Clerk; and

WHEREAS at the December 2, 2019, City Council meeting, City Council directed staff to prepare the necessary documents to appoint the City Financial Officer as City Clerk and pursue the hiring of a Deputy City Clerk.

BE IT RESOLVED that in the fulfilling of the duties of the office of City Clerk, the City of Indianola will hire a Deputy City Clerk which shall have the powers and duties as prescribed by City Code.

BE IT FURTHER RESOLVED that the current City Financial Officer, Andy Lent, be appointed the City Clerk of Indianola, Iowa, effective the 1 day of January, 2020.

PASSED AND APPROVED THIS 16 DAY OF DECEMBER 2019.

Kelly B. Shaw, Mayor

ATTEST:

DIANA BOWLIN, City Clerk

Meeting Date: 12/16/2019

Information

Subject

Administer the oath of office to Andrew Lent as City Clerk, effective January 1, 2020.

Information

Administer the Oath of Office to Andy Lent as City Clerk, effective January 1, 2020.

Fiscal Impact

Attachments

Oath Lent

**OATH OF OFFICE
AS PER CHAPTER 63.10
CODE OF IOWA**

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

Andrew Lent

Date: _____

Attest:

Kelly B. Shaw, Mayor

Meeting Date: 12/16/2019

Information

Subject

Consider re-nominations of Amy Duncan, Clark Ridlen and Taylor Litchkey to the Hometown Pride Committee for a two-year term, effective January 1, 2020, to December 31, 2022.

Information

Council will need to consider the re-nomination of Amy Duncan, Clark Ridlen and Taylor Litchkey to the Hometown Pride Committee (packet), effective January 1, 2020, to December 31, 2022.

Roll call is in order.

Fiscal Impact

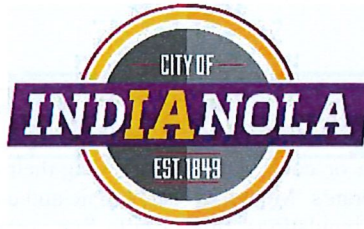
Attachments

Amy Duncan App

Clark Ridlen App

Litchkey app

Taylor Litchkey resume



OFFICE OF CITY CLERK
DEC 9 2019
INDIANOLA, IOWA

CITY OF INDIANOLA
VOLUNTEER APPLICATION FORM
TO SERVE ON A CITY BOARD AND COMMISSION

There are numerous Boards and Commissions to advise the City Council. Appointments are approved at a Council meeting when terms have expired or vacancies occur. Interested residents must complete this form and submit it to the City Clerk at 110 N. 1st Street.

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

Name: Amy Duncan			
Street Address: 611 W. Ashland Ave.	City: Indianola	State: Iowa	Zip: 50125
E-Mail: akduncan@me.com			
Phone Home:	Cell: 515-250-3698	Work:	
Gender: F	Age (Optional):	Race (Optional):	

Please attach a Resume or Bio

☐ - **Board of Adjustment/Appeals** – meets the first Wednesday of the Month at 6:00 p.m. in the City Hall Council Chambers. This Board reviews applications for variances (zoning setbacks, lot area, off street parking, etc.), rules on special uses and structures listed, and listens to/decides upon appeals or administrative decisions. The Board consists of five members who serve 5-year terms. This Commission is appointed by the City Council.

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☐ - **Memorial Aquatic Center Commission** – meets quarterly at 5:30 p.m. at the Activity Center. The commission consists of honorably discharged soldiers, marines, airmen or coast guard members who manage and control the Veteran’s Memorial Aquatic Center and establish rules and regulations for management. The Commission consists of five members serving 3-year terms.

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Indianola Commission on Substance Abuse & Risk Behavior
Indianola Senior Citizen Commission
Indianola Non-Judicial Human Relations Commission
Cable & Communications Commission
Indianola Commission on Youth Affairs

Please submit this form along with your resume or bio to:

Email: dbowlin@indianolaiowa.gov

or

Mail:
Indianola City Hall
Attn: Diana Bowlin, City Clerk
110 N. 1st Street
Indianola, Iowa 50125

AMY DUNCAN

515.250.3698

Indianola, Iowa 50125

[linkedin.com/in/amyduncan1](https://www.linkedin.com/in/amyduncan1)

akduncan@me.com
@aduncan611

ONLINE EDITOR AND PUBLISHER

Community-oriented small business operator. Excellent written and verbal communication skills and the ability to work independently while collaborating with coworkers and key stakeholders inside and outside of an organization.

EXPERIENCE

INDIANOLA INDEPENDENT ADVOCATE

2018-CURRENT

Publisher and editor

Create online community news site to provide hyperlocal news to a specific geographic area.

- Launch online newspaper serving Indianola, Iowa, with locally written and edited news.
- Market online newspaper, building an audience of more than 700 paid subscribers, 55,000 monthly page views and more than 1,000 subscribers to a daily email newsletter since launch in January of 2019
- Supervise a staff of seven freelance writers, photographers and advertising salespeople
- Identify, write and publish news stories of community interest.

DES MOINES REGISTER

2003 – 2018

Weekly newspapers.

Vice President

Coordinated smooth publication of group of weekly newspapers owned by Des Moines Register Media/Gannett, ensuring the group produced high quality weekly publications on time and at a profit.

- Gathered and analyzed information from a variety of sources and developed plan to consolidate nine weekly newspapers to six and implemented the plan when approved.
- Generated \$3.4 million in annual revenue with 27% profit margin on print and digital advertising sales in 2017. Increased online traffic by 15% YOY and online revenue by 54% in 2017.
- Built relationships with local organizations to develop community-focused advertising vehicles that effectively marketed businesses to key audiences and generated revenue for the newspapers.
- Represented company on community-oriented boards and organizations that drove growth and development in our markets.

RECORD-HERALD

2000 – 2018

and INDIANOLA TRIBUNE/ALTOONA HERALD-MITCHELLVILLE INDEX

Publisher and Editor

Collaborated with reporters, photographers, proofreaders, as well as designers and other corporate team members to produce quality print weekly newspapers on strict deadlines. Updated web sites and digital content daily to promote and draw attention to content. Supervised freelance writers and photographers, negotiated fees and ensured timely publication and payments.

- Redesigned two newspapers to narrower web widths and supervised simultaneous redesigns of both products to achieve cost savings while increasing appeal to readers. Restructured workflow to shift to a larger neighboring production facility that provided more efficient and less expensive printing options.
- Earned seven Iowa Newspaper Association awards for editorials and articles on topics of local interest and significance.

EDUCATION

Masters of Arts in Journalism – Drake University, Des Moines, Iowa

Bachelor of Arts in Journalism – Drake University, Des Moines, Iowa

TECHNICAL SKILLS

Competent with Microsoft Office, Outlook, InDesign and other computer programs, use iMovie and iPhone to shoot and edit video. Able to master industry specific software programs as needed.

VOLUNTEER EXPERIENCE

Indianola Project Graduation/Post Prom Chair 2017 – 2018
Raised \$15,000 per year for two years for alcohol-free events at Indianola high school. Coordinate committee of 15 parent volunteers to plan safe, enjoyable, substance free events.

Des Moines Metro Opera (DMMO) Capital Campaign Committee Member 2016 – 2018
Raised more than \$1 million to renovate Indianola's Carnegie library into long-term home for DMMO.

Simpson Guild Board Member and Chair/Piccadilly Auction 2015 – 2018
Coordinate annual fundraising event that earns more than \$30,000 for college non-profit.

Indianola Community Youth Foundation 2010 – 2012
Provided communications support to raise \$1 million to launch and operate a community youth facility.

Iowa Newspaper Association President 2009 – 2010
Led 15-member volunteer board through strategic planning process. Chaired search committee in successful effort to identify and hire executive director.

Indianola Rotary Member (served as President in 2009) 1995 – Present

LaunchPad365 Board Member 1990 – Present
Helped organization evolve from an economic development group buying and selling land to an entrepreneurial support organization.

AWARDS

Iowa Newspaper Association Better Newspaper Contests, multiple years
Awarded first place for excellence in editorial writing in 2015, 2014, 1992, 1990, 1989. Between 2014 and 2018, led the Indianola and Altoona newspaper teams to 34 writing and design awards.

Master Editor/Publisher Award, Iowa Newspaper Association, February 2010
Honorees have worked hard, thought soundly, influenced unselfishly, and lived honorably.

Distinguished Service Award, Iowa Newspaper Association, February 2004
Honored for contributions to the newspaper profession and their communities. Winners contributed greatly to his or her newspaper, and to his or her community and/or the newspaper industry in general.



OFFICE OF CITY CLERK

DEC 9 2019

INDIANOLA, IOWA

CITY OF INDIANOLA
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Name: Clark A. Ridlen			
Street Address: 104 N 9th Street	City: Indianola	State: IA	Zip: 50125
E-Mail: caridlen@gmail.com			
Phone Home: cell	Cell: 515-418-5389	Work: 515-962-1400	
Gender: Male	Age (Optional):	Race (Optional): White	

Please attach a Resume or Bio

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Cable & Communications Commission
Indianola Commission on Youth Affairs

Please submit this form along with your resume or bio to:

Email: dbowlin@indianolaiowa.gov

or

Mail:
Indianola City Hall
Attn: Diana Bowlin, City Clerk
110 N. 1st Street
Indianola, Iowa 50125

Clark Andrew Ridlen

104 N 9th Street
Indianola, IA 50125

(515) 418-5389
caridlen@gmail.com

Summary of Qualifications

- Great skills in networking
- Worked 12 years in the field of banking and 9 years in lending
- Can work independently as well as a team member
- Motivated, dependable, and flexible
- Strong computer and office equipment skills, and ability to navigate the internet/intranet

Work Experience

Peoples Bank, Indianola, IA

January 2017-present

Loan Specialist II

- Assist customers inquiring about consumer, home equity, commercial, and agricultural loans.
- From application, I do all of the underwriting and processing, then hand it off to the processors to input the loan for booking.
- Over the last two years, I have booked over 215 loans. Due to the volume, my knowledge continues to grow on the loan side.

City State Bank, Martensdale, IA

July 2010-January 2017

Branch Manager

- Assist customers with inquiries about their accounts, loans, and be proactive with solutions to any issues.
- Maintain a goal to make at least 1 cold call each week, and make every referred call to prospective clients
- Supervised ten employees on the teller line and in new accounts
- Completed and accurately put together loan documents required for processing a loan application for commercial, agricultural, and consumer loans.

City State Bank, Grimes/Norwalk, IA

November 2006-June 2010

Teller/New Accounts Representative

- Maintain good customer relationships, & refer to other bank areas as indicated
- Educate customers about offered bank products, and make suggestions on which products might be most beneficial to their needs
- Open new checking, savings, and CD accounts, following bank policies/procedures

Education

Dallas Center-Grimes High School, Grimes, IA
Graduated with high school diploma: May 27, 2005

Des Moines Area Community College, Ankeny, IA
Criminal Justice Major
August 2005 - May 2008

University of Northern Iowa, Cedar Falls, IA
Finance Major
August 2008 - December 2009

Community Involvement

- Member of **Independent Order of Odd Fellows**, Lodge #70, Indianola, IA from May of 2013 to present. I was the vice president of Lodge #70 from January 2014 to January 2015, after which, I won the vote to become president/noble grand, which is my current position. I am responsible for leading the Odd Fellows meeting each week. Over the last two years, I was involved in presenting the Dollars for Scholars award to a high school graduate, as well.
- Have helped several times per year at the **Indianola Food Bank**, which is held at the Warren County administration building.

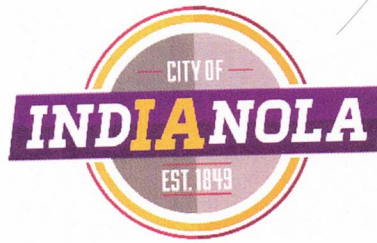
References

Melody Johnson, Sales Development Consultant, Merchant Training Team for Wells Fargo
Indianola, IA (515) 557-1279

John Davis, Consumer Compliance UW for Wells Fargo, West Des Moines
Norwalk, IA 50211 (515)669-1864

Thomas Selgrade, Selgrade Construction & Radon Testing and Mitigation
Indianola, IA 50125 (515)991-9543

Patrick O'Meara, VP of Lending, Peoples Bank
Indianola, IA 50125 (515)962-1400



CITY OF INDIANOLA
VOLUNTEER APPLICATION FORM
TO SERVE ON A CITY BOARD AND COMMISSION

There are numerous Boards and Commissions to advise the City Council. Appointments are approved at a Council meeting when terms have expired or vacancies occur. Interested residents must complete this form and submit it to the City Clerk at 110 N. 1st Street.

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Name: Taylor Litchkey			
Street Address: 10952 Ray St.	City: Indianola	State: Iowa	Zip: 50125
E-Mail: nehringta@aol.com			
Phone Home:	Cell: 515-681-5726	Work:	
Gender: female	Age (Optional): 25	Race (Optional): white	

Please attach a Resume or Bio

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Indianola Commission on Substance Abuse & Risk Behavior
Indianola Senior Citizen Commission
Indianola Non-Judicial Human Relations Commission
Cable & Communications Commission
Indianola Commission on Youth Affairs

Please submit this form along with your resume or bio to:

Email: dbowlin@indianolaiowa.gov

or

Mail:

Indianola City Hall
Attn: Diana Bowlin, City Clerk
110 N. 1st Street
Indianola, Iowa 50125

Taylor Ann Litchkey
10952 Ray Street Indianola, IA 50125
litchkeyta@gmail.com
(515) 681-5726

Education:

Simpson College, Indianola, Iowa

Degree obtained: Bachelors Degree

Graduation date: April 2016

Focus: English, Human Resources

Des Moines Area Community College, Des Moines, Iowa

Degree obtained: Associates Degree

Graduation date: December 2014

Focus: General Studies

Indianola High School, Indianola, Iowa

Degree obtained: High School Diploma

Graduation date: May 2013

Focus: General Studies

Honors:

Simpson College

- Vice President of Programming for C.E.O, 2016
- Published in the 2016 edition of *Sequel*
- Participated in the 2015 March to End the Isms Walk
- Member of Enactus 2015 school year

Indianola High School

- Honor roll 2010-2013
- Lettered academically 2010-2011
- Lettered in dance 2011

Work Experience:

Indianola Community Youth Foundation, Director, 2019-present

- Handles daily operations of ICYF office including but not limited to: phone calls, mail, finances
- Prepares social media posts and events
- Plans & executes events, fundraisers, and open gym
- Writes grants and fundraises for organization

Peoples Bank, Branch Manager, 2017-2018

- Maintained branch security, vendors, equipment, supplies, and cleaning
- Answered telephones and customer questions/complaints (teller, new accounts, & loans)
- Practiced customer service skills through verbal and written communication
- Had knowledge of bank computer systems and Microsoft Office products

Peoples Bank, Teller, 2013-2017

- Answered telephones to help and direct customers
- Practiced customer service skills while taking care of customer's banking needs
- Had knowledge of the banks different computer systems and Microsoft Office products
- Counted change correctly and balanced drawer at the end of my shift

Activities:

Warren County Leadership Institute, Student, 2017

- Collaborated with others on a group project
- Learned about the community and leadership skills
- Organized a community event about trees
- Utilized business/networking skillset

Collegiate Entrepreneurs' Organization, Vice President of Programming, 2015-2016

- Helped plan events for the organization and coordinate speakers
- Showed leadership by working with others as a team
- Learned business practices while being innovative
- Helped with projects that benefit Simpson students and the community of Indianola

Community Involvement:

- Indianola Hometown Pride, Social Media Manager, 2019-present
- Warren County Leadership Institute, Board Member, 2017-2019
- Milo Country Christmas Committee, Treasurer & Volunteer, 2017-2019
- Milo Food Pantry, Volunteer, 2017-2018
- Indianola Public Library, Volunteer, 2011-2013
- Redeemer Lutheran Church, Volunteer, 2008-2017

References

Alicia Abner
123 North Buxton Street
Indianola, Iowa 50125
(515)-681-1661

Rachel Gocken
17746 140th Avenue
Indianola, Iowa 50125
(515)-961-1067

Danielle Meuzelaar
506 South Freeman
Indianola, Iowa 50125
(757)-509-2105

Kevin Miller
1309 West 2nd Avenue
Indianola, Iowa 50125
(515)-961-5643

Rebecca Prescott
400 East Iowa Avenue
Indianola, Iowa 50125
(515)-451-1417

Mark Timmerman
1109 East Euclid Avenue
Indianola, Iowa 50125
(515)-961-9550

Sara Weber
400 East Iowa Avenue
Indianola, Iowa 50125
(515)-962-1400

Meeting Date: 12/16/2019

Information

Subject

Resolution recognizing the service of Shirley Clark as Indianola City Councilwoman.

Information

Council will need to approve a resolution recognizing Council Member Shirley Clark on her years of service to the City of Indianola. Roll call is in order.

Fiscal Impact

Attachments

Resolution recognizing Shirley Clark

RESOLUTION No 2019-

**RESOLUTION RECOGNIZING THE SERVICE OF SHIRLEY CLARK AS INDIANOLA
CITY COUNCILWOMAN**

WHEREAS, Shirley Clark was elected as a City Councilwoman in 2015; and

WHEREAS, Councilwoman Clark took office in January 2016;

WHEREAS, during her term in office, Councilwoman Clark served in the capacity of an “at-large” councilperson, representing the entire community; and

WHEREAS, Councilwoman Clark had previously served as a city councilperson from December 7, 1998 to December 31, 2011; and

WHEREAS, during her recent term in office, Councilwoman Clark served the community in other roles as an appointee to the YMCA steering committee and Hometown Pride Committee; and

WHEREAS, in addition to these appointments, Councilwoman Clark was also involved in the Warren County Judicial Building Committee; and

WHEREAS, in addition to her City Council duties, Councilwoman Clark served the community as a member of Kiwanis and worked tirelessly to raise the necessary funding to bring an inclusive playground to Pickard Park; and

WHEREAS, Councilwoman Clark’s desire to continue to improve the community will be missed;

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Indianola, Iowa that Councilwoman Clark’s service to the community is recognized and appreciated.

PASSED AND APPROVED THIS 16 DAY OF DECEMBER 2019.

Mayor Kelly B. Shaw

ATTEST:

Diana Bowlin, City Clerk

Meeting Date: 12/16/2019

Information

Subject

Resolution recognizing the service of Joe Gezel as Indianola City Councilman.

Information

Council will need to approve a resolution recognizing Council Member Joe Gezel on four years of service to the City of Indianola. Roll call is in order.

Fiscal Impact

Attachments

Resolution recognizing Joe Gezel

RESOLUTION NO 2019-

RESOLUTION RECOGNIZING THE SERVICE OF JOE GEZEL AS INDIANOLA CITY
COUNCILMAN

WHEREAS, Joe Gezel was elected as a City Councilman in 2015; and

WHEREAS, Councilman Gezel took office in January 2016;

WHEREAS, during his term in office, City Councilman Gezel represented the third ward of the City of Indianola; and

WHEREAS, during his term in office, City Councilman Gezel served the community in other rolls, such as the City's representative on the South Central Iowa Landfill Agency; and

WHEREAS, in addition to his City Council duties, City Councilman Gezel exhibited his love and commitment to the community through his involvement as a Board member for the Heal House of Iowa; and

WHEREAS, City Councilman Gezel and his upbeat spirit and love of the community will be missed.

NOW THEREFORE BE IT RESOLVED, by the City Council of the City of Indianola, Iowa that Councilman Gezel's service to the community is recognized and appreciated.

PASSED AND APPROVED THIS 16 DAY OF DECEMBER 2019.

Mayor Kelly B. Shaw

ATTEST:

Diana Bowlin, City Clerk

Meeting Date: 12/16/2019

Information

Subject

Consider re-nomination of Joel Hoger to the Park and Recreation Commission for a term from January 1, 2020, through January 1, 2023.

Information

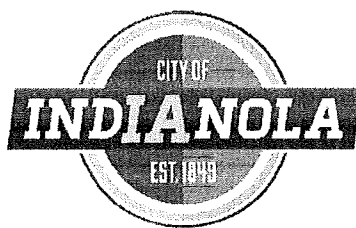
Council will need to consider the re-nomination of Joel Hoger to the P&R Commission (packet). His term will be from January 1, 2020 through January 1, 2023.

Roll call is in order.

Fiscal Impact

Attachments

Hoger App



OFFICE OF CITY CLERK

OCT 14 2019

INDIANOLA, IOWA

CITY OF INDIANOLA
VOLUNTEER APPLICATION FORM
TO SERVE ON A CITY BOARD AND COMMISSION

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Name: Joel Hoger			
Street Address: 900 N. B St	City: Indianola	State: IA	Zip: 50125
E-Mail: hogerj@hotmail.com			
Phone Home: 515-669-1064	Cell: 515-669-1064	Work:	
Gender: male	Age (Optional): 43	Race (Optional):	

Please attach a Resume or Bio

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or

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Indianola, Iowa 50125

Joel Hoyer

CAREER PROFILE

Results-oriented mathematician, educator, and community leader with 12 years of experience leveraging strengths in problem solving, customer service, quality assurance, and training.

EDUCATION

Bachelor of Arts in Mathematics: Simpson College, Indianola, IA

- Graduated Magna Cum Laude

RELEVANT SKILLS

- Performed daily checks for accuracy on, looking for discrepancies in solutions and processes on student assessments
- Analyzed and interpreted student achievement data on standardized tests
- Achieved a high level of customer service through successful communication with parents via e-mail, phone, and in-person conferencing
- Collaborated with students, fellow teachers, and administrators to ensure student achievement scores are accurate and up to date, and grading practices are in compliance with district and special education guidelines
- Successfully completed 4.5 weeks of Wells Fargo training in the role of Research/Remediation Associate
- Developed a strong aptitude in navigating CORE and analyzing purchase contracts, applicant, property, and loan information as they pertain to changed circumstance validation tasks

WORK EXPERIENCE

- *Research/Remediation Associate:* Wells Fargo, Des Moines, IA | July 2019-Present
- *High School Math Teacher:* Interstate 35 Schools, Truro, IA | August 2015-Present
- *Adjunct Math Professor:* Simpson College, Indianola, IA | August 2012-December 2014
- *Stay at Home Parent:* Hoyer Family | May 2006-August 2015
- *High School Math Teacher:* West Des Moines Schools, West Des Moines, IA | August 2005-May 2006
- *High School Math Teacher:* Chariton Community Schools, Chariton, IA | August 1999-May 2005

ADDITIONAL SKILLS AND ACCOMPLISHMENTS

Data Processing and Analysis

- Sorted data and evaluated algorithms using Excel while mentoring teams competing in a data analytics competition
- Served as Public Library Foundation board treasurer from 2015-2018, paying board expenses, depositing income, keeping detailed records of all transactions, and generating monthly and annual financial reports using Quicken and Excel
- Performed the duties of treasurer for the Friends of the Indianola Public Library Foundation (2015-2018), with responsibilities that included paying board expenses, depositing income, keeping detailed records of all transactions, and generating monthly and annual financial reports for a yearly budget of approximately \$12,000
- Recorded student assessment scores with a high degree of accuracy using a specialized spreadsheet program

Compliance

- Designed and administered state-compliant programs for children ages birth to 5 in Warren County while serving as vice-chairman of the Warren County Empowerment Board
- Originated and executed strategic plans for the Warren County Empowerment Board, resulting in a three-year unconditional re-designation status (2007 and 2010)
- Appointed to the Indianola Parks and Recreation Board, where I currently serve as elected board chairman, whose duty is to provide oversight for the expenditure of over \$1.3 in funding from the city of Indianola to be used for department funding
- Created and administered assessments that are accommodating to IEP's and 504 plans for special needs students
- Developed, implemented, and executed new 6-12 math curriculum in compliance with the Common Core
- Distributed state funding for children 0-5 to programs that fit within State of Iowa programming parameters
- Developed strategic plans for the Empowerment Board that resulted in an unconditional re-designation status

Communication

- Nominated for a Presidential Award for Excellence in Mathematics and Science Teaching (2019)
- Facilitated the hiring of the new Executive Director as a member of the 4R Kids Personnel Committee
- Meet quarterly with Parks and Recreation Director to review programming and discuss future goals
- Corresponded daily with students verbally, via e-mail, and in writing
- Utilized online systems to communicate course expectations, students' assessments, and course deadlines

Teamwork

- Collaboratively created new by-laws for the 4R Kids Early Childhood Iowa Board (2010-2011) as a member of the Infrastructure Committee
- Co-taught daily an algebra course in cooperation with special education teachers
- Developed relevant and meaningful goals and objectives as a member of a content-specific professional learning community
- Hired a new Executive Director for the 4R Kids Board as a member of the Personnel Committee
- Designed new 4R Kids bylaws as a member of the Infrastructure Committee
- Trained and motivated undergraduate students to lead weekly lab sessions

COMMUNITY LEADERSHIP

Indianola Parks and Recreation Board | 2017-Present

Indianola Public Library Foundation | 2012-Present

4 R Kids Early Childhood Iowa Board | 2010-2011

Warren County Empowerment Board | 2008 –2011

Meeting Date: 12/16/2019

Information

Subject

2019 Indianola Water Resource Recovery Facility Project.

Information

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 12/16/2019

Information

Subject

Public hearing to review an application for a State Revolving Fund (SRF) Loan.

Information

Council needs to hold a public hearing (no additional readings) to review an application for a State Revolving Fund (SRF) loan and make available to the public the contents of an environmental information document and the City's 2019 Indianola Water Resource Recovery Facility Project plan.

In your packet is the Public Hearing Notice, Environmental Information Document and the project plans.

The Mayor will open the public hearing for comments then close the public hearing.

Fiscal Impact

Attachments

Public Hearing Notice
EID for WRRF Project
WRRF Project Plans

SRF Public Notice For Indianola Water Resource Recovery Facility



PUBLIC HEARING NOTICE

The City of Indianola will be holding a Public Hearing 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 of Indianola project plan. These documents include design and environmental information related to the proposed construction of the City of Indianola Water Resource Recovery Facility.

The proposed project includes construction of a headworks building, grit building, two (2) oxidation ditches, three (3) secondary clarifiers, UV disinfection building, equalization tank, peak flow treatment building, solids processing building, aerobic digesters, biosolids storage tank, administration/vehicle storage building, yard piping and associated structures, and roadway. The project covers an estimated total of 35.50 acres with approximately 30.00 acres of ground disturbing construction activity.

The purpose of this Public Hearing is to inform area residents of Indianola of this proposed action, discuss the actual cost and user fees associated with this project, and to address citizen's concerns, if any, with the plan.

The Public Hearing location and time are as follows:

December 16, 2019 – 6:00 p.m.
City of Indianola
110 N 1st St
Indianola, IA 50125

All interested persons are encouraged to attend this hearing. Written comments on this proposal may also be submitted prior to the hearing. Questions regarding this hearing or the availability of documentation may be directed to the City of Indianola at 515-961-9410.

Why You Should Read This: The document below reviews the environmental impact likely from a project. This project is planned to be federally funded through your tax dollars; therefore, you are entitled to take part in its review. If you have concerns about the environmental impact of this project, raise them now. We encourage public input in this decision making process.



IOWA STATE REVOLVING FUND
ENVIRONMENTAL INFORMATION DOCUMENT

PROJECT IDENTIFICATION

Applicant: City of Indianola
County: Warren
State: Iowa

SRF Number: CS1920927 01
Iowa DNR Project Number: S2015-0386A

COMMUNITY DESCRIPTION

Location: The City of Indianola is located in Warren County, Iowa approximately ten (10) miles south of Des Moines, Iowa and twenty-three (23) miles west of Knoxville, Iowa.

Population: The population of Indianola according to the 2010 US Census was 14,782. The design population equivalent for the year 2040 is 20,491 (HR Green Facility Plan for Wastewater Treatment Facilities Indianola, Iowa, April 2016 (Revised April 2018)).

Current Waste Treatment: The existing North Wastewater Treatment Facility (NWWTF) was constructed in 1978 to serve the north part of the City of Indianola. At that time the City of Indianola also upgraded the south plant which served the southern area of the City. In 1992 the City abandoned the south plant and constructed collection system facilities to convey all wastewater flows to the NWWTF. Various improvements have been completed at the NWWTF over the years to increase the treatment capacity.

The NWWTF was designed for a 4.32 mgd maximum capacity through the treatment plant with any excess flows being pumped to the 27 MG equalization basin for treatment later. The treatment plant and equalization were designed to handle peak flows of 8.35 mgd. The existing NWWTF is located on approximately 32 acres on Hoover Street on the north edge of Indianola. The surrounding area to the north and west is mostly rural. A few houses are located just to the east of the existing plant site and the golf course owns property just to the south. The existing NWWTF discharges treated wastewater to Cavitt Creek. Cavitt

Creek flows north to the Middle River. (HR Green Facility Plan for Wastewater Treatment Facilities Indianola, Iowa, April 2016 (Revised April 2018)).

Current Waste Collection System: The existing collection system consists of approximately 83 miles of sanitary sewer, 1,560 manholes, 10 lift stations, and two equalization basins. The sanitary sewer piping ranges from 6 to 36-inch of varying material types. All flow is directed to the wastewater treatment plant located at the north west corner of town. There are ten (10) lift stations within the collection system and eight (8) catchment areas. Two (2) of the lift stations (North Plant Lagoon Lift Station and South Plant EQ Lift Station) are required for pumping flow into the equalization basins.

The McCord Catchment is pumped by the McCord lift station into the South Plant Catchment. The South Plant Catchment is then pumped into a force main that runs parallel with a force main from the Plainview Lift Station. These two parallel force mains convey flow to the Morlock Catchment Area. The Morlock Catchment Area is then pumped by the Morlock lift station to the North Plant Catchment. The wastewater then flows by gravity to the North Plant Lift Station. The Wesley, N 65/69 Catchment and Quail Meadows Catchment are pumped into the North Plant catchment and then flow by gravity to the North Plant Lift Station. Once the flow gets to the North Plant Lift Station it is pumped into the treatment processes at the North WWTF.

The two equalization basins are located at the South Plant Lift Station and at the North WWTF. The South Plant Equalization Basin has an approximate volume of 13 Million Gallons (MG). There is a splitter box at this site that allows high flows to be redirected into the South Plant EQ Lift Station before being pumped into the equalization basin. When high flows subside, wastewater in the equalization basin is metered and brought back to the South Plant Lift Station. The North WWTF Equalization Basin has an approximate volume of 27 MG. Flows above the setpoint of the North Plant Lift Station are split in the Influent Control Structure and flow into the North Plant Lagoon Lift Station. When high flows subside, the wastewater from the equalization basin is drained back by gravity to the Influent Control Structure and measured in a flume before dumping into the North Plant Lift Station.

Since 2008 the City has been working to improve the collection system and eliminate sanitary sewer overflows (SSOs). Four phases of collection system repair and lining projects have been recently completed to reduce I/I in the collection system. These projects have had a significant impact on reducing I/I and eliminating SSOs. The City has also spent significant time and effort to inspect and repair private sanitary sewer service connections across the community (HR Green Facility Plan for Wastewater Treatment Facilities Indianola, Iowa, April 2016 (Revised April 2018)).

PROJECT DESCRIPTION

Purpose: The purpose of this project is the construction of a new water resources recovery facility (WRRF). The new facility will allow for the elimination of the existing wastewater treatment plant at the Hoover St site. The new facility will provide a reliable and flexible secondary treatment system, a cost-effective primary treatment system, and make improvements to the wastewater treatment facilities to safely and reliably operate the City of Indianola's wastewater system for the next twenty (20) years.

Proposed Improvements: The WRRF project consists of the construction of a new water resource recovery facility including construction of a headworks building, grit building, two (2) oxidation ditches, three (3) secondary clarifiers, UV disinfection building, equalization tank, peak flow treatment building, solids processing building, four (4) aerobic digesters, biosolids storage tank, administration/vehicle storage building, yard piping and associated structures, and roadway.

Receiving Stream: The treated wastewater from the facility will discharge to the Middle River. It has a use stream designation of A1, B(WW-1) HH. A-1 waters are those in which recreational or other uses may result in prolonged and direct contact with the water, involving considerable risk of ingesting water in quantities sufficient to pose a health hazard. B(WW-1) waters are those in which temperature, flow, and other habitat characteristics are suitable to maintain warm water game fish populations along with a resident aquatic community that includes a variety of native nongame fish and invertebrate species. HH waters are those in which fish are routinely harvested for human consumption.

ALTERNATIVES CONSIDERED

Alternatives Considered: A total of four (4) alternatives were evaluated, combining various options available for Preliminary Treatment, Secondary Treatment, and Solids Processing.

Reasons for Selection of Proposed Alternative: The No-Action alternative is not viable due to much of the existing North WWTF reaching the end of its useful life. Ultimately, the selected alternative is for the City of Indianola to build a new treatment facility at the proposed site. The new wastewater treatment plant will eliminate the existing NWWTF at the Hoover Street site using alternatives P2, ST1, and SP1 for the Preliminary Treatment, Secondary Treatment, and Solids Processing, respectively (HR Green Facility Plan for Wastewater Treatment Facilities Indianola, Iowa, April 2016 (Revised April 2018)).

The project site was selected for the availability of land (it is already City-owned), engineering criteria, cost, separation distances, and ease of use as well as minimization of impacts to the environment.

MEASURES TAKEN TO ASSESS IMPACT

Coordination and Documentation with Other Agencies and Special Interest Groups:

The following Federal, state and local agencies were asked to comment on the proposed project to better assess the potential impact to the environment:

- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- Natural Resources Conservation Service
- State Historical Society of Iowa (State Historical Preservation Office)
- Iowa DNR Conservation and Recreation Division
- Iowa DNR Water Resources Section
- Citizen Band Potawatomi Indian Tribe
- Flandreau Santee Sioux
- Ho-Chunk Nation
- Iowa Tribe of Kansas and Nebraska
- Iowa Tribe of Oklahoma
- Kickapoo Tribe in Kansas
- Kickapoo Tribe of Oklahoma
- Lower Sioux Indian Community Council
- Miami Tribe of Oklahoma
- Omaha Tribal Council
- Osage Tribal Council
- Otoe-Missouria Tribe
- Pawnee Nation of Oklahoma
- Peoria Tribe of Indians of Oklahoma
- Ponca Tribe of Indians of Oklahoma
- Ponca Tribe of Nebraska
- Prairie Band Potawatomi Nation
- Prairie Island Indian Community
- Sac & Fox Nation of Mississippi in Iowa
- Sac & Fox Nation of Missouri
- Sac & Fox Nation of Oklahoma
- Santee Sioux Nation
- Shakopee Mdewakanton Sioux Community
- Sisseton-Wahpeton Oyate
- Spirit Lake Tribal Council
- Three Affiliated Tribes Mandan, Hidatsa & Arikara Nations
- Upper Sioux Tribe
- Winnebago Tribal Council
- Yankton Sioux Tribal Business and Claims Committee

Conditions placed on the applicant by the above agencies in order to assure no significant impact are included in the Summary of Reasons for Concluding No Significant Impact section.

ENVIRONMENTAL IMPACT SUMMARY

Construction: Traffic patterns within the community may be disrupted and above normal noise levels in the vicinity of the construction equipment can be anticipated during construction and should be a temporary problem. Adverse environmental impacts on noise quality will be handled by limited hours of contractor work time during the day. Other adverse environmental effects from construction activities will be minimized by proper construction practices, inspection, prompt cleanup, and other appropriate measures. Areas temporarily disturbed by the construction will be restored. Solid wastes resulting from the construction project will be regularly cleared away with substantial efforts made to minimize inconvenience to area residents.

Care will be taken to maintain dirt to avoid erosion and runoff. The proposed project will disturb soils over an area greater than one acre; therefore, the applicant is required to obtain an NPDES General Permit Number 2 (for storm water discharge associated with construction activities) and abide by its terms. Provided that this permit is obtained and the terms of which are abided by, no significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats is expected.

Temporary air quality degradation may occur due to dust and fumes from construction equipment. The applicant shall take reasonable precautions to prevent the discharge of visible emissions of fugitive dusts beyond the lot line of the property during the proposed project (567 Iowa Administrative Code IAC 23.3(2)“c”).

Historical/Archaeological: The State Historical Preservation Office (SHPO) and various Native American tribes with an interest in the area were provided information regarding the project. The Iowa DNR has determined, and the SHPO has concurred, that this undertaking will result in “no historic properties affected” based on the scope of the project, the prior use of the project area, and the findings of the Phase I Archeological Survey conducted on the project property. However, if project activities uncover any item(s) that might be of archaeological, historical, or architectural interest, or if important new archaeological, historical, or architectural data should be encountered in the project APE, the applicant should make reasonable efforts to avoid further impacts to the property until an assessment can be made by an individual meeting the Secretary of the Interior’s professional qualifications standards (36 CFR Part 61).

Environmental: According to the Iowa DNR Conservation and Recreation Division, the proposed project will not interfere with any State-owned parks, recreational areas or open spaces. The proposed project has been submitted to the U.S. Army Corps of Engineers for their concurrence with the determination that no wetlands or Waters of the United States will be impacted. The project will not impact any wild and scenic rivers as none exist within the State of Iowa. The U.S. Fish & Wildlife Service and Iowa DNR Conservation and Recreation Division agree that the project will not impact threatened or endangered species or their habitats. However, if any State- or Federally-listed

threatened or endangered species or communities are found during the planning or construction phases, additional studies and/or mitigation may be required. According to the Iowa DNR Water Resources Section, this project will not impact the 100-year floodplain. No adverse impacts are expected to result from this project, such as those to surface water quantity, or groundwater quality or quantity. Provided that the required NPDES wastewater discharge permit is acquired, and the terms of which are abided by, no significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats is expected.

Land Use and Trends: The project will not displace population nor will it alter the character of existing residential areas. No significant farmlands will be impacted. This project should not impact population trends as the presence or absence of existing water/sewer infrastructure is unlikely to induce significant alterations in the population growth or distribution given the myriad of factors that influence development in this region. Similarly, this project is unlikely to induce significant alterations in the pattern and type of land use.

Irreversible and Irretrievable Commitment of Resources: Fuels, materials, and various forms of energy will be utilized during construction.

POSITIVE ENVIRONMENTAL EFFECTS TO BE REALIZED FROM THE PROPOSED PROJECT

Positive environmental effects will be improved treatment of the wastewater from the City of Indianola, compliance with effluent discharge permit limits, reduced discharge of the pollutants CBOD5, TSS, ammonia, E. coli and nutrients to the receiving stream, and improved water quality in the receiving stream.

SUMMARY OF REASONS FOR CONCLUDING NO SIGNIFICANT IMPACT

- The project will not significantly affect the pattern and type of land use (industrial, commercial, agricultural, recreational, residential) or growth and distribution of population.
- The project will not conflict with local, regional or State land use plans or policies.
- The project will not impact wetlands provided that the U.S. Army Corps of Engineers concurs with the determination that no wetlands or Waters of the United States will be impacted by this project.
- The project will not affect threatened and endangered species or their habitats. If any State- or Federally-listed threatened or endangered species or communities are found during the planning or construction phases, additional studies and/or mitigation may be required.
- The project will not displace population, alter the character of existing residential areas, or convert significant farmlands to non-agricultural purposes.
- The project will not affect the 100-year flood plain.

- The project will not have effect on parklands, preserves, other public lands, or areas of recognized scenic or recreational value.
- No Historic Properties will be adversely affected by the proposed project. However, if project activities uncover any item(s) that might be of archaeological, historical, or architectural interest, or if important new archaeological, historical, or architectural data should be encountered in the project APE, the applicant should make reasonable efforts to avoid further impacts to the property until an assessment can be made by an individual meeting the Secretary of the Interior's professional qualifications standards (36 CFR Part 61).
- The project will not have a significant adverse effect upon local ambient air quality provided the applicant takes reasonable precautions to prevent the discharge of visible emissions of fugitive dusts beyond the lot line of the property during the proposed project (567 IAC 23.3(2)"c").
- The project will not have a significant adverse effect upon local ambient noise levels, surface water quantity, groundwater quality or quantity, or water supply.
- No significant impact to surface water quality, fish, shellfish, wildlife, or their natural habitats is expected provided that an NPDES General Permit Number 2 (for storm water discharge associated with construction activities) is obtained and the terms of which are abided by.

The project description, scope, and anticipated environmental impacts detailed above are accurate and complete to the best to my knowledge.

Signature of the Mayor, City of Indianola

Date

Printed Name of the Mayor, City of Indianola

2019 Indianola Water Resource Recovery Facility Project

The Project shall consist of:

Administration/Vehicle Storage Building with administrative area, control room, offices, IT room, training and breakroom, locker rooms, mezzanine, vehicle storage bays; Headworks Building with screening, influent pump room, flow measurement; Grit Removal Building with flow measurement, diversion gate; Two-Stage Oxidation ditch activated sludge system with flow splitter; Secondary Treatment Building with return sludge and waste sludge pumping and control, flow measurement, office and operations laboratory; Secondary Clarifiers with flow splitter, scum removal; Ultraviolet Disinfection Building with meter vault, flow measurement, effluent pumping, effluent sampling; Aerobic Digesters with mixing, aeration system; Solids Processing Building with aeration blowers, waste sludge thickening, sludge pumping, biosolids pumping, flow measurement; Biosolids Storage Tank and Biosolids Pumping Station with tank decant, mixing system and truck load-out; Equalization Tank and Return Pumping Station with mixing, flow measurement; Peak Flow Treatment Building with chemical feed systems, flow measurement; Electrical Enclosure and emergency engine generator; Sitework with access roads, yard piping, grading, drainage, yard structures, surfaces, erosion control, landscaping, fencing, lighting, security with associated mechanical, electrical, instrumentation and controls, architectural, and structural systems. Altogether, the disturbed area at the Farm Site to construct these facilities will include approximately 30 acres. Construction methods will be traditional excavation to install structure foundations and piping.

Meeting Date: 12/16/2019

Information

Subject

Public hearing on the matter of adoption of plans, specs, form of contract and estimate of costs.

Information

Council will hold a public hearing on the plans, specs, form of contract and estimate of cost for the 2019 Indianola Water Resource Recovery Facility.

The Mayor will open the public hearing for comments then close the public hearing.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 12/16/2019

Information

Subject

Resolution adopting plans, specs, form of contract and estimate of costs.

Information

The next order of business is to approve the resolution (packet) approving the plans, specs, form of contract and estimate of costs.

Roll call is in order.

Fiscal Impact

Attachments

Resolution

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

Present:

Absent:

This being the time and place fixed for a public hearing on the matter of the adoption of plans, specifications, form of contract and estimate of cost relative to the 2019 Indianola Water Resource Recovery Facility, the Mayor called for any oral objections to the adoption of the plans, specifications, form of contract and estimate of cost. No oral objections were offered and the City Clerk reported that no written objections had been filed.

Council Member _____ introduced the following Resolution entitled "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATE OF COST", and moved that it be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was, AYES: . NAYS: Whereupon the Mayor declared the following resolution duly adopted:

RESOLUTION NO. 2019-_____
RESOLUTION ADOPTING PLANS, SPECIFICATIONS,
FORM OF CONTRACT AND ESTIMATE OF COST

WHEREAS, on the ____ day of _____ 2019, plans, specifications, form of contract estimate of cost were filed with the City Clerk for the City of Indianola, for certain public improvements described in general as the 2019 Indianola Water Resource Recovery Facility, for the City of Indianola, Iowa, and

WHEREAS, notice of hearing on plans, specifications, form of contract and estimate of costs of the public improvements was published as required by law.

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

Section 1. The plans, specifications, form of contract and estimate of cost are approved as the plans, specifications, form of contract and estimate of cost for the public improvements described in the preamble of this Resolution.

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

Kelly B. Shaw, Mayor

ATTEST:

DIANA BOWLIN, City Clerk

Meeting Date: 12/16/2019

Information

Subject

Public hearing and first consideration of 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 hold the 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).

Roll call is in order.

Fiscal Impact

Attachments

B&B Changes

Bed & Breakfast Info

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.

November 7, 2019

Planning and Zoning Commission
City Hall 110 North 1st Street
Indianola, Iowa 50125

RE: Zoning regulation amendment to Chapter 165, regarding Bed and Breakfast, Boardinghouses, and Short Term Rental regulations

Planning and Zoning Commissioners:

Thank you for your time, attention and consideration of this ongoing matter.

For the sake of this correspondence, the R-1, single family dwelling zoning area, will be the focus, specifically Bed and Breakfast would be allowed by Special Exception only, Boardinghouses would not be permitted, and Short Term Rental permitted as Principle use. Please know it is understood this potential change would affect all zoning areas.

Three items of interest were noted during the October Planning and Zoning Commission meeting.

1. Conversation reflecting the idea that duty lie in governing for 80% of the population, not 20%.
2. How these regulations would be monitored, regulated and thus enforced.
3. Discussion regarding how to manage the number of guest allowed per site.

The following is offered for consideration -

1. *Conversation reflecting the idea that duty lie in governing for 80% of the population, not 20% —*

Will 80% of the population currently living in the R-1 zoning district in Indianola, Iowa truly benefit from having a Bed and Breakfast or Short Term Rental in their single family dwelling neighborhoods?

Research cited by Community Development Director, Charlie Dissell, stating 1 Bed and Breakfast and 6 AirBnb's in Indianola proper, less than 1% of residential homes, as well as statements in the agenda for the October meeting referencing the desires of one 600 ft area

north of Simpson College R-1 neighborhood and one property owner, a property owner of whom has since sold the stated property and no longer resides in Indianola or Iowa, would suggest this change to zoning regulations would benefit not the majority of the city, but the minority.

Is this truly governing for the 80%? Or would the 80% be better served by not allowing Bed and Breakfasts or Short Term Rentals in R-1 at all?

2. How these regulations would be monitored, regulated and thus enforced.

City officials have stated on numerous occasions, the monitoring and enforcement of this code, by the city, would be virtually impossible and the monitoring of these establishments would fall on neighbors, of which, would then be required to 'prove' noncompliance.

Citizens tasked to regulate and monitor each other, working under the stated understanding that city officials either cannot, or will not, enforce regulated zoning code. Neighbors pitted against neighbors. City officials criticized and accused. Negative feelings spread, community culture changed.

Is it worth it? Is this change in regulation that benefits less than 1% of the population, a change that cannot clearly or easily be regulated or enforced, a change that will cause conflict between citizens in neighborhoods, as well as between citizens and city officials, worth it?

An excellent question, is it not?

As is the mystifying question of why a governing body would adopt a regulation knowing there is virtually no way to regulate or enforce said regulation.

However, living under no illusion that these questions will change the outcome or minds of any involved, the following is offered for consideration —

If this change in regulation to Chapter 165 is to take effect, please include stipulation for specific procedures needed for enforcement. Empower neighborhoods with policies and procedures clearly stating what will be required as "proof" of violation to the zoning code, so that when it happens, as it most certainly will, enforcement of compliance can be achieved.

Whether that is written complaints signed by a majority of the surrounding neighbors, photos, police reports, date and timed stamped documentation, whatever it takes, please include the tools needed along side the verbiage of the adopted changes.

If setting those citizens interested in operating Bed and Breakfasts or Short Term Rentals up for success is the desire in adopting this zoning regulation change, then set the remaining citizens up for success as well with the proper tools to protect their homes, lifestyles and neighborhoods from the disruption Bed and Breakfasts and Short Term Rentals could ultimately cause, i.e., additional noise and commotion, disrupted parking, potential service animals or pets.

3. Discussion regarding how to manage the number of guest allowed per site.

Perhaps the key to this issue lies not in determining the number of rooms, or off street parking spaces, or number of guests allowed in a property, but could be more easily 'controlled' by decreasing the number of nights allowed spent in a dwelling.

As stated in the previously provided information pertaining to other college towns, the time limit for some was held to "no more that seven consecutive nights in a one month period".

Truly this solves many issues. When neighbors know a seven night limit is in place, they are more likely to be more cooperative with extra noise, disrupted parking, potential service animals or pets, because it is a relatively short period of time. Especially when compared to the previously stated 31 days.

Limiting the duration of a stay to "no more than seven consecutive nights in a one month period" could prove to be more easily monitored, regulated and enforced by the city and/or proved by the neighbors. As well as prevent the longer term occupancy of road workers or construction crews with oversized work vehicles requiring extra parking that has been a voiced concern of citizens.

Events in Indianola, of which may warrant the need for a Bed and Breakfast or Short Term Rental, typically do not last more than 7 days/nights, i.e., National Balloon Classic, Warren County Fair, Simpson College and Indianola Homecoming celebrations, Log Cabin Days, weddings or graduation celebrations. Even overflow from Des Moines for the Iowa State Fair or State Tournaments would not require more than a 7 day/night period.

All events where a plan for an increase in visitors to all areas of Indianola is expected and already in place. Thus, additional occupants in Bed and Breakfasts or Short Term Rentals less noticeable than an additional occupant(s) residing in a dwelling for up to 31 days.

Respectfully submitted ~

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: 12/16/2019

Information

Subject

Public hearing and first consideration of an amendment to Chapter 165 of zoning codes regarding breweries. (Planning & Zoning approved unanimously on November 12, 2019.)

Information

Council will need to hold the public hearing and first consideration for an amendment to Chapter 165 of zoning codes regarding breweries. (Planning & Zoning approved unanimously on November 12, 2019.)

Roll call is in order.

Fiscal Impact

Attachments

Breweries

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

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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

106

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		
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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: 12/16/2019

Information

Subject

Public hearing and first consideration 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 hold the public hearing and first consideration 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.)

Roll call is in order.

Fiscal Impact

Attachments

Lyelca
Ordinance re campground



Community Development

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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

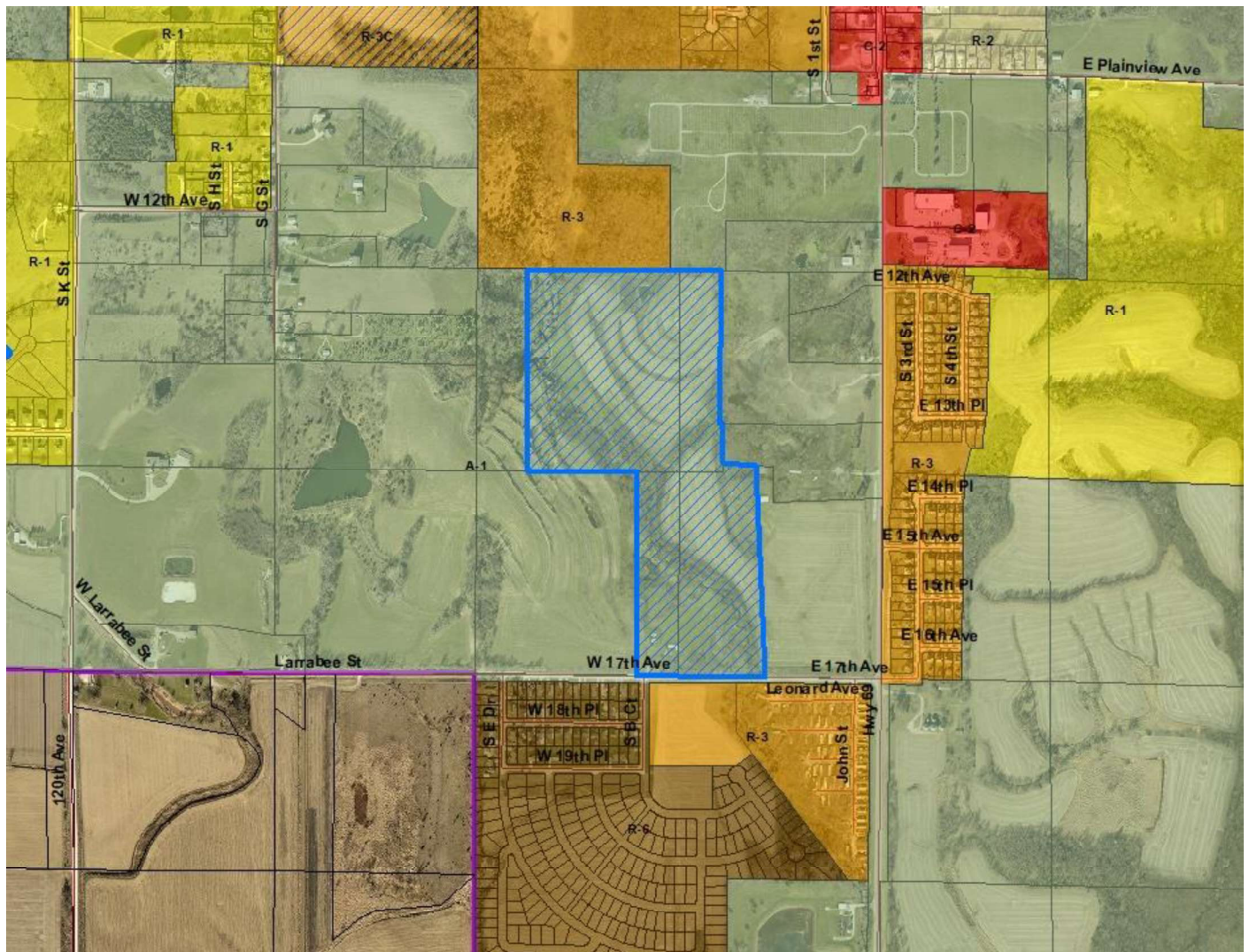
Property Owner: Lyelca Of Warren Co Et Al

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

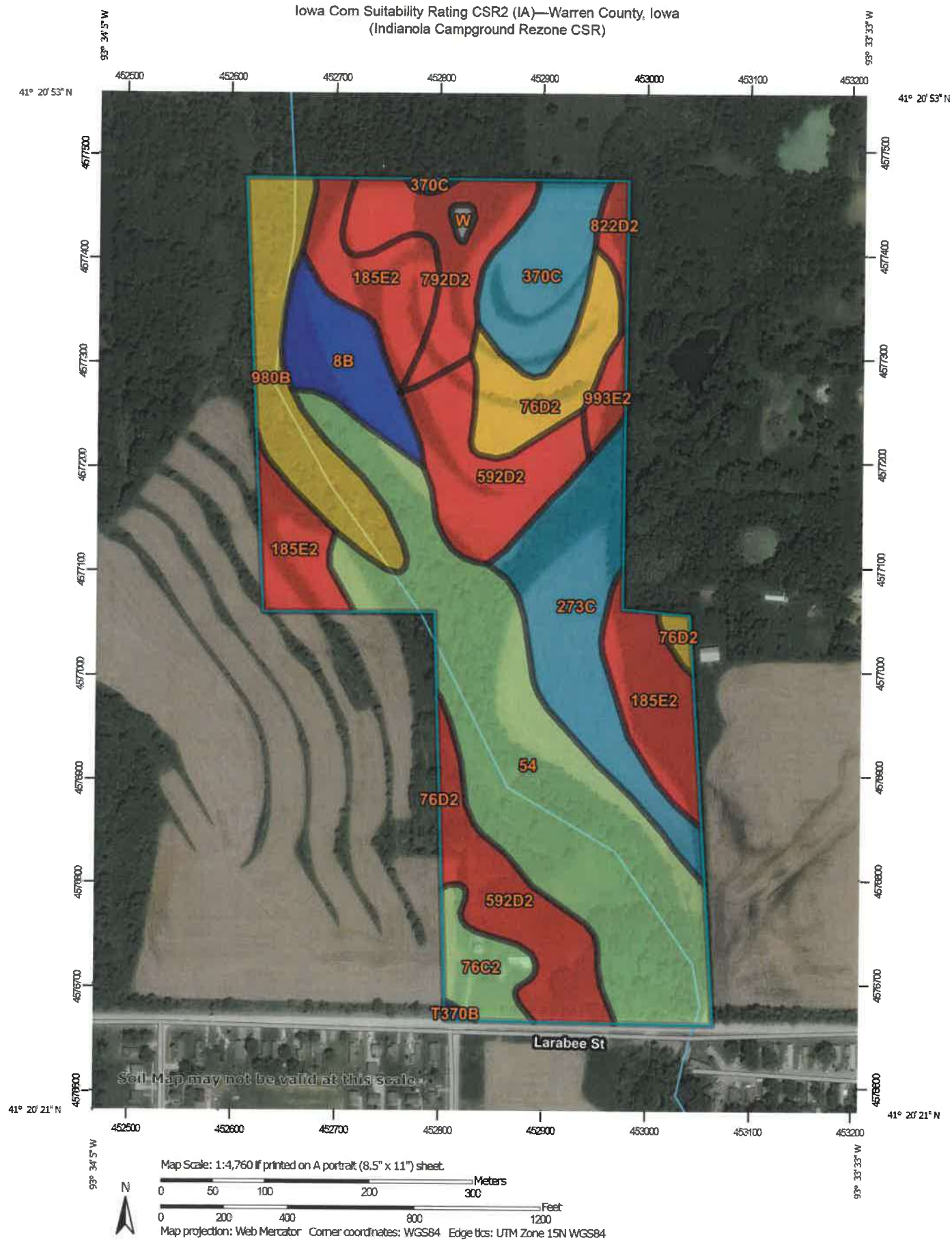
The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 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.

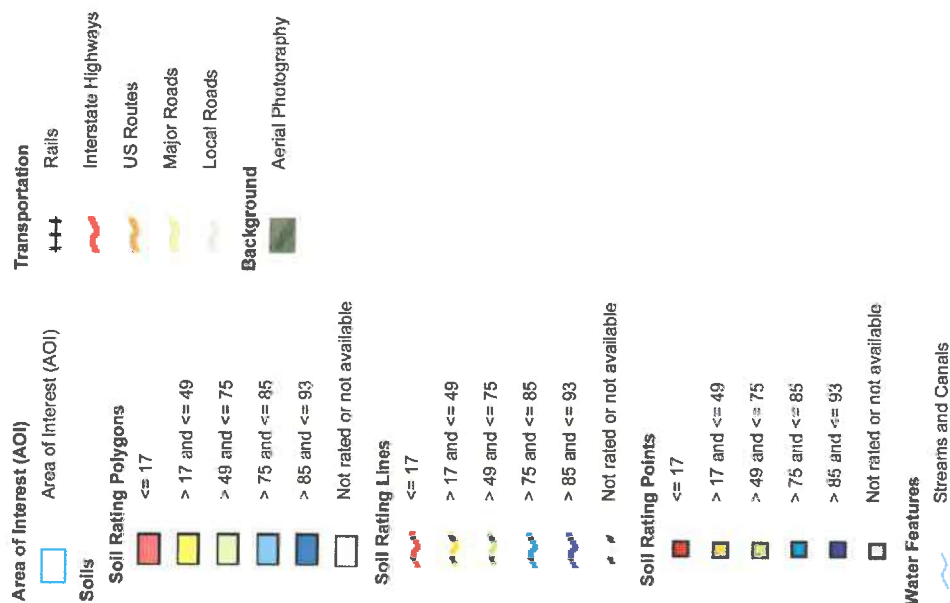
RECOMMENDATION

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

118

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: _____

Meeting Date: 12/16/2019

Information

Subject

Kading LLC Site Plan

Information

In your packet is a memo and staff report from Community and Economic Development Director, Charlie Dissell regarding the requests from Kading Properties.

Fiscal Impact

Attachments

Kading Memo

Staff Report



COMMUNITY DEVELOPMENT

To: Mayor and City Council
From: Charlie E. Dissell, Community and Economic Development Director
CC: Ryan Waller, City Manager
Date: December 12, 2019
Re: Consider approval of requests from Kading Properties, LLC for site plan approval of Cavitt Creek Condominiums I & II, residential developments on a lots exceeding one (1) acre, between 1404 and 1500 north 9th Street and west of 1500 North 9th Street.

At its meeting on December 10, the Planning and Zoning Commission reviewed the site plans for Cavitt Creek Condominiums I & II, which are residential developments on a lots exceeding one (1) acre, between 1404 and 1500 north 9th Street and west of 1500 North 9th Street.

The Planning and Zoning Commission took the following action:

- On Cavitt Creek I, which is located between 1404 and 1500 north 9th Street (east side of 9th Street) and proposes 17 total units, on a vote of 7-1, moved to recommend approval, with conditions of approval that:
 1. All required permitting is secured, including but not limited to, Permit Program under the Clean Water Act Section 404; and,
 2. Subject to the results of a traffic impact analysis.
- On Cavitt Creek II, which is located west of 1500 North 9th Street (on the west side of 9th Street) and proposes 119 units, on a vote of 8-0, moved to recommend denial for the following reasons:
 1. The development did not provide a minimal effect upon adjacent properties and existing developments (City Code Section 166.01.2); and,
 2. The proposed improvements were not designed and located within the property in such manner as not to unduly diminish or impair the use and enjoyment of adjoining property (166.05.2).

I will attend the December 2nd Council meeting if you have any questions.



Community Development

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

Staff Report

Planning and Zoning Commission

Date of Meeting: December 10, 2019

Agenda Items:

7. A. i. Consider request from Kading Properties LLC for site plan approval of Cavitt Creek Condominiums I, a residential development on a lot exceeding one (1) acre, between 1404 and 1500 North 9th Street.

7. A. ii. Consider request from Kading Properties LLC for site plan approval of Cavitt Creek Condominiums II, a residential development on a lot exceeding one (1) acre, west of 1500 North 9th Street.

Application Type: Residential Development on a Lot Exceeding One (1) Acre

Applicant: Kading Properties LLC

Zoning: R-3, Mixed Residential

Comprehensive Plan Designation: Mixed Residential

Application Summary: Request for site plan approval of a residential development on a lot exceeding one (1) acre. Cavitt Creek Condominiums I proposes one (1) single-family unit and eight (8) two-family units, and Cavitt Creek Condominiums II proposes one (1) single-family unit, 20 two-family units and 13 multi-family units (six-plexes). These add up to a total of 136 units.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

SPECIAL REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT ON LOT EXCEEDING ONE (1) ACRE

1. All proposals for residential development shall be submitted to the Planning and Zoning Commission for review.
2. Notice of the proposed site plan for residential development shall be mailed to all property owners of record located within 200 feet of the proposed site for development 10 days prior to the next Planning and Zoning Commission meeting.
3. Planning and Zoning shall make a recommendation to Council for action.
4. The following applicants shall be excluded from the forgoing special requirements: single-family dwellings; mobile homes converted to real estate; parks, playgrounds, or play fields; and public library.

In accordance with Section 166.07.3 of the Code of Ordinances of Indianola, Iowa, the Planning and Zoning Commission and the Council, in approving or disapproving any site plan and in making recommendations for alterations or amendments to the site plan as presented, shall be governed by the general policies as set out by this chapter in Section 166.05 and the purpose of this chapter as set out in Section 166.01.

166.01 PURPOSE. It is the intent and purpose of this chapter to establish a procedure which will enable the City of Indianola to plan for and review certain proposed improvements of property within specified zoning districts of the City in order to accomplish the following:

1. Promote and permit flexibility that will encourage a more creative and imaginative approach in development and result in a more efficient, aesthetic, desirable and economic use of land;
2. Provide minimal effect upon adjacent properties and existing development. To this end, the Planning and Zoning Commission may make appropriate requirements;

3. Promote development that can be conveniently, efficiently and economically served by existing municipal utilities and services or by their logical extension;
4. Provide for the enhancement of the natural setting through careful and sensitive placement of manmade facilities and plant materials;
5. Encourage adequate provision for surface and subsurface drainage in order to assure that future development of other areas of the City will be available;
6. Provide suitable screening of parking, truck loading, refuse disposal, outdoor storage areas and noise from adjacent and nearby property.

166.05 GENERAL DESIGN POLICIES. In addition to the specific design standards as stated above, each site plan presented shall comply with the following general design policies, and the Director of Community Development may refuse to grant approval to a site plan even though it complies with the specific design standards if, in the opinion of the Director of Community Development, it does not comply with the general design policies as hereinafter enumerated. Any site plan presented shall be designed in such a way as to insure the orderly and harmonious development of property in such a manner as will safeguard the public's health, safety and general welfare, as hereinafter set out.

1. The design of the proposed improvements shall make adequate provisions for surface and subsurface drainage, for connections to water and sanitary sewer lines, each so designed as to neither overload existing public utility lines for what they were designed nor increase the danger of erosion, flooding, landslide or other endangerment of adjoining or surrounding property.
2. The proposed improvements shall be designed and located within the property in such manner as not to unduly diminish or impair the use and enjoyment of adjoining property, and to this end shall minimize the adverse effects on such adjoining property from automobile headlights, illuminations of required perimeter yards, refuse containers and impairment of natural light and impairment or pollution of air. For the purpose of this section, the term "use and enjoyment of adjoining property" means the use and enjoyment presently being made of such adjoining property, unless such property is vacant. If vacant, the term "use and enjoyment of adjoining property" means those uses permitted under the zoning districts in which such adjoining property is located.
3. The proposed development shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion on adjacent or surrounding public streets.
4. To such end as may be necessary and proper to accomplish the standards in subsections 1, 2 and 3 of this section, the proposed development shall provide fences, walls, screening, landscaping, erosion control or other improvements.
5. The proposed development shall conform to all applicable provisions of the laws of the State of Iowa, and all applicable provisions of this Code of Ordinances.

ANALYSIS

As noted above, when the Commission and Council are reviewing a site plan, it shall be governed by the general policies as set out in Section 166.05 and the purpose of the site planning chapter as set out in Section 166.01. It shall be noted that a full review of these site plans has been completed by the City's development review team as to conformance with Chapter 166. A review of the stormwater management plan was also done through professional assistance from Snyder and Associates, who is the City's Engineer. A total of three (3) submittals/resubmittals were completed on these site plans which were first submitted to staff in October. As of the last submission of site plans on November 21, the site plan conformed to all comments from the development review team. As such, the site plan is being forwarded to the Planning Commission for a recommendation to the City Council.

Within forty-five (45) days after receiving the completed application for site plan review as required by Section 166.02 of this chapter, plus the supplement thereto as required by Section 166.03, the Planning and Zoning Commission shall recommend to the Council to either approve, approve subject to conditions, or disapprove the site plan. Failure by the Commission to act within the time specified herein shall be deemed recommendation for approval of the site plan as submitted. The forty-five (45) day window for the Commission to make a recommendation to the Council expires on January 4, 2020, or 45 days after November 21.

As the Commission and Council review the site to the general policies as set out in Section 166.05 and the purpose of this chapter as set out in Section 166.01, staff provides the following information:

1. The R-3 Zoning District allows for single-family, two-family and multi-family dwellings. Cavitt Creek Condominiums I proposes one (1) single-family unit and eight (8) two-family units, and Cavitt Creek Condominiums II proposes one (1) single-family unit, 20 two-family units and 13 multi-family units (six-plexes). These add up to a total of 136 units.
2. Cavitt Creek Condominiums I includes 2.5 acres of land and proposes 17 units for a density of 6.8 units per acre.
3. Cavitt Creek Condominiums II includes 15.36 acres of land and proposes 119 units for a density of 7.7 units per acre.
4. For comparison, Lincoln Ridge I includes 7.2 acres of land and 58 units for a density of 8.1 units per acre and Lincoln Ridge II includes 7.65 acres of land and 79 units for a density of 10.3 units per acre
5. The Comprehensive Plan calls for Mixed Residential in this area. Mixed Residential intends to incorporate a mix of low, medium and high-density residential uses and encourages open spaces and trails. In the Comprehensive Plan, Mixed Residential calls for 4-16 dwelling units per acre.
6. Cavitt Creek I includes a total of 73.03% open space, 22.44% of which is usable open space (16.34% of the entire property). Cavitt Creek II includes a total of 59.01% open space, 13.44% of which is usable open space (7.93% of the entire property).
7. The two site plans include a buffer yard more than twenty (20) feet in width with five (5) overstory trees, ten (10) understory trees and ten (10) shrubs per one hundred (100) lineal feet, as required by code. This includes a buffer of 13 overstory trees, 20 understory trees, and 19 shrubs for Cavitt Creek Condominiums I, and 53 overstory trees, 106 understory trees, and 106 shrubs for Cavitt Creek Condominiums II.
8. The two site plans have been reviewed by the city's development review team, which includes all City utility Superintendents. The Superintendents have noted that the infrastructure in place is able to service both proposed developments.
9. The two site plans include enough trees and shrubs to meet the City's residential energy code of 4 trees and 6 shrubs per unit.
10. The City of Indianola 2008 Trails Master Plan calls for a trail on the north side of Cavitt Creek Condominiums II and continuing east on the north side of the existing Lincoln Ridge II development, connecting with the Summerset Trail. The site plan for Cavitt Creek Condominiums II shows a proposed 10' trail in this location, and Kading has committed to installing a 10' trail on the north side of Lincoln Ridge II, making a connection with the Summerset Trail.
11. As mentioned above, Snyder and Associates has reviewed the proposed stormwater management plan for both sites, and after revisions by the applicant, has approved the plan.
12. Letters were mailed to property owners within 200 feet of these properties on November 27, 2019.

ALTERNATIVES

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

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

RECOMMENDATION

As noted within this report, the City's development review team and Snyder and Associates have reviewed these two site plans against applicable City Code requirements and after various revisions by the applicant, the comments made have all been addresses and satisfied by the applicant. Its is for these reasons that staff recommends alternative 1, approving the site plans as submitted.

Meeting Date: 12/16/2019

Information

Subject

Consider approval of request from Kading Properties, LLC for site plan approval of Cavitt Creek Condominiums I, a residential development on a lot exceeding one (1) acre, between 1404 and 1500 north 9th Street (P&Z approved with conditions).

Information

Roll call is in order.

Fiscal Impact

Attachments

Cavitt 1

Cavitt Creek 1 Resolution

- SANITARY NOTES
- ONE WEEK PRIOR TO COMMENCING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
a. CITY OF INDIANOLA
b. ALL UTILITY COMPANIES
c. Developer
d. Engineer
 - ALL MATERIALS AND CONSTRUCTION ARE TO BE IN STRICT COMPLIANCE WITH THE INDIANOLA SPECIFICATIONS FOR SUBDIVISIONS INCLUDING THE LATEST REVISIONS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES AND STRUCTURES AND WHETHER ADDITIONAL UTILITIES OR STRUCTURES EXIST AND TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES. ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
 - THE CONTRACTOR SHALL EITHER RECONNECT OR CONNECT TO STORM SEWER, ANY FIELD TILE INTERCEPTED DURING CONSTRUCTION. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE CITY OF INDIANOLA WHEN FIELD TILE IS ENCOUNTERED.
 - THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING THE WORK.
 - ALL WORK SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPLICABLE SAFETY REGULATIONS.
 - THE CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING "AS-BUILT" INFORMATION FOR ALL NEW CONSTRUCTION. RECORD DRAWINGS SHALL BE MAINTAINED BY THE CONTRACTOR AND KEPT UP TO DATE AS THE WORK PROGRESSES. THE ORIGINAL RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
 - ALL FILL AREAS, TRENCH BACKFILL AND PAVING SUBGRADE ARE TO BE COMPACTED TO A MINUM OF 95% STANDARD PROCTOR WITH A MOISTURE CONTENT BETWEEN OPTIMUM AND +4%.
 - ALL DEBRIS SPILLED ON PUBLIC STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
 - IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY ESTIMATE AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
 - ALL SANITARY SERVICES AND STUB OUTS FROM MANHOLES SHALL BE CAPPED
 - ALL SANITARY SEWER MANHOLES SHALL HAVE TYPE "A" CASTINGS UNLESS OTHERWISE SPECIFIED
 - PROVIDE SANITARY SEWER SERVICE RISER AS REQUIRED BY THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
 - THE CONTRACTOR SHALL MARK SANITARY SEWER MANHOLES AND SANITARY SEWER SERVICES WITH STEEL FENCE POSTS. TOP ONE FOOT OF POSTS MARKING SERVICES IS TO BE PAINTED GREEN. POSTS MARKING SANITARY MANHOLES ARE TO BE PAINTED GREEN FROM TOP OF POST TO GRADE.
 - SANITARY MANHOLES ARE TO BE FURNISHED WITHOUT STEPS.
 - SANITARY MANHOLE TYPE "A" CASTINGS ARE TO BE BOLTED TO THE TOP OF THE MANHOLE USING A MINIMUM OF TWO (2) 1/2" STEEL ANCHOR RODS.
 - CRETEX PRO-RINGS SHALL BE USED TO ADJUST THE MANHOLE CASTING TO GRADE. NO MORE THAN 12" OF RINGS TO BE USED.
 - ALL SANITARY SEWERS SHALL BE CLEANED AND TELEVIEWED AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL APPROVAL.
 - ALL SANITARY SEWERS SHALL BE MANDREL TESTED AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL APPROVAL.
 - A CITY REPRESENTATIVE SHALL BE ONSITE WHEN MANDREL AND AIR TESTING IS PERFORMED.
 - CONTRACTOR SHALL MAINTAIN 1% SLOPES ON ALL SANITARY SERVICES TO PROVIDE MAXIMUM DEPTH AT SERVICE END.
 - ALL MANHOLES SHALL CONTAIN A CONCRETE ADMIXTURE (CONMIC) SHIELD ANTI-BACTERIAL ADMIXTURE AS MANUFACTURED BY CONSHIELD TECHNOLOGIES, INC., OR APPROVED EQUAL.
 - TRACER WIRE SHALL BE INSTALLED FOR ALL SANITARY SEWER FORCE MAINS.

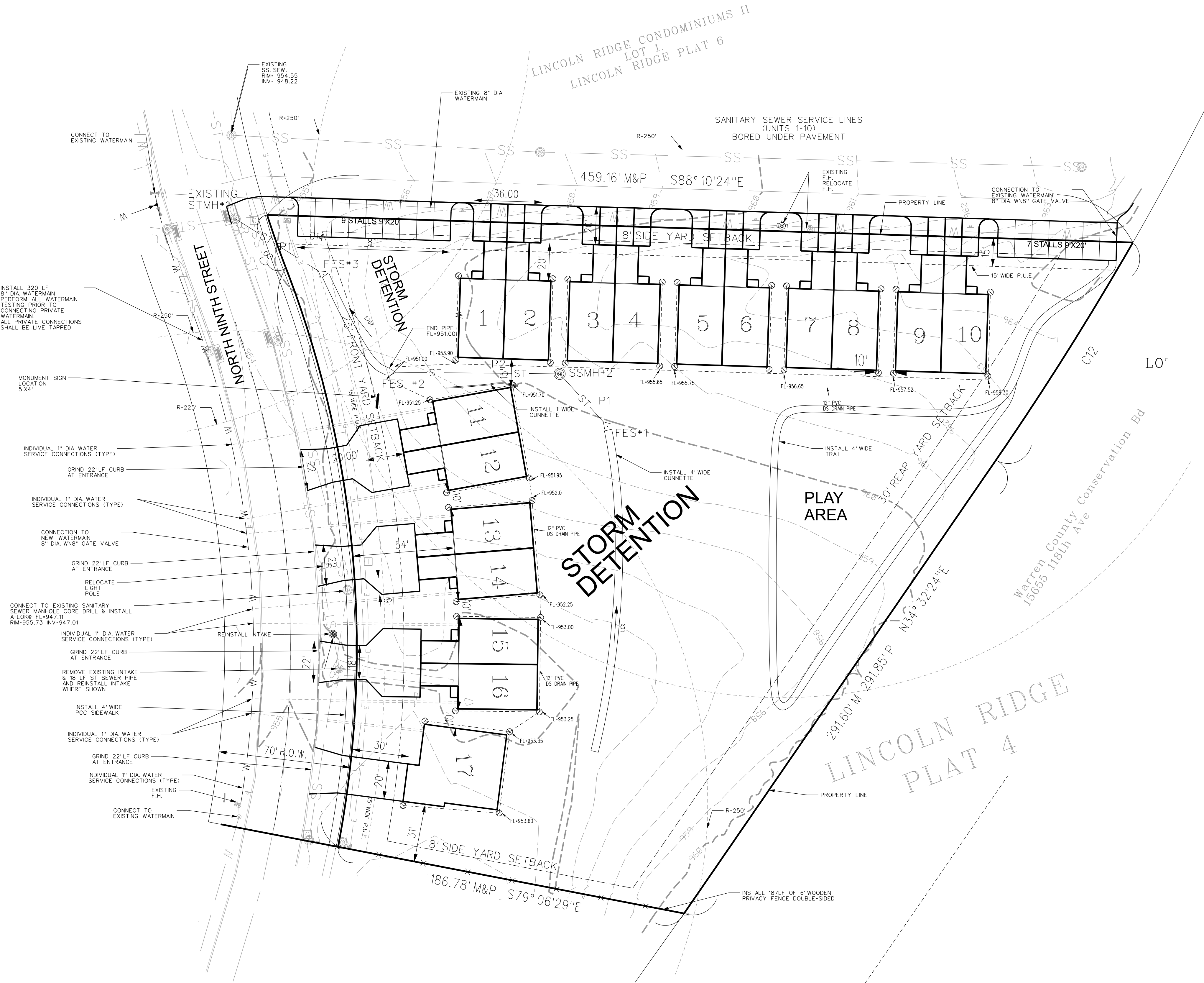
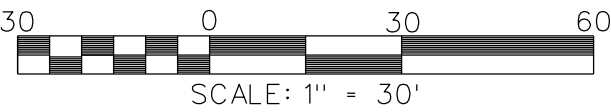
STORM SEWER TABULATIONS						
FES	FL	DIAMETER	PIPES	FROM	TO	LENGTH DIA. SLOPE
FES#1	952.30	12"	P1	FES#1	STMH#2	34.00 12 1.00
FES#2	951.00	12"	P2	STMH#2	FES#2	88.00 12 0.98
FES#3	950.00	12" W/O OFFICE	P3	FES#3	STMH#1	55.00 12 1.45

STORM MANHOLE
EXISTING STMH#1
INV+949.20

STMH #2
RIM+957.5
FLSE+951.96
FLW+951.86

NOTES:

1. ADDITIONAL PARKING SPACES ARE INSTALLED AT LINCOLN RIDGE CONDOMINIUMS II PER AMENDED SITE PLAN.



Wilhelmi, Melissa M/James
1404 N 9th St
Indianola IA 50125

C12
Δ=04° 41'25.31" M
=04° 41'25" P
R=1665.09'M&P
L=136.31' M
=136.30' P
CH=136.27' M&P
CHBRG=N32° 10'37"E M
CHBRG=N32° 04'43"E P

C8
Δ=03° 16'37.21" M
=04° 41'25" P
R=515.0'M&P
L=29.45' M
=29.46' P
CH=29.45' M&P
CHBRG=N19° 29'15"W M
CHBRG=N19° 35'43"W P

C4
Δ=31° 57'50.6" M
=32° 00'35" P
R=560'M&P
L=312.41' M
=312.86' P
CH=308.38' M
CH=308.80' P
CHBRG=N05° 10'12"W M
CHBRG=N05° 13'16"W P



DESIGN START DATE:	01-01-18
DATE PLOTTED:	04-11-18
PRELIMINARY FIELD WORK COMPLETED:	04-09-18
FIELD BOOK NO.	1018-01

CAVITT CREEK CONDOMINIUMS I
INDIANOLA, WARREN COUNTY, IOWA

CHAMBERLIN
CONSULTANT ENGINEERS

3117 115TH STREET
VAN METER, IOWA 50261
TELE: (515) 669-4188
EMAIL ADDRESS:
mlc@leechamberlinengineers.com

DRAWING TITLE:

GRADING
PLAN

DRAWN BY:	JGP
CHECKED BY:	MLL
DATE:	11-21-19
JOB NO.	19017
SHEET	C03

CAVITT CREEK CONDOMINIUMS I
INDIANOLA, WARREN COUNTY, IOWA

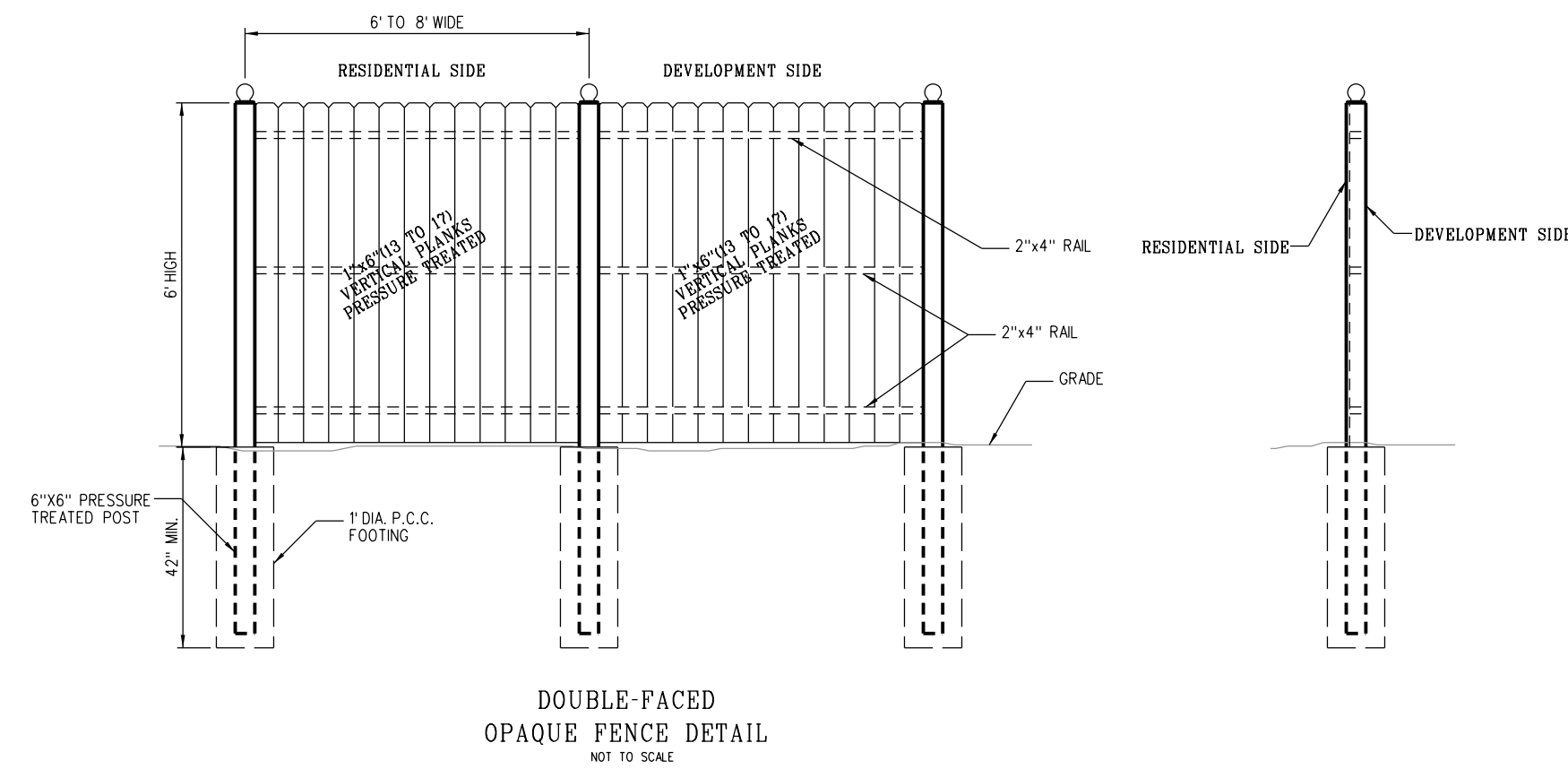


3117 115TH STREET
VAN METER, IOWA 50261
TELE: (515) 669-4188
EMAIL ADDRESS:
mlcee@echamberlinengineers.com

DRAWING TITLE:

LANDSCAPE

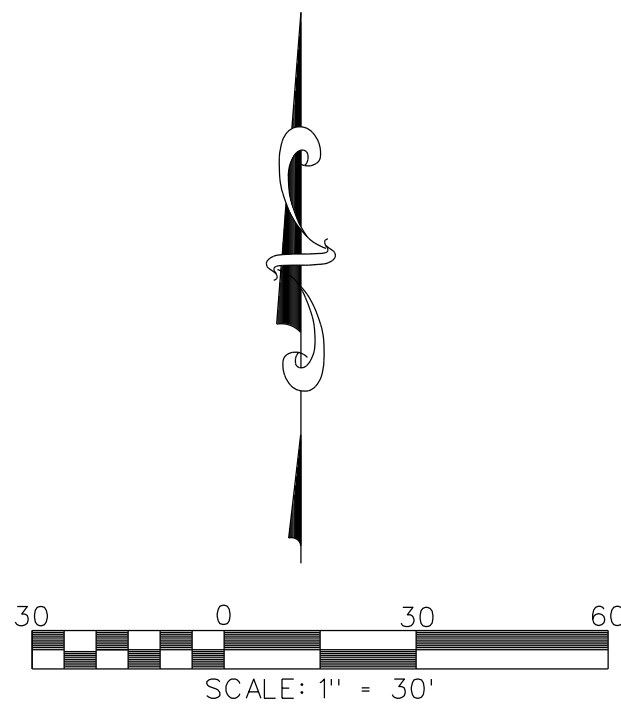
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JGP
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DATE:
11-21-19
JOB NO.
19017
SHEET
C04

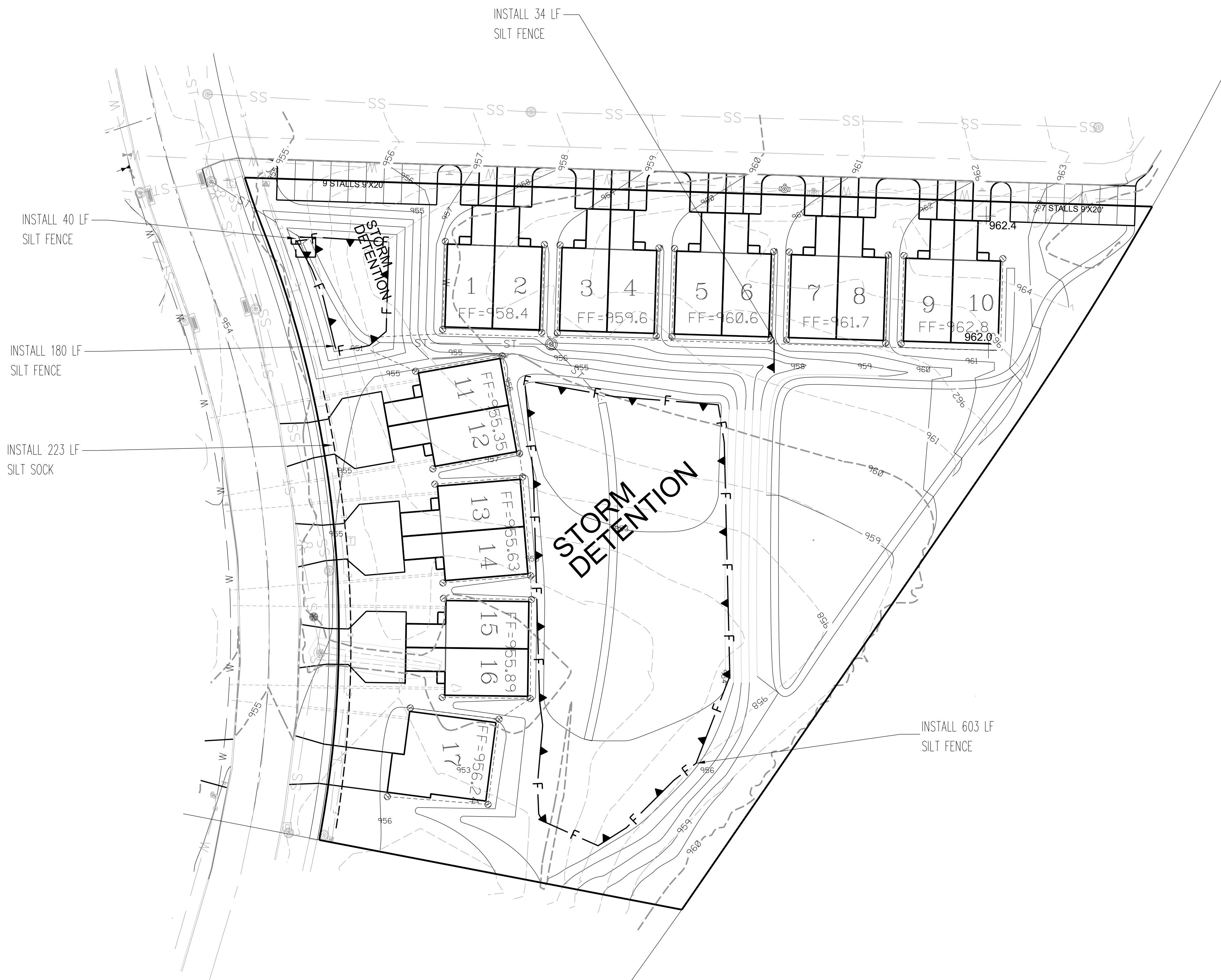


GENERAL NOTES:

- CONTRACTOR TO PROVIDE SILT FENCE AND ALL NECESSARY EROSION CONTROL MEASURES AROUND AREAS OF CONSTRUCTION.
 - PUT UP BEFORE ANY OTHER WORK IS DONE
 - INSTALL ON DOWN SLOPE SIDE(S) OF SITE WITH ENDS EXTENDED UP SIDE SLOPES A SHORT DISTANCE
 - PLACE PARALLEL TO THE CONTOUR OF THE LAND TO ALLOW WATER TO POND BEHIND FENCE
 - ENTRENCH FOUR INCHES DEEP
 - USE ONE STAKE EVERY THREE FEET
 - DON'T LEAVE GAPS BETWEEN SECTIONS OF SILT FENCE
 - INSPECT AND REPAIR WEEKLY AFTER EVERY 1/2" RAIN. REMOVE SEDIMENT IF DEPOSITS REACH HALF THE FENCE HEIGHT.
 - MAINTAIN UNTIL A LAWN IS ESTABLISHED.
- SEDIMENT CLEANUP
 - AT THE END OF EACH WORK DAY, SWEEP OR SCRAPE UP SOIL TRACKED ONTO ROADS.
 - BY THE END OF THE NEXT DAY AFTER A STORM, CLEAN UP SOIL WASHED OFF SITE, AND CHECK STRAW BALES AND SILT FENCES FOR DAMAGE OR SEDIMENT BUILDUP.
- PRESERVING EXISTING VEGETATION
 - WHEREVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION.
 - TO PREVENT ROOT DAMAGE, DO NOT GRADE, PLACE SOIL PILES OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION.
 - PLACE PLASTIC MESH OR SNOW FENCE BARRIERS AROUND TREES TO PROTECT THE AREA BELOW THEIR BRANCHES.
- REVEGETATION: SEED, SOD OR MULCH BARE SOIL AS SOON AS POSSIBLE.
- DURING SITE DEVELOPMENT THE OWNER'S ARBORIST WILL TAG AND LOCATE THE EXISTING TREES TO BE SAVED, PROTECTED AND PRUNED AS STATED ABOVE.

PLANT MATERIAL SCHEDULE							
KEY	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	HGT & SPREAD	GROWTH	REMARKS
OVERSTORY – DECIDUOUS							
D1	0	ACER NIGRUM	BLACK MAPLE	2" CAL.	75x60	MODERATE	
D2	0	CELTIS OCCIDENTALIS	HACKBERRY	2" CAL.	75x50	MODERATE	
D3	0	BETULA NIGRA	RIVER BIRCH	2" CAL.	60x40	FAST	
D4	0	QUERCUS RUBRA	RED OAK	2" CAL.	75x60	MODERATE	
D5	3	ACER RUBRUM	RED SUNSET MAPLE	2" CAL.	70x50	FAST	
D6	10	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.	45x45	FAST	
D7	3	TILIA CORDATA	LITTLE LEAF LINDEN	2" CAL.	60x40	MODERATE	
OVERSTORY – EVERGREEN							
E1	0	PINUS SYLVESTRIS	SCOTS PINE	6' TALL	60x50	FAST	
E2	0	PICEA PUNGENS GLAUCA	COLORADO BLUE SPRUCE	6' TALL	40x25	SLOW	
E3	0	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	6' TALL	20x10	SLOW	
E4	0	PICEA ABIES	NORWAY SPRUCE	6' TALL	40x25	SLOW	
ORNAMENTAL – DECIDUOUS							
D01	0	CERCIS CANADENSIS	REDBUD	1" CAL.	30x20	MODERATE	
D02	11	MALUS SP	SPRING SNOW CRAB	1" CAL.	20x20	MODERATE	
D03	9	ACER PLATANOIDES 'COLUMNARE'	COLUMNAR NORWAY MAPLE	1" CAL.	45x15	MODERATE	
SHRUBBERY							
S1	0	JUNIPERUS SCOPULARUM	WICHITA BLUE JUNIPER	2' TALL	10'x6'		
S2	22	BUXUS SEPERVIRENS	BOXWOOD	15" TALL	5'x3'		
S3	0	PHYSOCARPUS OPULIFOLIUS	GOLDEN NINE BARK	2' TALL	8'x6'		
S4	0	ACER GINALLA COMPACTA	DWARF AMUR MAPLE	3' TALL	8'x8'		
S5	32	PRUNUS CISTENA	FLOWERING PLUM	3' TALL	8'x6'		
TURF							
SOD: MIXTURE OF BLUEGRASS/RYE; 5 FOOT BORDER AROUND ALL NEW PAVED AREAS, 10' BORDER AROUND BUILDING.							
SEED: MIXTURE OF BLUEGRASS/RYE TO BE APPLIED TO ALL DISTURBED LAWN AREAS NOT RECEIVING SOD.							
NOTE: MULCH AROUND ALL TREES AND SHRUBS AND IN PLANTING BEDS.							
STORM WATER DETENTION AREA:							
PLANT MATERIALS TO INCLUDE A MIX MOISTURE TOLERANT FLOWERS AND GRASSES AND TURF GRASSES.							





DESIGN START DATE:	01-01-18
DATE PLOTTED:	04-11-18
PRELIMINARY FIELD WORK COMPLETED:	04-09-18
FIELD BOOK NO.	1018-01

CAVITT CREEK CONDOMINIUMS I
INDIANOLA, WARREN COUNTY, IOWA

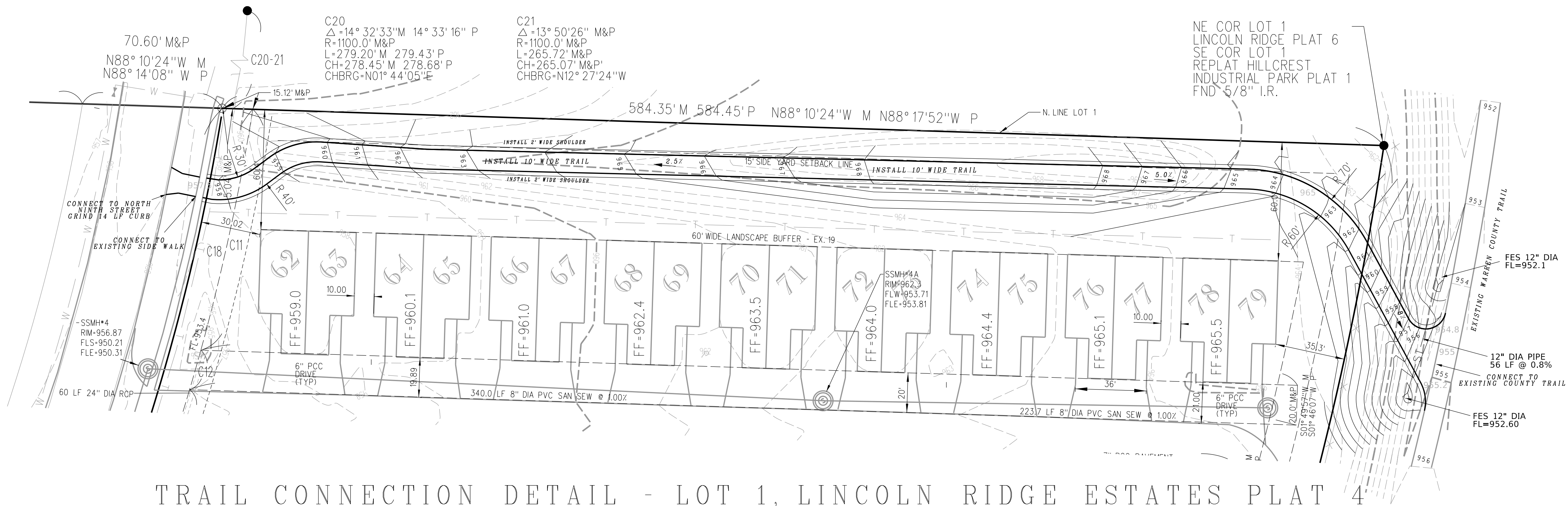
LEE
CHAMBERLIN
CONSULTANT ENGINEERS

3117 115TH STREET
VAN METER, IOWA 50261
TELE: (515) 669-4188
EMAIL ADDRESS:
mlee@leechamberlinengineers.com

DRAWING TITLE:

EROSION

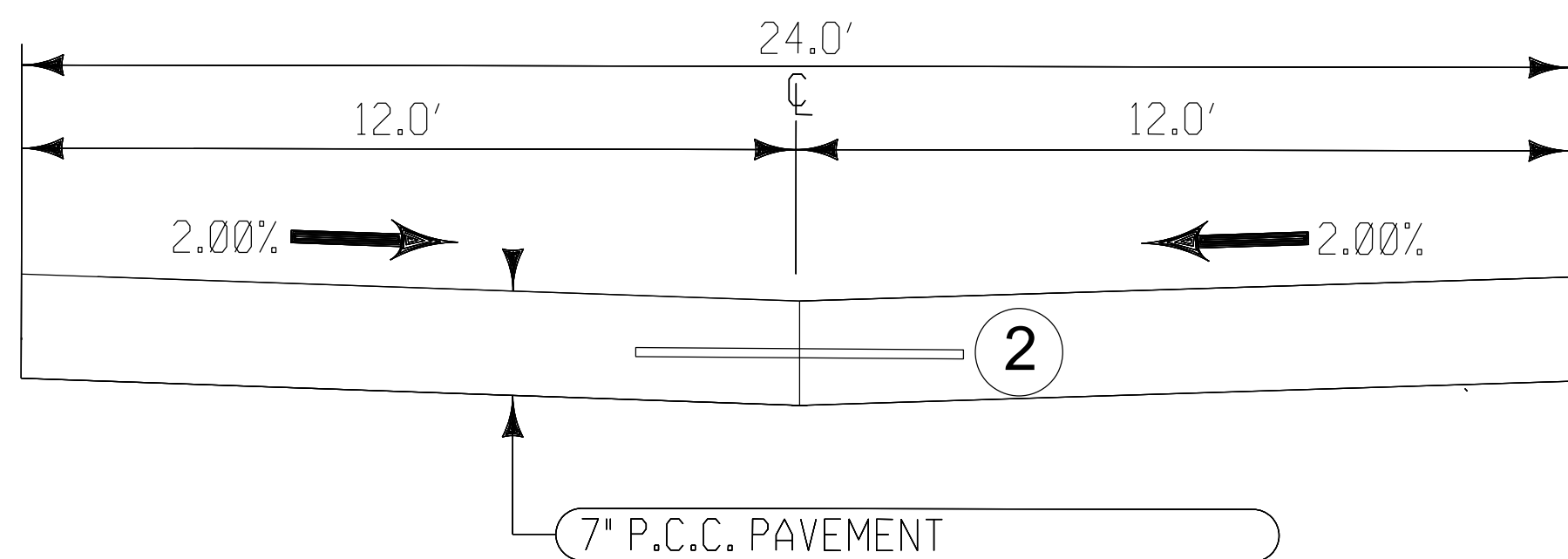
DRAWN BY:	JGP
CHECKED BY:	MLL
DATE:	11-21-19
JOB NO.	19017
SHEET	C05



TRAIL CONNECTION DETAIL - LOT 1, LINCOLN RIDGE ESTATES PLAT 4

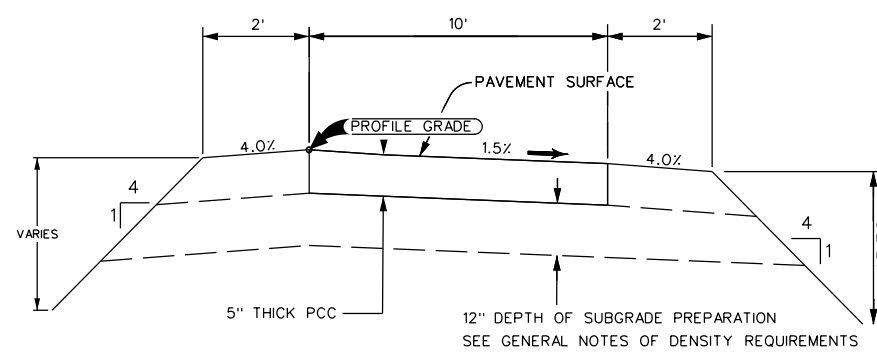
NOTE:

1. TRAIL EASEMENT TO BE CONVEYED AT THE TIME OF SITE PLAN APPROVAL BY CITY COUNCIL.



TYPICAL CROSS SECTION - PRIVATE DRIVE
7\"/>

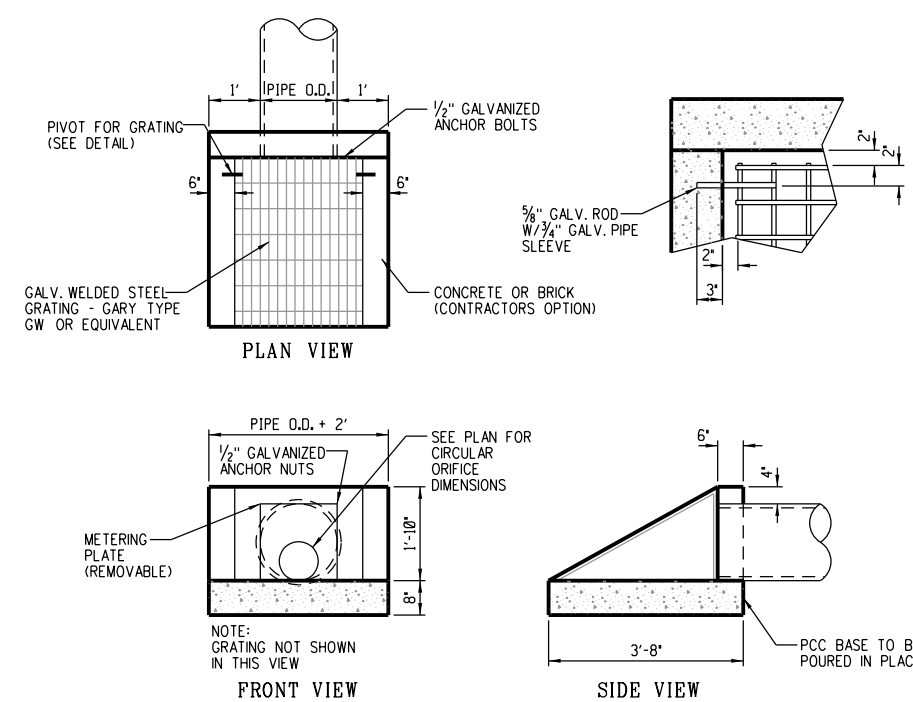
2. BT, KT, OR L JOINT DEPENDING UPON CONSTRUCTION SEQUENCE.



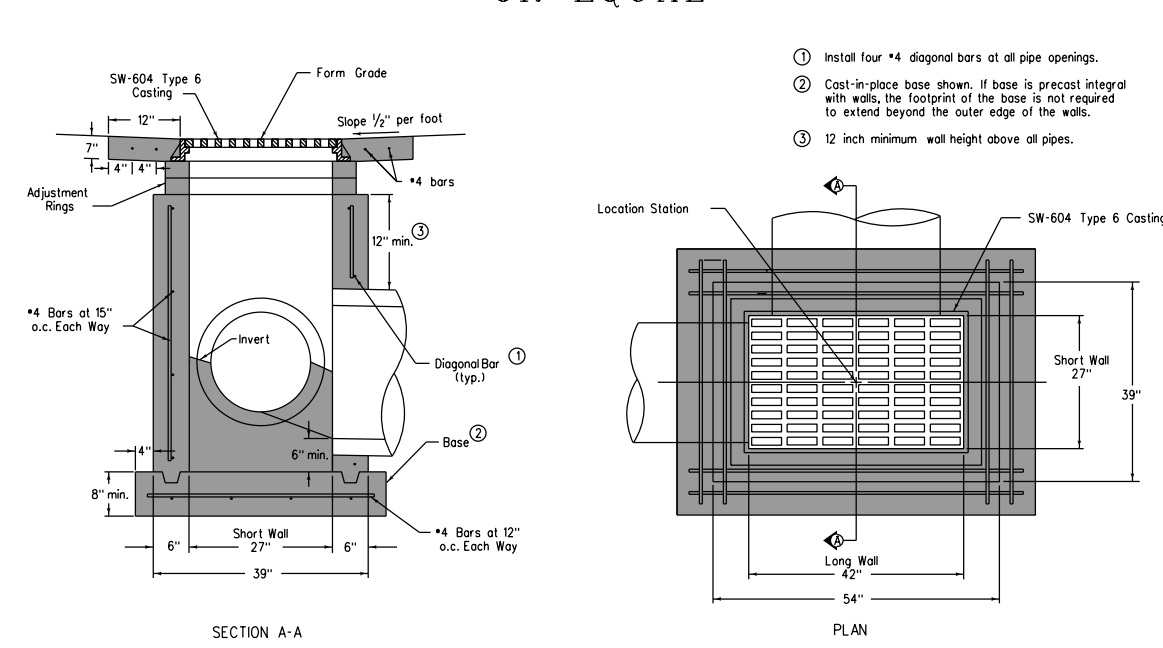
TYPICAL TRAIL CROSS SECTION

JOINTS: SHALL BE 'C' JOINTS FOR PAVEMENT THICKNESS LESS THAN 8\"/>

NEENAH R-3396
OR EQUAL

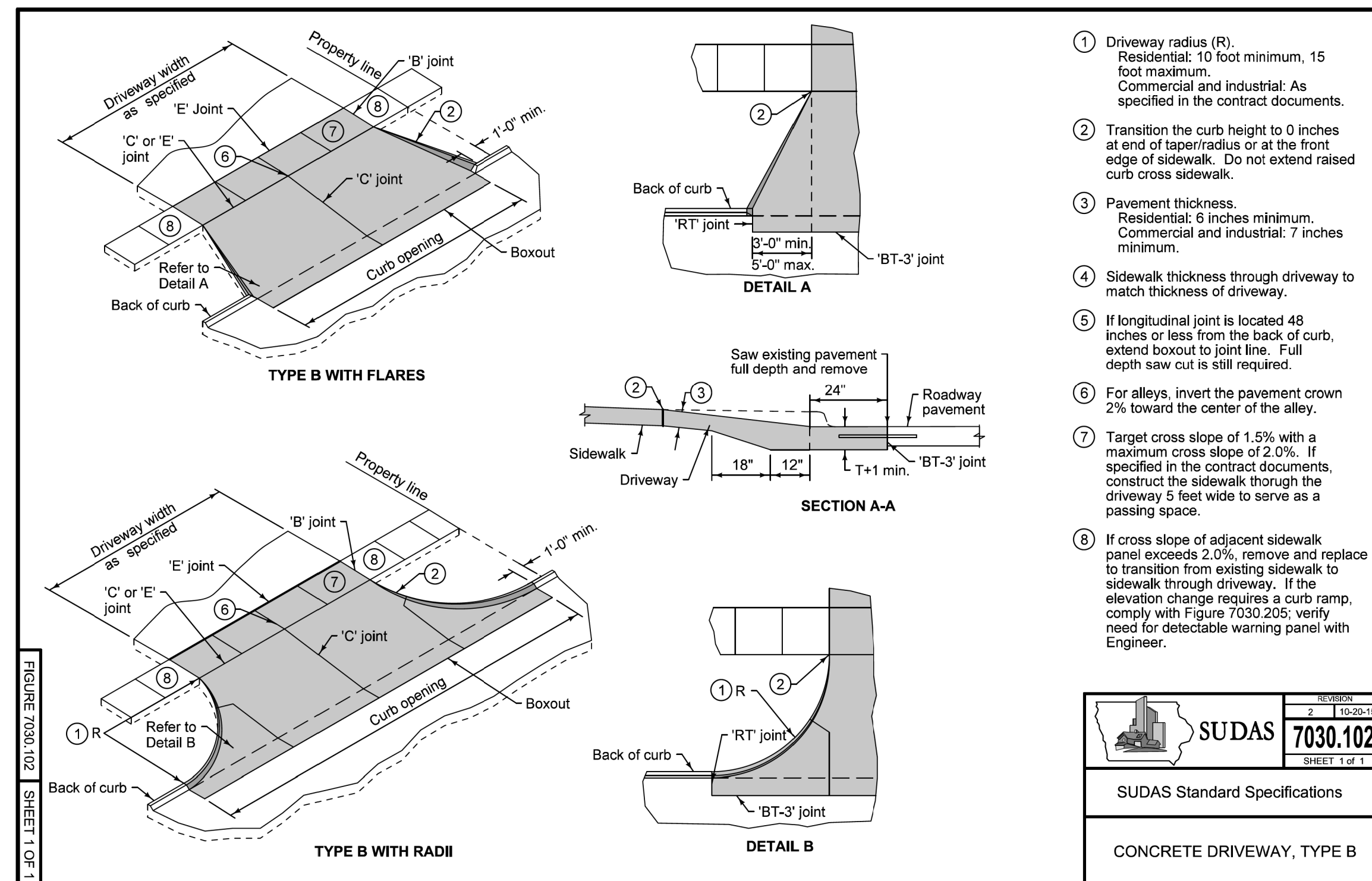


DETENTION BASIN OUTLET
PIPE ORIFICE DETAIL
NOT TO SCALE



MAXIMUM PIPE DIMENSIONS			
Pipe Location	Structure	Standard	Cast in place
Short Wall	15'	15'	15'
Long Wall	24'	24'	24'

Type "M-H" Intake, SM-511 - MOD. 02-11-17



- 1 Driveway radius (R). Residential: 10 foot minimum, 15 foot maximum. Commercial and industrial: As specified in the contract documents.
- 2 Transition the curb height to 0 inches at end of taper/radius or at the front edge of sidewalk. Do not extend raised curb cross sidewalk.
- 3 Pavement thickness. Residential: 6 inches minimum. Commercial and industrial: 7 inches minimum.
- 4 Sidewalk thickness through driveway to match thickness of driveway.
- 5 If longitudinal joint is located 48 inches or less from the back of curb, extend boxout to joint line. Full depth saw cut is still required.
- 6 For alleys, invert the pavement crown 2% toward the center of the alley.
- 7 Target cross slope of 1.5% with a maximum cross slope of 2.0%. If specified in the contract documents, construct the sidewalk through the driveway 5 feet wide to serve as a passing space.
- 8 If cross slope of adjacent sidewalk panel exceeds 2.0%, remove and replace to transition from existing sidewalk to sidewalk through driveway. If the elevation change requires a curb ramp, comply with Figure 7030.205; verify need for detectable warning panel with Engineer.

SUDAS Standard Specifications	
CONCRETE DRIVEWAY, TYPE B	

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CAVITT CREEK CONDOMINIUMS I
INDIANOLA, WARREN COUNTY, IOWA

LEE
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mllee@leechamberlinengineers.com

DRAWING TITLE:
DETAILS

DRAWN BY:	JGP
CHECKED BY:	MLL
DATE:	11-21-19
JOB NO.	19017
SHEET	C06

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE SITE PLAN FOR CAVITT CREEK
CONDOMINIUMS I**

WHEREAS, on December 10, 2019 the Planning and Zoning Commission met to consider Kading Properties LLC request for site plan approval of Cavitt Creek Condominiums I, a residential development on a lot exceeding one (1) acre, between 1404 and 1500 North 9th Street in Indianola; and

WHEREAS, the Planning and Zoning Commission recommend approval of the development with the following conditions:

1. All required permitting is secured, including but not limited to, Permit Program under the Clean Water Act Section 404; and,
2. Subject to the results of a traffic impact analysis; and

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

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

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Indianola, Iowa having considered the recommendations of the Planning and Zoning Commission, the requirements of the Municipal Code and the comments from the developer and the public, deems it appropriate to approve the site plan for Cavitt Creek Condominiums I, a residential development on a lot exceeding one (1) acre, between 1404 and 1500 North 9th Street in Indianola.

PASSED AND APPROVED the 16th day of December 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

Meeting Date: 12/16/2019

Information

Subject

Consider approval of request from Kading Properties, LLC for site plan approval of Cavitt Creek Condominiums II, a residential development on a lot exceeding one (1) acre, west of 1500 North 9th Street (P&Z denied unanimously).

Information

Roll call is in order.

Fiscal Impact

Attachments

Cavitt 2

Cavitt Creek 2 Resolution

- GENERAL NOTES:
1. ALL CONTRACTORS SHALL HAVE ALL PUBLIC AND PRIVATE UTILITIES FIELD LOCATED PRIOR TO BEGINNING ANY CONSTRUCTION WORK THROUGH IOWA ONE-CALL (1-800-292-8989) 48 HOURS PRIOR TO CONSTRUCTION. CONFIRM LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. OWNER AND ENGINEER DO NOT GUARANTEE CORRECTNESS OF ALIGNMENTS SHOWN.
 2. ALL ELEVATIONS ARE ON NAVD 88 DATUM.
 3. ALL QUANTITIES ARE FOR CONTRACTOR CONVENIENCE. WHERE CONFLICTS OCCUR, DRAWINGS SHALL PREVAIL.
 4. ALL DIMENSIONS ARE PARALLEL OR PERPENDICULAR TO PROPERTY LINES UNLESS NOTED. WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS.
 5. ALL SITE IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH THE MOST RECENT SUDAS SPECIFICATIONS INCLUDING THE MOST RECENT AMMENDMENTS TO THE SANITARY SEWER SPECIFICATIONS.
 6. P.C.C. PAVEMENT SHALL BE A 7" CLASS "C" CONCRETE MIX WITH CLASS 2 OR CLASS 3 DURABILITY COARSE AGGREGATE AS SPECIFIED IN THE MOST CURRENT STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION FROM THE IOWA DEPARTMENT OF TRANSPORTATION.
 7. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER IMMEDIATELY.
 8. USE COMPACTED BACKFILL FOR ALL TRENCHES. USE ¾" CRUSHED LIMESTONE FOR BEDDING AND BACKFILL IN THE PAVEMENT AREAS AND FOR BEDDING AND BACKFILL TO SPRING LINE OF PIPE IN UNPAVED AREAS.
 9. THE COMMUNITY DEVELOPMENT DEPARTMENT OF INDIANOLA, IOWA AND LEE CHAMBERLIN CONSULTANT ENGINEERS MUST BE NOTIFIED BY ALL CONTRACTORS 48 HOURS PRIOR TO COMMENCING WORK.
 10. ALL SITE CONSTRUCTION WORK SHALL BE INSPECTED BY THE CITY OF INDIANOLA OR THEIR REPRESENTATIVE. THE SANITARY SEWER CONSTRUCTION SHALL BE INSPECTED BY LEE ENGINEERS AND SURVEYORS.
 11. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY WITH LEE CHAMBERLIN CONSULTANT ENGINEERS THAT THE CONSTRUCTION PLANS BEING USED ARE THE APPROVED PLANS AND REFLECT ANY AND ALL REVISIONS.
 12. ALL HOLES RESULTING FROM OPERATIONS OF THE CONTRACTOR, INCLUDING REMOVAL OF FENCE POSTS, UTILITY POLES, OR FOUNDATION STUDIES, SHALL BE FILLED AS SOON AS PRACTICAL, PREFERABLY THE DAY CREATED AND NOT LATER THAN THE FOLLOWING DAY. ANY PORTION OF THE RIGHT-OF-WAY OR PROJECT LIMITS DISTURBED BY ANY SUCH OPERATIONS SHALL BE RESTORED TO AN ACCEPTABLE CONDITION. THIS OPERATION SHALL BE CONSIDERED INCIDENTAL TO OTHER BID ITEMS IN THE PROJECT.
 13. ON SITE DISPOSAL OF TREES OR BRUSH SHALL NOT BE ALLOWED.
 14. ALL AREAS WITHIN THE RIGHT-OF-WAY DISTURBED BY CONSTRUCTION SHALL BE SEEDED, FERTILIZED AND MULCHED IN ACCORDANCE WITH SECTION 2601 OF THE IOWA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS. IF CONSTRUCTION CANNOT BE COMPLETED BEFORE THE END OF THE NORMAL SEEDING PERIOD, TEMPORARY SEEDING WILL BE REQUIRED IN THE INTERIM.
 15. CONTRACTOR SHALL SUPPLY ADEQUATE SIGNING ON ALL STREET CLOSURES TO PREVENT UNNECESSARY DISRUPTION OF TRAFFIC. ALL TRAFFIC CONTROL SIGNING FOR STREET CLOSURES SHALL BE IN ACCORDANCE WITH THE CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 16. SOIL BORINGS OBTAINED ON SITE ARE THE RESPONSIBILITY OF THE CONTRACTOR.
 17. SANITARY SEWER SERVICE LINES SHALL BE PVC PIPE MEETING THE REQUIREMENTS OF ASTM D 3034 & SDR 23.5. CLASS II BEDDING SHALL BE USED PER STANDARD SPECIFICATIONS. ALL SERVICE CONNECTIONS MUST BE MANUFACTURED, GASKETED WYES. TEES AND SOLVENT WELD WYES AND BENDS ARE NOT PERMITTED. SANITARY SEWER SHALL BE TELEVIEWED BY THE OWNER. SANITARY SEWER SHALL BE CONSIDERED PRIVATELY OWNED AND MAINTAINED.
 18. WATER SERVICES SHALL BE ¾" DIA. COPPER SCHEDULE "K" W¾" METER. STOP BOX AND ADAPTER SHALL MEET CITY OF INDIANOLA STANDARDS. ALL FIRE HYDRANTS SHALL BE PAINTED RED. WATER MAIN SHALL BE CONSIDERED PUBLICLY OWNED AND MAINTAINED.
 19. ALL PROPOSED STORM SEWERS MUST BE A MINIMUM OF 2000D. THE OUTMOST FOUR SECTIONS, INCLUDING THE FLARED END SECTION OF ALL STORM SEWER MUST BE TIED AS PER IOWA DEPARTMENT OF TRANSPORTATION STANDARD ROAD PLAN RF-14, TYPE 3 CONNECTIONS.
 20. ALL PIPE CULVERT AND STORM SEWER INSTALLATION SHALL BE IN ACCORDANCE WITH THE IOWA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CLASS "B" BEDDING.
 21. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO APPLY FOR AND OBTAIN ANY STORM WATER DISCHARGE PERMITS FROM THE IOWA DEPARTMENT OF NATURAL RESOURCES IF SAID PERMITS ARE REQUIRED AS A PART OF THIS PROJECT.
 22. THE POST DEVELOPMENT RUN-OFF WILL NOT ADVERSELY AFFECT THE DOWNSTREAM DRAINAGE FACILITIES OR PROPERTY OWNERS.
 23. ALL PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE. PIPE LENGTHS DO NOT INCLUDE THE FLARED END SECTION'S LENGTH. FLOWLINE ELEVATIONS ARE GIVEN FOR BOTH THE END OF PIPE AND THE FLARED END SECTION OPENING.
 24. ADJUST ALL EXISTING MANHOLES TO FINISHED GRADE WHERE APPLICABLE.
 25. ALL SITE LIGHTING SHALL BE HIGH PRESSURE SODIUM CUT-OFF LUMINAIRES SURFACE MOUNTED TO BUILDINGS.
 26. ALL NEW WATER MAIN INSTALLED IS FOR DOMESTIC AND FIRE PROTECTION USE OF THE COMPLEX AND IS CONSIDERED PUBLIC. FUTURE MAINTENANCE SHALL BE THE RESPONSIBILITY OF INDIANOLA MUNICIPAL UTILITIES. ALL NEW WATER MAIN SHALL BE C900.
 27. CONTRACTOR TO SUBMIT INSURANCE CERTIFICATES TO MEET SUDAS STANDARDS
 28. PRESSURE AND VACUUM TESTING OF SANITARY SEWERS AND MANHOLES TO BE MONITORED BY INDIANOLA WATER POLLUTION CONTROL DEPARTMENT.
 29. PUBLIC SIDEWALKS SHALL BE 4' WIDE AND 4" THICK PER SUDAS.
 30. REFUSE WILL BE COLLECTED BY INDIVIDUAL CONTAINERS STORED IN EACH UNITS GARAGE.
 31. THE STREETS WILL BE PRIVATELY OWNED AND MAINTAINED.

GRADING AND UTILITY NOTES:

1. ALL FILL AREAS SHALL BE COMPACTED TO THE FOLLOWING PROCTOR DENSITIES:
95% WITHIN STREET RIGHTS-OF-WAYS, DRIVE & PARKING AREAS
95% WITHIN BUILDING PAD AREAS
85% WITHIN LAWN AREAS AND OPEN SPACE
2. ALL LAND FORMS, SWALES, ETC. SHALL BE GRADED TO A SMOOTH GROUND SURFACE PROVIDING A MINIMUM SLOPE OF 1.0% EXCEPT AS NOTED.
3. A MINIMUM OF ONE FOOT OF COMPACTED COHESIVE SUBGRADE SHALL BE PROVIDED UNDER STREETS.
4. ADJUST ALL EXISTING MANHOLES TO FINISHED GRADE WHERE APPLICABLE.
5. ALL OTHER SANITARY SEWER IMPROVEMENTS ARE CONSIDERED PRIVATE, THEREFORE MAINTENANCE IS THE RESPONSIBILITY OF THE OWNER.
6. ALL EXTERIOR LIGHTING OF THE DEVELOPED AREA IS THE RESPONSIBILITY OF THE OWNER.

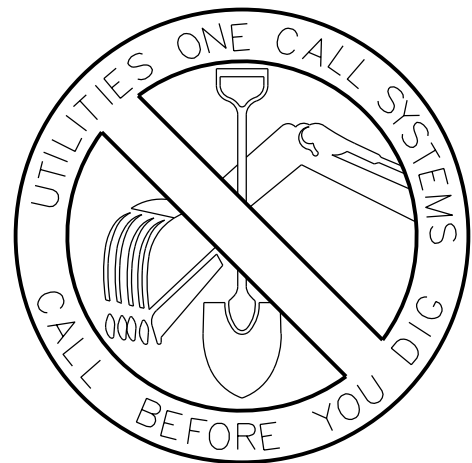
EROSION CONTROL NOTES:

1. TEMPORARY EROSION CONTROL MEASURES WILL BE REQUIRED OF THE CONTRACTOR IN ACCORDANCE WITH SECTION 2525 - TEMPORARY WATER POLLUTION CONTROL (SOIL EROSION), IOWA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS.
2. THE DEVELOPER OR DEVELOPER'S REPRESENTATIVE SHALL BE RESPONSIBLE FOR THE PROMPT REMOVAL OF ALL MUD THAT HAS BEEN TRACKED OR WASHED ONTO ADJACENT PROPERTIES OR PUBLIC RIGHT-OF-WAY UNTIL SUCH TIME THAT PERMANENT VEGETATION HAS BEEN ESTABLISHED.
3. GRADING CONTRACTOR SHALL PLACE AND MAINTAIN SILT FENCE AS INDICATED ON THE PLAN OR WHERE EROSION DEVELOPS AT THE DIRECTION OF THE CITY OR ENGINEER UNTIL VEGETATION IS ESTABLISHED.
4. ALL DISTURBED AREAS SHALL BE INSTALLED AS SOON AS POSSIBLE AFTER TOPSOIL HAS BEEN REDISTRIBUTED OVER ALL UNPAVED AREAS.
4. COMPLY WITH THE "STATE EROSION CONTROL LAWS."

PLANS FOR CAVITT CREEK CONDOMINIUMS II SITE IMPROVEMENTS INDIANOLA, WARREN COUNTY, IOWA PROJECT NO. 19017

INDEX OF PAGES

PAGE NO.	DESCRIPTION
C01.	TITLE PAGE, QUANTITIES, & GENERAL NOTES
C02.	SITE PLAN LAYOUT
C03.	GRADING PLAN
C04.	LANDSCAPE PLAN
C05.	EROSION PLAN
C06.	DETAIL



CONTRACTOR TO USE UTILITY
ONE CALL SYSTEM 48 HOURS BEFORE ANY EXCAVATION
1-800-292-8989

LEGAL DESCRIPTION:

FINAL PLAT CAVITT CREEK PLAT 2 LOT 1
an Official Plat, now included in and forming a part of the City of
Indianola, Warren County, Iowa.

ZONING: R-3

SETBACKS:
25' FRONT YARD SETBACK LINE
8' SIDE YARD SETBACK LINE (DOUPLEXES)
10' SIDE YARD SETBACK LINE (SIX-PLEX)
30' REAR YARD SETBACK LINE
25' SIGN SETBACK

BUILDING:
AREA - VARIES, SEE FOOTPRINT DETAILS
ONE AND TWO STORY - CONDOMINIUMS

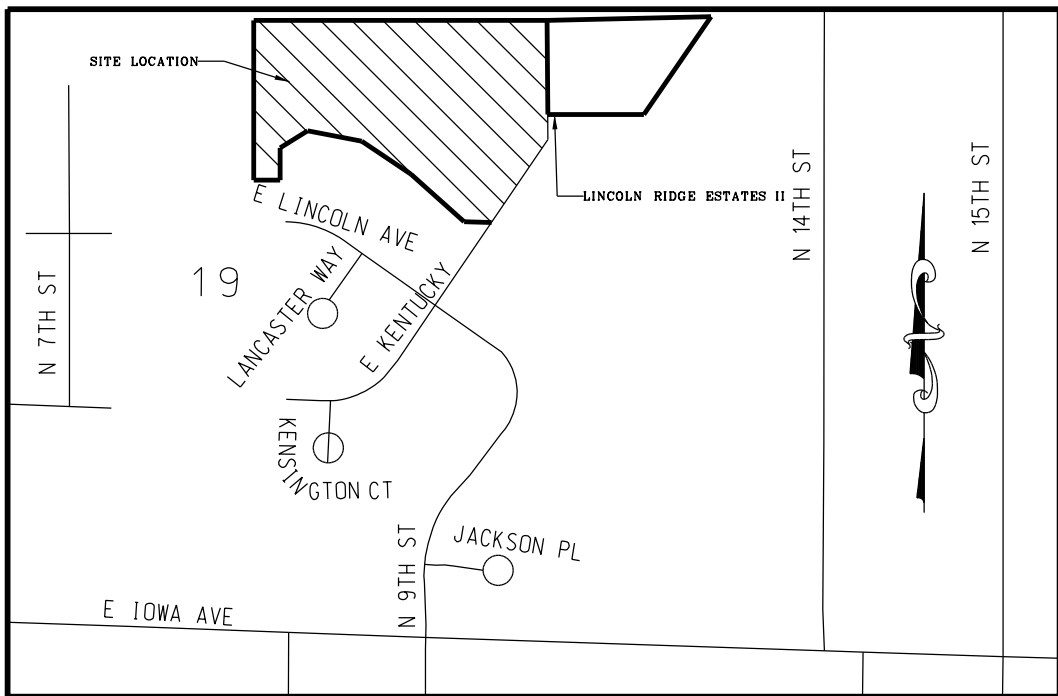
PARKING REQUIREMENTS:
2 STALLS PER UNIT - 238 STALLS

PARKING PROVIDED:
428 - 9'x20' SPACES (INCLUDING 190 GARAGE SPACES)
32 - 9'x20' ADDITIONAL STALLS

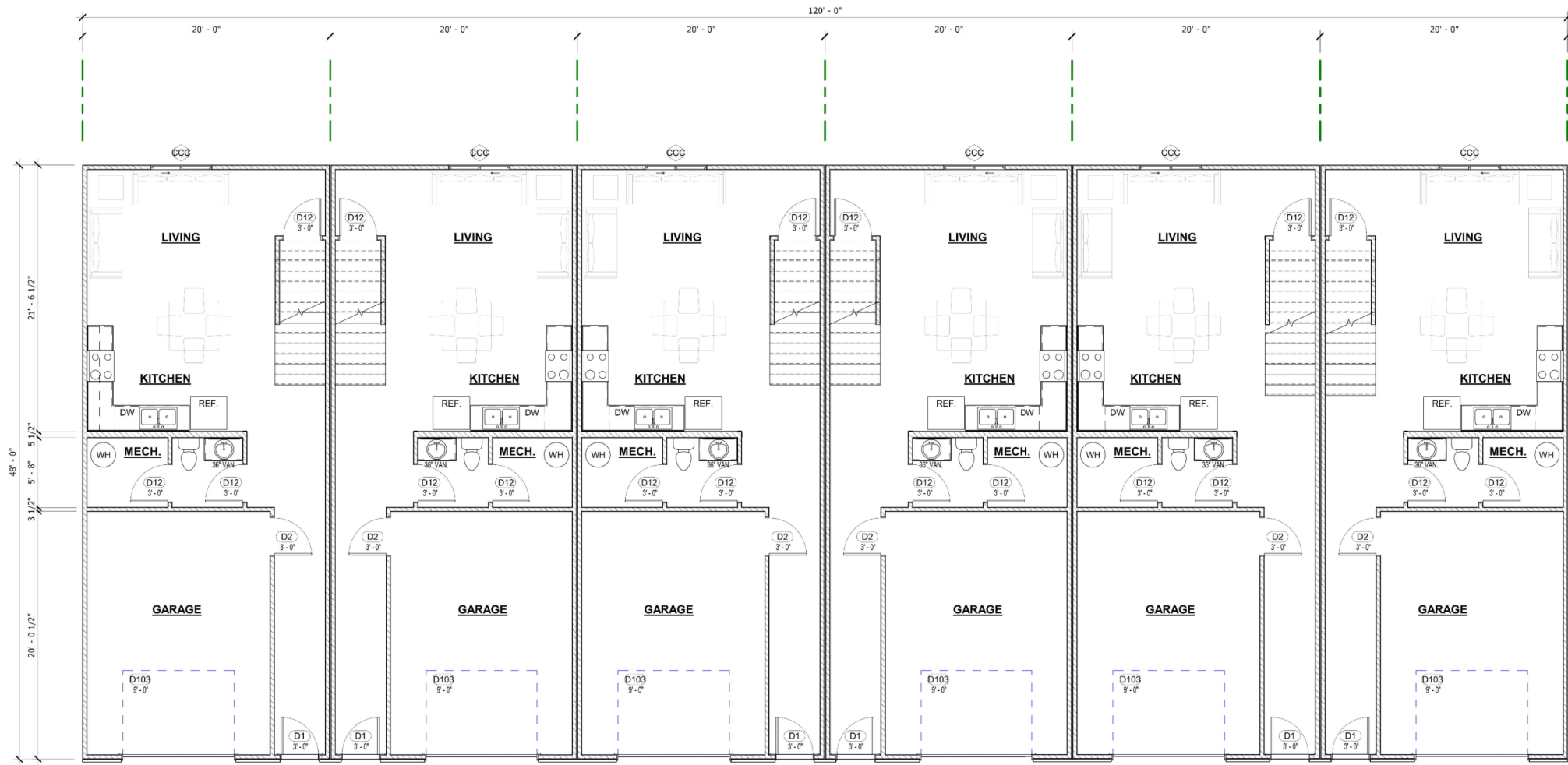
TOTAL AREA - 668,996 S.F. (100%)
OPEN SPACE - 394,784 S.F. (59.0%)
REQUIRED OPEN SPACE - 10%
HARD SURFACE AREA - 274,212 S.F. (41.0%)
PLAY AREA - 53,066 S.F. (7.9%)

LEGEND

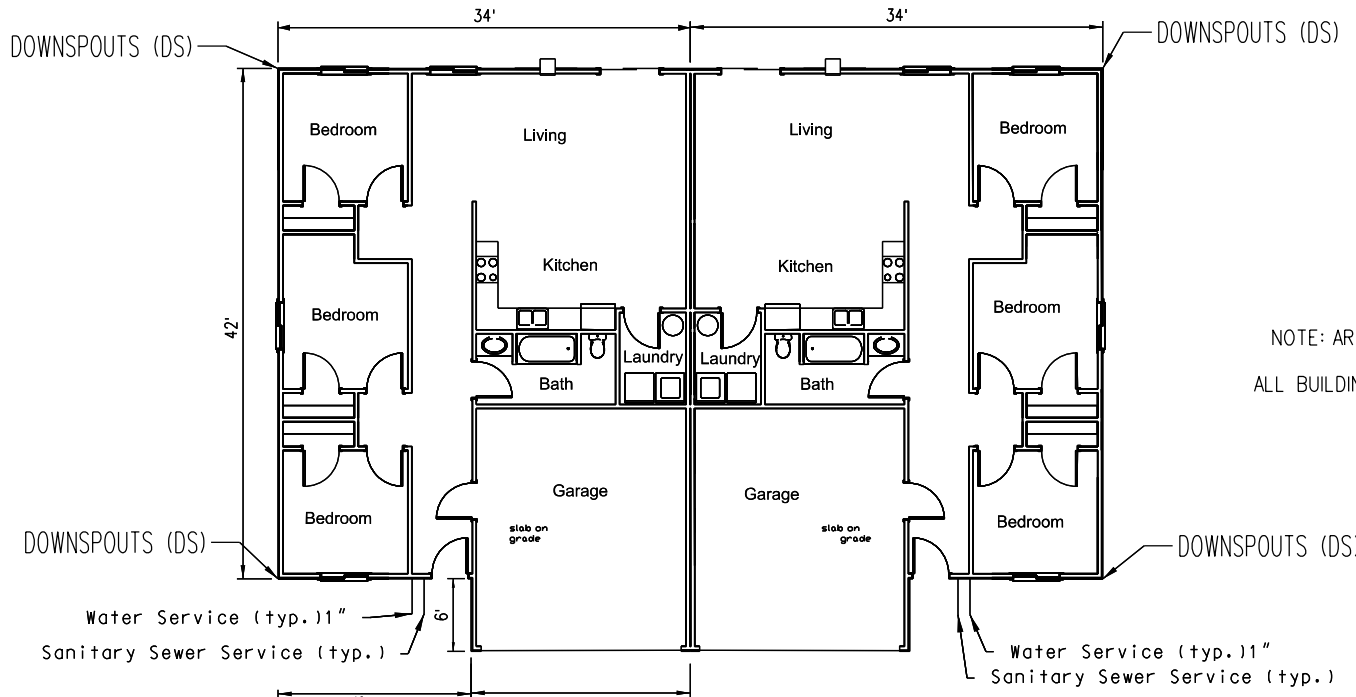
▲ SECTION CORNER FOUND	○ DEODIOUS TREE (EXISTING)
△ SECTION CORNER SET	● DEODIOUS TREE (REQUIRED)
● PROPERTY PIN FOUND	● PROPERTY PIN SET
○ GPS MONUMENT	★ CONIFEROUS TREE (EXISTING)
✦ BENCHMARK	✦ CONIFEROUS TREE (REQUIRED)
○ MONUMENT	✦ SHRUB (EXISTING)
○ SOIL BORING	● SHRUB (REQUIRED)
○ TEST WELL	○ TREE REMOVAL REQUIRED
○ MONITORING WELL	○ STUMP
○ SANITARY SEWER MANHOLE	1004.00 PROPOSED PAVEMENT ELEVATION
○ SANITARY CLEANOUT	→ GRADE FLOW ARROW
○ SEPTIC TANK	→ PIPE FLOW ARROW
○ CISTERN	--- 100 --- EXISTING CONTOURS
○ LIFT STATION	--- 100 --- PROPOSED CONTOURS
○ STORM SEWER MANHOLE	--- --- PROPERTY LINE
○ CURB INTAKE	--- --- CENTERLINE OF ROADWAY
○ BEEHIVE INTAKE	--- --- RIGHT-OF-WAY
○ CATCH BASIN	--- --- FENCE LINE
○ FLARED END SECTION	--- --- CONSTRUCTION LIMITS
○ CULVERT	--- SS --- SANITARY SEWER LINE
○ WATER MANHOLE	--- ST --- STORM SEWER LINE
○ FIRE HYDRANT	--- CP --- STORM CULVERT PIPE
○ YARD HYDRANT	--- RCP --- REINFORCED CONCRETE PIPE
○ POST INDICATOR VALVE	--- DI --- DUCTILE IRON PIPE
○ VALVE PIT	--- W --- WATER LINE
○ WATER METER	--- OP --- OVERHEAD ELECTRIC LINE
○ PUMP	--- E --- UNDERGROUND ELECTRIC LINE
○ METER STATION	--- T --- UNDERGROUND TELEPHONE LINE
○ PUMP STATION	--- FO --- FIBER OPTICS LINE
○ WATER TANK	--- HG --- HIGH PRESSURE GAS LINE
○ WELL	--- G --- LOW PRESSURE GAS LINE
○ ELECTRIC MANHOLE	○ SIGN
○ ELECTRIC BOX	○ WOOD LUMINAIRE
○ TRANSFORMER PAD	○ MALBOX
○ GUY	○ BIN
○ FIBER OPTICS MANHOLE	○ PROPANE TANK
○ TELEPHONE MANHOLE	
○ TELEPHONE PEDESTAL	
○ TELEPHONE BOOTH	
○ UNKNOWN MANHOLE	
○ UTILITY POLE	



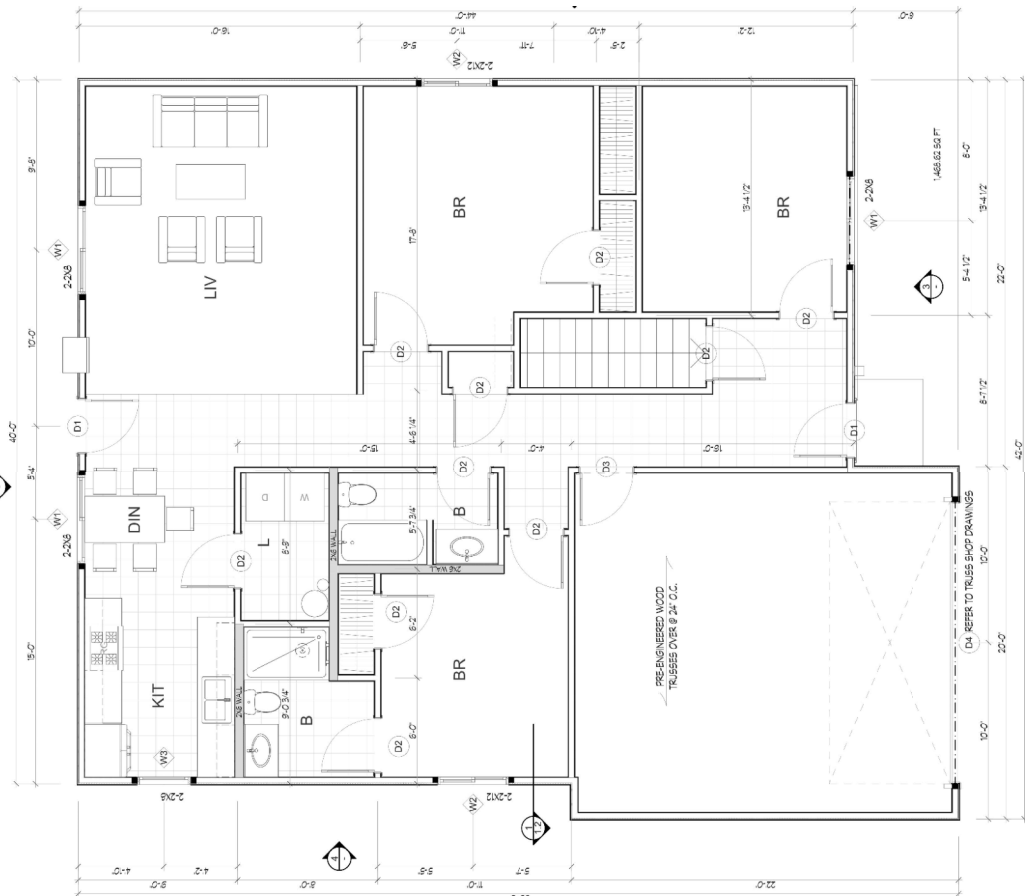
STYLE I. UNITS 1-18 & 47-88 VICINITY SKETCH



BUILDING LAYOUT - BRADFORD



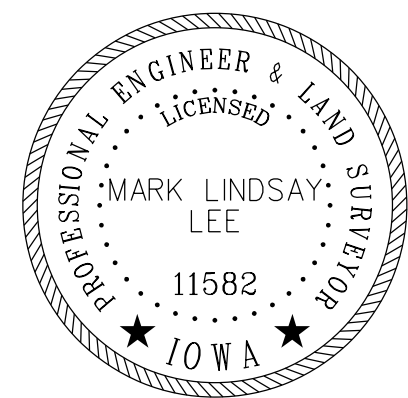
BUILDING LAYOUT - BERKSHIRE



PROPERTY OWNER:
KADING PROPERTIES
CONTACT: RICK KADING
7008 MADISON AVENUE
URBANDALE, IOWA 50322
(515) 276-9384

PROPERTY DEVELOPER:
KADING PROPERTIES
CONTACT: RICK KADING
7008 MADISON AVENUE
URBANDALE, IOWA 50322
(515) 276-9384

PROFESSIONAL ENGINEER:
LEE CHAMBERLIN CONSULTANT ENGINEERS
CONTACT: MARK LEE
3117 115TH STREET
VAN METEER, IOWA 50261
(515) 669-4188



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

Signature: _____ Date: _____
Name: (Printed or typed) MARK L. LEE
License Number: 11582
My license renewal date is December 31, 2020.
Pages or sheets covered by this seal: _____

DESIGN START DATE:
01-01-18
DATE PLOTTED:
04-11-18
PRELIMINARY FIELD
WORK COMPLETED:
04-09-18
FIELD BOOK NO.
1018-01

CAVITT CREEK CONDOMINIUMS II
INDIANOLA, WARREN COUNTY, IOWA



3117 115TH STREET
VAN METEER, IOWA 50261
TELE: (515) 669-4188
EMAIL ADDRESS:
mlee@leechamberlinengineers.com

DRAWING TITLE:

TITLE

DRAWN BY:
JGP

CHECKED BY:
MLL

DATE:
11-21-19

JOB NO.

19017

SHEET

C01

STORM SEWER TABULATIONS									
FES#	FL	DIAMETER	INTAKE	TYPE	RIM	INV			
FES#1	925.00	24"	INT#D1	SW-S11 MOD. DOUBLE	932.00	926.01			
FES#2	924.20	18"	INT#E1	SW-S11 MOD. DOUBLE	941.00	936.03			
FES#3	925.00	18"	INT#E2	SW-S12 BEEHIVE	941.50	937.22			
FES#4	925.80	30"	INT#E3	SW-S12 BEEHIVE	941.50	937.22			
FES#5	925.80	18"	INT#E4	SW-S12 BEEHIVE	945.20	939.60			
FES#6	925.80	15"	INT#E5	SW-S12 BEEHIVE	945.00	939.40			
FES#9	940.00	24"	INT#B1	SW-S11 MOD.	945.00	941.00			
FES#9	935.50	24"	INT#B2	SW-S12 BEEHIVE	944.50	941.50			
FES#10	940.50	30"	INT#C1	SW-S11 MOD.	945.00	940.00			
			INT#E3	SW-S12 BEEHIVE	944.20	940.70			
			INT#A1	DOUBLE SW-S11 MOD	949.00	FLS+944.67	FLE-944.77		
			INT#A2	SW-S11 MOD.	950.80	946.10			

PIPES	FROM	TO	LENGTH	DIA	SLOPE	STORM MANHOLES	INSTALL STMH+C1	INSTALL STMH+D
P-D1	INT#D1	FES#1	48.12	24	2.09		RIM-940.00	RIM-945.00
P1	FES#2	FES#3	88.01	18	0.81	INSTALL STMH+E1	FLE-935.00	RIM-938.00
P-E2	INT#E1	STMH+E1	104.00	30	5.70	DIAMETER 60"	FLNW-932.80	FLW-937.90
P-E1	STMH+E1	FES#4	48.18	30	4.57		RIM-936.00	
P-E1	STMH+E2	INT#E1	43.17	18	0.74		FLN-930.10	
P-E4	STMH+E3	INT#E1	37.00	24	0.86	INSTALL STMH+A1	FLS-928.00	
P-E5	STMH+E2	INT#E2	84.50	18	1.03		RIM-948.15	
P-E6	STMH+E2	INT#E1	84.60	18	1.03		FLN-942.25	
P-E7	INT#E3	INT#E4	24.00	15	9.92	INSTALL STMH+E2	FLS-943.15	
P-E8	INT#E2	INT#E5	48.96	12	4.45		RIM-941.54	
P-E2	INT#B1	STMH+B1	114.00	15	5.26	INSTALL STMH+A2	FLN-936.35	
P-B1	STMH+B1	FES#5	57.33	15	5.00	DIAMETER 60"		
P-C2	INT#C1	STMH+C1	115.00	15	4.35	INSTALL STMH+E3	RIM-952.15	
P-C1	INT#C1	INT#C2	27.20	12	2.57		FLN-947.00	
P-C4	INT#B1	INT#B2	27.20	12	1.84	FLN-936.35	FLW-947.00	
P-C1	STMH+C1	FES#6	86.89	15	8.06	FLE-936.35	FLS-947.00	
P-A	FES#5	STMH+D	97.27	24	1.37	INSTALL STMH+A1A		
P-2B	STMH+D	FES#9	175.63	24	3.77	DIAMETER 60"	RIM-950.5	
P-A3	INT#A2	INT#A1	47.00	18	0.98	RIM-940.00	FLW-945.54	
P-A4	INT#A1	INT#A2	75.00	14	1.80	FLN-935.00	FLE-945.64	
P-A2	INT#A1	STMH+A1	93.00	30	2.60	FLW-930.10	FLN-945.64	
P-A1	FES#10	STMH+A1	30.00	30	5.50			
P-AZA	INT#A1	DTMG+A1A	55.00	24	1.40			

DOWNSPOUT DRAINAGE									
INTAKE	TYPE	RIM	INV	FROM	TO	DIA	LENGTH	SLOPE(%)	
INT#D1	HARCO 12" DIA	945.70	942.70	INT#D1	INT#D2	12"	40.00	0.51	
INT#D2	HARCO 12" DIA	945.70	942.49	INT#D2	INT#D3	12"	40.00	0.51	
INT#D3	HARCO 12" DIA	945.70	942.28	INT#D3	INT#D4	12"	40.00	0.51	
INT#D4	HARCO 12" DIA	945.70	942.08	INT#D4	INT#D5	12"	77.50	0.51	
INT#D5	HARCO 12" DIA	941.18	947.80	INT#D5	INT#D6	12"	107.68	3.34	
INT#D6	HARCO 12" DIA	946.60	942.20	INT#D6	INT#D7	12"	136.17	3.13	
INT#D7	HARCO 12" DIA	943.30	939.30	INT#D7	INT#D8	12"	86.47	1.73	
INT#D8	HARCO 12" DIA	941.80	937.80	INT#D8	INT#E1	12"	76.60	3.76	
INT#D9	HARCO 12" DIA	944.70	941.09	INT#D9	INT#D11	12"	40.00	0.51	
INT#D10	HARCO 12" DIA	944.70	941.30	INT#D10	INT#D11	12"	40.00	0.51	
INT#D11	HARCO 12" DIA	944.70	941.50	INT#D11	INT#D12	12"	40.00	0.51	
INT#D12	HARCO 12" DIA	944.70	941.70	INT#D12	INT#D13	12"	76.70	0.51	

SANITARY SEWER TABULATIONS									
SANITARY SEWER MANHOLES		PIPES		FROM	TO	LENGTH	DIA	SLOPE(%)	
INSTALL SSMH+6	FLW-935.08	INSTALL SSMH+10	PSS-1	SSMH+1	SSMH+2	317.22	8	2.94	
RM-955.08	FLW-938.46	RM-954.62	PSS-2	SSMH+2	SSMH+3	321.34	8	1.32	
FLW-947.08	FLW-930.46	FLN-946.52	PSS-3	SSMH+3	SSMH+4	148.78	8	3.74	
	FLN-930.36	FLN-946.62	PSS-4	SSMH+4	SSMH+5	192.58	8	3.76	
INSTALL SSMH+2			PSS-5	SSMH+11	SSMH+10	150.50	8	0.551	
RM-945.75	INSTALL SSMH+7	INSTALL SSMH+11	PSS-6	SSMH+10	SSMH+9	144.86	8	1.251	
FLW-937.75	RM-944.47	RM-955.49	PSS-7	SSMH+9	SSMH+8	120.571	8	1.987	
FLW-937.65	FLW-936.47	FLN-947.45	PSS-8	SSMH+8	SSMH+7	218.76	8	2.62	
	FLW-939.47		PSS-9	SSMH+7	SSMH+6	183.37	8	3.22	
INSTALL SSMH+3	FLW-936.37	INSTALL SSMH+12	PSS-10	SSMH+6	SSMH+5	149.55	8	6.65	
RM-941.64		RM-948.85	PSS-11	SSMH+5	SSMH+12	148.295	8	0.5	40°
FLW-933.32	INSTALL SSMH+8	FLN-948.32	PSS-12	SSMH+12	SSMH+13	317.25	8	0.53	
FLS-933.32	RM-950.30	FLS-938.15	PSS-13	SSMH+15	SSMH+14	150.91	8	0.5	
	FLW-942.30		PSS-14	SSMH+14	SSMH+18	300.27	8	1.22	
INSTALL SSMH+4	FLN-942.30	INSTALL SSMH+13	PSS-15	SSMH+5	EXISTING	143.35	10	0.5	
RM-935.76	FLW-942.20	RM-946.85							
FLS-927.76		FLS-939.00							
	INSTALL SSMH+9								
	FLS-944.71	INSTALL SSMH+14							
INSTALL SSMH+5	FLW-944.61	RM-954.13							
RM-934.60		FLN-946.07							
FLN-920.42		FLS-945.97							
FLW-920.42									
FLW-920.32									
FLW-920.32									
		INSTALL SSMH+15							INSTALL
		RM-954.83							BASEIN
		FLS-946.83							
		EXISTING SSMH							
		RM-930.54							
		NV-919.50							
		FLW-919.60							

- SANITARY NOTES
- ONE WEEK PRIOR TO COMMENCING CONSTRUCTION THE CONTRACTOR SHALL NOTIFY:
a. CITY OF INDIANOLA
b. ALL UTILITY COMPANIES
c. Developer
d. Engineer
 - ALL MATERIALS AND CONSTRUCTION ARE TO BE IN STRICT COMPLIANCE WITH THE INDIANOLA SPECIFICATIONS FOR SUBDIVISIONS INCLUDING THE LATEST REVISIONS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXACT LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES AND STRUCTURES AND WHETHER ADDITIONAL UTILITIES OR STRUCTURES EXIST AND TO PROTECT ALL EXISTING UTILITIES AND STRUCTURES. ANY DAMAGE TO EXISTING UTILITIES AND STRUCTURES SHALL BE REPAIRED AT THE CONTRACTORS EXPENSE.
 - THE CONTRACTOR SHALL EITHER RECONNECT OR CONNECT TO STORM SEWER, ANY FIELD TILE INTERCEPTED DURING CONSTRUCTION. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE CITY OF INDIANOLA WHEN FIELD TILE IS ENCOUNTERED.
 - THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY AND ALL REQUIRED PERMITS FOR PERFORMING THE WORK.
 - ALL WORK SHALL BE IN STRICT ACCORDANCE WITH APPLICABLE O.S.H.A. CODES AND STANDARDS. NOTHING INDICATED ON THESE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH THE APPLICABLE SAFETY REGULATIONS.
 - THE CONTRACTOR SHALL FURNISH AND PLACE ALL NECESSARY SIGNS AND BARRICADES DURING CONSTRUCTION IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR RECORDING "AS-BUILT" INFORMATION FOR ALL NEW CONSTRUCTION. RECORD DRAWINGS SHALL BE MAINTAINED BY THE CONTRACTOR AND KEPT UP TO DATE AS THE WORK PROGRESSES. THE ORIGINAL RECORD DRAWINGS SHALL BE PROVIDED TO THE ENGINEER UPON COMPLETION OF CONSTRUCTION.
 - ALL FILL AREAS, TRENCH BACKFILL AND PAVING SUBGRADE ARE TO BE COMPACTED TO A MINUM OF 95% STANDARD PROCTOR WITH A MOISTURE CONTENT BETWEEN OPTIMUM AND +4%.
 - ALL DEBRIS SPILLED ON PUBLIC STREETS OR ADJACENT PROPERTY SHALL BE PROMPTLY REMOVED AND PROPERLY DISPOSED OF BY THE CONTRACTOR.
 - IF THERE IS A DISCREPENCY BETWEEN THE QUANTITY ESTIMATE AND THE DETAILED PLANS, THE DETAILED PLANS SHALL GOVERN.
 - ALL SANITARY SERVICES AND STUB OUTS FROM MANHOLES SHALL BE CAPPED
 - ALL SANITARY SEWER MANHOLES SHALL HAVE TYPE "A" CASTINGS UNLESS OTHERWISE SPECIFIED
 - PROVIDE SANITARY SEWER SERVICE RISER AS REQUIRED BY THE URBAN STANDARD SPECIFICATIONS FOR PUBLIC IMPROVEMENTS.
 - THE CONTRACTOR SHALL MARK SANITARY SEWER MANHOLES AND SANITARY SEWER SERVICES WITH STEEL FENCE POSTS. TOP ONE FOOT OF POSTS MARKING SERVICES IS TO BE PAINTED GREEN. POSTS MARKING SANITARY MANHOLES ARE TO BE PAINTED GREEN FROM TOP OF POST TO GRADE.
 - SANITARY MANHOLES ARE TO BE FURNISHED WITHOUT STEPS.
 - SANITARY MANHOLE TYPE "A" CASTINGS ARE TO BE BOLTED TO THE TOP OF THE MANHOLE USING A MINIMUM OF TWO (2) 1/2" STEEL ANCHOR RODS.
 - CRETEX PRO-RINGS SHALL BE USED TO ADJUST THE MANHOLE CASTING TO GRADE. NO MORE THAN 12" OF RINGS TO BE USED.
 - ALL SANITARY SEWERS SHALL BE CLEANED AND TELEVIEWED AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL APPROVAL.
 - ALL SANITARY SEWERS SHALL BE MANDREL TESTED AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL APPROVAL.
 - ALL SANITARY SEWER MANHOLES SHALL BE AIR TESTED AT CONTRACTOR'S EXPENSE PRIOR TO FINAL APPROVAL.
 - A CITY REPRESENTATIVE SHALL BE ONSITE WHEN MANDREL AND AIR TESTING IS PERFORMED.
 - CONTRACTOR SHALL MAINTAIN 1% SLOPES ON ALL SANITARY SERVICES TO PROVIDE MAXIMUM DEPTH AT SERVICE END.
 - ALL MANHOLES SHALL CONTAIN A CONCRETE ADMIXTURE CON(M)C) SIELD ANTI-BACTERIAL ADMIXTURE AS MANUFACTURED BY CONSHIELD TECHNOLOGIES, INC., OR APPROVED EQUAL.
 - TRACER WIRE SHALL BE INSTALLED FOR ALL SANITARY SEWER FORCE MAINS.



- NOTES:
- TRAIL EASEMENT TO BE CONVEYED AT THE TIME OF SITE PLAN APPROVAL BY CITY COUNCIL.
 - THE CAVITT CREEK I PROJECT HAS EXCESS DIRT MATERIAL AND WILL BE HAULED ACROSS NORTH NINTH. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING THE STREET AND CLEAN UP.
 - ALL DRIVEWAYS/PARKING IN FRONT OF UNITS SHALL BE 7" THICK PCC CONSTRUCTED TO SUDAS SPECIFICATION
 - PLAN WILL BE RECORDED AT THE TIME OF SITE PLAN APPROVAL BY THE CITY COUNCIL.
 - 15' PUES WILL BE CONVEYED AT THE TIME OF SITE PLAN APPROVAL BY THE CITY COUNCIL.



DESIGN START DATE:	01-01-18
DATE PLOTTED:	04-11-18
PRELIMINARY FIELD WORK COMPLETED:	04-09-18
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INDIANOLA, WARREN COUNTY, IOWA

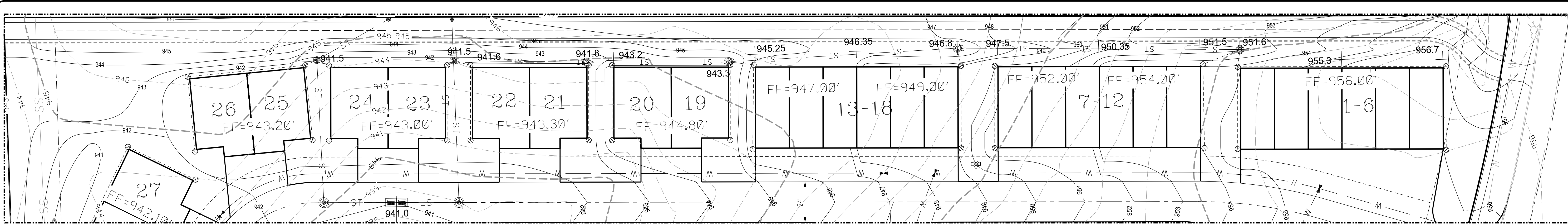
LEE
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3117 115TH STREET
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DRAWING TITLE:

SITE PLAN

DRAWN BY:	JGP
CHECKED BY:	MLL
DATE:	11-21-19
JOB NO.	19017
SHEET	C02



DESIGN START DATE:
01-01-18
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CAVITT CREEK CONDOMINIUMS II
INDIANOLA, WARREN COUNTY, IOWA

LEE
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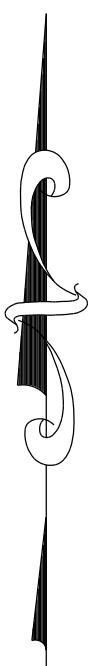
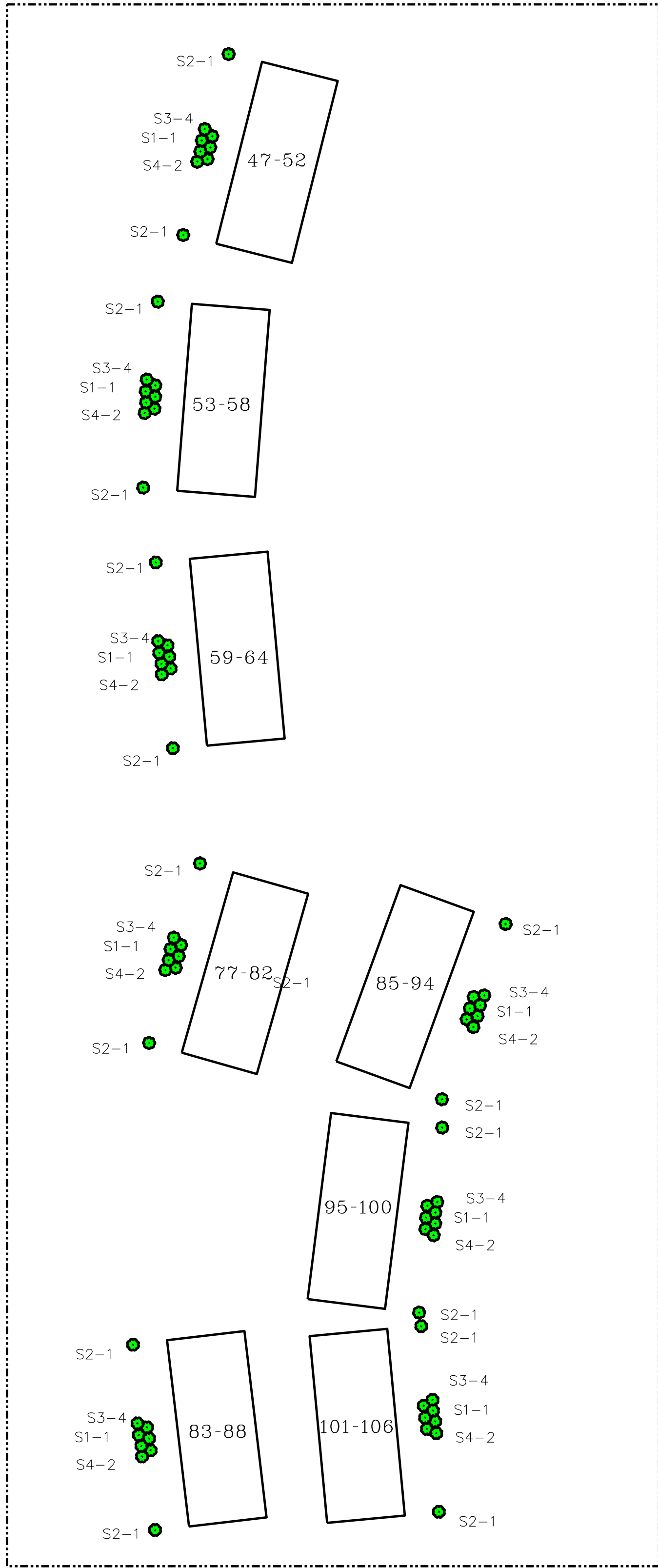
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GRADING
PLAN

DRAWN BY:
JGP
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MLL
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11-21-19
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19017
SHEET
C03

DETAILS



60 0 60 120
SCALE: 1" = 60'



GENERAL NOTES:

- CONTRACTOR TO PROVIDE SILT FENCE AND ALL NECESSARY EROSION CONTROL MEASURES AROUND AREAS OF CONSTRUCTION.
A. PUT UP BEFORE ANY OTHER WORK IS DONE.
B. INSTALL ON DOWN SLOPE SIDES OF SITE WITH ENDS EXTENDED UP SIDE SLOPES A SHORT DISTANCE.
C. PLACE PARALLEL TO THE CONTOUR OF THE LAND TO ALLOW WATER TO POND BEHIND FENCE.
D. EXTEND FOUR INCHES DEEP.
E. USE ONE STAKE EVERY THREE FEET.
F. DON'T LEAVE GAPS BETWEEN SECTIONS OF SILT FENCE.
G. INSPECT AND REPAIR WEEKLY AFTER EVERY 1/2" RAIN. REMOVE SEDIMENT IF DEPOSITS REACH HALF THE FENCE HEIGHT.
H. MAINTAIN UNTIL A LAWN IS ESTABLISHED.
- SEDIMENT CLEANUP
I. AT THE END OF EACH WORK DAY, SWEEP OR SCRAPE UP SOIL TRACKED ONTO ROADS.
J. BY THE END OF THE NEXT DAY AFTER A STORM, CLEAN UP SOIL WASHED OFF SITE, AND CHECK STRAIN BALES AND SILT FENCES FOR DAMAGE OR SEDIMENT BUILDUP.
K. PRESERVE EXISTING VEGETATION.
L. WHEREVER POSSIBLE, PRESERVE EXISTING TREES, SHRUBS, AND OTHER VEGETATION.
M. TO PREVENT ROOT DAMAGE, DO NOT GRAZE, PLACE SOIL PILES OR PARK VEHICLES NEAR TREES MARKED FOR PRESERVATION.
N. PLACE PLASTIC MESH OR SNOW FENCE BARRIERS AROUND TREES TO PROTECT THE AREA BELOW THEIR BRANCHES.
- REVEGETATION. SEED, SOD OR MULCH BARE SOIL AS SOON AS POSSIBLE. DURING SITE DEVELOPMENT THE OWNER'S ARBORIST WILL TAG AND LOCATE THE EXISTING TREES TO BE SAVED, PROTECTED AND PRUNED AS STATED ABOVE.

PLANT MATERIAL SCHEDULE							
KEY	QTY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	HGT & SPREAD	GROWTH	REMARKS
OVERSTORY - DECAIDUOUS							
D1	0	ACER NORUM	BLACK MAPLE	2" CAL.	75x60	MODERATE	
D2	0	CELTIS OCCIDENTALIS	HICKBERRY	2" CAL.	75x50	MODERATE	
D3	0	BETULA NIGRA	RIVER BIRCH	2" CAL.	60x40	FAST	
D4	0	QUERCUS RUBRA	RED OAK	2" CAL.	75x60	MODERATE	
D5	32	ACER RUBRUM	RED SWAMP MAPLE	2" CAL.	70x50	FAST	
D6	28	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL.	65x45	FAST	
D7	3	TILIA CORDATA	LITTLE LEAF LINDEN	2" CAL.	60x40	MODERATE	
OVERSTORY - EVERGREEN							
E1	0	PRUNUS SYLVESTRIS	SCOTTS PINE	6" TALL	60x50	FAST	
E2	0	PICEA PARVENS GLAUCA	COLORADO BLUE SPRUCE	6" TALL	40x25	SLOW	
E3	0	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	6" TALL	20x10	SLOW	
E4	0	PICEA ABIES	NORWAY SPRUCE	6" TALL	40x25	SLOW	
ORNA-MENTAL - DECAIDUOUS							
D01	28	CERES CANADENSIS	REDBUD	1" CAL.	30x20	MODERATE	
D02	99	MALUS SP.	SPRING SNOW GRAB	1" CAL.	20x20	MODERATE	
D03	39	ACER PLATANOIDES 'COLUMBIANA'	COLUMBIANA NORWAY MAPLE	1" CAL.	45x15	MODERATE	
SHRUBBERY							
S1	17	CALAMAGROSTIS ACUTIFLORA	KARL FIEDERSTERN	2 GAL.	4'x2'		
S2	50	BUXUS SEPIPERVENS	BOXWOOD	15" TALL	5'x3'		
S3	93	PRUNUS AROMATICA 'YARD-LOW'	FRAGRANT YUCCA	1 GAL.	1'x6"		
S4	25	SPHODRUM JAPONICA	JAPANESE HEADWEED	1 GAL.	4'x6"		
S5	18	PRUNUS OSTENS	FLOWERING PLUM	3" TALL	8'x6"		
S6	6	EUONYMUS ALATUS 'COMPACTUS'	DWARF-WINGED BURNING BUSH	1 GAL.	6'x4"		
TURF							
SOD: MIXTURE OF BLUEGRASS/PINE. 5 FOOT BORDER AROUND ALL NEW PAVED AREAS, 10' BORDER AROUND BUILDING.							
SEED: MIXTURE OF BLUEGRASS/PINE TO BE APPLIED TO ALL DISTURBED LAWN AREAS NOT RECEIVING SOD.							
NOTE: MULCH AROUND ALL TREES AND SHRUBS AND IN PLANTING BEDS.							
STORM WATER DETENTION AREA.							
PLANT MATERIALS TO INCLUDE A MIX MOISTURE TOLERANT FLOWERS AND GRASSES AND TURF GRASSES.							

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DRAWING TITLE:

LANDSCAPE

DRAWN BY:
JGP
CHECKED BY:
MLL
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11-21-19
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SHEET
C04

CAVITT CREEK CONDOMINIUMS II
INDIANOLA, WARREN COUNTY, IOWA

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CONSULTANT ENGINEERS

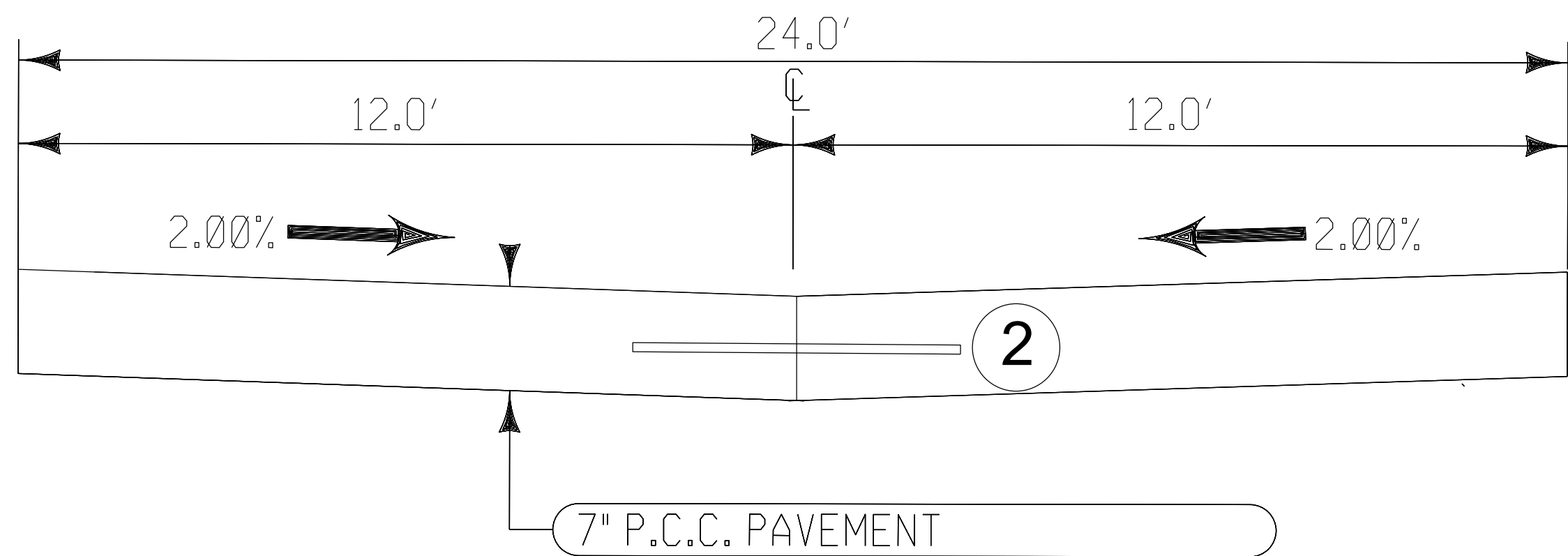
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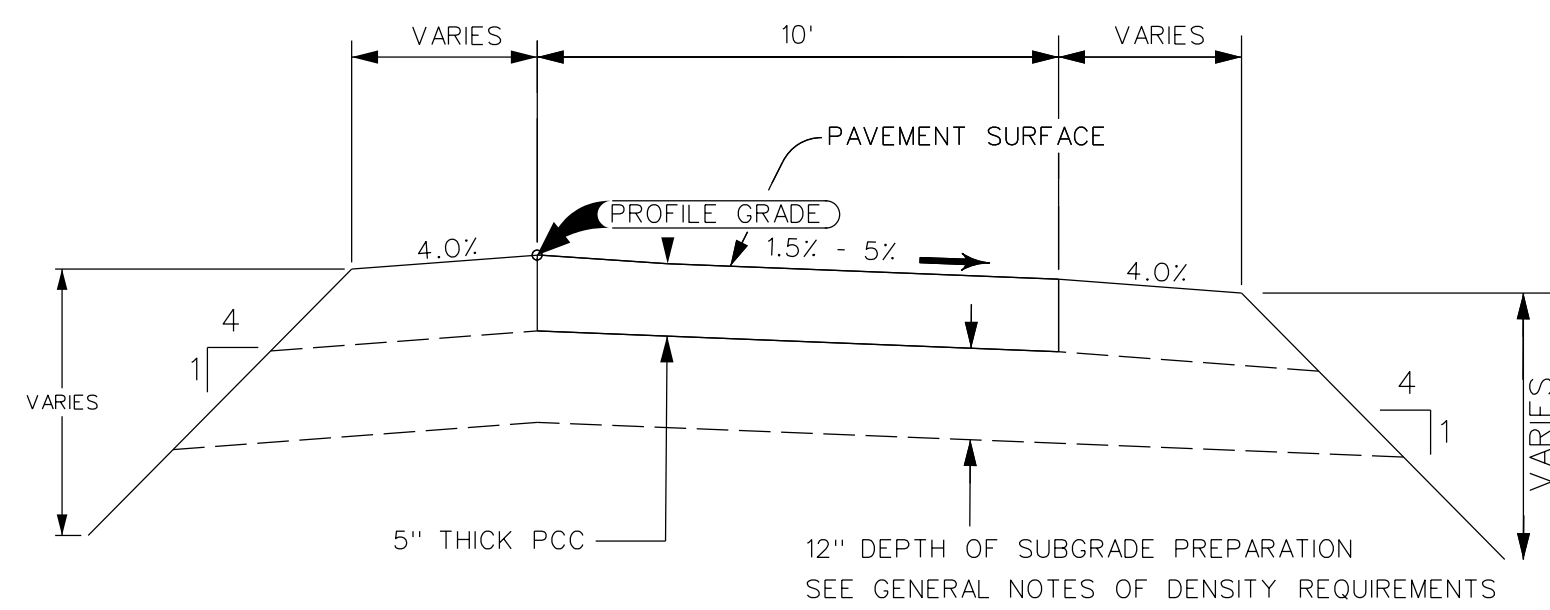
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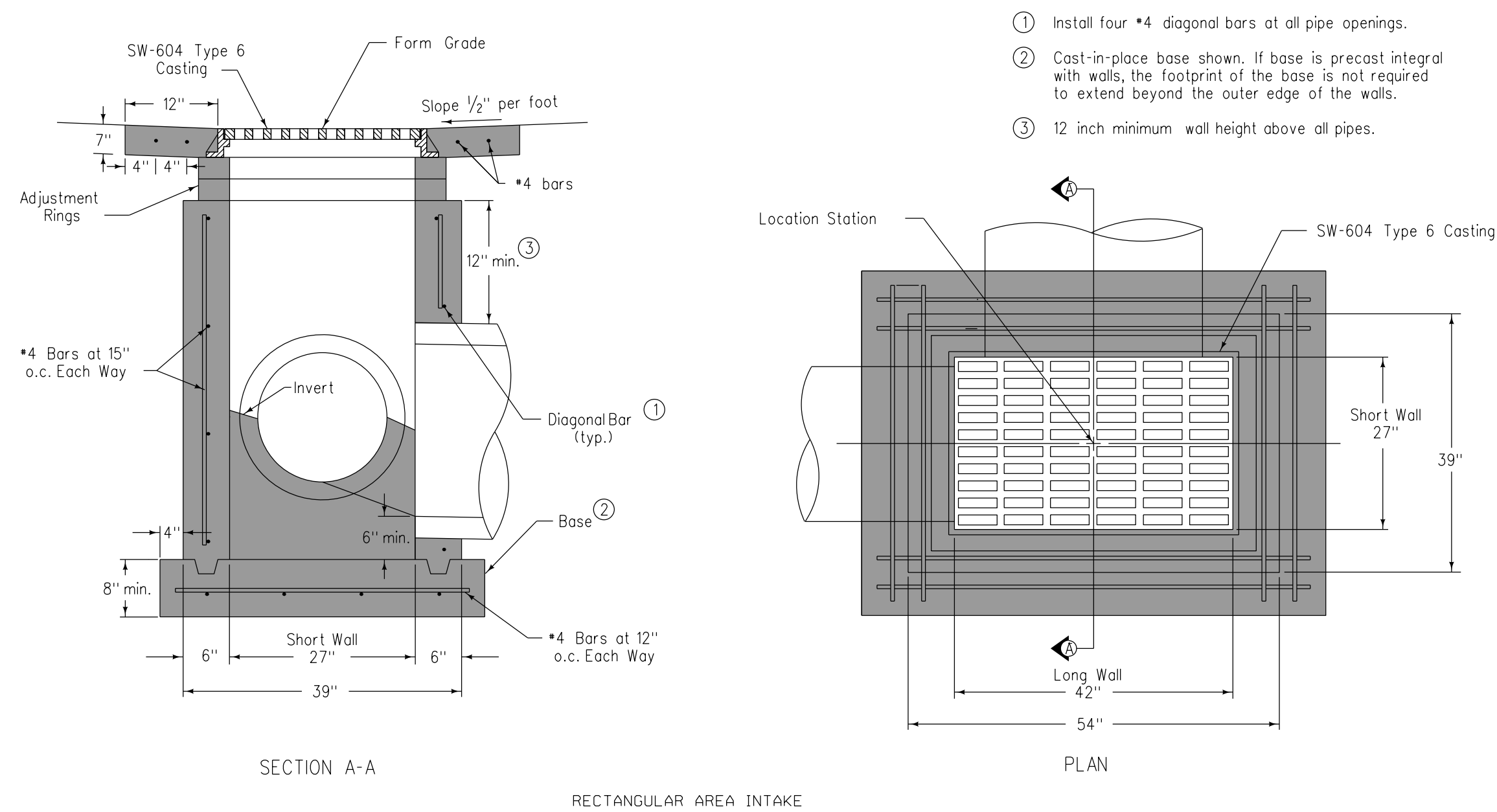
TYPICAL CROSS SECTION - PRIVATE DRIVE
7" P.C.C. INVERTED CROWN PAVEMENT DETAIL
2. BT, KT, OR L JOINT DEPENDING UPON CONSTRUCTION SEQUENCE.



TYPICAL TRAIL CROSS SECTION

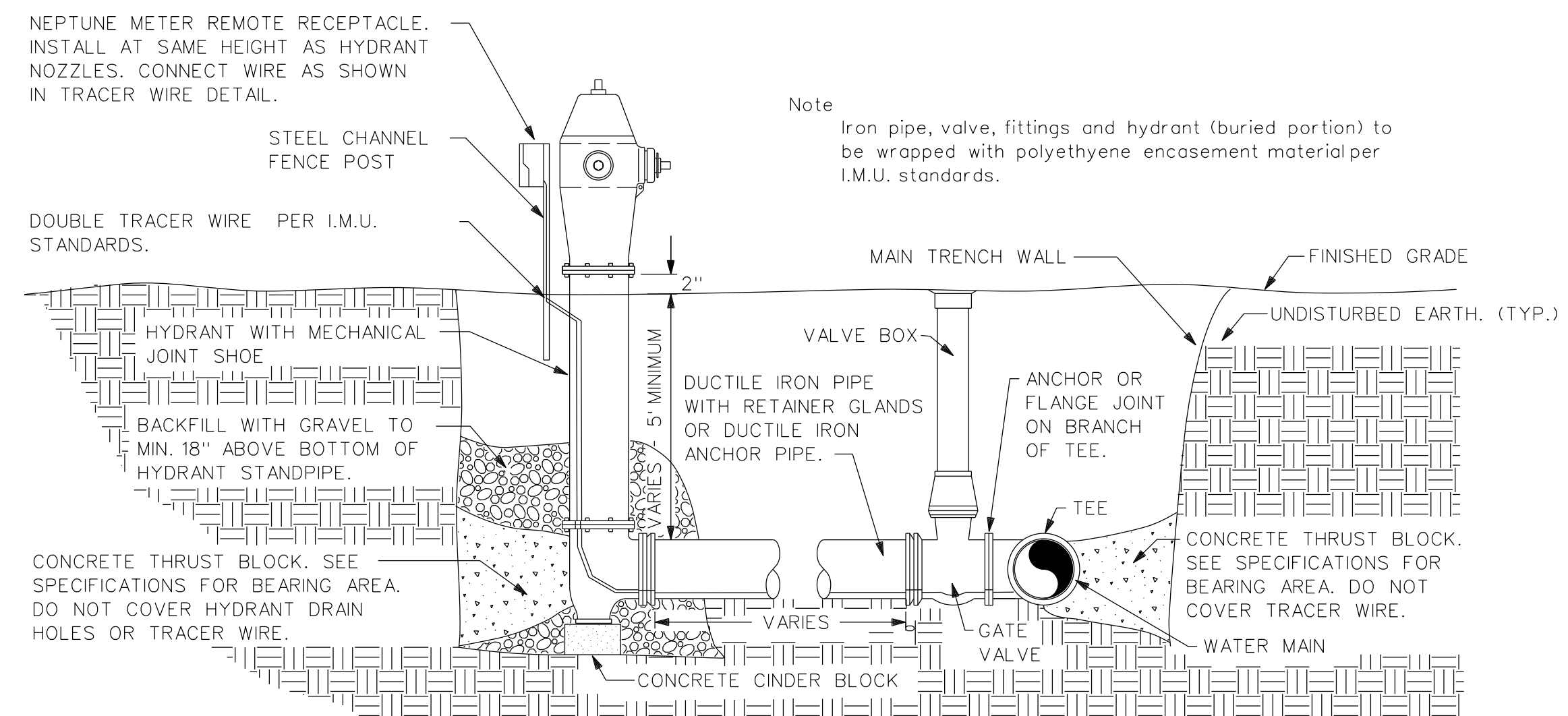
JOINTS: SHALL BE 1' JOINTS FOR PAVEMENT THICKNESS LESS THAN 8\"/>

NEENAH R-3396 OR EQUAL



MAXIMUM PIPE DIAMETERS			
Pipe Location	Precast Structure	Cast-in-place Structure	
Short Wall	15"	18"	
Long Wall	24"	30"	

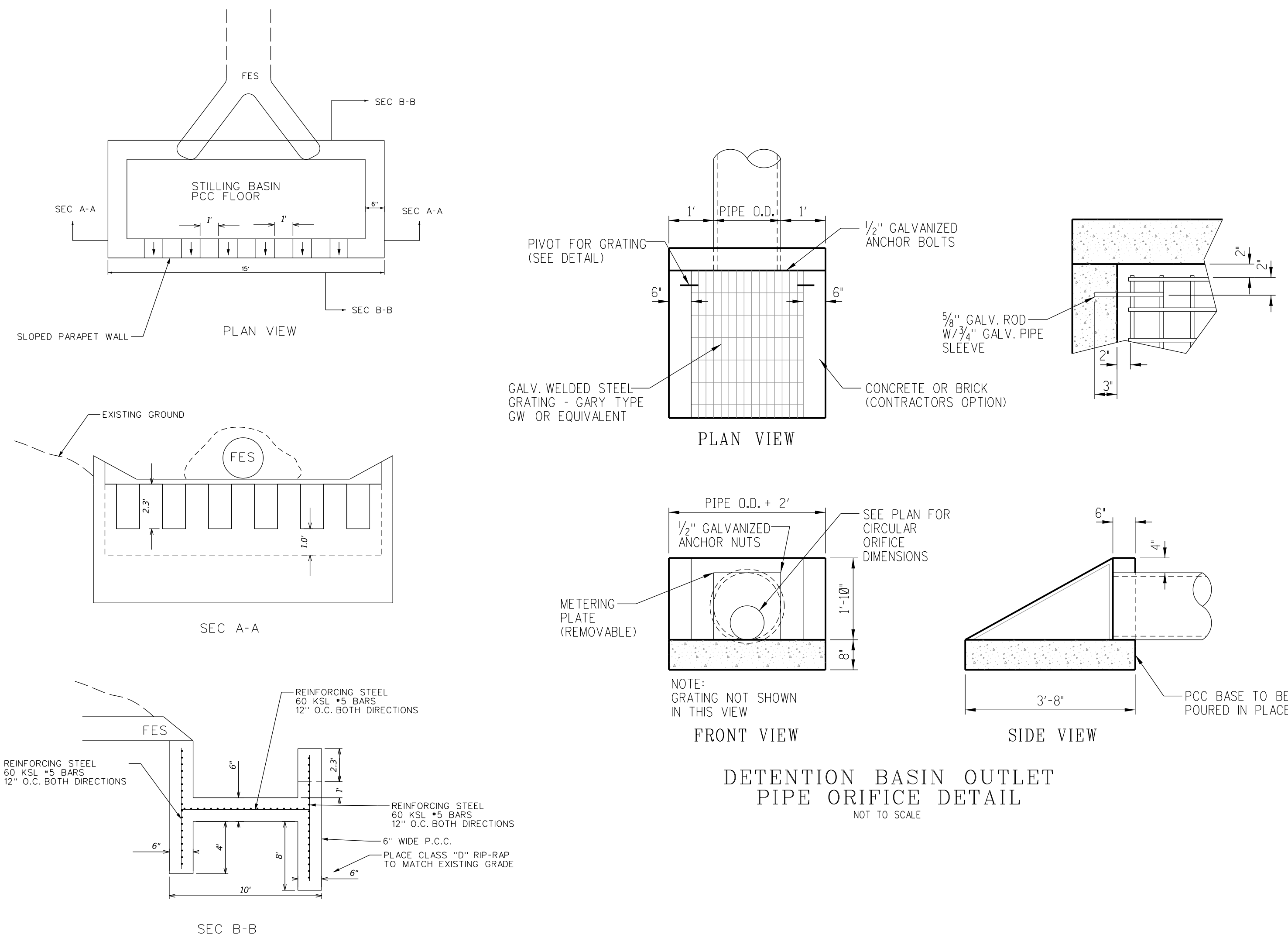
Type "M-H" Intake, SW-511 - MOD. (12-11-17)



FIRE HYDRANT STANDARD
Not to Scale

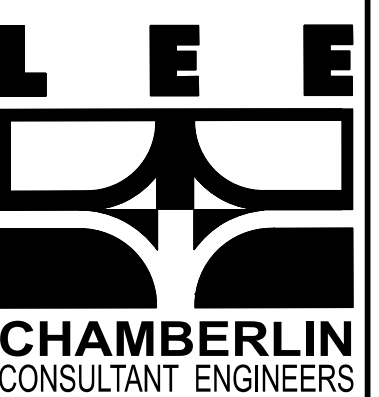
STILLING BASIN

Not to Scale



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RESOLUTION NO. _____
A RESOLUTION APPROVING THE SITE PLAN FOR CAVITT CREEK
CONDOMINIUMS II

WHEREAS, on December 10, 2019 the Planning and Zoning Commission met to consider Kading Properties LLC request for site plan approval of Cavitt Creek Condominiums II, a residential development on a lot exceeding one (1) acre, west of 1500 North 9th Street in Indianola; and

WHEREAS, the Planning and Zoning Commission did not recommend approval of the development; and

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

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

NOW, THEREFORE, BE IT RESOLVED, the City Council of the City of Indianola, Iowa having considered the recommendations of the Planning and Zoning Commission, the requirements of the Municipal Code and the comments from the developer and the public, deems it appropriate to approve the site plan for Cavitt Creek Condominiums II, a residential development on a lot exceeding one (1) acre, west of 1500 North 9th Street in Indianola.

PASSED AND APPROVED the 16th day of December 2019.

Kelly B. Shaw, Mayor

ATTEST:

Diana Bowlin, City Clerk

Meeting Date: 12/16/2019

Information

Subject

City Manager's Report -- Ryan Waller

Information

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 12/16/2019

Information

Subject

Discussion regarding the building code updates and timeline.

Information

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 12/16/2019

Information

Subject

Consideration of a request from local churches regarding a community clean up event.

Information

Area churches are planning an event in March and/or April to clean various sites and schools around Indianola. The committee would like permission to bring loads of leaves and branches to the Brush Facility from late March to mid-April and have the normal fees waived.

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 12/16/2019

Information

Subject

Discussion and direction regarding the City Council meeting schedule for 2020.

Information

Fiscal Impact

Attachments

No file(s) attached.

Meeting Date: 12/16/2019

Information

Subject

Receive and file correspondence from November 27 and December 6, 2019, weekly updates from City Manager, Ryan Waller.

Information

In your packet are the November 27 and December 6, 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 120719
2019 Bldg Permits 120619
Code Enforcement 120619
Current Proj 120619
Draft Agenda 121619
Draft Agenda 010620
Waller's Weekly 112719
FG19-013 Update
CC1 Notice
CC2 Notice
Code Enforcement 112719
Bldg Permit 112719
Current Proj 112719
Draft 121619 Agenda

Diana Bowlin

From: Ryan Waller
Sent: Saturday, December 7, 2019 8:39 AM
To: Ryan Waller
Subject: FW: Waller's Weekly 12.6.19
Attachments: 2019 Building Permits-Dec 6.pdf; Code Enforcement- Dec 6.pdf; Curent Projects Update- Dec 6.pdf; Draft January 6, 2020 Agenda.pdf; Draft December 16, 2019 Agenda.pdf

Good morning, all.

I hope everyone had a great Friday. Here is this week's update email. As always, if there are any questions, please let me know. I hope you have a great weekend.

Ryan

From: Ryan Waller <rwaller@indianolaiowa.gov>
To: Mayor/Council
Sent: Saturday, December 7, 2019 8:35 AM
Subject: Waller's Weekly 12.6.19

Good morning, all.

I hope this finds you all well. Below and attached are the items comprising this week's update email. If there are any questions, please let me know. Have a wonderful weekend!

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

Budget Prioritization – Please remember that the budget prioritization survey is due by Monday, December 9th. As you are aware, the survey consists of several items that are up for consideration as part of the budget process. These items are the result of work performed in connection with the strategic plan, Council directives, and other goals established by the City Council. The prioritization of the items will assist staff when compiling the FY21 budget for Council approval.

Indianola Schools Needs Assessment – The Indianola School is participating in a Needs Assessment Survey conducted by the Iowa Association of School Boards (IASB). The survey is designed to help assess strengths and areas of needed improvement, with a focus on improved student achievement. Art Sathoff has shared this survey with us and asked that this be shared with stakeholders. The survey takes an average of 9 minutes to complete. All responses are anonymous. The link to the survey is as follows: <http://lsurvey.iasb.org/index.php?r=survey/index&sid=91917&lang=en>

Fire Department Calls – As of December 6, 2019, the Fire Department has received 2,270 calls for service. This total call volume is only 14 less than what the City had for the entirety of 2018. Of these calls, 290 are classified as fire response and 1,980 are classified as rescue and EMS.

206 and 208 North Jefferson Way - This week, staff verified that all utilities have been disconnected from the existing homes at 206 and 208 North Jefferson Way. The property owner intends to secure a demolition permit in the coming weeks and have the buildings demolished before the end of this year.

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

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2019 Building Permit Report

Permit	DATE Permit Issued	NAME	ADDRESS	CONTRACTOR	CONSTRUCTION	Finaled Date	VALUE
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



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17	2/28/2019	Wade Jurney Homes	1600 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$85,594
18	2/28/2019	Wade Jurney Homes	1602 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$74,145
19	2/28/2019	Wade Jurney Homes	1604 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$65,786
20	2/28/2019	Wade Jurney Homes	1606 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$74,145
21	2/28/2019	Wade Jurney Homes	1700 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$78,176
22	2/28/2019	Wade Jurney Homes	1704 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$65,786
23	2/28/2019	Wade Jurney Homes	1706 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$85,594
24	2/28/2019	Wade Jurney Homes	1708 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$88,083
25	2/28/2019	Wade Jurney Homes	1710 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$74,145
26	2/28/2019	Wade Jurney Homes	1800 E Euclid Ave	Wade Jurney Homes	Single Family Dwelling		\$85,594
27	3/4/2019	Johnnie LoVan Taylor Builders	405 W Salem Ave	Taylor Builders	Residential Repair - Storm Damaged		\$78,174
28	3/8/2019	West Hills Brewing Company, LLC	219 W Salem Ave	James Nelson	Commercial Alteration		\$10,294
29	3/21/2019	Happe Homes	1303 South L Court	Happe Homes	Single Family Dwelling	11/21/2019	\$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



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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
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	11/11/2019	\$300,000
50	4/22/2019	Orton Homes	1009 E Madison Ave	Orton Homes	Single Family Dwelling	11/12/2019	\$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



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58	5/7/2019	Neil Brankis	1105 Robin Glenn Drive	Midwest Builders	Deck		\$25,000
59	5/8/2019	Bill Hellmann	1207 N Jefferson Way	Davaco, LP	Commercial Remodel		\$50,000
60	5/13/2019	Elizabeth Barrian	404 N 17th Street	Fred Elsinga	Residential Deck Addition	6/10/2019	\$4,000
61	5/15/2019	R & L Construction	705 W 4th Ave		Residential Restoration		\$6,000
62	5/20/2019	Carla Weed	402 W 2nd Ave		Demolition - Garage	7/17/2019	\$0
63	5/23/2019	Doering Properties, LLC	902 Summerset Place	Rodney Curtis	Single Family Dwelling		\$121,500
64	5/23/2019	Doering Properties, LLC	904 Summerset Place	Rodney Curtis	Single Family Dwelling		\$121,500
65	5/23/2019	Doering Properties, LLC	906 Summerset Place	Rodney Curtis	Single Family Dwelling		\$121,500
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



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80	8/19/2019	Scott Seemann	605 N O Street	Spirit Building Services LLC	Single Family Dwelling		\$180,000
81	6/6/2019	Horton Robinson Construction	1305 Wesley Lane	Horton Robinson Const.	Residential Remodel		\$60,000
82	6/10/2019	Jerry's Homes	308 N 18th Street	Jerry's Homes - Adam	Single Family Dwelling	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	11/8/2019	\$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	TEMP CO 11/20/2019	\$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 Feters	401 W Salem Ave		Residential Alteration		\$300
95	7/8/2019	Marvin Gribbins	116 W Ashland Ave		Commercial Remodel/Alteration		\$1,000
96	7/8/2019	William Sackett	111 S J Street	OFS Enterprises	Deck		\$700
97	7/15/2019	Indianola Pediatric Clinic	2001 North 6th St	Downing Construction	Commercial Dwelling		\$1,056,440
98	7/16/2019	Warren Co Habitat for Humanity	408 W 18th Place	Warren Co Habitat	Single Family Dwelling		\$90,000
99	7/17/2019	Chumbleys Auto - Tim Davison	308 E 1st Ave	Construction by Cambron	Commercial Dwelling	Temp CO 11/26/2019	\$168,000
100	7/18/2019	Horton Robinson Const	2412 W 10th Ave	Horton Robinson Const.	Deck		\$4,500



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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	11/26/2019	\$37,809
103	7/19/2019	North American MHC LLC	4 John St		Single Family Dwelling Trailer	11/26/2019	\$37,809
104	7/19/2019	North American MHC LLC	3 John St		Single Family Dwelling Trailer	11/26/2019	\$37,809
105	8/6/2019	North American MHC LLC	6 John St		Maintenance Garage and Storage	11/26/2019	\$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	11/8/2019	\$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	11/13/2019	Neuman Brothers	1600 E Iowa Ave	Neuman Brothers	Commercial Building		\$10,270,000
116	8/16/2019	Savannah Homes, Inc	305 N 17th St	Savannah Homes, Inc	Single Family Dwelling		\$226,000
117	8/6/2019	Richard and Tracy Herrick	1607 W 4th Ave	McNeeley Construction	Deck		\$1,170
118	8/12/2019	Ed Ferrier Construction	111 W Salem Ave	Ed Ferrier Construction	Commercial Alteration		\$3,500
119	8/14/2019	Capitol City Construction	210 W Salem Ave	Capitol City Construction	Commercial Alteration		\$46,500
120	8/15/2019	Gritt Performance	983 E Hilcrest Ave	Horizon Builders	Commercial Building		\$800,000



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121	8/15/2019	Jerry's Homes	1703 E Euclid Ave	Jerry's Homes	Single Family Dwelling		\$181,000
122	8/16/2019	Jerry's Homes	400 North 18th St	Jerry's Homes	Single Family Dwelling		\$181,000
123	8/16/2019	Jerry's Homes	1710 East Detroit Place	Jerry's Homes	Single Family Dwelling		\$184,000
124	8/16/2019	Brian Becker	706 East Euclid	DMS Building CO	Garage		\$42,500
125	8/22/2019	Manny's Handyman Service	208 W Ashland Ave.	Manuel Banegas	Commercial Alteration		\$33,000
126	9/3/2019	Cory Keller	903 W Boston Ave	SELF	Deck		\$1,500
127	9/3/2019	Christine Denning	205 S P St	McClintock Remodeling	Deck		\$11,418
128	9/5/2019	Kip Condon	1601 N G St	Hubbell Homes LC	Single Family Dwelling		\$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		\$568,000
135	9/24/2019	Dan Carlson	807 W Orchard Ave	Carlson Homes LLC	Single Family Dwelling		\$300,000
136	10/16/2019	Phil Steger	612 S Y	Steger Construction	Two Family		\$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		\$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



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145	10/16/2019	Phil Steger	614 S Y	Steger Construction	Two Family		\$200,000
146	10/21/2019	Phil Delong	1110 S R	GWA Intl	Alteration - Solar Array		\$12,000
147	10/21/2019	Betty Curtis	210 N Jefferson	Rick Gwinn	Alteration - repair front porch		\$1,000
148	10/21/2019	Rick Gwinn	909 N J	Rick Gwinn	Addition - Shed		\$4,500
149	10/22/2019	Kyle Overton	1109 E Iowa	Beardmore Construction	Repair - Deck		\$2,600
150	10/22/2019	Mandy Lundberg	1407 E Clinton	John Peters	Alteration Covering stoop with wood decking		\$500
151	10/22/2019	Katherine Schrum	400 N 17th	Adam Middleswart	Alteration - Basement finish		\$6,000
152	10/28/2019	GroundBreaker Homes	1503 11th Way	Ground Breaker Homes	Single Family Dwelling		\$250,000
153	10/28/2019	Shelly(Bevard)Spooner	509 S Freeman	John Gideon	Replacement - shed		\$40,000
154	IR	Wal Mart	1500 N Jefferson Way	TBD	Remodel - commercial		TBD
155	11/5/2019	Dan Grabil	308 S Freeman	John Peters	Addition-Front porch		\$3,000
156	11/26/2019	Erin Freeberg	103 N Buxton	Ryan Cambron	Remodel - commercial		\$105,000
157	11/11/2019	Thomas Smith	102 E Salem	Brad Butler	DEMO		
158	11/11/2019	Derek Garrett	802 E Ashland	Midwest Construction	Addition-deck		\$4,000
159	11/14/2019	Norm Crawford	505 W 1st	Gold Dome Building	Addition-garage		\$13,000
160	12/4/2019	Happe Homes	690 N N	Happe Homes	Single Family Dwelling		\$242,503
161	12/5/2019	Rich Clarke	1007 N Buxton	Haus Roofing	Repair-deck		\$10,000



Community Development

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Code Enforcement Tracking Report

Case Status	Complaint Date	Description of Complaint	Location/Address	Date of Initial Inspection	Date of Written Notice	Current Status	Next Follow-up Date	Final Compliance Date
Open	11/20/2019	Furniture on curb	610 North N Street	12/3/2019	12/3/2019	Letter sent to Property owner on 12/3.	12/10/2019	
Open		Trash piled up between garage and fence on the east side of the property.	912 West Detroit	12/3/2019	12/3/2019	Letter sent to Property owner on 12/3.	12/10/2019	
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.	12/16/2019	
Open	12/4/2019	Trash piled up throughout property.	208 South D Street	12/4/2019	12/6/2019	Letter sent to Property owner on 12/6.	12/16/2019	
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.	12/16/2019	
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.	12/16/2019	
Open		Unsafe Building	306 S F Street	4/17/2018	8/16/2019	Property owned by United States Dept Of Agriculture. Attempting to make contact with property owner. Nothing has been done to date. Posted as unsafe. Will check regularly.	12/16/2019	
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. Property is now for sale.	12/16/2019	
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. Has started painting structure.	12/16/2019	
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.	12/16/2019	
Open	11/19/2019	Trash next to front door and in back yard.	405 West 17th	12/3/2019	12/3/2019	Spoke with Corey Miller and established a date of 12/27/2019 to have junk and debris cleaned up.	12/30/2019	
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. Mid-American on site today 11/14/19 disconnecting gas. Spoke with Chad Keller on 12/6/2019. He said both houses will be torn down by January 1st, 2020.	1/1/2020	
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. Mid-American on site today 11/14/19 disconnecting gas. Spoke with Chad Keller on 12/6/2019. He said both houses will be torn down by January 1st, 2020.	1/1/2020	
Open		Abandon/Unsafe Building	310 E Boston	3/28/2019	4/5/2019	Property posted as unsafe. Building has been ordered to be vacated and was posted to prevent further occupancy until the work is completed. Met with owner to discuss timing for making improvements. Deadline set for November 1. Work has commenced on west side of house. Will check regularly.	1/1/2020	



Community Development

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Code Enforcement Tracking Report

Open		Unsafe Building	401 W Salem	6/25/2019	6/26/2019	Notice of unsafe building issued. Property owner obtained a building permit for work. Substantial progress made. Still needs to finish roof and siding.	3/30/2020	
Closed	10/22/2019	Tall grass/Weeds	1603 West Detroit	10/23/2019	10/24/2019	Sent Letter 10/24/2019. Abated on 11/19/2019		11/19/2019
Closed	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



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: December 6, 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.
 - Building plans approved on November 7
 - Awaiting final valuation and contractor information before permit can be issued.
- **Proposed Campground (Northwest Corner of South Jefferson Way and East 17th Avenue)**
 - Staff held a preapplication meeting on a proposed campground on October 3
 - A rezoning petition was submitted on October 25 for a proposed campground
 - The Planning and Zoning Commission recommended the rezoning for approval at its November 12 meeting.
 - The City Council will hold a public hearing on the request at its December 16 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.
 - Developer closed on the property on November 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.
 - Updated site plan submitted on November 18.
- **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.
- Revised site plans submitted on November 11.
- Revised site plan comments were returned on November 20.
- Revised site plan submitted on November 21.
- Revised site plan comments were returned on November 27.
- These items are scheduled to be reviewed by Planning and Zoning Commission Meeting at its December 10 meeting.
- **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.
- Full building permit issued on November 13.
- **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.
 - Temp CO issued on November 26. Awaiting seed/sod and landscaping before final CO will be issued.
- **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.
- **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 recommended for approval by Planning and Zoning Commission on November 12.
- City Council approved the preliminary plat at its November 18th meeting.
- Construction plans were submitted on
- **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.
 - Building permits for north side issued on May 23.
 - 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.
 - Staff meet with developer on November 14 to outline utility installs and final approvals.

December 16, 2019
Draft Council Agenda

- Minutes
- Claims
- Applications
 - Liquor license renewal for Indianola Country Club
- City Manager's Report
- Salaries
- Public hearing to review an application for a State Revolving Fund (SRF) loan
- 2019 Indianola Water Resource Recovery Facility
 - Public hearing on the matter of adoptions of plans, specs, form of contract and estimate of bids
 - Resolution adopting plans, specs, form of contract and estimate of costs
- Public hearing and first consideration for zoning regulation amendment to Chapter 165, regarding Bed and Breakfast, Boardinghouse and Short-term Rental regulations
- Public hearing and first consideration 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.
- Public hearing and first consideration for zoning regulation amendment to Chapter 165, regarding breweries.
- Oath of office to Heather Hulen, Gwen Schroder and John Parker by Judge Mark Schlenker
- Treasurer report for September, October and November
- Proclamation for Council member Shirley Clark and Joe Gezel
- Consider approval of the request for an extension of time limit for displaying the banners, expanding the banners into zone three and waiving the insurance for the Operation Recognition of Service banners
- Certification of the Career Firefighter/Paramedic Civil Service list
- Pay application No 3 and CO No 2 for Indianola W 3rd Ave sewer final walkthrough
- Resolution appointing Andy Lent as City Clerk, effective January 1, 2020
- Oath of office to Andy Lent

December 16, 2019
Draft Council Study Agenda

- Website update
- Budget workshop

January 6, 2020
Draft Council Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Second consideration for zoning regulation amendment to Chapter 165, regarding Bed and Breakfast, Boardinghouse and Short-term Rental regulations
- Second consideration 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.
- Second consideration for zoning regulation amendment to Chapter 165, regarding breweries.
- Resolution approving a professional service agreement for the manhole rehabilitation lining process
- Resolution approving a professional service agreement for the sewer mains and lateral rehabilitation lining project
- Resolution appointing representation to the Central Iowa Regional Transportation Alliance (CIRTPA)
- Resolution appointing representation to the Des Moines Area Metropolitan Planning Organization (MPO)
- Nominations to the Park and Recreation and Memorial Bldg Commissions
- Nomination to the Board of Adjustments
- Resolution setting a public hearing and first consideration to update the City of Indianola Code of Ordinances

Diana Bowlin

From: Ryan Waller
Sent: Monday, December 2, 2019 10:57 AM
To: Ryan Waller
Subject: Waller's Weekly 11.27.19
Attachments: FG19-013 Update 11.25.19.pdf; CCC1 Notice.pdf; CCC2 Notice.pdf; Code Enforcement-Nov27.pdf; 2019 Building Permits-Nov 27.pdf; Curent Projects Update-Nov27.pdf; Draft December 16, 2019 Agenda.pdf

Good afternoon, all.

Below, please find a copy of the weekly email that was sent to the City Council. Due to technical difficulties, I was unable to get this out to the entire distribution list until this morning. If there are any questions, please let me know. I hope everyone had a safe and happy Thanksgiving!

Ryan



Ryan J. Waller

City Manager

rwaller@indianolaiowa.gov

p: 515.962.5274

110 N. 1st Street – Indianola, Iowa 50125

City Hall Hours – A friendly reminder that City Hall will be closed on Thursday (11/28) and Friday (11/29) for the Thanksgiving holiday.

Front Office/EMS Bunk Space Remodel – A project update from Formation Group is attached.

Kading Site Plans- As you are aware, Kading Properties LLC submitted new site plans to the City in October after the Council had denied the previous site plans in September. Those new site plans have been reviewed by staff, and all revisions requested by staff have been made. Attached, please see the notices that were mailed to all property owners within 200 feet. These new site plans will be reviewed by the Planning and Zoning Commission at its December 10 meeting for a possible recommendation to the City Council.

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

Upcoming City Council Agenda – Attached, please find the draft agenda for the upcoming meeting. The meeting agenda for Monday, December 2nd will be published shortly.



November 25, 2019

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

Ryan,

Below is the update for this week:

Office Suite (Phase I)

- i. Electrical and Low Voltage work was completed last week.
 - a. Waldinger returned to site earlier today to install a new flush floor box.
 - b. Poindexter Flooring provided pricing for new flooring at Jackie's desk to give the spaces some continuity. Work can be complete with the first bunk room renovation. Pricing is \$735, however, will need City direction/approval before proceeding.
- ii. Heartland Finishes installed roller shades on Monday, November 18th.
- iii. Heartland Finishes will install windowsills the second week of December.
- iv. The Office Furniture was delivered and assembled last week. Instruction manual was provided to MyLisa.
- v. Allied will look at painting the vault door when they return for Phase 2 (Bunk Room 1).
- vi. Per conversation with Alex on 11/26, there is one set of data cabling that needs extended to reach the center desk on the west wall. Formation Group and Waldinger are looking into this issue and will resolve.

Bunk Room 1 (Phase 2)

- i. The Fire Department is in the process of moving from the existing office into the Office Suite. Per conversation on 11/26, Aaron confirmed they will be moved out of the existing office no later than Monday, December 2nd.
- ii. Allied Construction will arrive on Tuesday, December 3rd to begin converting the existing office into the Bunk Room 1 space.
- iii. Once Allied has completed framing, wall patching, and painting, Poindexter will arrive to install the flooring (tentatively the week of December 9th).

- iv. Storey Kenworthy is expecting all Bunk Room Furniture to arrive the first week of December. They will install the furniture for Bunk Room 1 the week of December 9th once Poindexter has finished installing the flooring.
- v. Once the first bunk area is complete, the teams will begin work on the larger bunk space.

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", followed by a long horizontal line extending to the right.

Matt Brown, AIA
President



November 27, 2019

COMMUNITY DEVELOPMENT

«DEEDHOLD»
«DEEDADDR1»
«DEEDADDR3»

Dear Property Owner:

YOU ARE HERBY NOTIFIED that Kading Properties LLC, has requested approval of the site plan for Cavitt Creek Condominiums I, located on Outlot Z of Lincoln Ridge Plat 6. As you are a property owner within 200 feet of the proposed site plan, you are being notified.

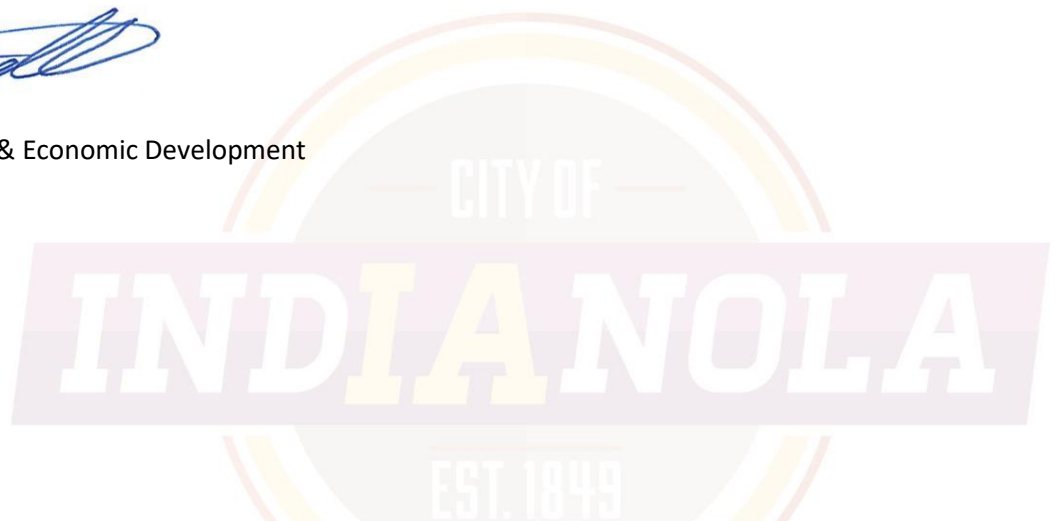
The Commission shall examine the site plan as to its compliance with City Code and the Comprehensive Plan of the City and submit a recommendation to the Council. The Council, upon receipt of the Commission's recommendation, shall by resolution grant approval or reject the site plan.

The site plan will be considered by the Planning and Zoning Commission at its meeting at 6:00 P.M. on December 10th, 2019, held in the Council Chambers of the Municipal Building of the City of Indianola, Iowa, located at 110 North 1st Street.

If you have any questions regarding this notification, please contact the Department of Community Development at (515) 961-9430 or by email at ComDev@indianolaiowa.gov.

Regards,

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





November 27, 2019

COMMUNITY DEVELOPMENT

«DEEDHOLD»
«DEEDADDR1»
«DEEDADDR3»

Dear Property Owner:

YOU ARE HERBY NOTIFIED that Kading Properties LLC, has requested approval of the site plan for Cavitt Creek Condominiums II, located on Outlot Y of Lincoln Ridge Plat 6. As you are a property owner within 200 feet of the proposed site plan, you are being notified.

The Commission shall examine the site plan as to its compliance with City Code and the Comprehensive Plan of the City and submit a recommendation to the Council. The Council, upon receipt of the Commission's recommendation, shall by resolution grant approval or reject the site plan.

The site plan will be considered by the Planning and Zoning Commission at its meeting at 6:00 P.M. on December 10th, 2019, held in the Council Chambers of the Municipal Building of the City of Indianola, Iowa, located at 110 North 1st Street.

If you have any questions regarding this notification, please contact the Department of Community Development at (515) 961-9430 or by email at ComDev@indianolaiowa.gov.

Regards,

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





Community Development

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Code Enforcement Tracking Report

Case Status	Complaint Date	Description of Complaint	Location/Address	Date of Initial Inspection	Date of Written Notice	Current Status	Next Follow-up Date	Final Compliance Date
Open	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.	12/2/2019	
Open		Unsafe Building	210 N Jefferson	7/29/2019	7/31/2019	Relative of the property owner claimed the home would be rehabbed. 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.	12/2/2019	
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.	12/2/2019	
Open		Unsafe Building	306 S F Street	4/17/2018	8/16/2019	Property owned by United States Dept Of Agriculture. Attempting to make contact with property owner. Nothing has been done to date. Posted as unsafe. Will check regularly.	12/2/2019	
Open		Abandon/Unsafe Building	506 N Kenwood Blvd	4/17/2018	5/6/2019	Municipal Infraction Issued. Service has been attempted on property owner, and has failed. Discovered that property was in foreclosure, and was sold on August 15. New owner is working on updating property.	12/2/2019	



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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. Has started painting structure.	12/2/2019	
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.	12/2/2019	
Open		Unsafe Building	208 N Jefferson Way	4/17/2018		D&D lot has closed. Property owner has indicated demo will take place before November. 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. Mid-American on site today 11/14/19 disconnecting gas.	12/2/2019	
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. Mid-American on site today 11/14/19 disconnecting gas.	12/2/2019	



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Code Enforcement Tracking Report

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.	12/9/2019	
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.	3/30/2020	
Closed	10/22/2019	Tall grass/Weeds	1603 West Detroit	10/23/2019	10/24/2019	Sent Letter 10/24/2019. Abated on 11/19/2019		11/19/2019
Closed	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
Closed	10/21/2019	Junk vehicle parts all over yard	105 West 8th	10/23/2019	10/23/2019	Junk vehicle parts stacked up alongside garage and in front yard.		10/31/2019



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2019 Building Permit Report

<u>Permit</u>	<u>DATE Permit Issued</u>	<u>NAME</u>	<u>ADDRESS</u>	<u>CONTRACTOR</u>	<u>CONSTRUCTION</u>	<u>SQUARE FEET</u> *new residential only	<u>Finalized 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



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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		11/21/2019	\$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



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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		11/11/2019	\$300,000
50	4/22/2019	Orton Homes	1009 E Madison Ave	Orton Homes	Single Family Dwelling		11/12/2019	\$300,000
51	4/21/2019	Jerry's Homes	1703 E Clinton Ave	Jerry's Homes	Basement Finish			\$15,000
52	4/23/2019	Valerie Burton	1610 W Detroit Ave		Garage			\$15,000
53	4/23/2019	Robert Cooper	406 E Ashland Ave		Carport			\$300
54	4/24/2019	Carol Hartgrave	209 S G Street		Demolition - Attached Porch		7/26/2019	\$0
55	4/24/2019	Jason Martin	104 S Kenwood Blvd	First Call Restoration/Remodeling	Home Restoration			\$65,575
56	5/1/2019	Tim Morris	1204 E 2nd Ave	Maple Creek Construction	Commercial Alteration		5/28/2019	\$31,690
57	5/1/2019	Jon Backstrom	911 N C Street		Porch Deck/ Repair			\$300
58	5/7/2019	Neil Brankis	1105 Robin Glenn Drive	Midwest Builders	Deck			\$25,000
59	5/8/2019	Bill Hellmann	1207 N Jefferson Way	Davaco, LP	Commercial Remodel			\$50,000
60	5/13/2019	Elizabeth Barrian	404 N 17th Street	Fred Elsinga	Residential Deck Addition		6/10/2019	\$4,000
61	5/15/2019	R & L Construction	705 W 4th Ave		Residential Restoration			\$6,000
62	5/20/2019	Carla Weed	402 W 2nd Ave		Demolition - Garage		7/17/2019	\$0
63	5/23/2019	Doering Properties, LLC	902 Summerset Place	Rodney Curtis	Single Family Dwelling			\$121,500



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64	5/23/2019	Doering Properties, LLC	904 Summerset Place	Rodney Curtis	Single Family Dwelling			\$121,500
65	5/23/2019	Doering Properties, LLC	906 Summerset Place	Rodney Curtis	Single Family Dwelling			\$121,500
66	5/23/2019	Doering Properties, LLC	908 Summerset Place	Rodney Curtis	Single Family Dwelling			\$121,500
67	5/23/2019	Doering Properties, LLC	1000 Summerset Place	Rodney Curtis	Single Family Dwelling			\$121,500
68	5/23/2019	Doering Properties, LLC	1002 Summerset Place	Rodney Curtis	Single Family Dwelling			\$121,500
69	5/23/2019	Doering Properties, LLC	1004 Summerset Place	Rodney Curtis	Single Family Dwelling			\$121,500
70	5/23/2019	Doering Properties, LLC	1006 Summerset Place	Rodney Curtis	Single Family Dwelling			\$121,500
71	5/24/2019	Autumn Ridge Development	1508 W Iowa	Autumn Ridge Development	Single Family Dwelling		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		11/8/2019	\$170,000
86	6/14/2019	Cody Kauzlarich	105 N G Street	Wood Resuscitation	Residential Alteration			\$12,100



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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		TEMP CO 11/20/2019	\$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 Feters	401 W Salem Ave		Residential Alteration			\$300
95	7/8/2019	Marvin Gribbins	116 W Ashland Ave		Commercial Remodel/Alteration			\$1,000
96	7/8/2019	William Sackett	111 S J Street	OFS Enterprises	Deck			\$700
97	7/15/2019	Indianola Pediatric Clinic	2001 North 6th St	Downing Construction	Commercial Dwelling			\$1,056,440
98	7/16/2019	Warren Co Habitat for Humanity	408 W 18th Place	Warren Co Habitat	Single Family Dwelling			\$90,000
99	7/17/2019	Chumbleys Auto - Tim Davison	308 E 1st Ave	Construction by Cambron	Commercial Dwelling		Temp CO 11/26/2019	\$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		11/26/2019	\$37,809
103	7/19/2019	North American MHC LLC	4 John St		Single Family Dwelling Trailer		11/26/2019	\$37,809
104	7/19/2019	North American MHC LLC	3 John St		Single Family Dwelling Trailer		11/26/2019	\$37,809
105	8/6/2019	North American MHC LLC	6 John St		Maintenance Garage and Storage		11/26/2019	\$43,100
106	7/22/2019	Ground Breaker Homes	1106 S O St	Ground Breaker Homes	Single Family Dwelling			\$215,000



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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		11/8/2019	\$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	11/13/2019	Neuman Brothers	1600 E Iowa Ave	Neuman Brothers	Commercial Building			\$10,270,000
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	Hubbell 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



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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	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			\$12,000
147	10/21/2019	Betty Curtis	210 N Jefferson	Rick Gwinn	Alteration - repair front porch			\$1,000
148	10/21/2019	Rick Gwinn	909 N J	Rick Gwinn	Addition - Shed			\$4,500
149	10/22/2019	Kyle Overton	1109 E Iowa	Beardmore Construction	Repair - Deck			\$2,600
150	10/22/2019	Mandy Lundberg	1407 E Clinton	John Peters	Alteration Covering stoop with wood decking			\$500
151	10/22/2019	Katherine Schrum	400 N 17th	Adam Middleswart	Alteration - Basement finish			\$6,000
152	10/28/2019	GroundBreaker Homes	1503 11th Way	Ground Breaker Homes	Single Family Dwelling	4,523		\$40,000
153	10/28/2019	Shelly(Bevard)Spooner	509 S Freeman	John Gideon	Replacement - shed			\$40,000
154	IR	Wal Mart	1500 N Jefferson Way	TBD	Remodel - commercial			TBD
155	11/5/2019	Dan Grabil	308 S Freeman	John Peters	Addition-Front porch			\$3,000



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156	11/26/2019	Erin Freeberg	103 N Buxton	Ryan Cambron	Remodel - commercial			\$105,000
157	11/11/2019	Thomas Smith	102 E Salem	Brad Butler	DEMO			
158	11/11/2019	Derek Garrett	802 E Ashland	Midwest Construction	Addition-deck			\$4,000
159	11/14/2019	Norm Crawford	505 W 1st	Gold Dome Building	Addition-garage			\$13,000
160	IR	Happe Homes	690 N N	Happe Homes	Single Family Dwelling	1492		\$242,503



COMMUNITY DEVELOPMENT

To: Ryan J. Waller, City Manager
From: Charlie E. Dissell, AICP, Community and Economic Development Director
Date: November 27, 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.
 - Building plans approved on November 7
 - Awaiting final valuation and contractor information before permit can be issued.
- **Proposed Campground (Northwest Corner of South Jefferson Way and East 17th Avenue)**
 - Staff held a preapplication meeting on a proposed campground on October 3
 - A rezoning petition was submitted on October 25 for a proposed campground
 - The Planning and Zoning Commission recommended the rezoning for approval at its November 12 meeting.
 - The City Council will hold a public hearing on the request at its December 16 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.
 - Developer closed on the property on November 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.
 - Updated site plan submitted on November 18.
- **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.
- Revised site plans submitted on November 11.
- Revised site plan comments were returned on November 20.
- Revised site plan submitted on November 21.
- Revised site plan comments were returned on November 27.
- These items are scheduled to be reviewed by Planning and Zoning Commission Meeting at its December 10 meeting.
- **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.
- Full building permit issued on November 13.
- **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.
- **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 recommended for approval by Planning and Zoning Commission on November 12.
- City Council approved the preliminary plat at its November 18th meeting.
- **Heritage Hills Plat 10**
 - Located at the west end of Trailridge Road.
 - Preliminary plat for a 10-lot residential subdivision was submitted to the City on July 12.
 - The Planning and Zoning Commission recommended approval of this plat at its August 13 meeting.
 - The City Council approved the preliminary plat at its August 19 meeting.
 - Construction Plans were submitted on August 27.
 - Comments on construction plans returned on September 11.
 - Revised construction plans were submitted on September 18
 - 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.
 - Staff meet with developer on November 14 to outline utility installs and final approvals.

December 16, 2019
Draft Council Agenda

- Minutes
- Claims
- Applications
- City Manager's Report
- Salaries
- Public hearing to review an application for a State Revolving Fund (SRF) loan
- 2019 Indianola Water Resource Recovery Facility
 - Public hearing on the matter of adoptions of plans, specs, form of contract and estimate of bids
 - Resolution adopting plans, specs, form of contract and estimate of costs
- Public hearing and first consideration for zoning regulation amendment to Chapter 165, regarding Bed and Breakfast, Boardinghouse and Short-term Rental regulations
- Public hearing and first consideration 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.
- Public hearing and first consideration for zoning regulation amendment to Chapter 165, regarding breweries.
- Oath of office to Heather Hulen, Gwen Schroder and John Parker
- Treasurer report for September, October and November
- Proclamation for Council member Shirley Clark and Joe Gezel

December 16, 2019
Draft Council Study Agenda

- Budget workshop